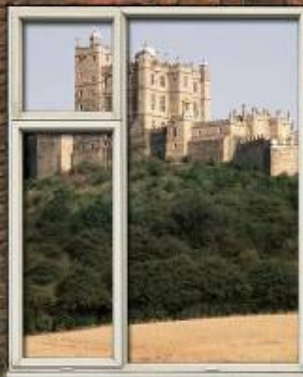




**NORTH DERBYSHIRE  
& BASSETLAW  
HOUSING MARKET AREA**



# **Local Investment Plan**

**NORTH DERBYSHIRE AND BASSETLAW HOUSING MARKET AREA**



## FOREWORD

This is the first Local Investment Plan for the Housing Market Area and has been prepared jointly by the six local authorities and the Homes and Communities Agency. The plan sets out our shared priorities for regeneration and economic development. It will play a major role in supporting sustainable economic growth both within the Housing Market Area and the wider Sheffield City Region and Derbyshire and Nottinghamshire counties.

The plan recognises that each local authority faces a unique set of issues and is based on robust analysis and understanding of the evidence base across the Housing Market Area. The investment priorities outlined in the plan flow directly from the strategic challenges and needs identified.

The plan has been prepared through extensive consultation across all partners. It represents a first step in a process that will lead to a Local Investment Agreement between the individual local authorities and the HCA. The plan is a 'live' document that will be updated and is flexible to respond to changing government priorities and opportunities that may arise. The process of preparing this plan has been hugely beneficial as it sets out our shared priorities over the short and longer term, providing a framework for decision making in the restricted public spending environment we are in.

Members and officers in the Housing Market Area are fully committed to the priorities in this plan and will work innovatively to deliver effectively and efficiently.

# NORTH DERBYSHIRE & BASSETLAW HOUSING MARKET AREA LOCAL INVESTMENT PLAN

**APRIL 2011 – 2014**

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This Local Investment Plan has been approved by the six local authorities within the North Derbyshire & Bassetlaw HMA:

- Bassetlaw District Council
- Bolsover District Council
- Chesterfield Borough Council
- Derbyshire County Council
- North East Derbyshire District Council
- Nottinghamshire County Council

**SIGNED**

.....

ON BEHALF OF THE HOMES AND COMMUNITIES AGENCY

**SIGNED**

.....

ON BEHALF OF THE NORTH DERBYSHIRE & BASSETLAW HMA

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STRATEGIC  
OVERVIEW

# 1. INTRODUCTION

## **NDB HMA Local Investment Plan**

- 1.1. This Local Investment Plan has been prepared by each of the six local authority partners within the North Derbyshire and Bassetlaw Housing Market Area (HMA):
  - Bassetlaw District Council
  - Bolsover District Council
  - Chesterfield Borough Council
  - North East Derbyshire District Council
  - Derbyshire County Council
  - Nottinghamshire County Council
- 1.2. HMA status was designated in 2005 and the local authorities have a long history of working in partnership. A Strategic Housing Market Assessment was completed in 2007 and more recently a Joint Housing Strategy (November 2009) was completed, providing the framework for the Local Investment Plan (LIP).
- 1.3. The LIP has a clear 'Place' focus and is geared towards interventions to be delivered by the local authorities in partnership with the Homes and Communities Agency (HCA). The LIP has a core housing focus but recognises that the growth and sustainability of the HMA's housing market will in large part be driven by the successful achievement of the area's economic growth ambitions. Alongside interventions directly related to housing supply the LIP highlights the critical role of key settlements in driving growth ambitions and the need to unlock the mixed-use development potential of strategic brownfield opportunities across the HMA.
- 1.4. Partners have identified four HMA priority intervention themes:
  - Support economic development and regeneration
  - Increase the supply of affordable housing
  - Improve the quality of existing housing stock
  - Provide supported housing
- 1.5. The LIP recognises that each local authority faces a unique set of issues and that progress to date in addressing identified needs varies across the HMA. Critically, Local Investment Agreements (LIAs), which will underpin delivery of the LIP, will be negotiated and agreed at local authority level.
- 1.6. The LIP presents individual local investment plans for each local authority under the umbrella of the HMA wide intervention themes. This provides the opportunity for local investment priorities to be clearly highlighted and understood. This approach will also help to facilitate the negotiations of individual LIAs and also provide greater flexibility in disaggregating local authority priorities in what is currently an evolving policy and institutional environment.

- 1.7. The LIP is intended to be a live document which will be updated on an ongoing basis. Focus is given to the initial 3 year period 2011 – 2014, however, medium and long-term investment priorities are also identified.
- 1.8. The local authority partners have identified the following initiatives as the highest priorities for addressing local needs over years 1 to 3 of the plan:

**TABLE 1.1: BASSETLAW**

Priority	Overview	Delivery	Output/outcome
<b>Canalside Creative Village, Worksop</b>	<ul style="list-style-type: none"> <li>Specialist workspace proposal targeting high growth creative industries</li> <li>Phase 1 of wider town centre regeneration site</li> </ul>	<ul style="list-style-type: none"> <li>Local authority owned site</li> <li>Feasibility study completed</li> <li>ERDF funding submission</li> <li>HCA investment to bridge 'gap'</li> </ul>	<ul style="list-style-type: none"> <li>745 sq m new commercial floorspace accommodating c. 20 businesses</li> <li>Catalytic impact on adjacent strategic sites, including major 'Gasholder' site</li> <li>Underpin wider economic development and regeneration strategies</li> </ul>
<b>Enhance the supply of affordable housing</b>	<ul style="list-style-type: none"> <li>Recognised shortage of affordable housing across the district</li> <li>Focus on rural areas with most acute affordability problems</li> </ul>	<ul style="list-style-type: none"> <li>S106</li> <li>Local authority sites/assets</li> <li>NAHP</li> <li>RSLs</li> </ul>	<ul style="list-style-type: none"> <li>Number of units will be largely market driven</li> <li>232 new affordable homes targeted</li> <li>Geared towards retaining young people in rural areas and wider district</li> </ul>

**TABLE 1.2: BOLSOVER**

Priority	Overview	Delivery	Output/outcome
<b>Affordable/non-traditional housing provision</b>	<ul style="list-style-type: none"> <li>Recognised shortage of affordable housing across the district</li> <li>Concentrations of low quality non-traditional housing</li> </ul>	<ul style="list-style-type: none"> <li>S106</li> <li>RSLs</li> <li>Local authority assets and resources</li> <li>Estate remodelling</li> </ul>	<ul style="list-style-type: none"> <li>Need is driven by low household incomes. Direct intervention will be required owing to low viability on s106 sites</li> <li>632 new affordable homes targeted primarily on LA owned non-traditional housing sites</li> <li>Geared towards improving the quality of life of residents and placeshaping</li> </ul>
<b>Shirebrook</b>	<ul style="list-style-type: none"> <li>Priority regeneration area (former mining settlement)</li> <li>Complementary proposals incorporating the Town Centre and the Shirebrook South colliery site</li> </ul>	<ul style="list-style-type: none"> <li>Private partners (e.g. Tesco)</li> <li>Local authority</li> <li>Emda (landowners)</li> <li>CRT</li> <li>HCA investment in public realm and NAHP</li> </ul>	<ul style="list-style-type: none"> <li>Transformation of deteriorating service centre through new retail development and upgrading of public realm/market square</li> <li>6,000 sq m employment space (250 jobs) plus up to 900 new housing units on the colliery site to include a mix of types and tenures</li> </ul>

**TABLE 1.3: CHESTERFIELD**

Priority	Overview	Delivery	Output/outcome
<b>Chesterfield Waterside</b>	<ul style="list-style-type: none"> <li>£300m flagship mixed use development site on strategic brownfield waterfront site on the edge of town centre</li> <li>Development has stalled and intervention required to kick-start the initial phase</li> </ul>	<ul style="list-style-type: none"> <li>Chesterfield Waterside JV undertaken feasibility, land assembly, enabling works etc.</li> <li>Investment required to complete site preparation works and to support development of first phase commercial premises.</li> </ul>	<ul style="list-style-type: none"> <li>Transformational scheme underpinning Chesterfield's role as sub-regional centre</li> <li>1,500 houses and apartments – mix of tenures and type including up to 30% (500) affordable units.</li> <li>30,000 sq m office space creating a step change in the Town's business premises offer, attractive to new higher value businesses</li> <li>Shops, restaurants and leisure facilities</li> </ul>
<b>Chesterfield Town Centre</b>	<ul style="list-style-type: none"> <li>Chesterfield Town Centre Masterplan was adopted in 2009.</li> <li>Four core development proposals: (Northern Gateway, Railway Terrace, Spire Neighbourhood, Station Approach) of the town centre have been identified for early intervention due to their deliverability and complementary nature.</li> </ul>	<ul style="list-style-type: none"> <li>Private sector partners</li> <li>Local authority land assets</li> <li>HCA support sought to undertake feasibility, site assembly and infrastructure works</li> </ul>	<ul style="list-style-type: none"> <li>Transformational scheme underpinning Chesterfield's role as sub-regional centre</li> <li>Houses and apartments – mix of tenures and type including up to 30% affordable units.</li> <li>Commercial premises – retail, leisure, office floorspace.</li> <li>New public realm, road improvements and enhanced linkages between town centre and station.</li> </ul>



**TABLE 1.4: NORTH EAST DERBYSHIRE**

Priority	Overview	Delivery	Output/outcome
<b>Improving the Council's stock</b>	<ul style="list-style-type: none"> <li>An innovative programme of refurbishment and regeneration work to its housing stock</li> <li>Under the umbrella of the Decent Neighbourhoods Programme a primary element of this priority is to deliver the Decent Homes programme to traditional properties over 6 years and carry out renewal works to the non traditional stock, over a 10 year programme.</li> <li>Deal with more complex issues relating to poor quality non-traditional stock – a key element of this is works required to the Tarran stock and Woodview House.</li> </ul>	<ul style="list-style-type: none"> <li>Rykneld Homes Ltd (NEDDC's ALMO)</li> <li>Private contractors</li> <li>NEDDC funding and resource</li> <li>ALMO defined spending for Decent Neighbourhoods element</li> <li>Special Purpose Vehicle</li> <li>RSL partners</li> <li>HCA support required to implement programme of works</li> </ul>	<ul style="list-style-type: none"> <li>Improvement of housing for 8,300 tenants which include a high proportion of elderly residents (44.2% over 60 and 12.0% over 80) and a high proportion of residents with a disability (48.8%).</li> <li>The overall programme will have significant quality of life and health benefits for residents, make a significant contribution to reducing carbon emissions and reduce residents' fuel bills</li> <li>The programme is committed to creating employment and training opportunities</li> </ul>
<b>Schools Site, Clay Cross</b>	<ul style="list-style-type: none"> <li>Strategic town centre site in priority regeneration area.</li> <li>Re-establish a central core to the town by generating much-needed social and economic activity, and providing a linkage between major ongoing mixed use regeneration on Bridge Street, and the traditional town centre.</li> </ul>	<ul style="list-style-type: none"> <li>Largely a public sector owned site – part LA/PCT/DCC.</li> <li>Private sector investment</li> <li>HCA support required for upfront feasibility and infrastructure works.</li> </ul>	<ul style="list-style-type: none"> <li>The project is transformational in nature and should deliver a mix of uses comprising: <ul style="list-style-type: none"> <li>market and affordable housing (c. 150 units in total);</li> <li>an extra care facility (45-100 bed);</li> <li>a market square;</li> <li>a new library and other community uses (c. 5,000 sq m);</li> <li>retail and commercial units (c. 5,000 sq m).</li> </ul> </li> </ul>

## The Local Investment Planning process

- 1.9. The LIP has been prepared through extensive consultation across all partners. A LIP working group comprising key officers for each of the 4 main local authorities has led preparation of the LIP under the direction of an HMA Executive Sounding Board comprising senior level officers and elected members from the four district authorities as well as representation from Local Strategic Partnerships (LSP), Derbyshire and Nottinghamshire County Councils and Primary Care Trusts (PCT).
- 1.10. The LIP has been developed in consultation with the HCA and other key stakeholders. A Social Landlord forum has been established at HMA level and a Forum event was held on 5<sup>th</sup> August 2010, to provide the opportunity to take on board RSL partners' views within the LIP. Wider partners have been consulted through the HMA Strategy and Consultation Day and LSP events and forums.

## LIP Structure

- 1.11. The LIP is structured in three distinct parts:
- **Part A** – Strategic overview - outlines the strategic context of the area, focusing on its economy, and identifies the vision, objectives and overarching priorities for the HMA.
  - **Part B** – Thematic priorities – describes in further detail the needs and rationale underpinning the four HMA wide thematic intervention priorities and outlines the key issues and approaches pursued by the Partners. Part B concludes with a summary of projected outputs and funding requirements for all priority projects.
  - **Part C** – Local authority Housing and Place Making Priorities – identifies the intervention proposals, under each of the thematic priorities, being promoted by each of the individual local authorities.
  - **Part D** - Local Investment Plan Delivery – provides an overview of delivery and monitoring arrangements, resources and strategic risks.

## Prioritisation Process

- 1.12. The projects put forward for investment within this Local Investment Plan have been selected based on a range of criteria, namely:
- Strategic Fit
  - Deliverability
  - Value for money
  - Fit with HCA priorities for investment
  - Contribution to the place shaping agenda
  - Projected outputs and outcomes
  - Need for intervention based on the findings of relevant studies/consultation
  - Leverage of private and third sector finance
  - Partners' financial capacity and delivery capability
- 1.13. Following the Comprehensive Spending Review (CSR) and once the funding parameters are known, the projects and interventions set out within this document will undergo further and ongoing analysis as to their delivery capability and priority for funding.

## 2. CONSULTATION AND ENGAGEMENT

- 2.1. Extensive community engagement has taken place at individual local authority level through consultation on Local Development Frameworks, site masterplanning and project development.
- 2.2. Significant levels of joint consultation at the HMA level are also ongoing. The LIP has been prepared through extensive consultation across all partners. A LIP working group comprising key officers for each of the 4 main local authorities has led preparation of the LIP under the direction of an HMA Executive Sounding Board comprising senior level officers and elected members from the four district authorities as well as representation from Local Strategic Partnerships (LSP), Derbyshire and Nottinghamshire County Councils and Primary Care Trusts (PCT).
- 2.3. The LIP has been developed in consultation with the HCA and other key stakeholders. The schedule below summarises the key HMA-wide consultation initiatives.

**TABLE 2.1: HMA WIDE CONSULTATION**

Mechanism	Details	Who was consulted/engaged?	Date
<b>Housing Needs Studies</b>	During the research stages for these studies, extensive consultation was carried out with local residents and key delivery agencies.	Local residents Partners agencies	2007/2008
<b>Housing Needs Studies Event</b>	This event allowed delegates to find out about the findings from the four HMA housing needs studies and offer any final comments.	Partner local authorities Partner agencies and stakeholders Council staff	April 2008
<b>HMA Consultation Day</b>	Event to consult with wider stakeholders and partners on the developing Joint HMA Housing Strategy		March 2009
<b>RSL Event</b>	Initial workshop with RSL partners to establish how they wished to be involved in the development of the HMAs LIP	RSLs	March 2010
<b>LSP Event</b>	Initial workshop with LSP partners to raise awareness of the LIP process and establish early areas for consideration.	CHART LSP Vision Bassetlaw Bolsover LSP	March 2010
<b>Joint Housing Strategy and Consultation Day</b>	Included workshops on the LAs emerging investment plan priorities.	Partner local authorities Partner agencies and stakeholders Council staff	April 2010
<b>Presentations to LSPs</b>	An overview of the single conversation process and the emerging priorities for each area, followed by a chance for partners to comment and discuss.	CHART LSP (Board and Economic Development Theme Group) Vision Bassetlaw Bolsover LSP	June-July 2010
<b>Social Landlord Forum</b>	Included a presentation and round table discussion on the HMAs investment planning process and emerging local priorities.	RSLs and ALMOs	August 2010
<b>Website</b>	<ul style="list-style-type: none"> <li>The website is accessible to members of the public.</li> <li>Single Conversation page on the website with contact details.</li> <li>Member logon area for sharing information between LAs and partners during the</li> </ul>	Public access Partner local authorities Partner agencies and stakeholders Council staff	

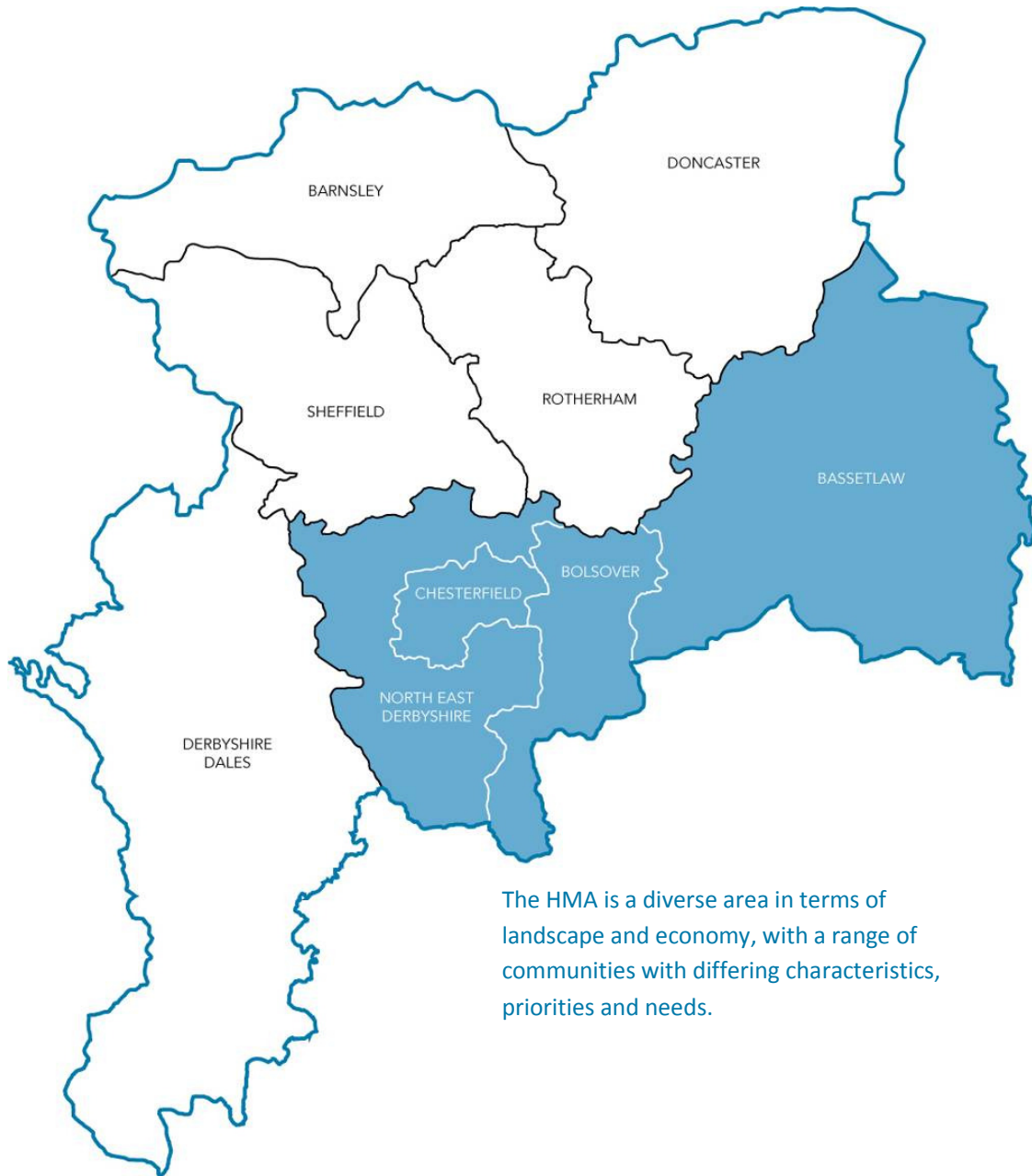
**Local Investment Plan North Derbyshire and Bassetlaw Housing Market Area**

	<p>investment planning process</p> <ul style="list-style-type: none"> <li>Website used for publicising and allowing consultation on the Joint Housing Strategy.</li> </ul>		
<b>Newsletter</b>	<p>A quarterly newsletter which updates partners on work being carried out in the HMA. This has included updates on the single conversation and details of where more information can be sought.</p>	<p>Partner local authorities Partner agencies and stakeholders Council staff Members of the public (via the HMA website)</p>	
<b>Ask Derbyshire (consultation website)</b>	<p>Joint Housing Strategy was placed on the website to allow local residents to comment on its contents.</p>	<p>Local residents</p>	
<b>Statutory LDF Consultation</b>	<p>Formal consultation and community engagement has been carried out by all LAs in relation to the development of their LDFs and Local Plans, key overarching documents in the development of the LIP.</p>	<p>Elected members Members of the public Parish councils Statutory partner agencies Professionals Interest groups Third sector</p>	
<b>Executive Sounding Board</b>	<p>The draft versions of the LIP have been sent to ESF members for comment and the members have been kept fully informed of the progress being made and priorities being put forward.</p>	<p>Lead members of housing DCC NCC PCT (Derbyshire and Nottinghamshire) CHART LSP Vision Bassetlaw Bolsover LSP Supporting People Derbyshire Supporting People Nottinghamshire</p>	

### 3. STRATEGIC CONTEXT AND VISION

#### Introducing the HMA

FIGURE 3.1 – MAP OF THE HMA



- 3.1. Bassetlaw, Bolsover, Chesterfield and North East Derbyshire comprise a population of around 384,500 people. The area was designated a Housing Market Area (HMA) in 2005 in recognition of the similar housing market issues shared across the local authorities. The economies and housing markets are

particularly influenced by the Sheffield City Region, and also the settlements of Derby, Nottingham and Mansfield. The districts comprise a mix of urban and rural settlements:

- Bassetlaw is predominately a rural district characterised by a large number of hamlets and villages that mostly rely on the few larger settlements including Retford and Worksop, for community and public services.
  - Bolsover district is characterised by market towns (Clowne, Bolsover, South Normanton and Shirebrook) and four main villages of ranging sizes, many of which have a rural picturesque character.
  - Chesterfield in contrast is a relatively compact and mainly urban district dominated by the towns of Chesterfield (a sub-regional centre and the largest town in Northern Derbyshire) and Staveley.
  - The North East Derbyshire landscape varies from scenic countryside in the west at the edge of the Peak District, to larger more urban settlements with industrial pasts in the east, including Dronfield and Eckington in the north and Clay Cross in the south.
- 3.2. Economic restructuring in response to major industrial change continues and there are pockets of significant deprivation, notably in the key centres and smaller towns. Outside of these urban centres the HMA has a distinctive rural character, with many popular villages and a wide range of natural landscapes.
- 3.3. The decline of the coal, manufacturing and heavy industry has left a legacy of large, contaminated brownfield sites across the HMA. Redevelopment has begun to take place in a number of sites, including strategic sites along the A61 corridor and at Markham Vale on junction 29a of the M1. The National Coalfields Programme (through English Partnerships/HCA and East Midland Development Agency) has supported the creation of new employment opportunities, homes, leisure facilities and public spaces in former coalfield communities in the HMA. Key areas to receive investment over the past 10 years include Clay Cross, Coney Green, The Avenue, Manton, Markham, Shirebrook and Shireoaks. Significant progress has been made in terms of remediation and site preparation, with feasibility and masterplanning underway at several sites. A number of other key sites still require remediation in order to bring forward development, such as the former Coalite site which sits next to Markham Vale.
- 3.4. Whilst the area does not experience widespread acute deprivation, there are pockets of deprived and marginalised communities. In many instances, concentrations of deprivation are located close to development opportunities, particularly in former coalfield areas where there are a number of strategic brownfield sites. Tackling deprivation and ensuring that regeneration benefits all communities is fundamental to the partners' overall vision for the area. Partners recognize the importance of enhancing housing supply and improving the quality of life of residents.

**VISION:**

The North Derbyshire and Bassetlaw HMA will be characterized by vibrant towns and smaller centres in high quality rural and urban environments. Development will be brought forward in sustainable locations where residents can access a choice of housing and employment opportunities and enjoy a good quality of life.

## Local and national policy context

- 3.5. This LIP is rooted in a range of national, regional and local strategies for housing, regeneration and economic development. The government's Review of Sub-National Economic Development and Regeneration (the Sub National Review) and subsequent Local Democracy, Economic Development and Construction Act 2009, concluded that local authorities should have a greater role in articulating priorities for their area and leading on economic development activity.
- 3.6. The partners recognise that the LIP is being prepared at a time of uncertainty in terms of an evolving policy and institutional environment. The coalition government has clearly signalled its commitment to localism; with abolition of Regional Spatial Strategies and regional housing targets and the impending closure of Regional Development Agencies (RDAs).
- 3.7. Local authorities will play a leading role in economic development, and the overall approach to economic development and regeneration will become clearer following the Comprehensive Spending Review in autumn 2010. Local authorities have been asked by the government to outline their proposals for developing Local Enterprise Partnerships (LEPs). These are intended to be partnerships between businesses and local government, responsible for local economic development and regeneration. Bassetlaw, Chesterfield and North East Derbyshire form an integral component of the Sheffield City Region LEP proposal. The government announced that a Regional Growth Fund, to be administered by LEPs, in 2011/12 and 2012/13 will be created to encourage private sector enterprise. A forthcoming White Paper will outline details on the transition from RDAs to LEPs.
- 3.8. At the local level the LIP has been developed within the context of Sustainable Community Strategies, Local Development Frameworks, regeneration frameworks and strategies, local economic development strategies and county level Local Area Agreements and the Joint Housing Strategy.
- 3.9. Sustainable Community Strategies set out the overall strategic vision for a place and are developed through Local Strategic Partnerships. Within the HMA there are five sustainable community Strategies:
  - Sustainable Community Strategy for Chesterfield and North East Derbyshire 2009-26
  - Bolsover Sustainable Community Strategy 2006-20
  - Bassetlaw Sustainable Community Strategy Addendum 2007-20
  - Derbyshire Sustainable Community Strategy 2009-14
  - Nottinghamshire Sustainable Community Strategy 2010-20

- 3.10. The Sustainable Community Strategies share a common emphasis on improving quality of life for people who live and work in the area. The high level ambitions in the strategies provide the broader context for this LIP.
- 3.11. This plan links with and makes a contribution to Local Area Agreements in Derbyshire and Nottinghamshire. Key targets of particular relevance to the LIP are highlighted in the table below.

**TABLE 3.1: KEY LOCAL AREA AGREEMENT TARGETS FOR DERBYSHIRE AND NOTTINGHAMSHIRE**

Derbyshire	Nottinghamshire
<b>NI 117</b> – 16-18 yr olds not in education, training or employment	<b>NI 151</b> – Overall Employment Rate
<b>NI 142</b> – Vulnerable People supported to maintain independent living	<b>NI 152</b> - Working age people on out of work benefits
<b>NI 153</b> – Working age population claiming out of work benefits in worst performing neighbourhoods	<b>NI 154</b> – Net additional homes
<b>NI 155</b> – New Affordable Homes	<b>NI 171</b> – New Business registration rates
<b>NI 172</b> – VAT registered business showing growth	<b>NI 141</b> - % of vulnerable people achieving independent living
	<b>NI 187</b> - % of households in Fuel Poverty

## Sub-regional economic context

### *The Sheffield City Region*

- 3.12. All four districts are part of the Sheffield City Region, an area covering nine local authority areas, two county councils, and a national park authority, spanning South Yorkshire, North Derbyshire and North Nottinghamshire. The Sheffield City Region designation reflects that the area shares some distinctive similarities. Deindustrialisation in the late 1970s and early 1980s affected steel production in Sheffield, and coal mining and heavy industry in the HMA area equally hard. Economic restructuring across the City Region continues to take place and there is a continuing need to tackle persistent social and economic deprivation across different localities.
- 3.13. Like the wider Sheffield City Region, the HMA’s economy is characterised by a lack of enterprise, a skills profile that continues to reflect the legacy of the traditional employment base, a low economic participation rate, and relatively poor connectivity between major towns. Addressing these underlying weaknesses is key to enhancing the long term economic growth potential of the HMA.



- 3.14. The overarching vision for the City Region by 2025 is to create:

*'A pivotal international business location, closely connected to the major economic hubs of Leeds, Manchester and the South, recognised as one of the most successful city regions in Europe, sustained through the strengths of its distinctive urban and rural economies'.*

- 3.15. The Sheffield City Region vision seeks to re-establish the economic contribution the area once made to the national economy<sup>1</sup>. The vision requires a transformation of the economy and interventions to address the legacy of traditional industries in the area.

#### THE ROLE OF THE HMA WITHIN THE SHEFFIELD CITY REGION

The quality of places and the residential offer provided in the HMA are identified as key factors in supporting the City Region's growth ambitions. Ensuring that the City Region can offer the right types of homes in the right places is vital.

To support the economic development of the Sheffield City Region, the HMA is identified as an area for the delivery of 'aspirational' and higher quality housing, building on the attractive rural, semi-rural character of many localities. As such, one of the HMA's housing priorities is to increase the supply of higher quality, well designed, 'aspirational housing'.

Key growth centres at Chesterfield and Markham Vale can play a complementary economic role to other key centres across the City Region.

The HMA is identified as a location for knowledge based activities and for housing and employment growth along the A61 corridor.

Neighbourhoods play a contributory role to economic growth in the City Region, and improving the quality of places and the quality of housing in these areas is identified as a key policy intervention. The HMA can play a greater role in the City Region by investing in its places, enhancing the range of housing on offer, and creating appropriate jobs near to where people live and that are consistent with their needs.

- 3.16. As noted above, local authorities have been asked by the government to outline their proposals for developing Local Enterprise Partnerships (LEPs). Bassetlaw, Chesterfield and North East Derbyshire have signed up to the proposed Sheffield City Region LEP.
- 3.17. The HMA, particularly the southern areas are also influenced by and linked into the larger urban economics of Derby and Nottingham. The HMA is therefore in a pivotal location and through the LIP and wider processes the partners are committed to developing stronger linkages with the larger economies to both the north and south. A Derbyshire and Nottinghamshire LEP is also being established which the two county councils have signed up to. There is the option that the local authorities in the HMA could join both LEPs if they wished to do so.
- 3.18. This LIP will be a useful tool in taking forward LEP proposals, as it clearly outlines a set of agreed priorities across the HMA. The LIP is an iterative document and will be revised/updated to reflect the changing local economic development and regeneration context as appropriate.

<sup>1</sup> Sheffield City Region Development Programme, 2006

### *Local economic conditions*

- 3.19. The economy of the HMA is continuing to restructure following the decline of traditional manufacturing industries. Significant progress has been made across the HMA to develop new businesses and sectors to provide employment. This LIP supports the HMA partners' ambitions for sustainable economic growth and prosperity. It is recognised that economic performance across the HMA needs to improve in order to do this.
- 3.20. In 2008 there were 143,731 people working in the HMA in 13,331 businesses, with 64% of employees working in Bassetlaw and Chesterfield. Chesterfield is the largest source of employment in the HMA, with 48,300 jobs, followed by Bassetlaw (43,500).<sup>2</sup>
- 3.21. The three Derbyshire districts have a significant level of economic interdependency based around the Chesterfield Travel to Work Area. Whilst Bassetlaw has close economic ties with South Yorkshire and Sheffield City Region, it has a relatively self contained labour market, with 71% of its employed residents working in the district. The HMA has significant levels of out-commuting and a high reliance on the car for travel to work journeys.
- 3.22. Detailed socio-economic analysis is presented in Appendix I with key headline indicators summarised below:
- **Economic productivity across the HMA is lower than regional and national levels.** GVA levels are around only 70% of national levels.
  - **The sectoral base is still restructuring from the area's industrial past.** Higher value knowledge based sectors continue to be under represented and there is significant reliance on public sector employment which is the largest employment sector. Around one third of workers in Chesterfield are employed within the public sector. This level of exposure represents a key risk to the HMA economy with the current context of severe public funding cuts.
  - **Unemployment in the HMA has fallen significantly since its peak of around 9% in the 1990s** – however district wide figures mask local pockets of high unemployment in areas such as Clay Cross and Shirebrook. The HMA has a higher proportion of 18-24 year olds seeking work and claiming JSA for between 13 and 52 weeks compared to regional and national levels.
  - **The overall economic activity rate in the HMA is reflective of national and regional averages** – but there are higher than average levels (nationally 15.8%) of benefit dependency. Bolsover and Chesterfield stand out as having the highest rate of claimants, at 21.3% and 20% respectively. This is reflective of the legacy of heavy industry and manufacturing across the HMA, poor health levels in some communities and an ageing population.
  - **Individual income levels in the HMA are on average lower than national and regional levels.** Across the HMA, the median weekly income is £361 compared to the regional average of £375 and national average of £403. Bolsover has the lowest median weekly income of the four districts at £345.50 c. 15% below national average. This highlights

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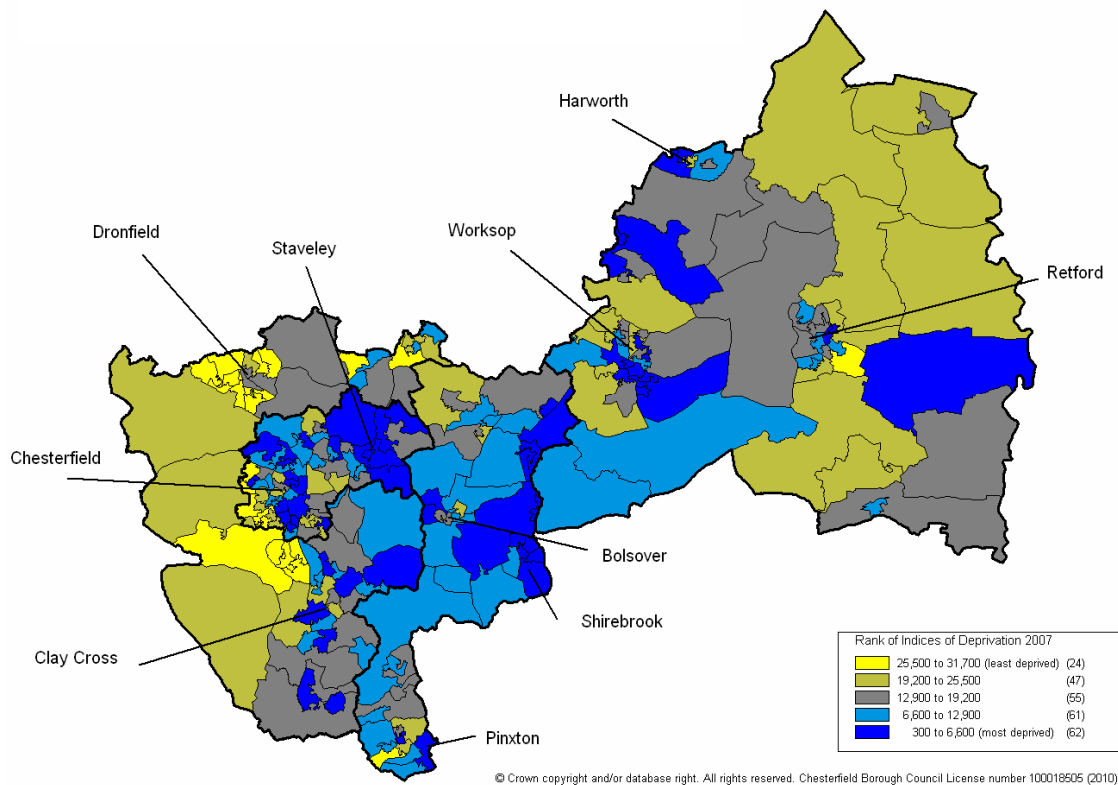
<sup>2</sup> Annual Business Inquiry, 2008

the need to attract and retain higher value, higher skill businesses to the area.

- **Skills levels are below the regional and national average.** 22.8% of the working age population having Level 4+ which compares poorly to regional (25.4%) and national levels (29%). Only 14.6% of the working age population in Bolsover have Level 4+ qualifications. In Bassetlaw and Bolsover very high levels of the population have no qualifications (20% and 16% respectively).

3.23. Employment and income figures at the HMA level can overlook localised concentrations of deprivation. There are pockets of acute deprivation in particular localities within the HMA:

**FIGURE 3.2: NORTH DERBYSHIRE AND BASSETLAW HMA RANKED INDICES OF DEPRIVATION 2007 INDEX OF DEPRIVATION**



3.24. A quarter of the Super Output Areas (SOAs) in the HMA are within the 20% most deprived nationally, and 15 SOAs are ranked within the 10% most deprived nationally. The most acutely deprived areas are in Bolsover, particularly around Shirebrook, with other areas such as Staveley in Chesterfield, Clay Cross in North East Derbyshire, and Worksop and Harworth in Bassetlaw also experiencing high levels of deprivation.

3.25. Deprivation relating to employment and education, skills and training is most acute. 17% of the SOAs across the HMA are within the 10% most deprived nationally in terms of employment deprivation and one SOA in the South East ward of Worksop, Bassetlaw is ranked the 5th most deprived area nationally for education and skills.

- 3.26. Both Bolsover and Chesterfield are in receipt of Working Neighbourhoods Funding from central government. This fund aims to boost employment levels and tackle worklessness in deprived areas where there are high levels of unemployment.
- 3.27. This LIP seeks to ensure that new development opportunities support communities experiencing deprivation and promote the realisation of benefits to a wide range of communities across the HMA.

### ***Economic outlook***

- 3.28. The national economic outlook is characterised by significant uncertainty. Whilst it is generally perceived that the UK is emerging from the recession, due to the nature of its economic base, including strong reliance on public sector employment, the recession in the Sheffield City Region is expected to be 'deeper and longer' than for the rest of the country.<sup>3</sup>
- 3.29. Whilst Sheffield City Region partners have been promoting a 'policy on' scenario of accelerated economic growth – this is now increasingly difficult to take forward. There is uncertainty over the level of financial investment that can be attracted to the city region, the recession has had a significant impact on employment levels, and forthcoming public sector budget cuts are expected to constrain growth further. If for example public sector budgets are cut by 10%, a loss of 20,900 jobs across the city region is expected over the next four years<sup>4</sup>. Within the HMA, this would have the most significant impact on Chesterfield.
- 3.30. Employment in the City Region is not expected to reach pre recession levels until 2023. Priority sectors that continue to have growth prospects include advanced manufacturing and metals, cultural and digital industries. There is also expected to be growth potential in healthcare and low carbon industries.<sup>5</sup>
- 3.31. Forecast employment growth in the HMA has historically been lower than the UK average. Employment Land Reviews prepared to support the RSS and Local Development Frameworks have identified a range of potential employment growth scenarios. The Northern Sub Region Employment Land Review recommends that compared to historic take up, a greater quantum of employment land should be allocated in the area up to 2026. As with the wider Sheffield City Region, employment growth is now increasingly uncertain.
- 3.32. The HMA is well positioned to support the recovery and future growth of the Sheffield City Region by providing a balance of homes and jobs, a good quality housing offer and quality places to live, work and visit. To develop the economic base, investment is needed to support the local authorities' ambitions to increase the attractiveness of the area to business, which includes enhancing the residential offer and neighbourhoods in the HMA. Whilst progress has begun, investment is required to transform the area's physical environment and develop a more sustainable economic base.

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<sup>3</sup> Sheffield City Region Strategic Economic Assessment, May 2010

<sup>4</sup> Sheffield City Region Strategic Economic Assessment, May 2010

<sup>5</sup> Sheffield City Region Strategic Economic Assessment, May 2010

## **Economic Development Strategy objectives**

- 3.33. The three Derbyshire local authorities have a joint Economic Development Strategy 2009-14 (EDS). Bassetlaw has a separate draft strategy, which shares many of the common themes of its HMA partners. The key opportunities and strengths identified are listed below:

### **SUPPORTING ECONOMIC GROWTH: KEY CHARACTERISTICS OF THE HMA (EDS)**

A central national location, within easy reach of a large population catchment (potential labour supply and customer base) including the cities of Sheffield, Derby and Nottingham. Opportunity to securing economic benefits for the area through the implementation of the Sheffield City Region Development Programme.

Good accessibility to the strategic road and rail network, with the M1 (junctions 28, 29, 29A and 30) forming a north-south spine through the area, Chesterfield station on the Midland Mainline (providing a direct rail link to London in just over two hours); and Retford on the East Coast main line, providing direct rail links to London in around 1 hour 30 minutes.

Chesterfield sub-regional centre, key larger centres such as Worksop and Retford, and a number of medium sized towns such as Bolsover and Dronfield provide a focus for employment, retail and service provision across the area.

Availability of sites and premises infrastructure to support business growth and expansion. These range from incubation facilities in business and innovation centres through to strategic employment sites (including the new Markham Vale Business Park).

Attractive living environment (with a mixture of market towns and villages in a countryside setting), relatively inexpensive housing, lower living costs and a strong sense of place provide the basis of a good quality of life offer.

Existing tourism product, including heritage assets such as Hardwick Hall, Bolsover Castle, Renishaw Hall and the Crooked Spire, and attractive countryside with a network of walking trails including the Chesterfield Canal which links three of the authorities.

Close proximity to the region's highest profile tourist attractions such as the Peak District National Park, Chatsworth House and Sherwood Forest.

- 3.34. The Bolsover, Chesterfield and North East Derbyshire Economic Development Strategy (EDS) has a vision of a 'successful local economy, supporting the development of sustainable communities'. The vision will be achieved through the delivery of a range of programmes and initiatives which are grouped under three thematic headings outlined below. The strategic objectives are mirrored in Bassetlaw's draft strategy which is based on three corresponding themes of Enterprise, Places and Community.

### **A SUCCESSFUL LOCAL ECONOMY, SUPPORTING THE DEVELOPMENT OF SUSTAINABLE COMMUNITIES**

The vision will be achieved through the delivery of a range of programmes and initiatives which are grouped under three thematic headings:

1. Successful Businesses: increasing the level of new starts, securing a shift into innovative and higher value added activities across the existing business base, and attracting new investment to the area.
2. Successful Places: supporting the sustainable growth of both urban and rural areas, strengthening the visitor economy, and addressing capacity constraints in the provision of infrastructure to support business growth.
3. Successful People: developing the skills of the current and future workforce to meet the demands of an increasingly knowledge based economy, and tackling economic exclusion to bring more people back into employment.

### ***Role of the LIP in Supporting Economic Growth***

- 3.35. This LIP will play a major role in supporting economic growth both within the HMA and the wider Sheffield City Region and Derbyshire/Nottinghamshire by providing a balanced housing market that meets current and future needs and attracts those with the skills to grow the knowledge economy.
- 3.36. This LIP is firmly embedded in the economic conditions and outlook of the HMA. The document primarily focuses on a series of place based interventions that will support the HMA partners' economic development ambitions, targeting areas of need and opportunity. This includes for example interventions to support the role of Chesterfield as a sub-regional centre and the town centres with a range of employment, leisure, retail and residential uses.

#### **SUPPORTING THE DELIVERY OF 'SUCCESSFUL PLACES' AMBITIONS**

- Supporting the viability and vitality of town centres geared towards:
  - Promoting growth in key growth centres such as Chesterfield Town Centre and market towns across the HMA; and
  - Tackling deprivation and environmental decline in settlements with most acute need.
- Maximising the impact of major regeneration schemes for local communities, in terms of jobs and supply chain opportunities.
- Providing sites and business infrastructure to promote growth.

### **Housing market context**

- 3.37. The HMA's Joint Housing Strategy (JHS, Nov 2009) contains a comprehensive analysis of housing needs, supply and demand. An overview of key trends and needs are presented below and analysed in further detail in examining the rationale and needs of each priority intervention theme (Part B).

#### ***Demography and household growth***

- 3.38. The JHS highlights that across the HMA, household projections suggest that 30,000 new homes are needed up to 2026.
- 3.39. 384,500 people live in the HMA, and demographics across the area differ significantly. Bassetlaw is the largest district in terms of geographical area and population, accounting for 29% of the population of the HMA. Bolsover has the smallest population at 19% of the HMA and a lower population density, whilst Chesterfield has a higher population density reflecting the urban nature of parts of the district.
- 3.40. The demographics of the HMA generate significant issues to be addressed through the LIP. The table below outlines population projections for the period 2008-2033. Population growth across the HMA is predicted to be highest in Bassetlaw and Bolsover. Overall population growth within the HMA is projected to be significantly lower than the rate of growth across the region and nationally.

**TABLE 3.2: POPULATION PROJECTIONS 2008-2033**

CUMULATIVE POPULATION CHANGE 2008-2033							
	2008 actual population, 000s	2012	2016	2020	2024	2028	2033
<b>Bolsover</b>	74.3	1.7%	3.8%	6.1%	8.5%	10.6%	13.1%
<b>Bassetlaw</b>	111.3	1.4%	3.3%	5.6%	7.8%	9.8%	11.9%
<b>NE Derbyshire</b>	97.9	1.1%	2.8%	4.8%	6.9%	8.9%	10.9%
<b>Chesterfield</b>	100.7	1.4%	3.1%	5.2%	7.2%	9.1%	11.2%
<b>HMA</b>	<b>384.2</b>	<b>1.4%</b>	<b>3.2%</b>	<b>5.4%</b>	<b>7.6%</b>	<b>9.6%</b>	<b>11.7%</b>
<b>E Midlands</b>	<b>4,429.4</b>	<b>2.9%</b>	<b>5.8%</b>	<b>8.9%</b>	<b>11.9%</b>	<b>14.7%</b>	<b>18.0%</b>
<b>England</b>	<b>51,464.6</b>	<b>3.3%</b>	<b>6.6%</b>	<b>10.1%</b>	<b>13.5%</b>	<b>16.8%</b>	<b>20.4%</b>

Source: ONS Population Projections, published May 2010

**Young people are under-represented in the HMA**

3.41. Across the HMA there is a lower than average proportion of young people of working age (20-34 years). The sub-region is failing to attract or retain younger adults. This characteristic is particularly prominent in North East Derbyshire.

3.42. The lack of affordable housing is a key constraint on retaining and attracting young people in more affluent rural areas. Ensuring that there is a range of employment opportunities across the HMA is key to attracting and retaining younger, skilled adults. There is also a need to improve the range and quality of housing in the area, to attract those of working age, particularly younger families and those with the skills to grow the knowledge economy.

**TABLE 3.3: AGE DISTRIBUTION, 2009**

	Children 0-15	Working Age 16-64M, 59F	Older People
<b>Bolsover</b>	18.3%	60.4%	21.3%
<b>Bassetlaw</b>	18.2%	60.0%	21.8%
<b>NE Derbyshire</b>	16.7%	58.9%	24.3%
<b>Chesterfield</b>	17.6%	60.6%	21.8%
<b>HMA</b>	<b>17.7%</b>	<b>59.9%</b>	<b>22.3%</b>
<b>E Midlands</b>	<b>18.3%</b>	<b>61.6%</b>	<b>20.1%</b>
<b>England</b>	<b>18.7%</b>	<b>62%</b>	<b>19%</b>

**TABLE 3.4: POPULATION PROJECTIONS, RESIDENTS AGED 85+ 2008-2022**

	Population projections, residents aged 85+			% of the population with a limiting long term illness
	2008	2022	% change	
<b>Bolsover</b>	1,600	2,400	50%	25.8%
<b>Bassetlaw</b>	2500	4,200	68%	21.9%
<b>NE Derbyshire</b>	2300	3,700	61%	21.6%
<b>Chesterfield</b>	2500	3,700	48%	23.1%
<b>HMA</b>	8,900	14,000	57%	<b>23.1%</b>
<b>E Midlands</b>	96,300	153,500	59%	<b>18.4%</b>
<b>England</b>	1,113,460	1,753,800	58%	<b>17.9%</b>

Source: ONS, 2008-based Sub national Population Projections; and Census, 2001

### ***There is a higher proportion of older people and people with limiting long term illness living in the HMA***

- 3.43. Compared to regional and national averages, the HMA has a higher proportion of older residents. The proportion of residents aged over 85 in the HMA is expected to increase by 53% by 2022, with the greatest increase in Bassetlaw.
- 3.44. In all four districts, the proportion of the population with limiting long-term illness is higher than regional and national averages. These trends have implications for future housing demand and the likely need for serviced housing for the elderly.

### ***Housing supply and demand trends***

- 3.45. The table below shows the rate of housing delivery, in each of the local authority areas, against local plan and emerging LDF targets. This highlights the recent significant drop in completions in Chesterfield and Bassetlaw.

**TABLE 3.5: HISTORIC HOUSING DELIVERY**

	Housing Requirements			Historic delivery			
	Local Plan	LDF (emerging)	RSS target	2006/7	2007/8	2008/9	2009/10
Bassetlaw	389 pa ( 97-06)	310 (01-21)	350		517	369	160
Bolsover	320 pa (98-05)	274 pa (03-14)	350	214	277	263	203
Chesterfield	284 pa (91-16)	450 pa (05-16)	380	351	428	64	24
NE Derbyshire	215 pa (05-11)	As yet, NEDDC cannot give an emerging figure.	380	507	327	243	233

Source: Northern HMA Strategic Housing Market Assessment 2007, and monitoring data supplied by the local authorities

- 3.46. In July 2010 the coalition government revoked Regional Spatial Strategies and stated that local authorities are now responsible for setting the level of housing required in their area within Local Development Frameworks. At this stage, the HMA partners are exploring options for reassessing strategic housing requirements.
- 3.47. The following summary analysis also indicates the significant impact of the recession on housing demand across the HMA:
- **Open market demand**, sales volumes were frequently around 7,000 to 8,000 in the HMA, until 2008 when sales rates dropped by around 50%<sup>6</sup>.
  - **New home sales**, between 2004 and 2007 there was a year on year increase until 2007 when rates reduced from 1,166 to 779, and then in 2008 to 226. 2009 saw marginal recovery, with 272 new properties sold.

<sup>6</sup> Northern HMA Single Conversation Evidence Base



- **Average prices of new sales** peaked in 2008 at £162,444, below the regional peak of £182,400. In 2009 the average sales price for new homes fell to £146,703<sup>7</sup>.

- 3.48. The economic outlook for housing and regeneration remains uncertain, and the recession has had an impact on housing supply in the HMA. Across the HMA, some small sites have stalled as a result of the recession, but it is anticipated that a number of these are due to start back on site shortly. In Bolsover there are several sites affected by the recession and two Kickstart applications have been submitted to the HCA. In Chesterfield, the Derby Road residential scheme has stalled with potential to start back on site in 2011, and at Chatsworth Road the developer has backed out. With regard to the large brownfield regeneration projects in the HMA, the recession has slowed planning and development work in some cases, and it is anticipated that delivery will be phased over longer timeframes as a result.
- 3.49. The HMA partners have provided anticipated housing supply trajectory figures, presented below. With the exception of Bolsover, the trajectory for the HMA is relatively cautious over the next 2 year period, with housing growth then expected to accelerate as market conditions improve and strategic development sites are brought forward.

**TABLE 3.6: TRAJECTORY OF GROSS NEW HOUSING SUPPLY**

	2010/11	2011/12	2012/13	2013/14	2014/15
Bolsover	200	222	269	291	362
Chesterfield	100	250	350	350	350
North East Derbyshire (net)	69	121	298	306	619
Bassetlaw	178	212	451	481	530
<b>HMA total</b>	<b>547</b>	<b>805</b>	<b>1,368</b>	<b>1,428</b>	<b>1,861</b>

Source: data provided by the four local authorities as part of the Local Investment Planning process

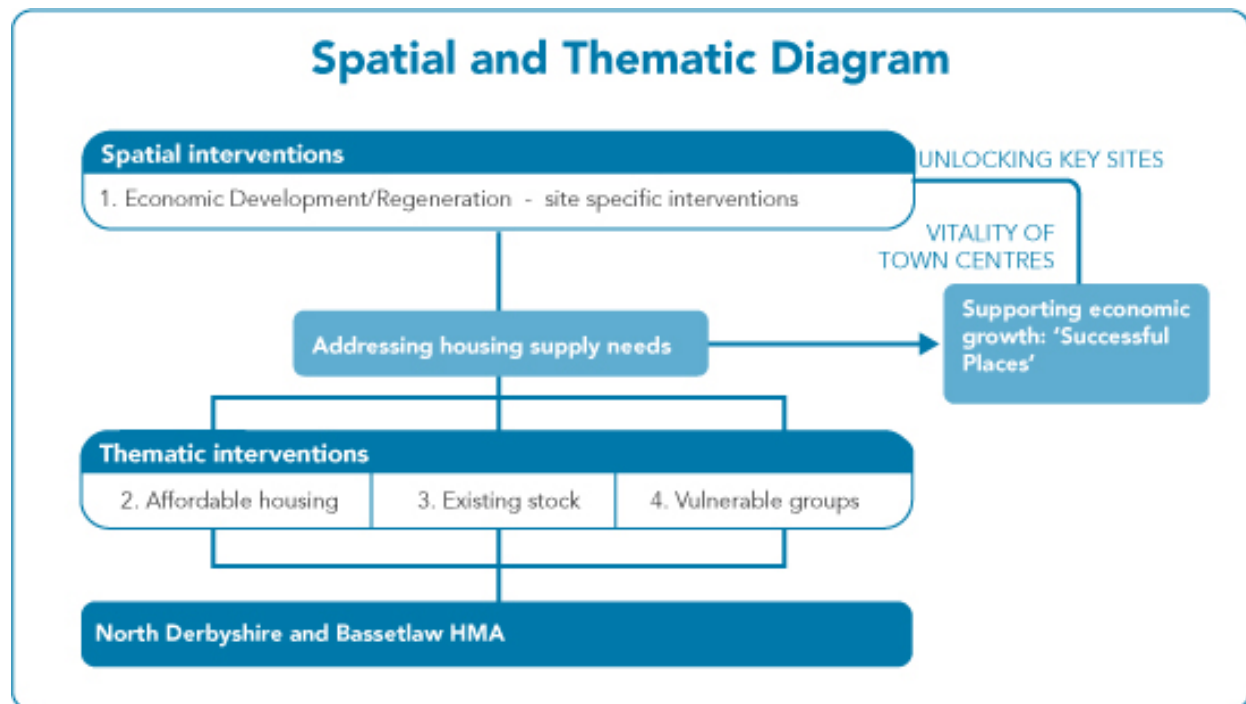
- 3.50. In terms of land supply, Strategic Housing Land Availability Assessments completed for each of the four districts in 2009 identified that, based on RSS housing targets, Bassetlaw and Chesterfield have a five year housing land supply, whilst Bolsover and North East Derbyshire fall short. In North East Derbyshire, although there is sufficient housing land over the entire plan period to meet the East Midlands Regional Plan requirements, this land is not expected to come forward in the first five years. Whilst this situation will be addressed in the medium-term by the LDF, in the meantime the Council has adopted an Interim Housing Policy which allows for new housing development to come forward on land outside current settlement boundaries and on greenfield sites.

<sup>7</sup> Northern HMA Single Conversation Evidence Base

## 4. THE LOCAL INVESTMENT PLAN FRAMEWORK

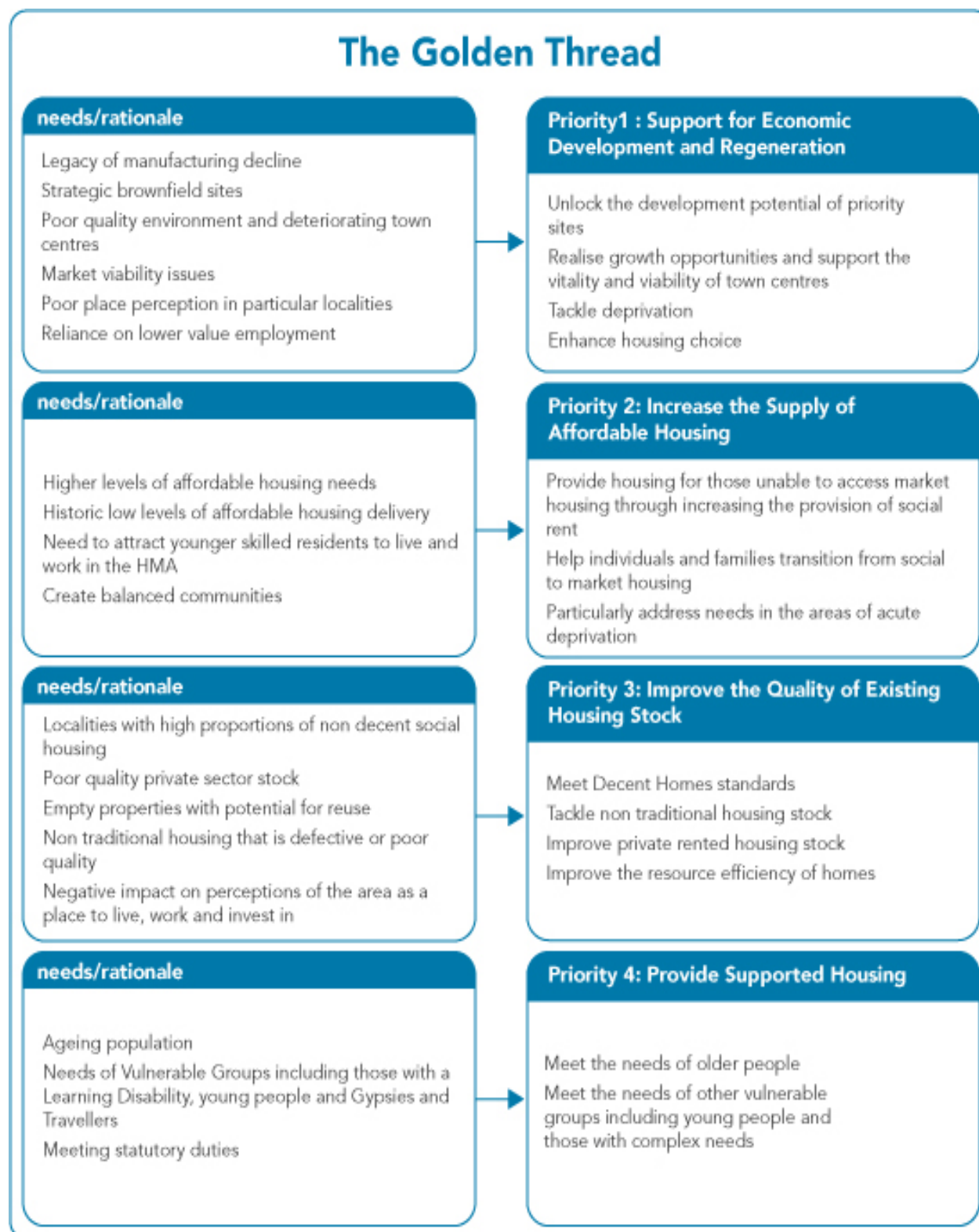
- 4.1. The LIP is focused around four overlapping intervention themes:
- Priority 1 – Support economic development and regeneration;
  - Priority 2 – Increase the supply of affordable housing;
  - Priority 3 – Improve the quality of existing housing stock; and
  - Priority 4 – Provide supported housing.
- 4.2. The needs/rationale and key components of each theme are illustrated in 'The Golden Thread' diagram overleaf and explained in more detail in Part B of the LIP.
- 4.3. The diagram below illustrates the relationship between the spatial and thematic interventions and the LIP's role in addressing housing supply needs and supporting economic development.

**FIGURE 4.1: SPATIAL AND THEMATIC INTERVENTIONS**



- 4.4. The 'Support Economic Development and Regeneration' intervention is focused around a series of site specific place based interventions. The remaining interventions are categorised under thematic priorities geared towards addressing key issues with the HMA's housing supply. The residential offer in the HMA is critical to achieving economic competitiveness and an enhanced quality of place. To achieve the economic development ambitions outlined above, the HMA partners recognise that better balanced housing markets which accommodate a wide range of demographic groups, household types and income levels and provide an improved range and quality of housing, are needed.

FIGURE 4.2: THE GOLDEN THREAD



- 4.5. The housing supply priorities are identified in the HMA’s joint housing strategy as summarised below:

<p><b>JHS Objective 1: Extending housing choice – the need to promote housing growth across all housing types and tenures</b></p>
<p>The LIP recognises that there is a particular need to increase the supply of affordable housing with an identified need for over 2,000 affordable homes to be delivered annually in order to overcome the backlog created by historic low levels of delivery. The LIP takes into account; high demand for social housing, acute levels of affordability in affluent areas, where price- to- income ratios exceed 12:1 in certain areas.</p>
<p><b>JHS Objective 2: Improving the quality of housing –the need to improve the quality of existing social and private stock</b></p>
<p>The LIP recognises that there is a particular need to address the high levels of non-decency in the social rented sector, with over 9,000 dwellings currently failing to meet decent homes standards. There is also the need to deliver a sustainable strategy for tackling the high number of (around 6,000) non-traditional homes which are concentrated in areas of deprivation.</p>
<p><b>JHS Objective 3: Meeting the needs of vulnerable groups – the need to deliver more specialist housing to meet specific needs</b></p>
<p>The LIP recognises the importance of meeting the needs of all vulnerable groups including those with complex needs and Gypsies &amp; Travellers. In particular, the LIP prioritises the needs of older people, people with life-long illnesses, reflecting the demographic make up of the area now, and in the future.</p>

## Cross cutting objectives

- 4.6. In addition the HMA partners have identified a number of objectives that cut across the four priorities and influence all of their housing, economic development and regeneration activities:
- Ensuring design quality and environmental sustainability
  - Realising sustainable development
  - Maximising employment, skills and training opportunities
  - Promote equality and diversity

## *Embedding principles of sustainability and quality in design*

- 4.7. The HMA partners aim to:
- Improve the design quality of developments in the HMA area
  - Increase the design skills of staff and Councillors in the HMA area
  - Utilise design skills to ensure that urban design quality in the HMA area is increased
  - Mitigate the impacts of development on climate change

- 4.8. Design Audits by CABE in the East Midlands found a selection of recent developments in the HMA to be of poor quality and well below the national average. The HMA partners recognise the need to pro-actively promote design excellence in places and individual buildings across the area to improve the quality of life for existing and new residents.
- 4.9. The HMA's Executive Sounding Board has agreed to the production of a joint residential design Supplementary Planning Document for the area. This will deliver core actions within the area's joint housing strategy and is being undertaken through contributions from each of the local authorities in the HMA.
- 4.10. Bolsover District Council and Chesterfield Borough Council (CBC) have committed general fund monies to employ specialist urban design expertise on a shared basis between the two authorities. This means that all applications received by CBC and Bolsover District Council are assessed under Building For Life criteria – each having to score a minimum of 14 to achieve silver standard. The bespoke expertise was sourced following a national trawl and supplements existing Building for Life assessor expertise held by 5 Development Control (DC) officers within the two authorities.
- 4.11. In North East Derbyshire the Urban Design Academy is a partnership between the council and Chesterfield College, supported by HCA, CABE, Derbyshire Economic Partnership and EMDA. The Academy works to provide North East Derbyshire councillors and officers with the understanding and knowledge to be able to promote design excellence in the district.

#### **NORTH EAST DERBYSHIRE DISTRICT COUNCIL'S URBAN DESIGN ACADEMY**

- The Urban Design Academy is a formal partnership between the council and Chesterfield College, and is supported by the **Homes and Communities Academy, OPUN**, the **Commission for Architecture and the Built Environment (CABE)**, Derbyshire Economic Partnership (DEP) and **East Midlands Development Agency\_(emda)**.
- £5000 received from the HCA to support the creation of an Urban Design Academy at NEDDC.
- The programme includes:
  - A series of master classes
  - Site visits to other successful regeneration and housing schemes
  - The establishment of a an urban design best practice group
  - A skills audit identifying existing expertise and where there are gaps

- 4.12. Working towards a low carbon economy is also central to the LIP. The government has committed to reducing CO<sub>2</sub> emissions by 34% by 2020 and with 40% of emissions deriving from buildings it is necessary to improve the energy efficiency of both new and existing housing stock. Reducing carbon emissions and making resource efficiency savings is a cross cutting objective for this LIP. All of the thematic priorities outlined in Part B can make a positive contribution to reducing carbon emissions and ensuring greater resource efficiency. For example, interventions to improve the quality of existing housing in the social and private sectors such as retrofitting, warmfront initiatives and boiler replacement schemes.

### ***Realising Sustainable Development***

- 4.13. Ensuring that sustainability is at the heart of regeneration is central to the HMA partners' ambitions. This LIP is firmly embedded in local strategies and LDFs which promote sustainable development for the benefit of existing and future populations.
- 4.14. Protecting and enhancing the natural and historic environment in the urban and rural areas of the HMA is an objective embedded in each of the four local authorities' emerging LDFs. Development will be located so that it provides improved access to jobs, health, education, community facilities, open space and recreation.
- 4.15. Reflecting the HMA's industrial legacy, new development is primarily concentrated on brownfield land. Through project development work and masterplanning, the local authority partners aim to secure the most sustainable land uses that protect greenbelt areas and improve the physical environment.
- 4.16. Many of the economic development, housing and wider regeneration projects within this LIP are focused on key centres across the HMA. This will ensure that new homes and jobs can access public transport and other services and amenities. Town centres in the HMA are also the focus for other public and private sector investments, providing opportunities to fully align regeneration investment with other funding streams. Collaborative working across the HMA will help ensure housing growth is sustainable and that synergies and efficiencies can be realised.
- 4.17. Strategic development opportunities in the HMA are focused around major road networks. Markham Vale and Bolsover Northwest (Coalite) for example is located at the new J29A of the M1, and the A61 Corridor is the location of a number of key regeneration projects, such as Chesterfield Waterside, Clay Cross Town Centre and The Avenue.
- 4.18. Across the HMA, the local authority partners are committed to developing a mix of land uses and housing tenures and types. This will meet the needs of existing and new residents, enhancing quality of life. Development that enables a mix of homes and jobs can reduce travel-to-work patterns, making a positive contribution to environmental sustainability, and creating areas that are active and have a strong sense of place. Opportunities to secure complementary uses (for example community and green infrastructure) will be realised through detailed planning frameworks, development briefs and joint working with private sector partners.

### ***Maximising employment, skills and training opportunities***

- 4.19. A skilled workforce is vital to the economic success of the area. As discussed in paragraph 3.22, the HMA has fewer people with higher level qualifications than the national average. This has a significant impact on the area's ability to grow the knowledge economy (in terms of being able to meet the future business demand for skilled labour), as well as limiting the ability of local people to compete for higher-value, higher wage job. There is a clear need to increase the number of local people who are qualified at the level of NVQ 3 and above, whilst at the same time seeking to raise the demand for higher level skills in the local economy. Sheffield City Region has identified higher level skills as a priority and is working with universities across the area to ensure that

increasing the percentage of the population with a university level education becomes a reality.

- 4.20. The Councils will work closely together, and with relevant partners such as Jobcentre Plus and local colleges, as well as with large employers to develop a sub-strategic integrated delivery programme across the HMA area. The Working Neighbourhoods Fund is the example of projects designed to address issues of worklessness.

#### **BOLSOVER FAMILY EMPLOYMENT INITIATIVE**

- The Family Employment Initiative (FEI) is an innovative area based project working with families and households breaking down barriers to employment.
- FEI targets specific streets in deprived communities, providing links to specialist provision to tackle barriers via a named Community Employment Advisor.
- FEI advisors visit hard to reach families and individuals in homes and other accessible locations helping clients to address their real and attitudinal difficulties; tackling barriers in order to access training and get into employment.
- Currently 5.5 Advisors work within the Bolsover district.

#### **BOLSOVER APPRENTICESHIP PROGRAMME**

- The Bolsover apprenticeship programme will create 75 apprenticeship places employing Bolsover residents targeting young people not in employment, education or training (NEETs) and unemployed residents in the most deprived areas of the district.
- Working in close collaboration with key partner organisations, the Council will recruit fifteen 16 – 18 year old NEETs/potential NEETs for up to 18 months to an 'in house' apprenticeship programme.
- The programme will also create 60 apprenticeship opportunities for 18-24 year olds on job seekers allowance and 18 years+ from unemployment 'hotspot' wards on JSA and other out of work benefits. This will enable public and third sector partners to utilise an apprentice to assist their workforce in delivering services to local communities.

- 4.21. The LIP will contribute to the following key economic development objectives and build on existing successful initiatives to:
- Upskill the resident population;
  - Increase the number of residents with an NVQ level 4 qualification or higher;
  - Match resident skills to the needs of local employers;
  - Utilise large-scale developments to help provide jobs and training to local unemployed people; and
  - Reduce the levels of worklessness in the HMA area.

#### TESCO REGENERATION PARTNERSHIP

- The regeneration of Clay Cross includes a new Tesco store. Tesco has secured 120 jobs for local long term unemployed people (6 months +).
- The Partnership consists of Job Centre Plus, Skills Funding Agency, Chesterfield College, Derbyshire Employment and Skills Board, Tesco and NEDDC.
- Derbyshire Employment and Skills Board provide funding for a Project Manager to support the Partnership (£40,000).
- The Partnership is developing a programme to support local people into the 120 jobs at Tesco, this includes an open day, interview skills training followed by a 1:1 interview with Tesco. Successful applicants go on a 5 week pre employment training programme which has an emphasis on confidence, self esteem, work life balance, team building, giving the person an accredited qualification and a certified qualification. The programme also includes community projects as part of the team building element – giving value back to the community.
- Unsuccessful applicants will be put through the Working Communities Project.
- There has been a massive in kind contribution from partners in the form of IT, venue and rooms (NEDDC), 1 advisor as a community employment advisor to support the Working Communities Programme (JC+) and advisors to take hotline calls. Apprentices from Chesterfield College are also working on the project as part of their work experience, i.e. admin, meet and greeting etc.

- 4.22. LIP investment will be targeted to maximise employment, skills and training opportunities created through investment in construction projects. The partners will build on and strengthen their existing commitments and policies in this respect.

#### CHESTERFIELD BOROUGH COUNCIL'S PLANNING AND PROCUREMENT PROCESSES

- The Council's procurement processes includes clauses in build contracts with lead developers, to require them to develop a local employment and training scheme which will show their commitment to using local labour and supply. These clauses can be cascaded down the chain to sub-contractors.
- The planning process and linking to planning applications. Following negotiations with developers, the Council would include a clause in a section 106 agreement requiring a scheme of employment and training to be submitted. In some circumstances, instead of a s106 agreement, a unilateral undertaking would be used to demonstrate the developer's commitment to employing local labour.
- The commitment to ensuring developers and end users of developments maximise opportunities for the local supply chain and local labour has been fed into the draft Core Strategy at Chesterfield to ensure the requirement to use local labour and local supply chain is embedded in planning policy.
- A draft Code has been prepared for Chesterfield which will supplement the existing planning policy and ensure that the ability of developers and end users to meet their planning obligations is as clear as possible.
- Meetings have been held with partners such as the HCA and officers from Council's across England to understand best practice in this area and the methods that they have used to secure maximum community benefits from regeneration activity.
- Meetings have also been held with local Chesterfield partners such as Chesterfield College, Jobcentre Plus and various Working Neighbourhood Funded projects such as Communities that Work, the Chamber of Commerce Jobfinder programme to identify the existing mechanisms in place in Chesterfield to support the use of these clauses.



### ***Equalities and Diversity***

- 4.23. Set within the framework of the Equality Standard for Local Government, the North Derbyshire and Bassetlaw partnership is committed to providing high quality services and places which meet the needs of and which are accessible to the area's diverse communities. The partnership has taken clear steps to embed issues of equality and diversity into its work, for example through specialist housing needs studies, targeted consultation and undertaking of Equality Impact Assessments on its key policies, strategies and plans.
- 4.24. The six council's within the HMA all adhere to the rules and regulations set out within current key statute, such as the Race Relations (Amendment) Act 2000, the Disability Discrimination Act 2005 and the Equality Act 2006. Going forward, the councils will be required to meet provisions set out within the Equalities Act 2010 as and when they come into force.
- 4.25. This LIP was the subject of an Equality Impact Assessment, which was undertaken in October 2010.

B

THEMATIC  
PRIORITIES

## 5. SUPPORT ECONOMIC DEVELOPMENT AND REGENERATION

### Summary objectives

- Unlocking the potential of strategic development sites and encouraging growth in business and employment opportunities
- Promoting growth opportunities and improving the offer and attractiveness of key town centres
- Enhancing housing choice through promoting large scale developments capable of delivering a mix of housing tenures and types.

### Rationale for intervention

- 5.1. This LIP will play a major role in supporting economic growth both within the HMA and the wider Sheffield City Region and Derbyshire and Nottinghamshire by providing a balanced housing market that meets current and future needs and attracts and retains residents with the skills to grow the knowledge and wider economy.
- 5.2. The HMA partners have identified a series of place based interventions that will support their economic development ambitions, targeting areas of need and opportunity. Supporting the delivery of successful places, one of the overarching themes of the area's economic strategies, is a key investment priority for the LIP.
- 5.3. The rationale underpinning these key spatial interventions is described in Part A and summarised below:

### Summary rationale for intervention

- Underperforming sub-regional economy that is continuing to restructure
- Legacy of strategically located brownfield sites
- Low levels of high value knowledge based jobs and lack of high quality commercial premises to attract and retain businesses
- Pockets of severe deprivation including underperforming key service centres and deteriorating settlements suffering from very low quality environments
- Negative image/perceptions of area as a place to attract businesses investment

### Targeting investment

- 5.4. Investment proposals are primarily focused around the larger urban settlements which represent the key drivers of economic growth. These areas comprise a critical mass of people, businesses and services, including public transport hubs, which can underpin sustainable development and growth. Priorities also include key areas of need and deprivation and areas of strategic employment growth based around proximity to highways and the motorway network. Spatial priority areas include:

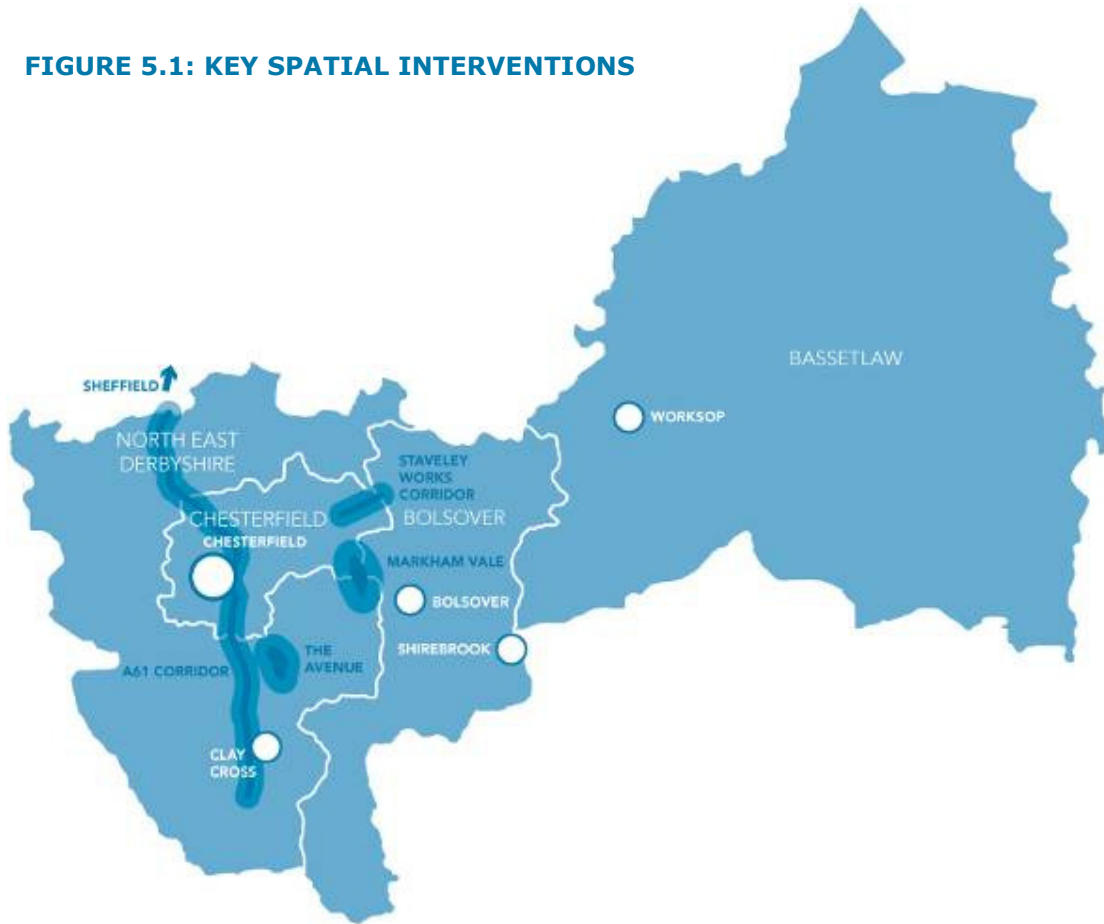
- Chesterfield – a sub-regional centre
  - Key Town Centres – diverse network of key settlements across the HMA
  - Strategic Development Areas – based on and around key transport infrastructure
- 5.5. Growth proposals include developments of all sizes ranging from small infill schemes to the transformational regeneration of major brownfield sites. However, broadly speaking investment will be focused on:
- **Brownfield sites** – legacy of ex-industrial sites across the HMA, providing the opportunity for strategic employment locations, requiring investment in feasibility, remediation and enabling works. The redevelopment of these sites into active use will deliver significant environmental enhancements in both urban & rural locations, improving the image of the area and the quality of life for local communities.
  - **Town centres** – network of underperforming key service centres providing the strongest opportunities for driving economic growth. Currently, several key centres suffer from a lack of high quality commercial floorspace, poor connectivity, underutilised development sites, deteriorating and low quality environments and a lack of key services
- 5.6. These schemes will require complex regeneration solutions and some sites have already benefited from significant levels of public investment in reclamation and site preparation. However, given the weak market (and low values) and a lack of public funding in many sites across the HMA, many of these schemes are still in the initial stages of project development.
- 5.7. The redevelopment of these sites represents a key place shaping opportunity. Proposals will transform the local environment, provide a step change in the local housing and employment offer, improve the quality of life for existing residents, enhance the image of the area and the perceptions of residents, visitors, businesses and investors.

## Project proposals

- 5.8. Individual projects are described in greater detail in the individual Local Authority Housing and Place Making Priorities (Part C) with an overview of investment across the HMA presented below.
- 5.9. Reflecting the complex nature of these intervention proposals and the varying stages of delivery, the initiatives can be divided into short, medium and long term interventions. The partners have identified a series of high priority initiatives with identified capital funding requirements over the next 3 years.

5.10. The partners have also identified a range of longer terms projects requiring further upfront public sector investment in site feasibility and viability studies. These sites are identified in Part C.

**FIGURE 5.1: KEY SPATIAL INTERVENTIONS**



Priority Economic development and regeneration projects requiring capital investment (yrs 1-3)	
<p><b>Chesterfield Town Centre</b> – key infrastructure and enabling works to support delivery of a mix of uses across a package of strategic town centre masterplan sites.</p>	<p><b>Chesterfield Waterside</b> – key infrastructure and enabling works to support delivering of strategic 25ha waterside site on the edge of the centre along the A61 Corridor.</p>
<p><b>Clay Cross Town Centre (the School’s site)</b> – investment to support community, housing and commercial uses on this key council owned site in the centre of Clay Cross.</p>	<p><b>Markham Vale</b> – this area comprises of land in all three of the Derbyshire local authorities. Key infrastructure and enabling works to support delivery of the next phase (32 ha) of the successful business park on Junction 29a of the M1 motorway are required.</p>
<p><b>Worksop Town Centre</b> – supporting delivery of initial phase of Creative Village proposals through conversion of existing building into flexible workspace on key canal side town centre site.</p>	<p><b>The Avenue</b> – the largest single project in the National Coalfields programme, HMT approved a funding envelope of £172m in 2009 to deliver a comprehensive 5 year remediation strategy. This project falls outside of the Local Investment Plan.</p>
<p><b>Bolsover North West (Coalite)</b> - Investigations linked to possibly revoking a hazardous substances consent following key infrastructure and enabling works to provide better links with MEGZ if appropriate.</p>	<p><b>Shirebrook</b></p> <ul style="list-style-type: none"> <li>• Town Centre – supporting delivery of key public realm works to the town’s market square to help underpin transformational retail led development proposals in this priority settlement.</li> <li>• Shirebrook South - key 900 unit residential development regarded as critical to underpinning wider Shirebrook regeneration strategy. Site in public ownership and initial phase being brought forward by the CRT.</li> </ul>

## 6. INCREASE THE SUPPLY OF AFFORDABLE HOUSING

### Summary objectives

- Provide housing for those unable to access market housing through increasing social rented housing
- Help individuals and families transition from social rented housing to home ownership
- Particularly address affordable housing needs in rural areas suffering most acute affordability issues

### Rationale for intervention

- 6.1. The delivery of affordable housing is a key element of creating mixed, sustainable communities that offer a wide choice of quality housing. The HMA partners are committed to providing housing for those unable to access or afford market housing and help people progress from social rented housing to home ownership.
- 6.2. There is an identified need for 2,030 affordable homes per annum in the HMA to meet the backlog of unmet need and newly arising housing need. As in many areas, this level of need far exceeds estimated future housing supply.

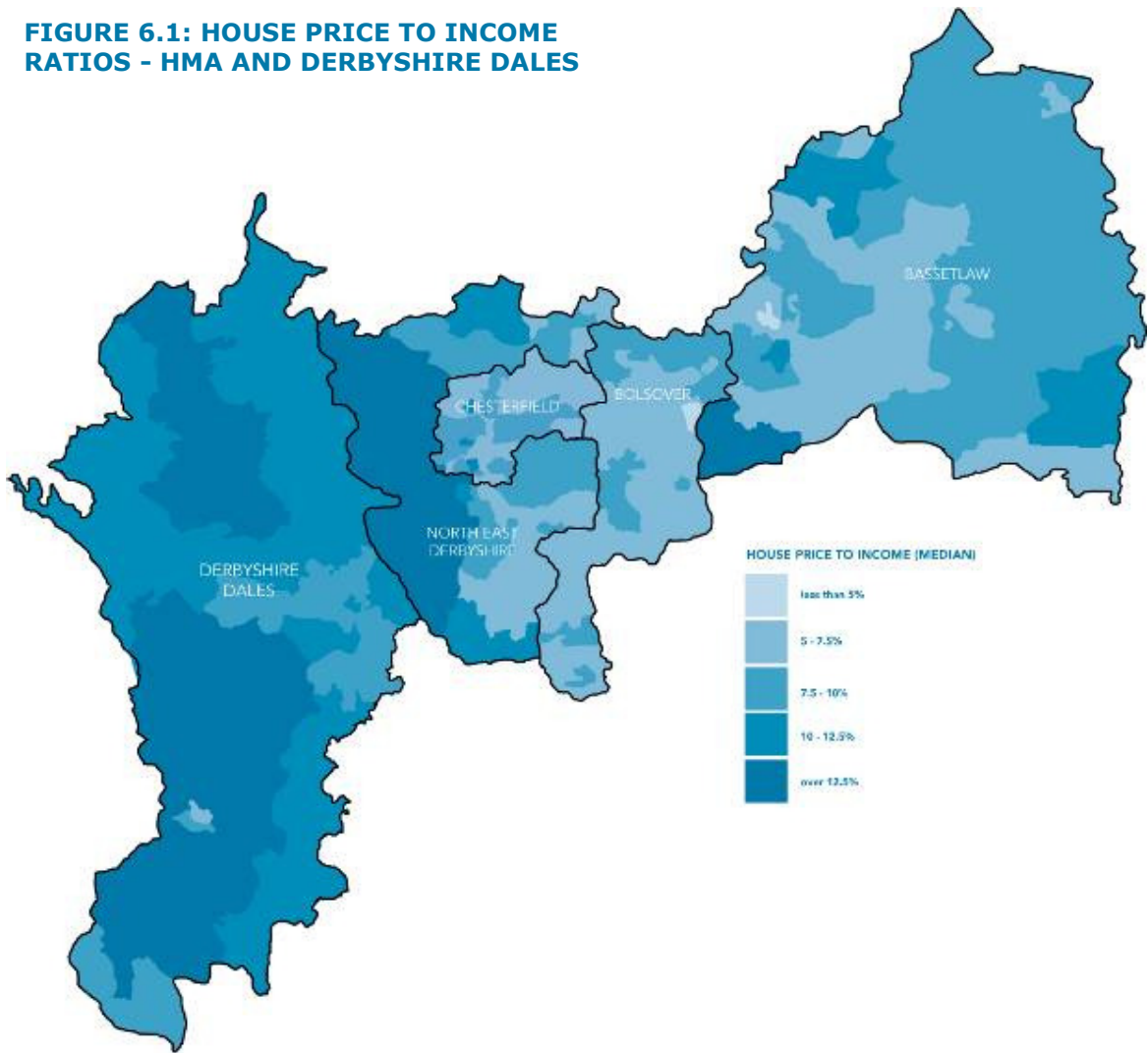
### *Diversity of average house prices across the HMA*

- 6.3. Average house prices across the HMA vary significantly. Average prices in 2009 range from £100,000 - £150,000, however prices in more affluent rural areas and in the north of Bolsover district around Barlborough and Junction 30 of the M1, range between £200,000 and £300,000.
- 6.4. Bolsover has the lowest average house prices in the area and a very narrow housing market (reflected by the fact that 63.3 % of properties fall within council tax band A). Over 50% of property in Chesterfield and Bassetlaw are also within band A, highlighting the need to deliver a range of higher quality, 'aspirational' houses in these areas to deliver a balanced housing market and attract and retain skilled workers.

### *Affordability ratios*

- 6.5. Affordability is broadly consistent across the HMA with price to income ratios ranging between 5:1 and 7.5:1 on average across most of the HMA. As would be expected affordability issues are **particularly acute in more affluent rural areas**, with house price to earnings ratios of up to 12.5:1 in south west Bassetlaw and parts of the western area of North East Derbyshire. This has implications for retaining and attracting young people of working age and their families in some areas.

**FIGURE 6.1: HOUSE PRICE TO INCOME RATIOS - HMA AND DERBYSHIRE DALES**



6.6. Whilst the recession has lowered average house prices across the HMA, restrictions on new mortgage lending and the need for would be purchasers to have a significant deposit are barriers to home ownership. The equity required to secure mortgages remains high. This is constraining the market not only for first time buyers but also for those who are already home owners.

***Affordable housing tenures***

6.7. There is an identified need for both intermediate tenures and social rented properties in the HMA. Affordable tenure targets vary across the local authorities.

**TABLE 6.1 BALANCED HOUSING MODEL BASED AFFORDABLE HOUSING TARGETS (SHMA)**

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

- 6.8. Across the HMA there is difficulty in devising intermediate products that meet cost thresholds in the area. This is particularly an issue in the low value housing areas where new affordable housing schemes cannot be delivered at competitive prices compared to existing low cost housing. Intermediate housing tenures are therefore more successfully targeted in higher value areas.
- 6.9. As highlighted above, the predominant demand for affordable tenures across the HMA is for social rented units. The table below highlights that although the number of households on waiting lists has reduced significantly in recent years (following a comprehensive review of applicants by NEDDC, Chesterfield and Bolsover) around 14,000 households remain on the authorities waiting lists.

**TABLE 6.2 TOTAL HOUSEHOLDS ON THE HOUSING WAITING LIST**

	2006	2007	2008	2009	2010
<b>Bassetlaw</b>	6,111	5,780	5,184	4,008	4913
<b>Bolsover</b>	2,509	2,800	2,499	2,529	3916
<b>Chesterfield</b>	4,334	5,217	5,803	1,566	3405
<b>NEDDC</b>	2,501	2,730	2,921	1,986	1765
<b>HMA</b>	15,455	16,527	16,407	10,089	13,999



**Low historic levels of affordable housing supply**

6.10. The HMA partners recognise that the historic levels of affordable housing delivery are not satisfactory and have been very low in recent years.

**TABLE 6.3: HISTORIC DELIVERY OF AFFORDABLE HOUSING WITHIN THE HMA**

	2005/6	2006/7	2007/8	2008/9	2009/10
<b>Bassetlaw</b>					
Intermediate Units	8	21	21	4	0
Social Rented Units	7	32	32	3	6
<b>Bolsover*</b>					
Intermediate Units	0	0	0	0	4
Social Rented Units	0	0	29	23	19
<b>Chesterfield</b>					
Intermediate Units	7	4	0	0	9
Social Rented Units	5	3	10	6	2
<b>North East Derbyshire</b>					
Intermediate Units	28	28	27	26	6
Social Rented Units	18	22	27	28	43

\*Prior to 2007 the majority of affordable housing s106 contributions were allocated to private sector renewal schemes in Bolsover

6.11. As outlined in the table below, between 2006 and 2026 the affordable housing target (based on the RSS) across the HMA is 10,262 (513 per annum). The historic annual average of affordable homes delivered has fallen well below target levels.

**TABLE 6.4: HISTORIC DELIVERY AFFORDABLE HOUSING IN RELATION TO LOCAL TARGETS**

	Historic annual average number of affordable homes (last 5 years)	RSS target – affordable homes
Bassetlaw	29	132
Bolsover	24 (3 years only)	136
Chesterfield	7	152
NED	53 (inc extra care)	94
<b>HMA Total</b>	<b>113</b>	<b>513</b>

6.12. The historic levels of delivery have been low for a variety of reasons including: the East Midlands regional focus being on growth in the south of the region; the policy direction in some local authorities to take commuted sums instead of on-site provision; the ongoing issues of viability generally across the HMA; and the

regeneration of large Brownfield sites with high levels of contamination and high reclamation costs in Chesterfield and North East Derbyshire.

- 6.13. The HMA has not received significant levels of National Affordable Homes Programme (NAHP) funding from the HCA to support the delivery of affordable housing. Grant allocations for the period 2008 to 2011 for the HMA are estimated to be the lowest of all the East Midlands sub-regions.<sup>8</sup>
- 6.14. Housing needs research carried out across the sub region and region indicates very high levels of affordable need and the local authorities have amended their policies to reflect this. The policy change unfortunately combined with the downturn in the housing market has not improved the levels of delivery therefore the change in policy direction to try to move to on-site provision has proved difficult to address with developers.
- 6.15. The majority of affordable housing across the HMA has historically been delivered through Section 106 agreements. Reflecting trends in other regions, HMA partners report increasing difficulties in securing affordable housing contributions from developers through Section 106 agreements. This is a consequence of the recession and low land values/high development costs, creating marginal viabilities in parts of the HMA.
- 6.16. Whilst local authorities are required to set an overall target for the provision of affordable housing, lower minimum thresholds can be set where viable and practical. In addition, viability work carried out by Bassetlaw District Council and Bolsover District Council (and currently being carried out for the other districts) has demonstrated that while targets of 35% may be achievable in parts of the districts, 15% is more realistic elsewhere because of marginal viability. In Bolsover for example, viability appraisals demonstrate the district may only be able to deliver 20% affordable housing targets where there is no supporting NAHP grant, and 30% if NAHP support is secured.
- 6.17. Without public sector intervention the delivery of affordable housing is not likely to increase significantly in the short term. This is the case for small local authority owned sites where the land asset is provided at nil cost or large regeneration sites where the reclamation costs make any section 106 contributions prohibitive.

## The role of local authorities

- 6.18. The HMA partners are committed to pro-actively increasing the supply of affordable homes and are developing and implementing a range of policies focused on enhancing affordable housing supply. Critically, the HMA partners are actively considering **the most effective use of their own resources** to support the priorities outlined in this LIP.
- 6.19. Individual schemes are considered in further detail within Part C (local authority housing and place-making priorities) and the table below highlights the pro-active approach taken by the local authorities across the HMA in utilising their own assets to secure affordable housing delivery. Local authority land and

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<sup>8</sup> Report commissioned by East Midlands Regional Assembly and written by Fordham Research, Options for a Regional Approach to Developing Affordable Housing Targets to Inform the Partial Review of the East Midlands Regional Spatial Strategy, January 2009

property assets on these sites either have been or will be contributed either at zero value, or significant under value.

- 6.20. The schedule below outlines some example affordable schemes across the HMA delivered through effective use of local authority assets.

**TABLE 6.5: USING LOCAL AUTHORITY ASSETS TO SUPPORT AFFORDABLE HOUSING**

Local authority	Example site	Number of affordable units delivered
<b>Bassetlaw</b>	South Gore Estate, North Leverton	Delivery of 50 social rented units and 14 shared ownership units
	Chesnut Road, Langold	Delivery of 6 social rented units.
<b>Bolsover</b>	Pear Tree estate Shirebrook	Delivered 109 units of social rented family housing
	Byron Street Shirebrook	Delivering 9 units social rented housing
	Oxcroft, Bolsover	Delivering 29 units social rented and 4 Homebuy
<b>Chesterfield</b>	Goldwell Rooms	Permission for 13 units granted
	Foolow Court	Site offered for free for Extra Care
	LA new build sites	4 units on three sites
<b>North East Derbyshire</b>	Holmewood PFI Housing Scheme	51 affordable homes
	North Wingfield Bungalow Scheme	27 social rent and 6 shared ownership. The scheme won the Green Apple Award for sustainable housing projects
	Stonelow Court	Gifted as a capital contribution to an Extra Care Housing scheme. 22 units for rent and 10 shared ownership.

- 6.21. These schemes include the redevelopment of non-traditional properties to higher densities and mixed tenures, discussed in further detail under the existing housing stock section of this LIP.

- 6.22. In addition the HMA partners are pursuing a range of complementary activities including:

- **Aligning housing investment with wider public sector investment** – the local authorities are pro-actively seeking to ensure proposed investment in housing delivery will align with and help to underpin other investment in wider social and transport infrastructure and complement/lever private sector investment in priority areas. The aim is to maximise the potential social and economic impact of housing investment to support sustainable development and deliver benefits for local communities. Affordable housing proposals are being targeted on key development sites, geared towards unlocking stalled developments and catalysing wider private sector investment to regenerate settlements across the HMA. Critically, affordable housing delivery is also being targeted in rural areas where price to income ratios are highest. Even within these more isolated areas the provision of affordable housing is

being considered within the context of alignment with wider public and private sector funding streams.

- **Effective engagement with delivery partners** – the local authorities are seeking to engage more effectively with both private developers and Registered Social Landlords (now Registered Providers). A HMA-wide Registered Providers forum has been established providing an important mechanism for developing existing and forming new partnership arrangements to ensure that the views of key delivery partners can shape emerging strategies, processes and delivery arrangements. The forum has been consulted as part of the Investment Planning process and regular events are planned to ensure Registered Providers' views are understood on an ongoing basis.
- **Private Sector Work** - Almost 3,000 private properties have been empty for over 6 months across the HMA. Bringing empty properties back into use and improving local environments can remove problems associated with empty homes such as vandalism and anti social behaviour.
- **Rural exception sites** - Rural exceptions policies enable affordable housing to be built in rural areas outside of settlement boundaries. The rural exceptions policy can also assist in bringing homes up to decency standards in rural areas In Bolsover for example, it is estimated that around 145 units of affordable housing that may not be deliverable through Section 106 agreements could be delivered via this route by to 2026.

## Overview of projects at HMA level

- 6.23. Across the HMA, there are a number of projects that can start on site this year, where affordable housing grant is required. A number of these projects have already submitted applications for affordable housing grant from the HCA but are under review in light of the current public sector funding conditions. Individual schemes are identified within individual Local authority Investment Plans (Part C).
- 6.24. In many cases the provision of affordable housing grant supports the wider viability of regeneration projects. Where viability permits, partners will of course seek to secure affordable housing delivery without grant. Where significant public sector investment has already supported projects and addressed abnormal costs, it is anticipated that affordable housing grant requirement will be low.
- 6.25. Over the medium to longer term it is likely that affordable housing grant will be required to support regeneration on a number of strategic schemes including Chesterfield Town Centre, Staveley Works Corridor, Harworth Colliery, The Avenue, and Clay Cross.
- 6.26. In addition, it is anticipated that affordable housing grant will be required to support delivery on a range of smaller sites across the HMA. This is particularly important in rural areas of the HMA, where there is localised need for affordable housing. Affordable housing funding will also support the delivery of extra care and other specialist housing.

- 6.27. The partners have identified the following short-term potential supply pipeline of affordable homes. Some of this pipeline is subject to the availability of NAHP grant and a range of delivery and viability challenges.
- 6.28. This level of supply represents a step change compared to historic levels.

**TABLE 6.6: POTENTIAL AFFORDABLE HOUSING SUPPLY PIPELINE**

	2011/12 (Starts)	2012/13 (Starts)	2013/14 (Starts)	Total yrs-1-3
<b>Bassetlaw</b>	17	25	179	231
<b>Bolsover</b>	259	175	198	632
<b>Chesterfield</b>	101	95	130	326
<b>NEDDC</b>	183	174	43	400
<b>HMA</b>	<b>560</b>	<b>469</b>	<b>550</b>	<b>1491</b>

NB: Please note that the figures above include delivery through grant and s.106.

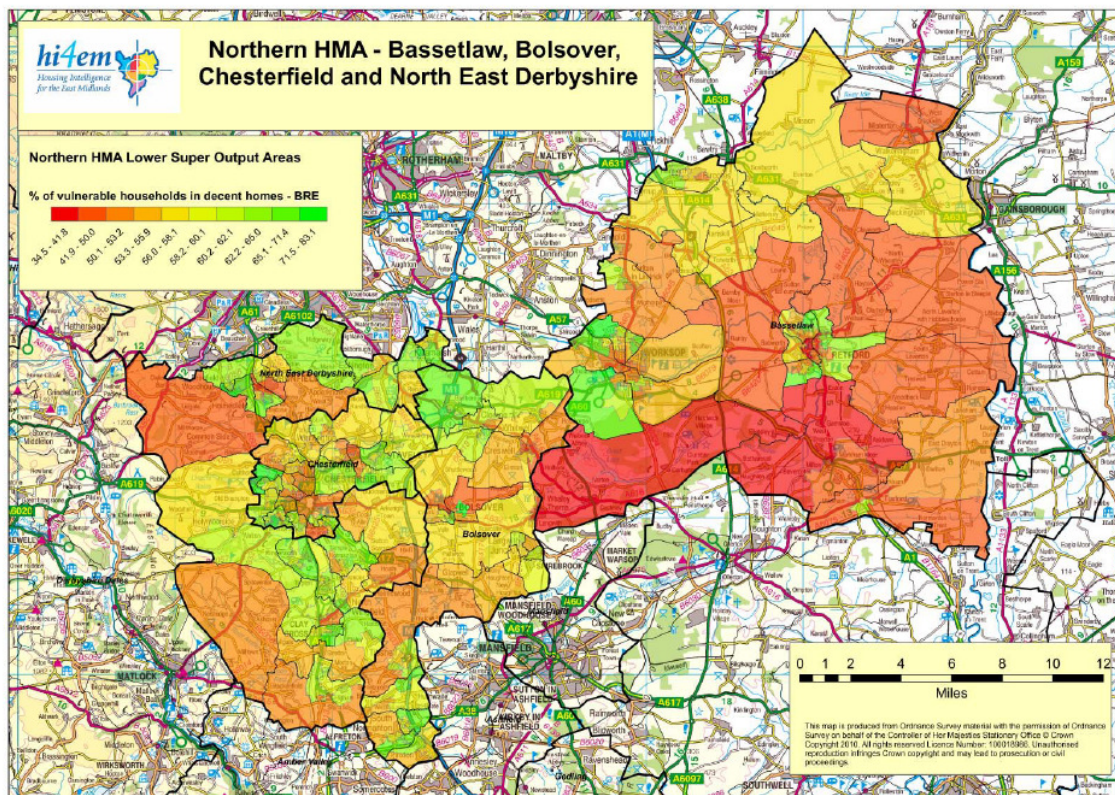
## 7. IMPROVE THE QUALITY OF EXISTING HOUSING STOCK

### Summary objectives

- Meeting Decent Homes Standards in social rented stock
- Delivering a sustainable solution for properties of non-traditional construction
- Enhancing the quality and availability of private sector stock (both owner occupied and private rented)

- 7.1. The quality of housing stock in both the local authority owned and private rented sectors is identified as a key issue across the HMA. In order to deliver the economic development and growth ambitions in the HMA and wider Sheffield City Region, improvements are needed to the existing housing stock.
- 7.2. Poor quality housing has a detrimental impact on residents' quality of life, is not conducive to sustainable community building, and has a negative impact on the HMA's place shaping ambitions.
- 7.3. As illustrated in Figure 7.1 below there are significant proportions of vulnerable households living in non-decent stock. This clearly emphasises the importance of investing and improving non-decent stock in both social and private sectors.

**FIGURE 7.1: PERCENTAGE OF VULNERABLE HOUSEHOLDS IN NON-DECENT STOCK**



- 7.4. Across the HMA there are issues around the energy efficiency of private rented and local authority owned housing. Housing can play a key role in reducing carbon emissions, improving energy efficiency and tackling fuel poverty.
- 7.5. The rationale, key issues and approaches to delivery are outlined in relation to each of the key objectives outlined above.

## Meeting Decent Homes Standards in social rented stock

### *Needs and rationale*

- 7.6. The table below highlights the high proportion of local authority owned stock in the HMA (17%) compared to national (8%) and regional levels. The HMA partners are committed to raising quality and decency standards across all homes within their ownership.

**TABLE 7.1: HOUSING TENURES ACROSS THE HMA**

	Local Authority (incl. owned by other LAs)	Registered Social Landlords	Other public sector	Private sector
<b>Bassetlaw</b>	14%	2%	0.2%	84%
<b>Bolsover</b>	16%	3%	0.0%	81%
<b>Chesterfield</b>	20%	3%	0.4%	77%
<b>North East Derbyshire</b>	19%	1%	0.0%	80%
<b>HMA</b>	<b>17%</b>	<b>2%</b>	<b>0.2%</b>	<b>80%</b>
<b>East Midlands</b>	10%	6%	0%	84%
<b>England</b>	8%	10%	0%	82%

- 7.7. As outlined in the table below<sup>9</sup>, progress in meeting Decent Homes Standard varies significantly across the districts. Bassetlaw and Bolsover are on course to meet Decent Homes targets: however both Chesterfield and North East Derbyshire will continue to have high numbers of non-decent social homes for rent.

<sup>9</sup> These figures provided by each of the local authority partners include both traditional and non-traditional housing units, which are described in further detail below.

**TABLE 7.2: PROGRESS IN MEETING DECENT HOMES STANDARDS**

District	Ownership/management	Total number of council rented units	Percentage of non-decent homes	Number of non decent homes
<b>Bassetlaw</b>	Retained and Managed by ALMO	6,942	29.6%	2,053
<b>Bolsover</b>	Retained and Managed by BDC	5,360	1.25%	67
<b>Chesterfield</b>	Retained and managed by CBC	9,785	20.66%	2,022
<b>North East Derbyshire</b>	Retained and managed by ALMO	8,188	59.64%	4,883
<b>HMA</b>	-	<b>30,275</b>	<b>29.8%</b>	<b>9,025</b>

- 7.8. In total over 9,000 homes are classified as 'non-decent' across the HMA and securing investment to enhance and maintain the existing social stock represents a key priority for the local authority partners.

### *Approach and delivery*

- 7.9. The approach to delivering Decent Homes standards is the responsibility of each individual local authority and as such is described in detail within the individual investment programme sections of this LIP. The schedule below provides a brief overview of the current delivery position/strategy for each of the partners.

**TABLE 7.3: PROGRESS TOWARDS MEETING DECENT HOMES STANDARDS**

Local Authority	Current position and strategy
<b>Bassetlaw</b>	Significant proportion of non-decent housing (c.30% being c. 2,000 homes), however, ALMO secured funding to deliver comprehensive stock renewal. Anticipated that Decent Homes Standard will be met by 2012.
<b>Bolsover</b>	The council has implemented a successful Decent Homes strategy with only very low level of non-decent homes remaining (c. 1% of stock). Anticipated that Decent Homes Standards will be met by 2010. Where decency cannot be achieved, trickle transfer to a RP has been agreed, including 108 Tarran bungalows.
<b>Chesterfield</b>	Over 2,000 non-decent homes with significant funding gap identified to deliver Decent Homes standard. Currently undertaking options appraisal in order to develop viable forward strategy. Options include estate remodelling and asset transfer.
<b>North East Derbyshire</b>	Significant proportion of non-decent housing (60% being c. 5,000 homes). Identified by the council as the number one priority within the local authority investment programme. 2 star ALMO now in place with comprehensive strategy for addressing decency. Initial tranche of required grant funding recently secured from CLG/HCA.



## Properties of non-traditional construction

### Needs and rationale

- 7.10. Across the HMA there are almost 6,000 non traditional homes (including prefabricated stock, Tarran and Trusteel developments).
- 7.11. Quality and standards of decency are a key issue in this sector. In particular, properties of non traditional construction are often difficult to heat with very poor energy efficiency. As outlined in the table below, around one third (over 2,000 properties) require urgent investment.

**TABLE 7.4: NON-TRADITIONAL STOCK INVESTMENT REQUIREMENT**

District	Total number of non-traditional homes	Percentage of homes requiring urgent investment	Number of homes requiring urgent investment
<b>Bassetlaw</b>	837	59.9%	501
<b>Bolsover</b>	173	62%	108
<b>Chesterfield</b>	1849	31%	573
<b>North East Derbyshire</b>	3092	28%	862
<b>HMA</b>	<b>5,951</b>	<b>34%</b>	<b>2,044</b>

- 7.12. The quality of non-traditional stock is a particular issue in North East Derbyshire and Bolsover, and the local authorities have identified this as a priority area for investment. Poor quality non traditional stock has a detrimental impact on the economic development aspirations of the HMA and its communities and does not meet the needs of existing communities and those new residents that partners wish to attract to the area.

### Approach and Delivery

- 7.13. The partners are pursuing a range of strategies for addressing issues associated with non-traditional stock, including ongoing maintenance programmes and comprehensive refurbishment projects to bring homes up to a satisfactory standard of decency. This includes a comprehensive pre-1919 Housing Renewal Area programme in Bolsover.
- 7.14. Rykneld Homes Limited (RHL)/NEDDC's Decent Neighbourhood's programme (described in Section 13) proposes to carry out renewal works to the non traditional stock, currently unfunded, over a 10 year programme. However, structural deficiencies, construction materials and design configurations mean that many of these properties will not meet Decent Homes Standards. The HMA partners are committed to implementing sustainable and value for money solutions to addressing these issues.
- 7.15. Some of the non-traditional housing, such as the Airey and Tarran developments, have very low site densities.
- 7.16. Taking into account the complexity of development including the decanting/re-housing of existing occupiers, ensuring full engagement with residents and

wider communities, and the marginal viability of new housing development in the more deprived areas of the HMA (where concentrations of non-traditional housing tend to be located), the redevelopment strategies may not be viable without additional public sector funding.

- 7.17. The redevelopment of areas of non-traditional housing also makes a significant contribution to environmental sustainability, improving the energy efficiency of homes, making carbon savings and reducing fuel bills for residents. There are opportunities for redevelopment projects to promote community learning about the environment and resource efficiency, whilst also providing training and employment opportunities in sustainable construction.

<b>TRANSFORMING NON-TRADITIONAL HOUSING SITES INTO SUSTAINABLE MIXED TENURE DEVELOPMENTS</b>
<p>Bolsover District Council has 108 Tarran units spread over 3 sites within the district.</p> <p>Developer and RSL partners have been selected through competition and planning approval and funding has been secured to double the density on one site from 20 to 52 units.</p> <p>The scheme will start on site 2010/11, deliver a mixed tenure scheme of code level 4 units to be owned and managed by Derwent Living Housing Association.</p> <p>When completed, the scheme will be the first silver standard scheme delivered in the District Under Building for Life criteria.</p>

- 7.18. The HMA partners are sharing best practice lessons, and working together on developing a sustainable solution to housing of non-traditional construction. However, each site has unique constraints and market values and therefore tenure mixes and the levels of investment support required will vary from site to site. The forward approach to delivering decent homes standards is the responsibility of each individual local authority and as such is described in detail within the individual local authority section.

## Private sector housing stock

### *Needs and rationale*

- 7.19. Addressing low levels of decency in the private sector housing stock is a significant challenge for the HMA given the piecemeal nature of development and ownership. There are over 135,000 private sector properties in the HMA, and an estimated 15,000 (11.1%) of these have (as defined by) Housing Health and Safety Rating System (HHSRS) Category One hazards. Across the HMA local authorities the levels of non-decency in the private sector stock vary from 22% to 35%. The estimated cost of tackling the Category One hazards alone is over £90million.
- 7.20. The table below outlines the number of households in fuel poverty across the HMA. Large scale renewal or refurbishment programmes, that are needed to improve the existing stock in the HMA, should have carbon reduction and energy efficiency at the forefront.

**TABLE 7.5: HOUSEHOLDS IN FUEL POVERTY, 2007**

	NUMBER OF HOUSEHOLDS IN FUEL POVERTY	% OF HOUSEHOLDS IN FUEL POVERTY
<b>Bassetlaw</b>	3054	6.5%
<b>Bolsover</b>	1924	5.9%
<b>Chesterfield</b>	2224	4.8%
<b>NED</b>	2342	5.5%
<b>HMA</b>	<b>9,544</b>	<b>5.7%</b>

Source: BRE Stock Model, 2007, compiled by Housing Intelligence for the East Midlands

- 7.21. The findings of the HMA's 2007/8 housing needs studies on Complex Needs, Young People, Older People and BME groups all highlighted a lack of understanding and use of the private rented sector. The sector was identified as a priority and a key delivery mechanism for all four authorities to tackle housing need.
- 7.22. The extent of empty properties in the private sector is also a key issue in the HMA, with almost 3,000 properties empty for over six months. The table below outlines the proportions of empty properties across the HMA (this includes all dwelling tenures).

**TABLE 7.6: VACANT DWELLINGS, 2008**

	DWELLINGS TOTAL	NUMBER OF VACANT DWELLINGS (EXCL SECOND HOMES)	% OF VACANT DWELLINGS (EXCL SECOND HOMES)	% LONG TERM VACANT DWELLINGS
<b>Bassetlaw</b>	49,825	2414	4.9%	1.6%
<b>Bolsover</b>	33,786	1571	4.7%	2.1%
<b>Chesterfield</b>	48,066	1620	3.4%	1.4%
<b>NED</b>	43,858	1239	2.8%	1%
<b>HMA</b>	<b>175,535</b>	<b>6844</b>	<b>4%</b>	<b>1.5%</b>
<b>East Midlands</b>	1,528,920	48,984	3.80%	1.4%

Source: Vacant Dwellings 2008, CLG

### **Approach and delivery**

- 7.23. The four local authorities in the HMA carry out a variety of interventions in the private sector housing stock. Whilst these interventions deliver against the same aims, the activities differ, depending on the local characteristics, such as the nature of the problems and available resources. As a result, levels of investment across the HMA have differed significantly over previous years.

- 7.24. Overall the local authorities have strong track records in consistently investing in their private sector stock using monies provided through Regional Housing Fund allocations (from CLG) and their general funds.
- 7.25. The HMA has received £15,000 of funding to help develop a HMA wide private sector housing strategy over 2010/11. There will be an overarching HMA strategy underpinned by individual local authority action plans. The implementation of the strategy will help develop further HMA joint working, including the following initiatives:

***Dealing with long term empty properties***

- Empty property strategy and initiative
  - Grants available to bring empty homes back into use
  - Helping to deliver affordable homes
  - Use of enforcement mechanisms
- 7.26. Across the HMA, all four local authorities are working proactively in dealing with long term empty properties:

<b>Bassetlaw</b>
The council is currently drafting an empty homes strategy and will be working with A1 housing on a Private Sector Leasing Scheme to bring empties back into use where there is a demand for housing. Corporately this is a priority. Strategy to be completed by Feb 2011.
<b>Bolsover</b>
Bolsover District Council is currently taking part in an empty homes pilot delivered through Meden Valley Making Places. This takes long term empty properties from the market and brings them back into use and managed by an RSL/RP. The refurbished properties achieve the equivalent to Code for Sustainable Homes Level 3 and delivers training and re-skilling for members of the local communities.
<b>Chesterfield</b>
Chesterfield BC currently offer an empty property grant scheme funded through commuted sums money. The grants are available to either first time buyers or accredited private landlords to bring empty properties back into use with a grant of 50% (up to a maximum of £12,500) of the cost of remedial works to bring the property back into use. If the property is brought back into use by a landlord claiming any grant then the property must be made available to tenants nominated off the council housing register identified through the Choice Based Letting system.
<b>North East Derbyshire</b>
North East Derbyshire DC works proactively with owners of empty properties to identify issues and assistance to bring the properties back into use. For example, the council is currently writing to all owners of empty properties to establish whether any assistance can be given. This is leading to some positive outcomes. For example the council is currently working with the owner of a longstanding empty property in Clay Cross to convert the house into two flats using Empty Property Grant, which is match funded by the owner. This will not only bring the property back into use but will also meet a housing need for single person accommodation.

- 7.27. Empty homes activity features in the four local authorities and it is an intention that joint working will be developed in this area through the forthcoming joint private sector housing strategy. The bringing of empty properties back into use is an important part of increasing affordable housing supply as where public money is invested to bring the properties back into use they are then let to

tenants taken from local Housing Registers at no more than Local Housing Allowance levels.

Capital expenditure on bringing empty properties back into use has been limited to date across the HMA. For 2010/11 it is projected that £142,000 will be spent on bringing 13 properties brought back into use.

### **Energy efficiency**

- Fuel Poverty Strategies
- Warmfront
- Warm Zone initiatives

7.28. All four Authorities are members of the Derbyshire and Nottinghamshire Local Authority Energy Partnership (LAEP) and Chesterfield and North East Derbyshire currently have a joint affordable warmth strategy. Bolsover is currently considering being a member of this strategy, reinforcing the joint working currently in progress.

In 2009/10 £3.53 million of Warmfront funding and household contributions was spent on improving the energy efficiency of 2,609 properties in the HMA. It is anticipated that a similar number of grants and investment will take place during 2010/11. Additional energy efficiency work is undertaken with some of the grants and loans paid out for dealing with disrepair.

### **Working with private landlords and tenants**

- Decent and Safe Homes Landlord Accreditation Scheme
- Private Rented Sector Research completed April 2010
- Ongoing enforcement
- Landlord Forum
- Rent Deposit Schemes

7.29. The three Derbyshire authorities are signed up to the East Midlands Landlord Accreditation Scheme (EMLAS) and it is the intention that Bassetlaw will do so in the near future. Work is ongoing with other Sheffield City Region authorities, to achieve a shared approach to respective accredited landlords, to enable increased tenant mobility across local authority boundaries.

Enforcement is an ongoing and an important tool which is used to similar degrees across the HMA. Enforcement is not only against private rented properties, but all private sector properties, including housing standards, public health issues and nuisance.

7.30. Private rented research completed for the HMA during April 2010 is leading to further engagement with landlords and joint working. A landlord forum is

currently being developed, which is intended to be landlord led, providing a forum for information exchange and the sharing of best practice.

### **Dealing with disrepair**

- Home Repair Assistance
- Decent Homes
- Renovation
- Handyvan Service
- Renewal programmes

7.31. The three Derbyshire authorities are partners in the North Derbyshire Home Improvement Agency. This joint working agency deals with disrepair as well as energy efficiency in the private sector for economically vulnerable residents.

#### **HOME IMPROVEMENT AGENCY**

The three Derbyshire authorities operate an in-house Home Improvement Agency (HIA). The aim of the HIA is to improve people's living conditions, help to enhance health and quality of life and enable people to remain in their own home, or to return to their own home following their discharge from hospital or other institutional care. The HIA also provides onsite advice for older people wishing to move home. The HIA works with many partners such as Derbyshire County Council and the Fire Service to deliver services in the following areas:

- Home security
- Fire safety work
- Aids and Adaptations (disabled facilities grants)
- Handyvan scheme
- Energy Advice work

The core work of the HIA is to help people who are vulnerable: older, disabled and/ or living on a low income to repair, improve or adapt unfit or unsuitable homes, and improve their feeling of safety and security.

The HIA provides a comprehensive service to help people through the whole process of carrying out work to their homes, including the provision of on-site advice and practical assistance, as well as help in identifying and securing funds from various means (this could be through Council assistance, clients own resources and other sources).

The HIA works in partners such as Derbyshire County Council and the Fire Service to deliver its services.

7.32. Whilst the precise policies for interventions in dealing with disrepair differ between authorities, these activities have an important role and are cross cutting. For example addressing disrepair via grants or loans can assist vulnerable people to remain in their own homes which are decent and safe. At the same time, this activity also addresses energy efficiency, prevents properties from becoming vacant and derelict, addresses potential health impacts and helps to maintain the provision of affordable homes. Activities within Bolsover have involved significant area renewal as the negative impacts of property decline on neighbourhoods are fully understood.

### Housing Renewal in Bolsover

A number of Housing Renewal Areas were created within the district in the early 2000's. These include:

- New Houghton
- Shirebrook
- Carr Vale
- Langwith Junction/Whaley Thorns
- Pleasley
- Creswell

All four renewal areas were subjected to master planning activity and received funding to effect group repair and refurbishment activity. Langwith Junction received the most vigorous interventions in partnership with Bellway and Leicester Housing Association extending beyond refurbishment to include extensive demolition and new build place shaping activity – designed to extend the residential offer. Work in four of the renewal areas remains uncompleted. New renewal areas have been identified focussing on remodelling as opposed to refurbishment.

- 7.33. Interventions to improve private sector housing stock play an important role in ensuring there is a choice of quality housing across the HMA, and in supporting economic development and regeneration ambitions. It should be noted however that in some areas in the HMA, for example Bolsover, the narrowness of the existing housing stock comprising Band A 3 bed properties means that redevelopment as opposed to refurbishment is more appropriate in many settlements.

In 2009 £2.1 million was spent through grants and loans on addressing disrepair in 333 properties in the HMA. In 2010/11 it is projected that £1.96 million will be spent on improving c.350 properties.

In addition to general disrepair work, through Regional Housing Board monies Bolsover District Council is investing over £4.2 million in private sector renewal works in New Houghton during 2009 - 2011.

### Adaptations

- 7.34. The Disabled Facilities Grant (DFG) is a mandatory grant delivered by all local authorities, currently funded by CLG with some local authorities contributing considerable funds of their own. Given the current public sector funding constraints, the ability for local authorities to contribute has diminished dramatically and now relies almost solely on external funding. As DFG's are a statutory function, funding this service remains a high priority across the HMA. Across the whole of Derbyshire, a potential budget shortfall of £3 million has been identified for 2010/11.
- 7.35. In Bassetlaw a Preventative Adapts Scheme (PAS) is in place which delivers fast access to minor adapts to enable older people to remain in their home independently. Looking forward the scale and scope of private sector stock intervention will be driven by the level of investment available. Current levels

of investment would be required in order to maintain levels of activity and deliver statutory functions, such as the disabled facilities grant.

- 7.36. In 2009 £2.4 million was spent through grants and loans on delivering adaptations to 404 properties. In 2010/11 it is projected that spend will be £2.35 million with a similar number of adaptations undertaken



## 8. PROVIDE SUPPORTED HOUSING

### Summary objectives

- Meet the housing needs of all vulnerable and disadvantaged groups across the HMA
- Provide housing that meets the needs of older people
- Provide housing that meets the needs of young people
- Provide housing that meets the needs of people with learning disabilities
- Promote community cohesion and address socio-economic disadvantage

### Rationale for Intervention

- 8.1. Meeting the housing needs of vulnerable and disadvantaged groups is a key issue across the HMA. This includes providing appropriate supported housing for a range of households, including older people, young people, people with learning disabilities, complex needs, domestic abuse and gypsies and travellers.
- 8.2. Housing Needs Studies for a range of vulnerable and disadvantaged groups have been prepared for the HMA. Partners across the HMA commissioned 4 housing needs studies in 2007 into the housing needs of:
  - Older people
  - Young people ( aged 16 – 30 )
  - Complex needs
  - BME households
- 8.3. As a result housing needs action plans and multi agency steering groups have developed to deliver and update the recommendations from the older persons, young persons and complex needs studies ([www.ndb-hma.org.uk/documents/strategies](http://www.ndb-hma.org.uk/documents/strategies)).
- 8.4. Both Derbyshire and Nottinghamshire Supporting People Teams have carried out a variety of reviews into vulnerable groups including domestic abuse, older people, complex needs, learning disabilities and young people. The findings from these reviews have supported the evidence found in the HMA housing needs studies as to the need for more dispersed units of floating support for all vulnerable households.
- 8.5. Derbyshire County Council has indicated that their key priorities will be supporting people with Learning disabilities into appropriate supported accommodation and extra care facilities for older people. There is still, however, an identified need from the young person's studies for a wider range of supported accommodation to meet the needs of young people.
- 8.6. Both Derbyshire and Nottinghamshire county councils commissioned studies into the needs of Gypsies and Travellers which were published in 2008 and 2005 respectively.

## Strategic Challenges

### Older People<sup>10</sup>

- 8.7. The proportion of older people living in the HMA is expected to increase significantly, with the majority of older people being owner occupiers. By 2022 the national population of people aged over 60 is expected to increase by 25%, and in the HMA the level of increase is expected to be greater (see section 3).
- 8.8. By 2022 across the HMA almost one in five people will be aged 65 or over. In addition, the proportion of residents aged over 85 in the HMA is expected to increase by 53% by 2022, with the greatest increase in Bassetlaw. This age group is particularly likely to require some support services and housing designed to meet their mobility and health needs.
- 8.9. There is an under supply of specialist housing (sheltered/extra care/very sheltered schemes) in the HMA, across the private and social rented sector. There is significant demand for two bedroom bungalows, although take-up of existing stock is poor in some areas as much is considered inappropriate in terms of good access to services or the quality of the local environment.
- 8.10. As noted in Section 3, in all four districts, the proportion of the population with limiting long term illness is higher than regional and national averages. 23.1% of the population in the HMA have a limiting long term illness compared to 18.4% regionally and 17.9% nationally.
- 8.11. Older people increasingly find it difficult to access shops and other public services and so it is important that housing for older people is located close to amenities where possible.
- 8.12. There is a general mismatch between the types of tenure that older people tend to be in and the types of tenure they want to be in (owner occupier or private) although this position varies depending upon the specific area under consideration. There is increased demand for a range of suitable housing but insufficient supply to meet future needs, particularly in the private sector.

### Young People

- 8.13. In addition, research into the housing needs of young people<sup>11</sup> found that the housing needs of this group are not being met in the HMA. In particular, a shortage of adequate one person accommodation, in both the private and affordable sectors, has been highlighted.
- 8.14. Affordability for young people in the HMA is a significant concern and properties in the private rented sector, particularly in more desirable locations close to town centres and transport routes, have become increasingly expensive.
- 8.15. The research also highlights that whilst younger people are often viewed as highly mobile, attachment to place is very important for many. It is also noted

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<sup>10</sup> Analysis in this sub section is drawn from the following document: Housing Needs of Older People in the Northern Housing Market Area, 2008

<sup>11</sup> A Study of Younger People's Housing Needs in the Northern Housing Market Area (<http://www.ndb-hma.org.uk/documents/strategies>).

that if low cost home ownership options were to be extended more widely in the HMA, the benefits of this option need to be clearly communicated to young people.

- 8.16. The Study highlighted the need for a pathways approach to housing provision for young people. The HMA has provision for the following:
- Preventative work in schools and through family mediation with 16/17 years old
  - Newbold Court for the Derbyshire authorities
  - Move on protocols
  - Dispersed floating support schemes
- 8.17. North Derbyshire, however, does lack provision for those young people not in crisis but who are unable or not ready to access the housing market. A foyer scheme has been identified for young people across the North Derbyshire authorities to link into education, employment and training. It is envisaged that these young people would not be in crisis and would potentially move on here from the dispersed supported housing schemes. Additionally there is a need for more 2 bed units for social, shared ownership and properties to buy for young people and couples ready to start a family. This will be addressed through allocations policies and new build provision of affordable housing.

## Learning disabilities

- 8.18. The 'Getting a Home of My Own' project (led by Derbyshire County Council Adult Care) aims to increase the range of housing options available for people with learning disabilities in Derbyshire, providing clear and accessible housing pathways to enable people to have informed choice and control over where they live and improved personal outcomes. Derbyshire County Council has identified that over the next 3 years, 32 people with learning disabilities will need accommodating in the community across the North Derbyshire Authorities.

## Other Vulnerable and Disadvantaged Groups

- 8.19. The Joint Housing Strategy highlights that the overall shortage of affordable housing in the HMA particularly impacts on vulnerable groups who are more reliant than other groups on rented housing. This group is increasingly dependent on social rented housing but there are multiple barriers (both perceived and actual) to registering for social rented housing.
- 8.20. Ethnicity within the HMA is markedly different to the national and regional picture, with 98.7% of the population classified as white. A BME Housing Needs Study found that housing needs and aspirations of BME groups do not differ from the White British population, and their needs can be met through a general residential offer.
- 8.21. Local authorities are required to provide for the needs of Gypsies and Travellers. Sites should be located where Gypsies and Travellers want them. Gypsies and Travellers Accommodation Assessments for Derbyshire (2008) and Nottinghamshire (2005) have been prepared. In Bassetlaw there are two known

unauthorised gypsies and travellers developments and an increasing number of unauthorised encampments across the HMA generally.

## Actions to support Vulnerable Groups

- 8.22. The HMA partners aim to 'work across the partnership to ensure that the four authorities are able to meet the needs of vulnerable groups across the sub-region, in a manner which reduces duplication and maximises effectiveness'.
- 8.23. Considerable work is already underway to meet the housing needs of vulnerable and disadvantaged groups underpinned by the following objectives:
- The delivery of three housing needs action plans for older people, young people and those with complex needs
  - Anticipate and actively respond to the housing needs of vulnerable groups and where possible integrate with existing and new housing provision
  - Develop new and innovative solutions to meeting the housing needs of vulnerable groups, including closer working with the private rented sector, RSLs/RPs and the voluntary sector.
- 8.24. There is particular emphasis on integrating the provision of a range of specialist housing types/housing with care, with new developments to promote community cohesion and opportunities for aligning public and private sector investment.
- 8.25. The HMA partners have agreed to increase the provision of specialist older person's housing to meet their needs. The **Older Person's Housing Needs Study Action Plan** includes activities and investments in three key areas:
- Ensuring a supply of suitable accommodation;
  - Providing support and advice; and
  - Information provision.
- 8.26. The plan sets out to increase specialist older people's housing to meet the Derbyshire recommended target of 50 units per 1,000 people aged over 65.
- 8.27. The **Young Persons Housing Needs Action Plan** outlines how the partners are promoting greater access to supported social housing for young people. It also sets out the partners' ambitions to secure new units for young people through improvements to the existing stock and new build developments. Key areas of intervention include:
- Affordability
  - Raising awareness and education
  - Greater use of the private rented sector
  - Advice and support
  - Vulnerable young people and homelessness
  - Development of appropriate housing, choice and place

- 8.28. The **Complex Needs Housing Needs Study Action Plan** outlines a series of activities in the following areas:
- Prevention,
  - Housing options and advice,
  - Access to housing
  - Access to services.
- 8.29. Key areas of activity to support the housing needs of older people, young people and those with complex needs are summarised in the table below:

**TABLE 8.1: KEY AREAS OF ACTIVITY TO MEET THE HOUSING NEEDS OF VULNERABLE GROUPS**

<b>Older People</b>	<ul style="list-style-type: none"> <li>• Development of extra care facilities in a mixed tenure basis</li> <li>• Provide a range of support to enable older people to stay in their own homes</li> <li>• Seek opportunities for development of new units through new build initiatives and also existing stock</li> </ul>
<b>Young People</b>	<ul style="list-style-type: none"> <li>• Pathways approach to housing for young people to incorporate a range of housing and support from age of 16 to 30</li> <li>• Greater access to supported social housing, primarily through dispersed units</li> <li>• Seek opportunities for development of new units through new build initiatives and also existing stock</li> <li>• Greater use of good quality accredited PRS accommodation</li> <li>• Development of a Foyer scheme in North Derbyshire</li> </ul>
<b>Complex Needs</b>	<ul style="list-style-type: none"> <li>• Creation of dispersed hostel model</li> <li>• Greater promotion of housing options available</li> <li>• Seek opportunities for development of new units through new build initiatives and also existing stock</li> <li>• Greater use of private rented sector</li> </ul>

- 8.30. Local authorities deliver Disabled Facilities Grants to meet the housing needs of disabled people. This is a mandatory grant delivered by all local authorities, currently funded by CLG with some local authorities contributing considerable funds of their own (also see Section 7). Each authority has delivered a range of key initiatives.

<b>Bassetlaw: Outreach extra care pilot scheme for Bassetlaw residents</b>
<ul style="list-style-type: none"> <li>• Aim of scheme to enable people to remain in independent living, residents have access to a carer 24/7</li> <li>• Scheme in Worksop, in partnership with Notts CC</li> <li>• Commenced July 2010 for 18 months</li> </ul>
<b>Bolsover: New build move on accommodation</b>
<ul style="list-style-type: none"> <li>• In partnership with RSLs, Bolsover District Council has delivered 5 specialist new build move on units for young people and women at risk of exploitation with support packages attached.</li> <li>• All affordable housing s.106 negotiations in the district require an element of move on and disability access housing on new sites.</li> </ul>
<b>North East Derbyshire: Specialist bungalow for people with learning disabilities</b>
<ul style="list-style-type: none"> <li>• Through partnership working with Derbyshire County Council Learning Disabilities Service, a need for specialist accommodation for three people with learning and physical disabilities was identified. As this need could not be met through council stock or the private sector, a site was identified on a proposed development of bungalows for older people.</li> <li>• Leicester Housing Association agreed to combine two of the semi detached bungalows on the scheme into a single unit. Working in partnership with social services, the families of the people with the LD, their carers and NEDDC, Leicester Housing Association redesigned the unit to meet the needs of the clients and their live in carer.</li> <li>• This is part of ongoing, co-ordinated work with social services to meet the housing needs of people with learning disabilities and is an approach that we are looking to replicate for this and other needs groups.</li> </ul>

8.31. Derbyshire and Nottinghamshire County Councils play a key role in supporting vulnerable groups, with Supporting People funding administered through the county. Due to these separate funding streams, projects tend to be DCC or NCC specific.

8.32. Joint initiatives to date include:

- The North Derbyshire Home Improvement Agency – an initiative which is supported by local authority funding and staff and Supporting People funding. This helps vulnerable members of the community who are older, disabled and or on a low income to improve their housing related living conditions.
- Women’s Refuge for North Derbyshire and dispersed units of floating support for families fleeing domestic abuse.
- Rent deposit and pre tenancy support schemes to support homeless people to access sustainable housing.
- North Derbyshire young people’s accommodation scheme which funds 15 units of support across Bolsover, Chesterfield and North East Derbyshire.
- North Derbyshire complex needs accommodation scheme which funds 15 units of support across Bolsover, Chesterfield and North East Derbyshire.
- The first HMA wide private rented sector landlord’s forum will be held in October 2010.

- Bassetlaw District Council has gifted premises to Nottinghamshire Women’s Aid for provision of a Women’s Resource Centre, where a range of services are available for victims of domestic violence. A new women’s refuge has been commissioned in Worksop with the support of HCA capital funding and Supporting People revenue funding.

Newbold Court
<ul style="list-style-type: none"> <li>• Newbold Court provides 17 units of self contained accommodation for single 16-30 year olds across North East Derbyshire, Chesterfield and Bolsover.</li> <li>• Support is provided by South Yorkshire Housing Association (SYHA) staff that have an office at the units which is open 9am – 5pm Monday to Friday. They also provided emergency support. Additional support is provided by Framework.</li> <li>• NEDDC have access to 3 units, CBC 12 and Bolsover DC 2. The units are used as initial move for young homeless clients normally after a brief spell in B&amp;B.</li> <li>• Clients normally stay for 6 months to acquire skills concerning budgeting, cooking, personal hygiene, living amongst others and applying for employment.</li> </ul>
North Derbyshire accommodation project (DAP)
<ul style="list-style-type: none"> <li>• Operated by Action Housing to provide 15 units of similar accommodation to DAP for single complex needs clients 16 and above. Action Housing provides the support.</li> <li>• Clients have 6 month Assured Shorthold Tenancies. Clients can be referred by all appropriate agencies including the Probation Service and the Derbyshire Drug and Alcohol Team.</li> <li>• A housing advice surgery is operated at Nottingham Community Prison Homeless ex-offenders can be released and move into one of the units. Move on is to permanent social or private tenancies.</li> </ul>

## Projects

- 8.33. In summary, to meet the housing needs of vulnerable groups, public sector funding is required to support prevention, accommodation support schemes and new build provision across the HMA. A number of spatial projects in the short to medium term are identified as well as capital and revenue support for provision across the HMA. The future of projects set out above and the delivery of any new projects remains uncertain due to cuts in the Supporting People budget and CLG homelessness prevention monies.
- 8.34. Key projects for the HMA that aim to meet the housing needs of vulnerable groups include:
- Development of a North Derbyshire Foyer scheme based on a model of 4 – 5 units of supported accommodation in each district. This will be linked to tenancy support with a key focus on links into employment, training and skills. This will link into worklessness and skills projects such as the Decent Neighbourhoods apprenticeship schemes in North East Derbyshire and the Tesco’s employment initiative in Clay Cross. It is envisaged that this will provide short term accommodation (12 – 18 months) with a supported move on process in place through existing initiatives such as Choice Based Lettings and rent deposit schemes. Funding will be required for both revenue costs and ideally new build units will be utilised through the NAHP.

- Derbyshire County Council aims to develop extra care housing schemes in North East Derbyshire, Bolsover and Chesterfield. It is particularly important that a scheme is available in each district to meet the specific local need as this client group have indicated a reluctance to move far to find suitable. A range of Derbyshire County Council owned sites are being assembled.
- Nottinghamshire County Council has identified a need for 100 extra care units in Retford, within Bassetlaw District. Approximately a third of these units will be rental provision. The intention is to select a private sector partner to help deliver a small retirement village, and a possible site owned by the County Council has been identified.
- Up to 2016 funding is required for 160 housing units for people with learning disabilities and additional supported units for other vulnerable groups including those with complex needs.
- The 'Getting a Home of My Own' project for people with learning disabilities. Options for accommodation for this client group include new build affordable housing, social rented and private rented sector in partnership with support providers. Units have already been planned for some people with learning disabilities. E.g. Winsick, Carr Vale, Heywood Villas, Lowgates and Calow which are new build schemes and accommodation through a private landlord in Staveley. As with the North Derbyshire Foyer scheme we would seek new build where possible.
- The 2008 Derbyshire Gypsy and Traveller Accommodation Assessment stated that there were no sites in Chesterfield and that for over 5 years there had been no encampments illegal or otherwise in the Borough. Despite this it still highlighted the need for at least 1 new pitch in the Chesterfield area. It is proposed that the development of a pitch within the Chesterfield area would be geographically situated near to junction 29a to enable it to serve the needs of gypsies and travellers across the three north Derbyshire local authority areas.
- Two Gypsies and Travellers sites are proposed in the HMA, one at Daneshill in Bassetlaw and the other at Blackbridge in Bolsover.

8.35. For all of the new build projects outlined above, the local authorities including Derbyshire and Nottinghamshire County are considering land they can contribute.



## 9. PROJECT SUMMARY

### Introduction

- 9.1. The schedules below outline the indicative scale and nature of outputs that could be secured through the delivery of this Local Investment Plan.
- 9.2. The schedules focus on projects that are at the most advanced stages of development. All these projects depend for their delivery on maximising private sector investment. The initial work on these projects will be to review the delivery strategy to identify elements which can be delivered by the private sector. The HCA will support these reviews by bringing skills to support the Local Authority in viability and other enabling works. The reviews will determine any requirements for public sector investment into infrastructure or enabling works for the projects which in turn will be subject to the outcome of the CSR.

**TABLE 9.1: ECONOMIC DEVELOPMENT AND REGENERATION**

Supporting economic development & regeneration	Required Funding £m (public)*	Partners	Outputs				
			Private Sector Investment (PSI)	Jobs Created/ safeguarded	Employment Floorspace Created (m <sup>2</sup> )	Market Sale	Affordable Housing
<b>Bassetlaw</b>							
Creative Village	£1.552m	<ul style="list-style-type: none"> <li>LA</li> <li>HCA</li> <li>ERDF</li> </ul>		15 jobs	750 sq m		
<b>Bolsover</b>							
Shirebrook	£24.9m (inc land interests)	<ul style="list-style-type: none"> <li>LA</li> <li>Emda</li> <li>HCA</li> <li>Private partners</li> </ul>	£61m	250 jobs (200 created, 50 safeguarded)	6,000 sq m	810	90
Bolsover North West	£0.125m (study)	<ul style="list-style-type: none"> <li>LA</li> <li>HCA</li> <li>ERDF</li> <li>Private Partners</li> </ul>	TBC	TBC	TBC	TBC	TBC
<b>Chesterfield</b>							
Waterside	£1.794m (exc critical NAHP funding presented in schedule below)	<ul style="list-style-type: none"> <li>LA</li> <li>HCA</li> <li>Chesterfield Waterside JV</li> </ul>	£22m (direct/phase 1). £250m (wider development)	150 (direct/phase 1) jobs	2,730 sq m direct (wider development of 30,000 sq m)	1,200	300
Town Centre	£28.3m (inc land interests)	<ul style="list-style-type: none"> <li>LA</li> <li>HCA</li> <li>Private partners</li> </ul>	Not known	Not known	Not known	Not known	Not known
<b>NEDDC</b>							
Schools site	£3.345m	<ul style="list-style-type: none"> <li>LA, HCA, DCC, ERDF, Arts Council, National Lottery, Leader, Wren</li> </ul>	£3.132m	Not known	4,854 sq m	50	135 (including Extra Care units)
<b>HMA sub-total</b>	£60.016m		£86.132m (£314.132m)	415 jobs	14,334 sq m (41,604 sq m)	2,140	555

\*This includes all public sector funding (not just the HCA)

**TABLE 9.2: DELIVERING AFFORDABLE HOUSING**

Delivering affordable housing	Required Funding £m	Partners	Affordable housing units delivered*	
			Social rent	Intermediate tenures
<b>Bassetlaw</b>	£9m	<ul style="list-style-type: none"> <li>• Local authority</li> <li>• RPs</li> <li>• HCA</li> <li>• Private sector</li> </ul>	146	85
<b>Bolsover</b>	£21.83m**	<ul style="list-style-type: none"> <li>• Local authority</li> <li>• RPs</li> <li>• HCA</li> <li>• Private sector</li> </ul>	393	109
<b>Chesterfield</b>	£11.12m	<ul style="list-style-type: none"> <li>• Local authority</li> <li>• RPs</li> <li>• HCA</li> <li>• Private sector</li> </ul>	178	111
<b>North East Derbyshire</b>	£14.63m	<ul style="list-style-type: none"> <li>• Local authority</li> <li>• RPs</li> <li>• HCA</li> <li>• Private sector</li> </ul>	262	50
<b>HMA sub-total</b>	£56.58m		979	355

\* The figures are based on indicative splits between social rent and intermediate tenures as per housing need data. These may change pending viability testing and more local detailed local need assessments.

\*\* Includes £1.96m investment in new travellers site at Blackbridge

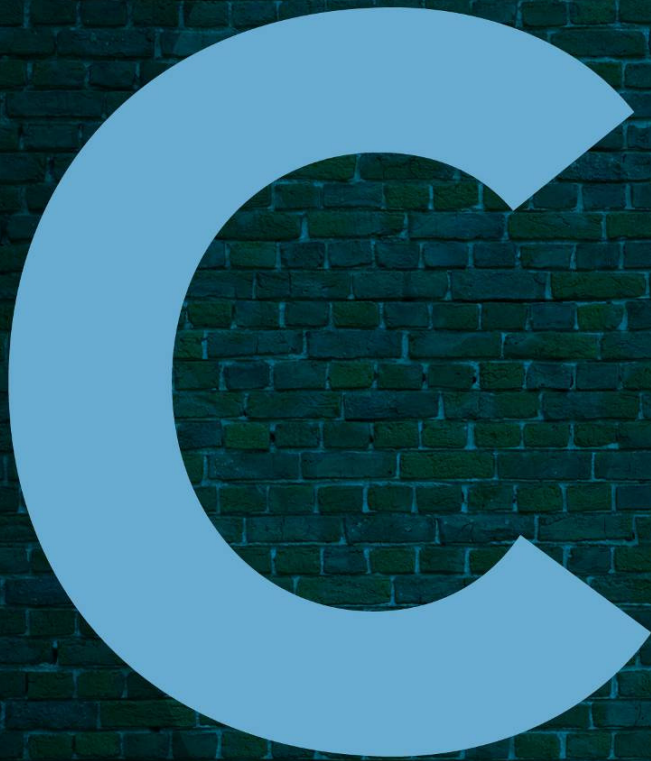
**TABLE 9.3: EXISTING STOCK**

Enhancing the quality of existing stock	Required Funding £m	Partners	Number of homes made Decent	Number of non-traditional homes renewed	Number of private sector housing interventions
<b>Bassetlaw</b>	£9.33m (private housing)	<ul style="list-style-type: none"> <li>Local authority</li> <li>HMA</li> <li>HCA</li> <li>ALMO</li> </ul>	TBC	TBC	2,700
<b>Bolsover</b>	£4.8m (private housing)	<ul style="list-style-type: none"> <li>Local authority</li> <li>HMA</li> <li>HCA</li> <li>Making Places</li> </ul>	TBC	TBC	970
<b>Chesterfield</b>	£5.91m (private housing)	<ul style="list-style-type: none"> <li>Local authority</li> <li>HMA</li> <li>HCA</li> </ul>	TBC	TBC	1,287
<b>NEDDC</b>	£65m (Decent Homes ) £8.214m (private housing)	<ul style="list-style-type: none"> <li>Local authority</li> <li>HMA</li> <li>HCA</li> <li>ALMO</li> </ul>	TBC	TBC	19,950
<b>HMA sub-total</b>	£92.254m				24, 907

**TABLE 9.4: VULNERABLE GROUPS**

Meeting the needs of vulnerable groups	Required Funding £m	Partners	Extra Care	Other Vulnerable & Disadvantaged Groups
<b>Bassetlaw</b>	<ul style="list-style-type: none"> <li>Extra Care TBC</li> <li>£1.7m (Travellers site)</li> </ul>	<ul style="list-style-type: none"> <li>Local authority</li> <li>NCC</li> </ul>	100 units	<ul style="list-style-type: none"> <li>Travellers site</li> </ul>
<b>Bolsover</b>	<ul style="list-style-type: none"> <li>£3.4m (Extra Care) Foyer</li> <li>£0.200m scheme</li> </ul>	<ul style="list-style-type: none"> <li>Local authority</li> <li>DCC</li> </ul>	50 units	<ul style="list-style-type: none"> <li>Travellers site*</li> <li>4 foyer units</li> </ul>
<b>Chesterfield</b>	<ul style="list-style-type: none"> <li>£1.8m (Extra Care) Foyer</li> <li>£0.200m scheme</li> </ul>	<ul style="list-style-type: none"> <li>Local authority</li> <li>DCC</li> </ul>	45-90 units	4 foyer units.
<b>NEDDC</b>	<ul style="list-style-type: none"> <li>£3.4m (Extra Care) Foyer</li> <li>£0.200m scheme</li> </ul>	<ul style="list-style-type: none"> <li>Local authority</li> <li>DCC</li> </ul>	68 units	<ul style="list-style-type: none"> <li>Sheltered housing (20 units)</li> <li>4 Foyer units</li> </ul>
<b>HMA sub-total</b>	£12.86m		Up to 308	

\*Cost of delivery presented within affordable housing summary



LOCAL  
AUTHORITY  
HOUSING  
AND PLACE  
MAKING  
PRIORITIES

## 10. BASSETLAW

### Introduction

- 10.1. Bassetlaw is predominately a rural district characterised by a large number of hamlets and villages. Worksop and Retford are the key towns and service centres in the district with populations of around 41,000 and 21,000 respectively. However, due to the size of the district there are also a number of smaller service hubs, such as Harworth. In terms of population and geographical area, the district is the largest in the HMA. Whilst the other three authorities are located within Derbyshire County, Bassetlaw is within Nottinghamshire.
- 10.2. Bassetlaw remains a relatively self-contained area, with a strong local housing market and high levels of residents working in the District. The western part of the district has the closest links to the HMA, with the northern and eastern area more influenced by the Sheffield City Region and Mansfield.

Year 1-3 Investment Priorities
<ol style="list-style-type: none"> <li>1. <b>Worksop Town Centre</b> - promoting Worksop’s role as a sub-regional centre has been identified as the Council’s key priority in the LIP. Key initiatives include the potential redevelopment of the former Gasworks site which provides the opportunity for major housing development to link in with proposals to develop a new Creative Village on the adjoining site.</li> <li>2. <b>Affordable housing supply</b> - affordability is a key issue in the more affluent rural areas where young people, in particular, are unable to access housing and are relocating to lower cost urban areas. This trend is undermining the sustainability of the district’s rural economy.</li> </ol>

### Support Economic Development and Regeneration

- 10.3. The Council is committed to promoting economic development initiatives targeting small indigenous growth industries. This approach forms part of a wider council strategy to encourage new business start up and the delivery of facilities that will provide businesses with the flexible accommodation and support services required to support business growth. Significant steps have already been taken with the imminent completion of the Retford Enterprise Centre and a range of low-cost start-up units in Worksop, in addition to the Creative Village proposals (described below) to meet latent demand, are being proposed.

## Worksop

- 10.4. Worksop underperforms in its role as a sub-regional centre. By virtue of its population size, and role as a key local employment, leisure and retail provider, it is identified as a focus for future development in the district. To deliver the level of housing growth required in the district over the long term, urban extensions will be necessary, as there are no appropriate brownfield, housing sites available.
- 10.5. Promoting Worksop's role as a sub-regional centre has been identified as the Council's key priority in the LIP. Some town centre investment has been undertaken to date, including £2m investment in the town park through the provision of council land for a new cinema and improvements to the town centre environment.
- 10.6. Work is shortly to commence, with support from CABI, on developing a clear vision for the town. The Canalside area has been identified as a strategic location for new mixed use town centre development including specialist accommodation to support the growth of creative industries. The regeneration of this key asset of the town, enhancing its setting, increasing its use (as a leisure opportunity and pedestrian route) and improving linkages with the existing built environment will be vital to increasing the attractiveness of the town to private sector investment.

**FIGURE 10.1: RETFORD ENTERPRISE CENTRE**



**FIGURE 10.2: CANALSIDE, WORKSOP**



## Canalside Creative Village, Worksop

### Overview

- 10.7. Proposals to kick start the Creative Village through delivery of a specialist workspace facility are a local investment priority. The initial phase of Worksop Creative Village will convert a terrace of Victorian stables into workshop and studio space providing:
- 745 sq m (8,000 sq ft) floorspace space;
  - 20 units of varying sizes let on

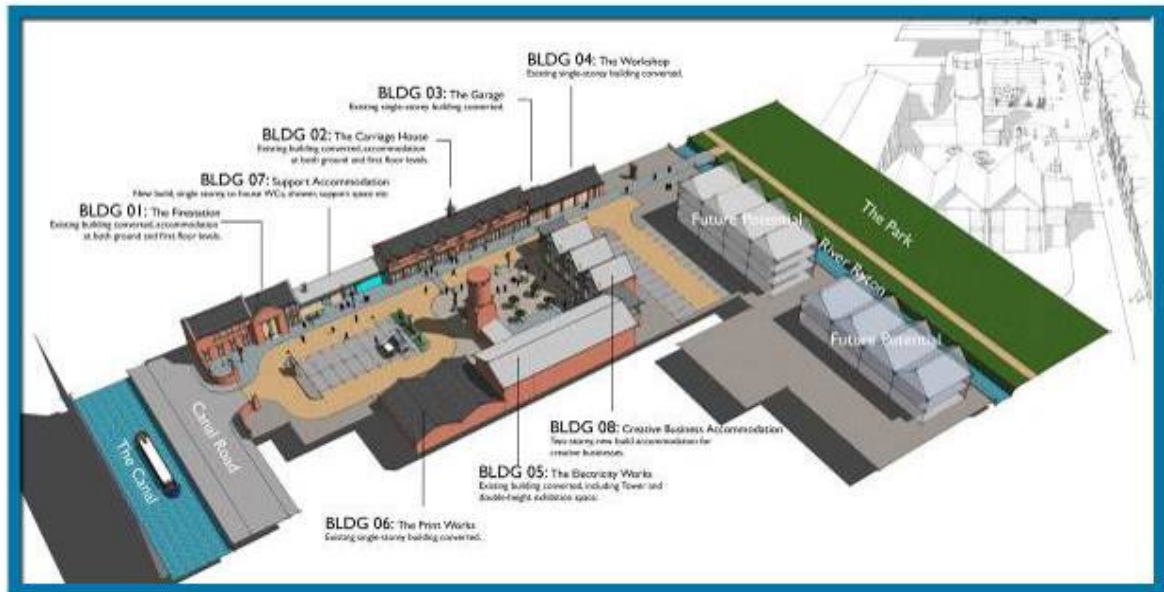
flexible terms.

- 10.8. The project will be the first phase of the regeneration of a strategically located site in a rundown area of Worksop town centre. The wider site includes the redevelopment of a former gasworks for large scale housing development and providing links to Worksop's town park (currently being upgraded).
- 10.9. The wider project will deliver a step change in the area, improving the town's physical infrastructure and perceptions of the place. It will contribute to the continued enhancement and revival of the Canal Corridor through the town centre, widely recognised as being in need of significant investment. It will provide opportunities for employment in a sector currently under-represented across the HMA, fostering growth in small businesses and increasing the size and diversity of the local economy.

**Progress to date**

- 10.10. A recent (December 2009) demand and feasibility has been completed which supports the proposals concluding that the scheme will meet latent demand by differentiating the local commercial premises offer and support the growth of small businesses.

**FIGURE 10.3: CREATIVE VILLAGE CONCEPT PROPOSALS**



- 10.11. The Council has identified an appropriate site within its ownership and has developed preliminary cost and design proposals for the scheme.

**Proposed Intervention**

- 10.12. The site is owned by Bassetlaw District Council and the Council has committed £250,000 from its future capital programme to the project. ERDF funding of c. £0.75m is currently being sought to provide additional capital investment. A funding gap of £0.5m remains.



## Harworth

- 10.13. Harworth is strategically located adjacent to the A61 and has been identified as a key area for growth in Bassetlaw through the LDF process. A former mining community, the town is one of the most deprived areas in the district in terms of skills, employment and housing provision.
- 10.14. Harworth is a key regeneration settlement, requiring a step change in housing provision and local employment opportunities. The priority development site is the former colliery, which is currently the subject of a planning application for around 1,000 houses, a supermarket and employment zone. Expertise on planning and development has been provided by ATLAS (Advisory Team for Local Authorities) to support regeneration in Harworth and requirement for this support is ongoing.
- 10.15. It is critical that the development integrates with the wider regeneration strategy for the area and, in particular, key initiatives within the town centre including the revitalisation of the public realm (proposals currently being developed).
- 10.16. The Council's 'bottom up approach' to economic development is also being driven forward in Harworth with proposals to deliver a specialist food incubator facility to encourage growth in this key cluster. This project aims to support the local economy, diversify the employment base and provide training and skills opportunities for local communities in food based industries.
- 10.17. Initial feasibility work will be undertaken to test the concept and examine the level of demand for a food technology hub. An estimated £20,000 for initial project development and feasibility work is required, with further public sector support potentially required in the longer term if the concept is taken forward.

**FIGURE 10.4: HARWORTH BIRCOTES**



## Increase the Supply of Affordable Housing

- 10.18. Bassetlaw District Council is committed to providing affordable housing across a range of small and medium sites in the district. Affordability is a prominent issue in the more affluent rural areas where young people, in particular, are unable to access housing and are relocating to lower cost urban areas.
- 10.19. In Retford Town Centre, the Council recently secured HCA support to directly develop retail units and affordable housing on council owned land, but this project is now in abeyance.
- 10.20. As outlined in the tables below a number of sites in the district that have the potential to deliver affordable housing between 2011/12 and 2013/14 have been identified. These are located primarily in Worksop and Retford, with other

sites in Misterton and Clarbrough. The majority of the sites do not as yet have planning permission or a development partner to take them forward.

- 10.21. The council is about to be tendering for partners to identify and deliver rural affordable housing exception sites, working with parish councils across the district.

**TABLE 10.1: SITES IDENTIFIED REQUIRING GRANT IN 2011/12 (SHOWN IN PRIORITY ORDER):**

Site	Affordable capacity and tenure	Delivery status
<b>2011/12</b>		
<b>Exchange Street</b>	9 social rent	<ul style="list-style-type: none"> <li>• Planning permission granted</li> </ul>
<b>Ollerton Road, Retford</b>	14 mixed tenure	<ul style="list-style-type: none"> <li>• Planning permission granted</li> <li>• Subject of kickstart bid</li> </ul>
<b>Everton</b>	5 mixed tenure	<ul style="list-style-type: none"> <li>• Planning permission pending</li> <li>• Rural exception site. Feasibility ongoing</li> <li>• East Midlands HA/Derwent Living</li> </ul>

**TABLE 10.2: SITES IDENTIFIED REQUIRING GRANT IN 2012/13 AND 2013/14 (SHOWN IN PRIORITY ORDER):**

2012/13	Affordable units	13/14	Affordable units
<b>Grove Street, Retford</b>	15 mixed tenure	Harworth Colliery (Phase 1)	TBC
<b>Cavendish Road, Worksop</b>	2 TBC	Sandy Lane, Worksop	10 mixed tenure
<b>Kingstone Road, Worksop</b>	4 TBC	Prior Meadows, Worksop	8 mixed tenure
<b>Tenby Grove, Worksop</b>	2 TBC	Keates Cres, Worksop	18 mixed tenure
<b>Rufford Street, Worksop</b>	2TBC	Westhill Road, Retford	80 mixed tenure
		Broad Gores, Clarbrough	28 mixed tenure
		Station Avenue, Ranskill	2 mixed tenure
		Grange Close, Misterton	2 mixed tenure
		Shrewsbury Road, Worksop	5 mixed tenure
		Grange Road, Misterton	26 mixed tenure

- 10.22. Bassetlaw's emerging LDF identifies areas where there is particular housing need in the district. Across the district, the affordable housing target for new developments of more than 15 dwellings is 30%. In light of the revocation of

the RSS, the HMA partners may now be revisiting affordable housing targets. In addition, recent research has been undertaken in Bassetlaw to suggest that targets of closer to 15% may be more viable in parts of the area. Bassetlaw is now revising their affordable housing trigger points down and developing variable percentage targets across the district. As in other areas of the HMA, the delivery of affordable housing in Bassetlaw has historically been low.

- 10.23. The Council is keen to set up a partnership with a Rural Enabler to assess certain parishes in the district where there is understood to be a need for affordable housing. The Enabler would then liaise with the parishes to consult on affordable housing schemes. The Council is also committed to working in partnership with Registered Providers to deliver affordable housing throughout rural areas.
- 10.24. The Council is also looking towards the private rented sector to support affordable housing delivery, and interventions such as bringing back Empty Homes into use as affordable housing and a new Private Rented Leasing scheme are being developed in partnership with A1 Housing. An Empty Homes Strategy for Bassetlaw is currently being developed.
- 10.25. Bassetlaw joined the HMA Landlord's Accreditation Scheme in September 2010, which will increase HMA partnership working across boundaries. Its main aim and purpose is to monitor private landlords, promote decency in private rented stock, and to improve housing management in the private sector.

## **Improve the Quality of Existing Housing Stock**

### ***Meeting Decent Homes***

- 10.26. The district's Decent Homes programme is on track to be completed in 2013, however this may be reviewed pending the Comprehensive Spending Review.
- 10.27. The Council's Business Plan indicates 1,976 non decent council homes as at the 1<sup>st</sup> April 2010. The cost of bringing these properties up to the Decent Homes Standard is £41.515m and the programme will be completed in 2013.

### ***Non-traditional stock – the Airey Houses pilot project***

- 10.28. Bassetlaw District Council is committed to addressing the problems associated with homes of non-traditional construction in the district. It is proposed that a pilot project to redevelop non-traditional homes in Harworth is undertaken, which in the longer term could be rolled out more widely across the district and the HMA.
- 10.29. The proposed site comprises Airey-type properties which are defined as 'design defective' by the Building Research Establishment (BRE). As with non-traditional properties elsewhere in the HMA, the costs involved in improving the quality of these homes through refurbishment works would not represent good value for money. The site footprint is relatively large and therefore it is proposed that the units would be demolished and a mix of tenure types built to a higher density would be delivered.
- 10.30. The project would contribute to meeting affordable housing need in the district, providing a greater choice of housing in the area and improving the physical

environment. New homes would be built to a minimum of Code for Sustainable Homes Level 4, providing greater energy efficiency and better living environments for tenants.

- 10.31. Redevelopment of the Airey Houses would contribute to the wider regeneration Harworth. Residents and local communities would be fully engaged and the project would also provide apprenticeships and construction training opportunities.
- 10.32. It is proposed that the council's ALMO, A1 Housing, would deliver the project and that public sector funding would be needed to support site works, consultation, and construction. It is estimated that costs per unit to demolish and rebuild would be £100,000.

### **Private sector stock**

- 10.33. The table below identifies the annual funding requirement and number of interventions in private sector stock initiatives based on a combination of:
- Current commitments;
  - Statutory requirements;
  - Existing delivery capacity resource;
  - A mix of Council and other external funding in line with historic levels of investment.

**TABLE 10.3: BASSETLAW - PRIVATE SECTOR GOING FORWARD 2011-14 REQUIREMENTS TO MAINTAIN CURRENT DELIVERY (£000S)**

Intervention type	Funding requirement			External funding*			Council funding			Interventions (dwellings)		
	2011 / 12	2012 / 13	2013 / 14	2011 / 12	2012 / 13	2013 / 14	2011 / 12	2012 / 13	2013 / 14	2011 / 12	2012 / 13	2013 / 14
<b>Disabled Facilities Grants</b>	1,100	1,100	1,100	800	800	800	300	300	300	130	130	130
<b>Empty Properties</b>	250	250	250	220	220	220	30	30	30	20	20	20
<b>Decent Homes/ Disrepair</b>	725	725	725	625	625	625	100	100	100	50	50	50
<b>Renewal Projects</b>	-	-	-	-	-	-	-	-	-	-	-	-
<b>Energy Efficiency through Warmfront</b>	1,035	1,035	1,035	1,030	1,030	1,030	5	5	5	700	700	700
<b>Total</b>	<b>3,110</b>	<b>3,110</b>	<b>3,110</b>	<b>2,675</b>	<b>2,675</b>	<b>2,675</b>	<b>435</b>	<b>435</b>	<b>435</b>	<b>900</b>	<b>900</b>	<b>900</b>

\*Mixture of East Midlands Regional funding, Warmfront and Private household contributions

## Providing supported housing

### *Extra care facilities*

- 10.34. Nottinghamshire County Council has identified a need for 100 extra care units for older people in Retford, approximately a third of which will be rental provision. The intention is to select a private sector partner to help deliver a small retirement village. In addition, a site owned by the County Council has been identified as a further option for the development of extra care housing.

### *Supported housing*

- 10.35. Many of the services provided for vulnerable groups in Bassetlaw have to date been funded through the Nottinghamshire Supporting People Partnership. From April 2010 'ring fencing' of the Supporting People Grant for Nottinghamshire ended and funding has been incorporated in to the County's 'block grant'. Meeting the housing needs of vulnerable groups is a key element within this grant.
- 10.36. Bassetlaw District Council has gifted premises to Nottinghamshire Women's Aid for provision of a Women's Resource Centre, where a range of services are available for victims of domestic violence. A new women's refuge has been commissioned in Worksop with the support of HCA capital funding and Supporting People revenue funding. The District Council also supports a Sanctuary Scheme delivered by the Bassetlaw and Newark & Sherwood Community Safety Partnership.
- 10.37. Bassetlaw District Council and A1 Housing (Bassetlaw) Ltd (ALMO) have developed a number of initiatives to address worklessness. Working with Residents and Tenants Associations, making community facilities available whereby the various associations have been able to facilitate their own training projects. At Carlton Gateway a ten year lease has been granted to tenants who have provided an IT training suite and run various projects including Job Search for the benefit of their community.
- 10.38. There is also a recently opened training centre at Hundred Acre Lane Depot giving A1 Housing opportunities to provide training for apprentices, as well as a partnership with Groundwork to train and employ Estate Caretakers from unemployed people within local communities.

### *Daneshill Gypsy and Travellers Site*

- 10.39. There is an established need for gypsy and traveller sites within the district as identified in the Bassetlaw Gypsy and Traveller Accommodation Needs Assessment 2005. Bassetlaw has 58 authorised pitches, 30 of which are in Worksop, 12 in close proximity to the A1 at Markham Moor and 16 near the Great North Road at Torworth. There are two known unauthorised developments that are either currently pursuing planning permission or the Council is enforcing on. There have been an increasing number of unauthorised

encampments, which also suggests that the existing sites are either full or do not meet the needs.

- 10.40. It is proposed that a gypsy and traveller site with 20 pitches be developed on the site of an existing transit site. This is currently owned and managed by Nottinghamshire County Council and would be enlarged to include adjacent land (also owned by the County Council). The development would improve and increase the number of pitches on the site to include provision of caravans and amenity blocks.
- 10.41. Public sector funding in the region of £1.7m is required to support the capital development costs as the rent from the pitches only covers the costs of management and maintenance. A Registered Provider partner would need to be secured to take on the long term management and maintenance of the site. Framework Housing Association has been working with the district and county council to explore possibilities for gypsy and traveller site provision in the area, and may be interested in this role.

# 11. BOLSOVER

## Introduction

- 11.1. Bolsover has a population of 74,300<sup>12</sup>. It is one of the least populated districts in the East Midlands and within the North Derbyshire sub-region<sup>13</sup>. There are four key towns within the district, Bolsover, Shirebrook, Clowne and South Normanton which provide key local services to the surrounding communities.
- 11.2. The towns are underperforming in their roles as service centres and business location. They include concentrations of deprivation provide the focus for regeneration strategies and potential future development opportunities across the district.
- 11.3. Given its “central” geographic position and excellent communication links; Bolsover District is influenced by a number of different urban areas. Residents in the East of the District tend to look towards Mansfield, residents in the West towards Chesterfield, residents in the South towards Derby, residents in the North towards Sheffield.
- 11.4. Excellent transport links are provided by the M1 motorway which forms the “spine” of the district and gives four junctions of access/egress stretching from Pinxton in the south to Barlborough in the north. Both Derby and Sheffield can be reached within 30 minutes with no one settlement more than 20 minutes travelling time from this national arterial route.
- 11.5. The district is accessible to the national rail system, with stations onto the Midlands Main Line being located close to the district in Chesterfield and Alfreton in the south. The district is also served by the Robin Hood Line, with stations at Shirebrook, Whaley Thorns/Langwith, Creswell and Whitwell. This provides sustainable links to Worksop, Mansfield and Nottingham.

Year 1-3 Investment Priorities
<ol style="list-style-type: none"> <li>1. <b>Affordable housing and non-traditional dwellings</b> - affordability is a key issue owing to low household incomes, high need and very low s106 viability on open market sites. The district also has a high number and of low quality non-traditional properties in concentrated areas and the Council has prioritised enhancing and/or redeveloping these properties with new build schemes.</li> <li>2. <b>Shirebrook</b> – identified as the district’s highest priority through the investment planning process. The Council has been working alongside public and private partners to deliver two complementary proposals, Shirebrook Town Centre and the strategic housing development site at Shirebrook South.</li> </ol>

<sup>12</sup> ONS mid-year population estimates 2008

<sup>13</sup> The North Derbyshire sub-region is made up of Chesterfield borough, North East Derbyshire district and Bolsover district.

## Support Economic Development and Regeneration

### Shirebrook

- 11.6. Shirebrook is an important market town situated on the B6407 road between Mansfield and Bolsover, just inside Derbyshire on the Nottinghamshire border. It is a former mining community with concentrations of significant deprivation. The town incorporates two smaller settlements – Shirebrook Model Village to the south of the centre, and Langwith Junction in the north west.

**FIGURE 11.1: SHIREBROOK MODEL VILLAGE DEMOLITION AND PLACE SHAPING ACTIVITY ON-SITE 2010**



### Overview of proposals

- 11.7. Proposed interventions in the town centre and at Shirebrook South Colliery (a key residential site) are outlined below. The enhancement of the town centre environment and services should have a catalytic impact and increase the attractiveness of the Shirebrook South as a residential development opportunity.
- 11.8. Delivery of the residential site is also considered fundamental to sustaining the town centre, through helping to diversify the area's housing offer to attract and retain high income residents, providing a more attractive catchment to prospective service providers.
- 11.9. These proposals will complement ongoing investment in the town including a new Enterprise Centre at Brook Park for providing 'graduation space' for businesses looking to grow from existing supported start-up accommodation in and around Shirebrook. The District Council expects the Centre to support the creation of at least 15 new businesses and new businesses attracted to the area, the creation of 2,207 sq m of new employment floorspace, the redevelopment of 1 hectare of brownfield land, as well as the creation of a minimum of 19 new jobs as a result of the Centre's completion and long-term operation.

### Shirebrook Town Centre

#### *Progress to date*

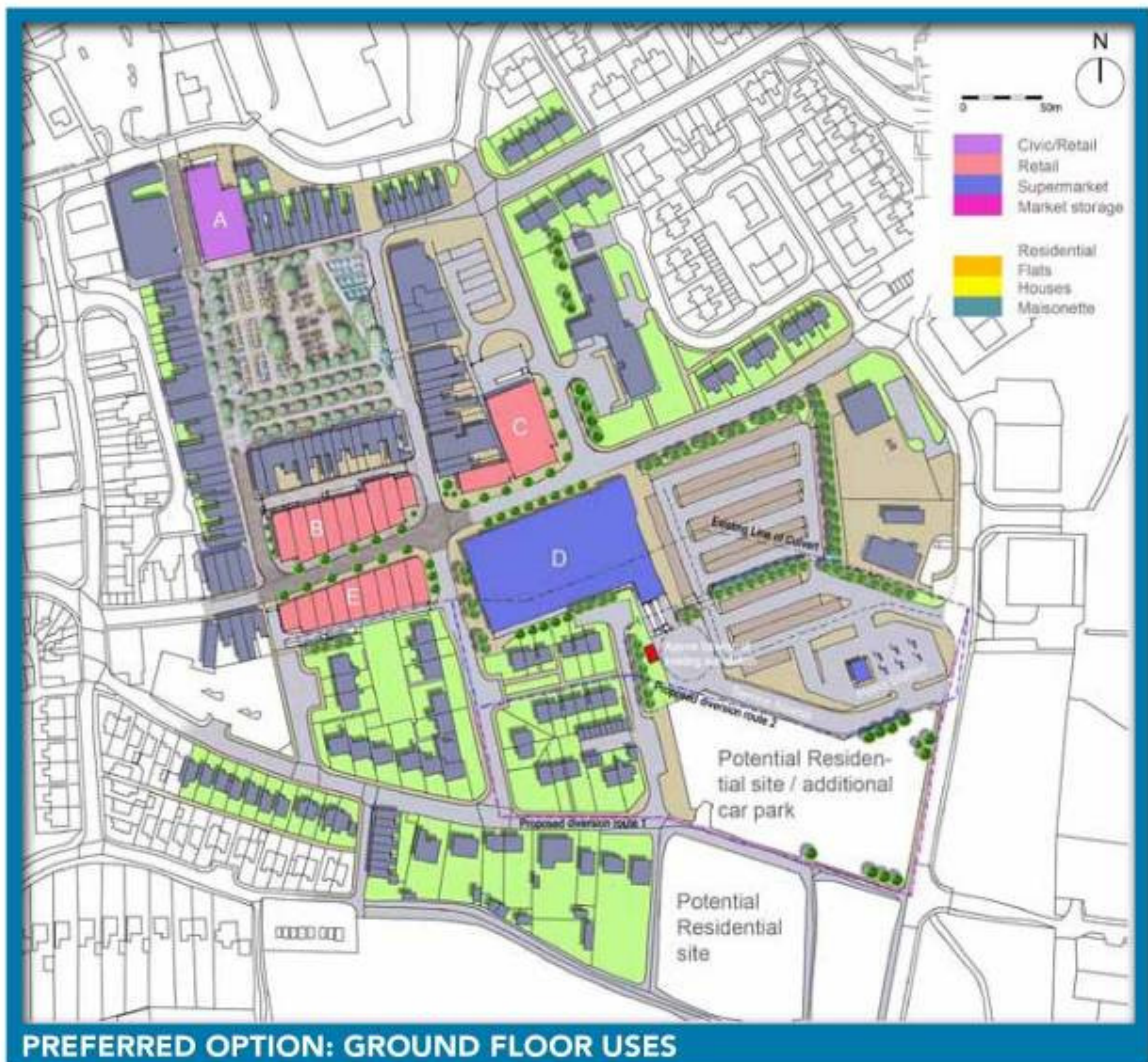
- 11.10. The town centre masterplan prioritises a food store led retail development which will strengthen the retail offer, support the economic viability of the town, and make the town more attractive as a place to live, work and invest.
- 11.11. The Council are at advanced stages of negotiations with a leading foodstore operator and a planning application for a foodstore and additional non-food retail units is currently submitted with decision anticipated in autumn 2010.



*Proposed intervention*

- 11.12. The Council’s anticipated land receipt (£4m) is being reinvested to support wider town centre improvements; however these enhancements will not include improvements to the town’s Market Place. Traditionally the Market Place has been one of the area’s key assets attracting visitors beyond the district and acting as the focal point for the local community.
- 11.13. Investment in the region of £2.9m is required to undertake the redesign and public realm improvement works, which alongside the wider proposed investment would help to transform the town centre environment and create an attractive service centre. The Council is in discussions with Shirebrook Town Council to develop a market town management team.

**FIGURE 11.2: SHIREBROOK TOWN CENTRE (DEVELOPMENT BRIEF DOCUMENT)**



## Shirebrook South

### *Progress to date*

- 11.14. Shirebrook Colliery closed in 1993 leading to significant unemployment in the town and surrounding communities. The site, referred to as Shirebrook South is part of the National Coalfields Programme. £38.5 million of public sector funding has been invested in reclaiming 115 hectares of brownfield land for residential uses, and an employment site called Brook Park has been prepared.
- 11.15. Shirebrook South is in the ownership of emda, and the Council has previously been working alongside the RDA to attract private sector investment to bring forward comprehensive development proposals. Prior to the recession, significant private sector interest was being expressed and emda had intended to bring forward an exemplar development incorporating very high design and sustainability standards.

### *Intervention proposals*

- 11.16. Private sector interest has subsided and a revised strategy has been developed to make the most effective use of public sector land holdings in leveraging private investment. The site has been put out to tender to the HCA panel with a developer partner likely to be appointed in winter 2010/11.
- 11.17. On part of the site, a Community Land Trust to develop affordable homes for intermediate tenure is proposed to set the scene for downstream private sector investment. This initial phase of development will include around 250 units, 80 of which will be affordable housing (a mix of shared ownership and social rent) and funded through a mixture of legacy trust monies (£4.5million) and cross-subsidisation from the larger emda site. The Council is set to become a signatory to the Community Land Trust partnership which has the potential to be rolled out as a district-wide vehicle.

## Brook Park

- 11.18. In addition to the projects proposed in the town centre and South Shire brook, a new Enterprise centre is planned on Brook Park, a Key Employment site with anchor investor Sports Direct, much of the site remains in need of investment and development.

**FIGURE 11.3 SHIREBROOK ENTERPRISE CENTRE**



### ***Bolsover Town***

- 11.19. Bolsover town is centrally located and is within three kilometres of Junction 29A of the M1 and ten kilometres from Chesterfield. The 17th century Bolsover Castle creates a striking approach to the historic market town, and is a regionally important visitor attraction.
- 11.20. The emerging Core Strategy for Bolsover district identifies Bolsover Town as one of the best locations for significant growth. The town has excellent connectivity, is close to attractive countryside and has a new school – yet it continues to have a weak housing market. Place shaping interventions to improve the Castle Estate (Bolsover North West) area of the town are identified as a priority for visually improving the gateway the area and to attract investment into new high quality housing. Bolsover North is also Derbyshire County Council's preferred location for extra care housing in the district and a suitable site has been located as part of nascent s106 negotiations which it is hoped can stack up without grant assistance.
- 11.21. Land at Bolsover North West, centred on the former Coalite site, presents an opportunity to bring brownfield land into beneficial use, link with the MEGZ (Markham Vale Employment Growth Zone), and provide an improved approach and surroundings to Bolsover. The issues raised by sites in this area are complex, and therefore investigations are needed to explore possible development options, including better links with MEGZ. Such investigations would be used to help inform the site specific allocations stage of the local development framework. The possibility of revoking a hazardous substances consent, and any impacts this would have, should be taken into account in any investigations.

### ***South Normanton and Pinxton***

- 11.22. South Normanton is located in the south of the district on both sides of the M1, whilst Pinxton adjoins the western part of South Normanton, with the two settlements separated by the M1. The towns of South Normanton and Pinxton lie close to the Castlewood Employment Growth Zone comprising 51ha (gross) at Pinxton Castle (38ha gross) which is part of the Castlewood Grange employment site and Wincobank Farm (12.85ha gross). Improving the service offer and environment of South Normanton Town Centre is regarded as a key priority to enhancing the prospects for attracting private sector investment to bring forward employment floorspace and residential development across the surrounding area.

**FIGURE 11.4: SOUTH NORMANTON JOINT SERVICE CENTRE (COMPLETED 2010)**

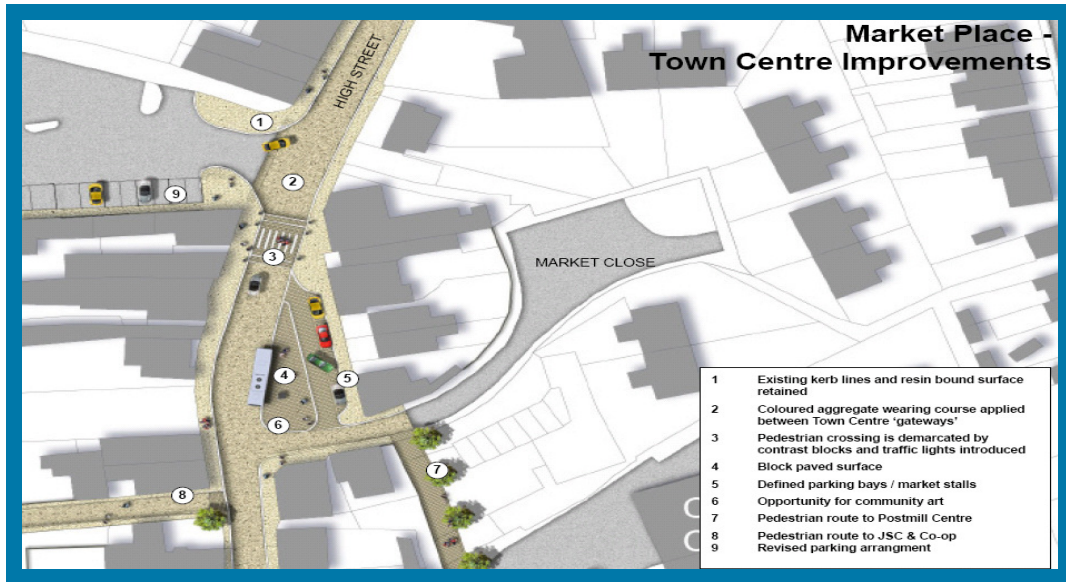


**FIGURE 11.5: CASTLEWOOD BUSINESS PARK (ADJOINING SOUTH NORMANTON)**



- 11.23. Masterplans for South Normanton and Pinxton have been produced. Proposals for South Normanton town centre build on the newly opened Joint Services Centre and include a new food store, and enhancements to the physical environment and connectivity in the town. In addition, interventions to improve the quality of place in the town centre will support residential development in the area. An improvements package for the Pinxton Industrial areas could deliver a more attractive business environment. A £5m package of interventions has been identified.

**FIGURE 11.6: SOUTH NORMANTON MARKET PLACE IMPROVEMENTS**



**FIGURE 11.7: BROOKHILL INDUSTRIAL AREA (PINXTON) IMPROVEMENT PROPOSALS**



## Improve the Quality of Existing Housing Stock

### Meeting decent homes standards

- 11.24. The Council retains c.5,400 units of stock (of which over half is older person's stock exempt from RTB) and will achieve the decent homes target (only c. 1% stock remains non- decent) by 2010. The future business plan will depend on

Housing Revenue Account (HRA) reform and tenant specification of the future quality standards.

- 11.25. In 2008 Bolsover Council commissioned work from Consult CIH to look at the progress towards Decent Homes. The report concludes that “the policy aims of achieving Decent Homes and the higher “Bolsover Standard” to all the retained stock by 2010 is deliverable”. However, this is only the case based on a fairly narrow interpretation of the Decent Homes standard and on an unambitious higher local standard and does not include Tarran bungalows.
- 11.26. Although some work has been carried out to identify longer term needs and aspirations this will not be finalised until the authority has understood the implications of the review of the reform of the national HRA system which follows the Comprehensive Spending Review in October 2010.
- 11.27. Initial work suggests that the investment needed to meet the revised higher local standard is around £34,240,500. This however is subject to further consultation with tenants and members and a review of the current stock condition. It also assumes that all newly arising non-decency is met through existing funding.

### ***Non-traditional housing strategy***

- 11.28. Addressing the problems with non-traditional housing is a key priority for the district and the Council has been proactive in tackling this issue. In part, the success of progress on the Decent Homes target can be tracked back to the 1970’s and 1980’s when Bolsover District commenced demolition of non-traditional Council housing stock sites at Barlborough, Clowne, Whitwell and Shirebrook totalling in excess of 200 units.

**FIGURE 11.8: TARRAN ESTATE, LANGWITH JUNCTION**



- 11.29. This pragmatic approach to decency and stock retention, where the limits of Council finance and the need to lever-in private finance is recognised, has continued with full council approval secured to demolish and trickle transfer 108

Tarran units that sit outside the stock retention business plan. Funding has recently been secured to bring forward higher density schemes at Long Lane and Oxcroft Tarrans. Both of these schemes incorporate the demolition of existing defective social housing with higher density mixed tenure schemes to Code for Sustainable Homes Level 4.

**FIGURE 11.9: OXCROFT REDEVELOPMENT STREET SCENE**



11.30. Conversely, the ex- Coal Board Castle Estate contains a range of non-traditional housing types that can achieve decency. However, it is the non-traditional layout of the estate that is problematic in terms of both sustainability and place shaping activity. Key characteristics include:

- A lack of green infrastructure in a highly visible location
- High density, linear layout with poor access, dead end streets and insufficient parking
- Historic anti-social behaviour and low demand effected by poor living environment and stigmatisation
- Lack of choice, low right to buy, high absentee landlordism.
- Mixture of Council and private sector rented properties
- Poor gateway to Bolsover Town adjacent to the Castle

11.31. Given its poor condition and prominent location the Castle Estate has been identified as a priority for remodelling. Proposals are at an early stage and masterplanning work is required to establish the scale and extent of remodelling. The estate is adjacent to a 12ha development site and any masterplan proposals should integrate across both areas - in addition to assisting to deliver the Coalite Area Action Plan of which the Castle Estate is also part.

**FIGURE 11.10: BOLSOVER AERIAL VIEW**



***Private sector stock***

11.32. Large-scale renewal is a key feature of private sector stock interventions, in Bolsover, reflecting the high concentration of poor quality stock across the district. A number of pre 1919 Housing Renewal Areas were created in the district in the 1990's and early 2000's including New Houghton, Shirebrook, Carr Vale, Whaley Thorns, Pleasley and Creswell. All renewal areas were subjected to master planning activity and received funding to effect group repair and refurbishment activity. Whaley Thorns received the most vigorous interventions extending beyond refurbishment to include extensive demolition and new build placeshaping activity. Pre-1919 clearance activity has also been undertaken at Pleasley and Shirebrook.



**FIGURE 11.11: WHALEY RENEWAL AREA**



- 11.33. Interventions in other renewal areas were less ambitious and focused on improving the existing stock and small amounts of demolition as opposed to extending the residential offer. These areas remain predominantly Band A three bed terraced housing stock and the need to enhance and diversify the stock is highlighted within the LDF (site allocations DPD).
- 11.34. The extensive experience built up by the Council over the last two decades has led to future renewal strategy being modelled on the comprehensive approach at Whaley as opposed to refurbishment. Future renewal areas are identified at Clowne and South Normanton with preliminary Neighbourhood Renewal Assessment work required initially.
- 11.35. The table below identifies the annual funding requirement and number of interventions in private sector stock initiatives based on a combination of:
- Current commitments;
  - Statutory requirements;
  - Existing delivery capacity resource;
  - A mix of Council and other external funding in line with historic levels of investment.

**TABLE 11.1: BOLSOVER - PRIVATE SECTOR GOING FORWARD 2011-14 REQUIREMENTS TO MAINTAIN CURRENT DELIVERY (£000S)**

Intervention type	Funding requirement			External funding*			Council funding			Interventions (dwellings)		
	2011/12	2012/13	2013/14	2011/12	2012/13	2013/14	2011/12	2012/13	2013/14	2011/12	2012/13	2013/14
<b>Disabled Facilities Grants</b>	550	600	600	550	600	600	-	-	-	100	105	105
<b>Empty Properties</b>	50	50	50	50	50	50	-	-	-	10	10	10
<b>Decent Homes/ Disrepair</b>	300	300	300	300	300	300	-	-	-	60	60	60
<b>Renewal Projects</b>	500	500	500	500	500	500	-	-	-	50	50	50
<b>Energy Efficiency through Warmfront</b>	100	200	200	50	75	75	50	125	125	50	100	150
<b>Total</b>	<b>1,500</b>	<b>1,650</b>	<b>1,650</b>	<b>1,450</b>	<b>1,525</b>	<b>1,525</b>	<b>50</b>	<b>125</b>	<b>125</b>	<b>270</b>	<b>325</b>	<b>375</b>

\*Mixture of East Midlands Regional funding, Warmfront and Private household contributions

## Increase the supply of affordable housing

- 11.36. Bolsover District Council is committed to providing affordable housing across a range of sites in the district and has historically, made land available do to so. In 2010 member support has been achieved to deliver a Corporate Asset Management Strategy that delivers Total Capital/Total Place objectives by 2011.
- 11.37. Figure 20 illustrates a recent development in South Normanton, one of the highest value settlements in the Bolsover District. The scheme which includes 12 affordable units was delivered in partnership with Derwent Living
- 11.38. As outlined in the tables below a number of sites have been identified which have the potential to deliver affordable housing between 2011/12 and 2013/14.

**FIGURE 11.12: AFFORDABLE HOUSING IN SOUTH NORMANTON**



**TABLE 11.2: SITES IDENTIFIED REQUIRING GRANT IN 2011/12 (SHOWN IN PRIORITY ORDER):<sup>14</sup>**

Site	Affordable capacity and tenure	Delivery Status
<b>2011/12</b>		
<b>LANGWITH JUNCTION TARRANS</b>	25 social rent	<ul style="list-style-type: none"> <li>• Council owned site</li> <li>• Kier Partnership/Derwent Living appointed</li> <li>• Grant required for affordable and infrastructure costs</li> </ul>
<b>NEW HOUGHTON TARRANS</b>	35 social rent	<ul style="list-style-type: none"> <li>• Council owned site</li> <li>• Delivery partner procurement in progress</li> <li>• Grant required for affordable and infrastructure costs</li> </ul>
<b>HALLAM PHASE 1 (CASTLE Estate)</b>	20 social rent	<ul style="list-style-type: none"> <li>• Subject to planning appeal</li> <li>• NCHA are delivery partner</li> <li>Grant required</li> </ul>
<b>'TIBSHELF' MANSFIELD RD PHASE 1</b>	40 social rent	<ul style="list-style-type: none"> <li>• Planning application submitted</li> <li>• Kickstart funding not secured</li> <li>• Grant required</li> </ul>
<b>BLACKBRIDGE G &amp; T</b>	20-40 social rent	<ul style="list-style-type: none"> <li>• Previous funding application revoked. Scheme requires redesign</li> <li>• Framework (RSL) deliver partner</li> </ul>
<b>CARTER LANE EAST</b>	26 social rent	<ul style="list-style-type: none"> <li>• Westleigh promoting 100% affordable scheme</li> <li>Requires grant</li> </ul>
<b>HIGH ASH FARM</b>	33 social rent	<ul style="list-style-type: none"> <li>• Westleigh promoting 100% affordable scheme</li> <li>Requires grant</li> </ul>
<b>BALL HILL PHASE 1</b>	10 social rent	<ul style="list-style-type: none"> <li>• Taylor Wimpey promoting the scheme</li> <li>• Viability appraisal suggest that no affordable housing can be delivered without grant</li> </ul>
<b>SOUTH SHIREBROOK</b>	30 Land Trust	<ul style="list-style-type: none"> <li>• Being brought forward by CRT on emda owned site</li> <li>• Funding secured</li> </ul>
<b>TOTAL</b>	249	

**TABLE 11.3: SITES IDENTIFIED REQUIRING GRANT IN 2012/13 AND 2013/14 (SHOWN IN PRIORITY ORDER):**

2012/13	Affordable units	13/14	Affordable units
<b>HALLAM LAND PHASE 2</b>	40 social rent	<b>MARLPIT</b>	50 Extra Care
<b>MANSFIELD RD PHASE 2</b>	40 social rent	<b>HALLAM LAND PHASE 3</b>	15SR
<b>BALL HILL PHASE 2</b>	10 social rent	<b>MANSFIELD RD PHASE 3</b>	30 SR
<b>THURGATON WAY</b>	25 social rent	<b>BALL HILL PHASE 3</b>	10 Social Rent
<b>CRESWELL MODEL VILLAGE PHASE 1</b>	20 social rent	<b>CRESWELL MODEL VILLAGE PHASE 2</b>	33 SR
<b>TOTAL</b>	135	<b>TOTAL</b>	138
<b>SOUTH SHIREBROOK</b>	40 Land Trust	<b>SOUTH SHIREBROOK PHASE 3</b>	10 Land Trust
		<b>BARLBOROUGH LINKS</b>	50

<sup>14</sup> The total number of units requiring funding, excluding the Gypsy and Traveller site is 502 units (393 social rent and 109 Intermediate) as presented in Section 9)

- 11.39. Owing to acute viability issues, all sites require grant bar the South Shirebrook Community Land Trust site and the Barlborough Links site. The Barlborough site is situated in the settlement with the highest land prices in the district. The South Shirebrook site is assisted by the majority of s106 requirements already having been discharged by emda.
- 11.40. Bolsover's emerging LDF identifies areas where there is particular housing need. Across the district, the affordable housing target for new developments of more than 15 dwellings is 30%. In light of the revocation of the RSS, the HMA partners may now be revisiting affordable housing targets. In addition, recent research which has been undertaken in Bolsover in 2007 suggests that targets of closer to 15% may be more viable in parts of the HMA. In 2010, viability dropped further.
- 11.41. The Mansfield Road mixed tenure site is adjacent to pre 1919 housing in Tibshelf which is identified by the Private Sector Renewal Service as having the most acute fuel poverty in the district and offers the opportunity for vulnerable households in non-decent housing to access code level 3 units. The scheme has already been the subject of a Kick-start bid, however funding approval was revoked following the Government's review of HCA's 2010/11 budget. The Council remain committed to unlocking the development of the site which includes site abnormalities such as mine shafts. Investment is required to support delivery of the affordable housing component and to contribute towards site preparation works.

### **Providing supported housing**

- 11.42. In partnership with Derbyshire County Council, Bolsover District Council is pursuing a range of interventions to meet the housing needs of vulnerable groups including the enhancement of existing stock and the supply of affordable housing, outlined above. The redevelopment of the Tarrans and re-provision of new bungalows will make a significant contribution to meeting the needs of vulnerable, elderly groups currently living in defective homes.

### **Extra Care**

- 11.43. Bolsover North is Derbyshire County Council's preferred location for extra care facilities in the district. A preferred site has been identified at Marlpit for a 50 unit scheme and will comprise an equal tenure split between social rented, shared ownership and open market rents. Depending on County Council procurement processes, it may be possible to source a provider with a nil grant model for Extra Care. As this process is not yet completed, the £3.4million grant request remains.

### **Other supported units**

- 11.44. The three north derbyshire district councils and Derbyshire County Council are developing a foyer scheme based on a model of 4-5 units of supported accommodation in each district (20 units in total). The scheme will be linked to tenancy support services, particularly those that address worklessness such as employment, training and skills.
- 11.45. The foyers will provide short term accommodation for 12-18 months with a supported move on process through existing initiatives such as choice based lettings and rent deposit schemes.
- 11.46. The 'Getting a Home of My Own' project (led by Derbyshire County Council Adult Care) aims to increase the range of housing options available for people with learning disabilities in Derbyshire, providing clear and accessible housing pathways to enable people to have informed choice and control over where they live and improved personal outcomes.
- 11.47. The Council negotiate move-on units (for for range of client groups including domestic violence, Complex Needs) as part of s106 agreements. At present, 2 supported units to safeguard young women at risk of sexual exploitation are due for delivery in Bolsover 2011 as part of a direct intervention scheme with a number of move-on units already in the s106 pipeline.

**FIGURE 11.13: NORTH DERBYSHIRE ACCOMMODATION PROJECT, BOLSOVER**



### **Gypsies and travellers**

- 11.48. Bolsover currently has 15 units and currently working with Framework Housing Association to purchase and redevelop the Blackbridge site for 20 pitches and an additional 20 for visitors/extended family. Framework Housing Association submitted a bid for £1.9 m to the HCA in April 2010 with a proposed completion date of October 2012. Monies were not forthcoming for the Gypsy and Traveller site programme following the general election, and the scheme is resubmitted through this route.

## 12. CHESTERFIELD

### Introduction

- 12.1. Chesterfield is a relatively compact and primarily urban Borough with a population of around 100,000 people. Chesterfield itself is the largest town in Derbyshire with a population of around 75,000 people. It is by far the largest urban settlement within the HMA and plays an important role as a sub-regional centre. It has excellent public transport links with direct rail connections to London, Birmingham, Leeds, Sheffield and Derby. Staveley and Brimington are other significant towns, and there are a number of smaller settlements in the east of the borough.
- 12.2. Chesterfield Borough has undergone significant economic restructuring over the last 20 years with the loss of manufacturing industry. It provides employment for 48,000 people, primarily in the service sectors. Restructuring has had a major impact on the people and businesses in the borough and its physical environment. In recent years, Chesterfield has benefited from significant investment and regeneration schemes have produced prestigious high quality offices, town centre attractions and services. Key initiatives in the last 10-15 years include the opening of the Vicar Lane shopping area and development of two new innovation centres at Tapton Park and Dunston Technology Park supporting growth of new hi-tech companies.
- 12.3. Decline of manufacturing and traditional industries in the borough has contributed to relatively high levels of deprivation, economic inactivity and high unemployment. As in other parts of the Sheffield City Region, a significant proportion of employment in the Chesterfield borough is now in public sector services. Managing the impact of public spending cuts will be a key challenge.
- 12.4. The shift has also created a significant legacy of brownfield industrial land, some of which is contaminated with poor ground conditions. High remediation costs have led to low development viability in many areas. Managing flood risk is also a key challenge in the borough, and a number of regeneration sites are affected by areas of high flood risk from the Rivers Hipper and Rother.
- 12.5. The redevelopment of these strategic brownfield sites provide the opportunity to unlock the development capacity and economic growth potential of the town, however, complex regeneration solutions are required to attract private sector investment to bring forward such schemes. The Local Development Framework focuses large scale mixed use development on key areas of previously developed land in and around the town centre and along the A61 Corridor.

#### Overview of established priorities

1. **Chesterfield Waterside** - accelerating the flagship development proposals on a strategic brownfield site through completion of enabling works and the direct development of a first phase of commercial premises to 'kick-start' the wider £300m development.
2. **Chesterfield Town Centre Masterplan** - supporting delivery of the Chesterfield Town Centre Masterplan through a range of key enabling works targeting four complementary mixed use neighbourhood areas.

## Support Economic Development and Regeneration

### *Chesterfield Waterside*

#### Overview

- 12.6. Chesterfield Waterside is a strategic regeneration opportunity located on a 25ha brownfield waterside site on the edge of the town centre along the A61 and river Rother Corridor. A masterplan is in place for the £300 million plus flagship development, and outline planning consent has been granted to deliver around a canal basin:
- 1,500 houses and apartments.
  - 30,000 sq m office space.
  - Shops, restaurants and leisure.

**FIGURE 12.1: CHESTERFIELD WATERSIDE CONCEPT PROPOSALS**



- 12.7. The precise mix of commercial uses and the mix of housing sizes, types and tenures are yet to be finalised and will be determined by market appetite and the planning process.
- 12.8. The scheme provides the opportunity for significant employment generation in close proximity to the town centre and railway station. The commercial space is expected to be high quality with a mix of employment uses geared towards higher value service and knowledge businesses. This will be complemented by a range of housing types and social infrastructure to support substantial growth.
- 12.9. A clause in the s106 agreement includes Chesterfield Watersides commitment to maximising opportunities for local labour and the local supply chain including training where necessary.

## Progress to date

- 12.10. EMDA has been actively engaged in supporting the development of the site over the last few years providing feasibility funding and key infrastructure works to the canal basin and sewage system (£0.9 million).
- 12.11. A joint venture company, Chesterfield Waterside, has been established to secure the overall development of the site<sup>15</sup>. The private sector partners have led on detailed masterplanning and preparation of a planning application and infrastructure delivery. Key sites have been acquired and outline planning consent granted. Reserved matters applications are being prepared for the first phases of commercial (see intervention proposal below) and housing development (c. 300 family houses which could include up to 140 affordable units).

## Proposed intervention

- 12.12. Public funding is required to meet approximately 35% of the overall cost of delivering the following key elements:
- Completion of the basin and building the lock to connect the canal and river, expected to cost in the region of £625,000.
  - Enabling works to produce development platforms to raise the levels on the site to mitigate the flood risks are estimated to cost £1.5million.
  - Construction of the first buildings around the canal basin (for office, retail and leisure accommodation). The scale and nature of the building will largely be driven by the availability of funding, this could be between 1,858 to 4,645 sq m (at a cost of £2-5 million).
  - Grant is likely to be required to deliver the affordable housing component and proposals are being refined in partnership with appointed delivery partner Great Places Housing Group.
- 12.13. It is anticipated that these proposals will kick start the wider scheme and sufficiently de-risk the site to attract private sector investment. The overall tenure balance will be determined through viability testing, s106 negotiations and the availability of public funding.

## Chesterfield Town Centre Masterplan

### Overview and progress in masterplanning

- 12.14. Chesterfield Town Centre Masterplan was adopted in 2009 identifying eight key brownfield development opportunities. These provide a mix of retail, office, leisure and residential floorspace that will enhance the town's attractiveness and competitiveness as a business location and service centre. Four core elements of the town centre masterplan have been identified for early intervention due to their complementary nature, proximity to the Chesterfield

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<sup>15</sup> The PPP comprises: Chesterfield Borough Council Planning - site assembly and economic development support; Arnold Laver Group - Landowner, delivery investment; Bolsterstone PLC - Project management and delivery, landowner



Waterside scheme, level of council land ownership in these areas and viability in the short and medium term.

**FIGURE 12.2: CHESTERFIELD TOWN CENTRE MASTERPLAN**



12.15. Chesterfield Borough has also been proactive in bringing the four sites forward. A study has been commissioned into Chesterfield's retail offer that identifies opportunities for an uplift in Chesterfield's retail offer and how to prevent leakage to competing centres as well as capturing additional spend from the core catchment.

- **Northern Gateway** – an opportunity to maintain and enhance the sub-regional role of Chesterfield town centre, meeting a large proportion of predicted future retail floorspace need within a sequentially preferable, town centre location, tackling traffic congestion problems within the town centre and creating much needed employment opportunities. Consultants are to be appointed to undertake the commercial appraisal of the key development options in the Northern Gateway site. It is envisaged that a development and planning brief will be in place by early 2011.
- **Railway Terrace** – is an enabling project that would create a dual purpose link road between the A61 and the railway. It would take local through traffic away from the historically sensitive parts of the town centre and the Crooked Spire of St Mary and All Saints Church. The link

road would also open up better access to the station area, making the land a more attractive development proposition.

- **Spire Neighbourhood** – the masterplan sets out to improve the setting of the Crooked Spire, turning surface car parks and gap sites east of the church into a new residential quarter, the Spire Neighbourhood. The link road proposed as part of the Railway Terrace will play a significant role in making the area more attractive through moving traffic away.
- **Station Approach** - a significant development opportunity directly adjacent to the station and the creation of a 'green bridge' over the A61 which will allow the station to be properly integrated within the town centre and enhancing the connectivity to the Chesterfield College and Waterside areas.

### Proposed intervention

- 12.16. All four schemes require upfront investment in feasibility and design brief development. Indicative investment requirements have been estimated in advance of feasibility work. These include site assembly and site preparation works at Northern Gateway (£10m) and Spire Neighbourhood (£5m) and infrastructure provision across all four areas including the new link road at Railway Terrace (£3m) and delivery of the 'green bridge' at Station approach (£5m).
- 12.17. Chesterfield Borough Council is proposing to utilise its land assets to best effect in supporting delivery, in particular the sites within council ownership in the Northern Gateway and Spire Neighbourhood areas.
- 12.18. It is anticipated that these enabling works will sufficiently de-risk the sites to attract private sector investment to bring for the masterplan proposals.

### Markham Vale 'Seymour Extension'

#### Overview and progress

- 12.19. Markham Vale 'Seymour' is the next phase of the 80 HA Markham Vale development at junction 29A of the M1 Motorway. It is a key asset for the HMA and covers areas of Bolsover, Chesterfield and North East Derbyshire. Derbyshire County Council is promoting an extension to the business park ('Seymour') as a key economic development and regeneration initiative for the wider HMA.
- 12.20. The project will create 32 hectares of new employment land, which will extend the Markham Vale Business Park, through an attractive serviced industrial site. The site will aim to attract new businesses (inward

FIGURE 12.3: MARKHAM VALE



investment) to the area and provide grow on space for expanding local companies.

- 12.21. Derbyshire County Council estimates that the scheme will support delivery of 89,000 sq m of new floorspace between 2010 and 2015. The project will support key work and skills initiatives, in particular ongoing projects such as the Family Employment Initiative and a range of worklessness skills development and training programmes, coordinated by Job Centreplus, targeting the disadvantaged wards adjacent to Markham Vale.
- 12.22. Works on the Seymour phase (which currently has outline planning permission) can commence once 75% of the plots in earlier phases are completed, subject to funding and planning approval. Detailed site investigation and design work is programmed for the latter half of 2010. Subsequent site preparation/construction work could begin as early as 2011 to 2013 subject to planning approval and progress on the earlier phases.
- 12.23. Henry Boot are the County Council private sector delivery partners for the project and have played a significant role in the development and delivery of phases 1 and 2 and will continue to perform this role on the Seymour extension.

### **Intervention proposals**

- 12.24. Total scheme cost is estimated at £20.6 million (including site acquisition and infrastructure works). Henry Boot are contractually committed to purchasing the site at open market value (estimated to be £8.6 million), Derbyshire County Council is proposing to invest £6.1 million (£3.5 million already secured) and a decision on a ERDF PA2 grant application of £5.1 million is expected in late 2010. A funding gap of £0.8 million remains.

### **Medium and longer term proposals**

- 12.25. Over the medium to longer term the Council has identified a package of strategic brownfield land development opportunities which will support economic growth across the HMA and provide homes and jobs for local people. The following sites have been identified as requiring public investment to support delivery or upfront feasibility work to help de-risk the sites. These sites may also require future capital investment to improve development viability:
  - **Derby Road (Former Bryan Donkin/ Chesterfield Cylinders site)** – is a former industrial site on the main approach to Chesterfield. The site has been remediated using funding from EMDA and has full planning permission. Key elements including a new DIY retail store, community Fire Station, Local Centre, New Park and first phase of office development have been completed. However, the remaining part of the site (20,000 sqm of office space and public realm infrastructure) and elements of the footpath/cycling infrastructure remain to be implemented and the developer has gone into administration. Intervention may be needed to kick start the delivery of the remaining office space which would deliver additional high quality employment space supporting economic growth.
  - **Chatsworth Road** - a masterplan and development framework is in place to regenerate a strategically located area of former industrial land

within the urban area. The site lies to the south of Chatsworth Road (the A619), a key arterial route between Chesterfield and the Peak District, which is also a district centre and residential area. The site includes the restoration of nationally significant listed buildings. There are opportunities for new housing, retail, leisure and business uses

- **Staveley Works Corridor** – is a 170 ha corridor of former industrial land where the long-term aim is to deliver a mixed use regeneration scheme including new housing, employment opportunities, and public realm as well as removing industrial dereliction and improving the landscape. The development will help to widen the limited housing choices in the surrounding area and address critical issues of unemployment, deprivation and isolation in surrounding communities.
- An Area Action Plan is being prepared following a development feasibility study. Remediation of the site is currently expected to cost in the region of £65-70 million subject to final land uses and further site investigations. Whilst private sector investment will be attracted, some level of public support to assist with remediation and the delivery of affordable housing and key infrastructure is likely to be necessary to avoid a significant funding gap and ensure an appropriate level of infrastructure provision. Further investigation to determine the level of funding is being undertaken.
- **A619 Brimington Road Corridor** – the need to investigate options for transport improvements along the A619 between Staveley and Chesterfield (the junction with the A61) to relieve congestion and air quality problems at Chesterfield Road, Staveley, and the centre of Brimington, and to aid in the delivery of future development sites at Staveley Works, Brimington, Staveley, Mastin Moor and Duckmanton

## Increase the supply of affordable housing

- 12.26. Providing affordable housing is an important priority in Chesterfield borough, and both of the initiatives outlined above (town centre regeneration and Chesterfield Waterside) will support delivery of mixed tenure housing schemes including affordable homes.
- 12.27. In the short term there are number of sites with planning permission that require affordable housing grant to enable delivery. Historically affordable housing delivery in Chesterfield borough has been low. This reflects the high reclamation costs and viability issues in the area.
- 12.28. As outlined in the tables below a number of sites in the borough have been identified which have the potential to deliver affordable housing between 2011/12 and 2013/14. The potential total new affordable housing supply in Chesterfield for 2011-2014 is 326 units. Of these 37 would be delivered through current s.106 agreements or conversions. To deliver the remaining 289 properties, it would require an estimated grant of £11,120,000. If no grant is available then it is estimated that only between 10-20% of this figure would be delivered due to high reclamation costs and viability issues.

**TABLE 12.1: SITES IDENTIFIED REQUIRING GRANT IN 2011/12 TO 2013/14 (SHOWN IN PRIORITY ORDER):**

Site	Year	Affordable capacity and tenure	Delivery Status
<b>WATERSIDE</b>	<b>2012/13</b>	40+ per annum	<ul style="list-style-type: none"> <li>• Chesterfield Waterside JV established</li> <li>• Phase 1 of scheme is Council's number one investment priority</li> <li>• Outline planning permission in place</li> </ul>
<b>FOLOW COURT Extra care Scheme</b>	<b>2012/13</b>	Est 45 mix SR/ SO	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council owned site offered to Derbyshire County at nil value to deliver scheme</li> <li>• DCC leading the development</li> </ul>
<b>HARRIS HOUSE</b>	<b>2011/12</b>	11 Licence	<ul style="list-style-type: none"> <li>• RSL owned site (HOME) – demolition and rebuild of existing hostel increasing bedspaces</li> <li>• Planning application imminent</li> </ul>
<b>GOLDWELL ROOMS</b>	<b>2011/12</b>	13 SR/SO	<ul style="list-style-type: none"> <li>• Chesterfield Borough Council site offered at nil value</li> <li>• Planning permission in place</li> <li>• SYHA is delivery partner</li> <li>• Grant required</li> <li>• CBC contributing commuted sum</li> </ul>
<b>FRECHEVILLE</b>	<b>2011/12</b>	20 SR/SO	<ul style="list-style-type: none"> <li>• Staveley Town Council site offered at nil value</li> <li>• Planning application being prepared</li> <li>• Northern Counties Housing Association is delivery partner</li> <li>• Grant required</li> <li>• CBC commuted sum offered</li> </ul>
<b>ABERCROMBIE SCHOOL</b>	<b>2011/12</b>	20 SR/ SO	<ul style="list-style-type: none"> <li>• DCC owned site</li> <li>• Planning application being prepared</li> <li>• Grant required</li> </ul>
<b>CHATSWORTH ROAD</b>	<b>2012/13 onwards</b>	40	<ul style="list-style-type: none"> <li>• Affordable Housing delivery would be minimal if no grant available</li> </ul>
<b>NEWBOLD SCHOOL</b>	<b>2012/13 onwards</b>	25	<ul style="list-style-type: none"> <li>• Site jointly owned by DCC and CBC</li> <li>• Affordable Housing delivery would be minimal if no grant available</li> </ul>
<b>SALTERGATE</b>	<b>2012/13 onwards</b>	10+	<ul style="list-style-type: none"> <li>• Affordable Housing delivery would be minimal if no grant available</li> </ul>
<b>RUGBY CLUB</b>	<b>2012/13 onwards</b>	21	<ul style="list-style-type: none"> <li>• Affordable Housing delivery would be minimal if no grant available</li> </ul>

12.29. Chesterfield BC also supports the North East Derbyshire affordable housing scheme that borders Chesterfield at Winsick as this site has the potential to meet Chesterfield's housing need.

## Improve the quality of existing housing stock

### Meeting Decent Homes

- 12.30. Chesterfield Borough Council has resolved to retain the housing stock in its ownership (with the support of tenants in the 2005 Stock Options Appraisal Test of Opinion). The current Business Plan shows that approximately 79.44% of the stock is categorised as “decent”. The Stock Condition survey has identified a shortfall in costs of meeting the Decent Homes standard are £82million (an average of approximately £2.7million per annum excluding fees and inflation) over the life of the 30 year Business Plan. CBC has also explored the costs of going beyond Decent Homes standards, to deliver an acceptable level of modernisation of the stock, to what is described locally as the Good Landlord Standard, (e.g. the Standard tenants would receive in a stock transfer scenario) then an investment gap of £237million is required to be closed over the life of the 30 year Business Plan (an average of approximately £8.3 million per annum excluding fees and inflation). The 2011/12 to 2013/14 funding gap is set out in the table below:

**TABLE 12.2: CHESTERFIELD’S SOCIAL HOUSING INVESTMENT ESTIMATES**

Standard	Year	Capital required (£000s)	Capital available (£000s)	Annual Funding gap (£000s)	Accumulated funding gap (inc gap carried from 2010/11) (£000s)
<b>Decent Homes</b>	2011/12	£23,064	£18,543	£4,521	£10,259
	2012/13	£23,544	£18,913	£4,632	£14,891
	2013/14	£24,469	£21,091	£3,378	£18,269
<b>Good landlord standard</b>	2011/12	£29,968	£18,543	£11,425	£30,613
	2012/13	£30,781	£18,913	£11,805	£42,418
	2013/14	£31,924	£21,091	£10,833	£53,253

- 12.31. The investment requirement exceeds the available and forecast financial resources and the Council is currently re-considering the detail of its Stock Retention Strategy in order to be able to demonstrate that it has a viable and robust Business Plan to support the policy of stock retention.
- 12.32. It is anticipated that the general level of capital investment would need to be reduced to the minimum necessary to make a home “decent”, and the number of affordable housing units would be significantly reduced in the process of removing high cost and other assets from the asset base. At this time it is not possible to estimate numbers of stock losses as this is work in progress and the Stock Retention Strategy is due for re-consideration in Autumn 2010.
- 12.33. Should it not prove possible to close the investment gap in an acceptable manner then the Council would need to reconsider the option of Stock Transfer, in consultation with its tenants.

### ***Mixed Tenure Estate Based Regeneration scheme***

- 12.34. The Council is in the early stages of pursuing a Mixed Tenure Estate Based Regeneration scheme. It is proposed that one settlement in Chesterfield undergoes significant regeneration which could include a mix of refurbishment, remodelling, selective demolition and new rebuild. The settlement is a mix of council housing and pre-1919 private housing. The cost of maintaining the existing council stock is prohibitive and the private sector stock in the area needs significant investment also to ensure that it meets decency.
- 12.35. At this stage, initial investment is required to support masterplanning for the settlement to establish a strategy for utilising the council's existing land assets and interests in the area. The council will commit private sector renewal monies to the area of pre-1919 housing.
- 12.36. It is likely that the Council would need to utilise its compulsory purchase powers to acquire RTB properties and demolish its remaining existing properties if selective demolition is identified as a need. Through a partnership with a developer/ developing RSL the estate will be redeveloped as a mixed tenure estate improving the housing offer and grant will be sought to deliver the affordable housing elements of the rebuild.

### ***Private sector stock***

- 12.37. The table below identifies the annual funding requirement and number of interventions in private sector stock initiatives based on a combination of:
- Current commitments;
  - Statutory requirements;
  - Existing delivery capacity resource;
  - A mix of Council and other external funding in line with historic levels of investment.

**TABLE 12.3: CHESTERFIELD - PRIVATE SECTOR GOING FORWARD 2011-14 REQUIREMENTS TO MAINTAIN CURRENT DELIVERY (£000S)**

Intervention type	Funding requirement			External funding*			Council funding			Interventions (dwellings)		
	2011 / 12	2012 / 13	2013 / 14	2011 / 12	2012 / 13	2013 / 14	2011 / 12	2012 / 13	2013 / 14	2011 / 12	2012 / 13	2013 / 14
<b>Disabled Facilities Grants</b>	600	600	600	360	360	360	240	240	240	70	70	70
<b>Empty Properties</b>	60	60	60	-	-	-	60	60	60	5	5	5
<b>Decent Homes/ Disrepair</b>	750	750	750	500	500	500	250	250	250	225	225	225
<b>Renewal Projects</b>	-	-	-	-	-	-	-	-	-	-	-	-
<b>Energy Efficiency through Warmfront</b>	560	560	560	560	560	560	-	-	-	129	129	129
<b>Total</b>	<b>1,970</b>	<b>1,970</b>	<b>1,970</b>	<b>1,420</b>	<b>1,420</b>	<b>1,420</b>	<b>550</b>	<b>550</b>	<b>550</b>	<b>429</b>	<b>429</b>	<b>429</b>

\*Mixture of East Midlands Regional funding, Warmfront and Private household contributions

## Providing supported housing

12.38. In partnership with Derbyshire County Council, the Council is pursuing a range of interventions to meet the housing needs of vulnerable groups. The enhancement of the quality of existing social and private stock will make a significant contribution to meeting the needs of vulnerable, elderly groups currently living in defective homes.

### *Harris House Hostel Redevelopment*

12.39. Home Housing Association is seeking to redevelop and upgrade their existing hostel accommodation in Chesterfield. The proposal will be to demolish the existing building and provide a new property accommodating 11 self contained flats for single occupancy. The building will comply with BREEAM Multi residential 'Very Good' Standard. The facility will also provide on-site staffing and training facilities, which will enhance the users' skills and abilities through improved linkworking and support with improved facilities.

12.40. The project will provide 11 bedsit units with kitchen, shower room, living area with adjoining bedspace. The units have a floor area which is generally 30m2. Training and Guidance will be provided by the service to ensure that the client group are provided with the opportunity to enhance their life skills.

12.41. The timescale for the planning and start on site is that the scheme should be ready to start in November 2010 and delivered on completion to the service November 2011, which has been estimated by the Design team as realistic. All the dates are subject to HCA funding being available in 2010/11. If no bid rounds take place the project will be deferred until funding rounds/ investment



planning comes forward. Home Group Limited will borrow the balance of the Funding required to complete this project from the Private Sector.

- 12.42. A planning application is anticipated to be submitted by Stonham/ Home Housing Association in November 2010.

### ***Extra Care***

- 12.43. Chesterfield has a high proportion of older people living in the district and the County Council has identified a need for between 45 and 90 extra care housing units for older people to be delivered.
- 12.44. Foolow Court, a sheltered housing scheme deemed as to be no longer fit for purpose but, has been identified as the preferred site for an Extra Care housing scheme. The site has been provided by the District and County Councils and work is being done to identify a developer who could take forward this site on a mixed tenure basis.
- 12.45. A feasibility study undertaken in 2009 indicated that the site would be suitable for a development of 45 units of accommodation. In order to develop 37 of these as affordable rented accommodated and 6 for shared ownership a subsidy of £1,815,000 will be required. Without subsidy the preferred tenure mix will be unachievable and the scheme may not be viable.
- 12.46. The extra care facility will provide facilities for people aged over 55 and with varying degrees of need. The land provided at Foolow Court will ensure that new residents can readily access local public services, community facilities and retail. The facility will provide care and rehabilitation services plus other community and commercial uses (for example a restaurant). The facility will act as a community anchor promoting social interaction and providing services for residents and the wider community.

### ***Other supported units***

- 12.47. The three north Derbyshire district councils and Derbyshire Country Council are developing a foyer scheme based on a model of 4-5 units of supported accommodation in each district (20 units in total). The scheme will be linked to tenancy support services, particularly those that address worklessness such as employment, training and skills.
- 12.48. The foyers will provide short term accommodation for 12-18 months with a supported move on process through existing initiatives such as choice based lettings and rent deposit schemes.
- 12.49. The 'Getting a Home of My Own' project (led by Derbyshire County Council Adult Care) aims to increase the range of housing options available for people with learning disabilities in Derbyshire, providing clear and accessible housing pathways to enable people to have informed choice and control over where they live and improved personal outcomes.
- 12.50. The Primary Care Trust has commissioned Turning Point to develop a residential scheme for people with learning difficulties and mental health issues within the HMA area. This will be entirely funded by the PCT and will be a £6.5million scheme for 28 clients. The scheme is currently at pre planning application discussion for a site at Mastin Moor.

## 13. NORTH EAST DERBYSHIRE

### Introduction

- 13.1. North East Derbyshire is located in the west of the HMA adjacent to Derbyshire Dales, with Bolsover to the east and the borough of Chesterfield sitting at the centre of the district. Whilst Chesterfield is an important service centre, southern parts of the district have strong links with Derby and Nottingham, while northern areas link to Sheffield and the wider city region. The district has four key towns, Clay Cross, Eckington, Killamarsh and Dronfield.
- 13.2. North East Derbyshire is predominately a rural area, with western parts of the district falling within the Peak District National Park. There are a diverse range of landscapes, towns and villages which have been heavily influenced by the legacy of the coal mining industry, including some large contaminated brownfield sites. The district has a range of economic development and regeneration opportunities some of which are in public sector ownership. Longer term, the Avenue and Silkston sites play a key part in the local authority's economic development ambitions
- 13.3. Across the district there are disparities in terms of social and economic deprivation, with areas in the north and west being relatively affluent albeit with discrete pockets of higher deprivation. Based on the IMD 2007, the most deprived areas of the district are Clay Cross, Grassmoor, Holmewood and Heath, North Wingfield Central and Shirland. Clay Cross, in particular is identified as an ongoing regeneration priority. Although the town has undergone significant economic restructuring in recent years it continues to underperform in its role as a service centre and contains pockets of deprivation.
- 13.4. There are diverse needs across the district, with issues of rural affordability in the north and west, whilst other areas experience challenges relating to worklessness, poor quality homes, and town centre vitality. Critically, the district's social housing stock comprises a significant proportion of non-decent homes which has a detrimental impact on the quality of life of residents.

#### Year 1-3 Investment Priorities

1. **Improving the Council's Stock** – this consists of two distinct yet complementary elements; the Decent Neighbourhoods Programme, which is the council's top priority for investment and which focuses on the delivery of the area's Decent Home's standard, and regeneration and/or renewal of areas of non-traditional housing which have been assessed as having more complex issues and which require more extensive works of improvement.
2. **Clay Cross, Schools site** - the site, predominantly in public ownership provides a strategic opportunity to drive forward delivery of the wider Regeneration Framework for the Clay Cross area and will contribute to revitalising the town for the benefit of existing and new communities.

## Improve the Quality of Existing Housing Stock

### *Decent Neighbourhoods Programme*

#### **Overview**

- 13.5. The district wide Decent Neighbourhoods Programme is North East Derbyshire District Council's most important priority for investment and forms the main element of the council's priority to improve its housing stock. The programme will improve the quality of life for residents, many of whom experience social, economic and health disadvantages. Of equal importance, the programme will address the fact that much of the stock's net present value is falling, such that failure to improve the failing stock elements will result in units becoming unlettable, which can be considered as an offset to any investment in new housing.
- 13.6. The stock includes 8,100 homes, one third of which are of non traditional type construction. Tenants include a high proportion of elderly (44.2% over 60 and 12.0% over 80) and a high proportion of residents with a disability (48.8%).
- 13.7. The outcome of NEDDC's option appraisal carried out in 2005/6, was that the Council would retain its stock. The Council set up an ALMO to manage its stock and secure additional ALMO funding under the Government's ALMO Funding Programme, which is used to address levels of non decency, which currently stands at 59% (September 2010). Having secured a 2 Star "Good" Audit Commission Inspection in April 2010, NEDDC has received supported borrowing approval of £5M, as the first tranche of ALMO funding and is negotiating with CLG / HCA on the remainder of its 2007 ALMO bid of £64M, based on the Decent Neighbourhoods Submission. This submission, which includes works required to all stock to address the Decent Homes criteria noted in paragraph 12.14 below, is the local ALMO defined Investment need, whether of traditional or non traditional stock type.
- 13.8. Investment in housing, as identified within the Decent Neighbourhoods Submission, will result in downstream outcomes relating to reductions in crime, improvements in health, enhanced energy efficiency, lower heating bills for tenants and carbon reductions, measured through the Housing, Crime, Health Impact study carried out by Sheffield Hallam University, with defined outcomes evidenced in detail in the submission.
- 13.9. In addition, the programme is committed to creating employment and training opportunities for communities in North East Derbyshire. It is estimated that in 2011-12, 186 construction jobs will be created and over the ten year programme, 36 apprenticeship years will be created.
- 13.10. Improvements to the quality of homes will make a significant contribution to the HMA's economic development and regeneration ambitions, improving the perception of places and enhancing the built environment. Working with tenants, leaseholders, residents and contractors to deliver this submission promotes safer communities and neighbourhoods, which enjoy living and working together.

### Progress to date

- 13.11. Stock Condition Surveys have been carried out and RHL have procured two construction partners to deliver the programmed works to the traditional stock. This has enabled RHL to deliver significant cost efficiencies in every area of the programme (estimated to be 33% of the original bid over the next 6 years).
- 13.12. RHL and the Council submitted the updated Decent Neighbourhoods Funding Application to the HCA and CLG at the beginning of August 2010 as part of CLG / HCA's annual monitoring exercise for ALMO Capital funding. All Councils that are now awaiting ongoing ALMO funding through the Comprehensive Spending Review will be consulted on draft allocations at the end of October. The council is also awaiting the methodology for the HRA reform proposals, which are due following the CSR.

### Intervention proposal

- 13.13. To meet the Decency Standard, a home must be one which:
- Is wind and weather tight
  - Has modern facilities
  - Is warm
  - Meets the Housing Health and Safety Rating System
  - Is in a reasonable state of repair
  - Has reasonable modern facilities
  - Provides a reasonable degree of thermal warmth
- 13.14. The Decent Neighbourhoods Submission, which addresses works to meet the above criteria, covers work on the internal conditions of houses (for example, bathrooms and boiler upgrades), the external envelope (for example doors and windows) and adaptations.
- 13.15. Whilst RHL can deliver this programme with 33% efficiency reductions, any further reductions required will affect the ability of the Council to deliver the Decent Homes target with corresponding detrimental effects to the outcome indicators noted in 12.8 above, which will disproportionately affect the quality of life of vulnerable tenants living in NEDDC's neighbourhoods. This submission, whilst targeted towards the ALMO funding route, is thus retained within the LIP should there be any shortfall through the ALMO funding route. Its contribution towards the creation of new homes is that by preventing stock becoming unlettable, each new build home is treated as additional housing, not replacement housing.

### **Tarran Stock - Eckington and Killamarsh Bungalow Project**

13.16. This project forms part of the council's priority to improve its stock. Whilst the Decent Neighbourhoods Programme will deliver essential refurbishment work to properties of non traditional construction across the district, it does not include sites which have been identified for comprehensive redevelopment. Two Tarran bungalow estates in Eckington and Killamarsh have been identified as potential redevelopment schemes. These low density homes have poor thermal efficiency and are of poor layout. The refurbishment costs of these estates would be high and would not represent good value for money.

**FIGURE 13.1: TARRAN PROPERTY IN ECKINGTON**



13.17. Desk top options appraisal work will inform the formal option appraisal process which will be undertaken to determine the future development options and masterplanning. Masterplanning will be aligned with the Economic Development plans for the Eckington area. The project will reduce carbon emissions, have significant health benefits for residents, create construction jobs in the short term and provide improved green spaces. The project will make a significant contribution to the regeneration of Eckington and Killamarsh, and also to meeting the needs of vulnerable, elderly groups currently living in defective homes.

13.18. The project is in early stages of development and a development brief will be prepared in 2011/12. Land owned by North East Derbyshire Council will be contributed to the project.

13.19. Through its Asset Management Strategy the council is committed to using its assets, land and expertise to support regeneration across the district. The scope for developing under-utilised sites in public ownership is being examined and the council has a track record of successfully working with developers to assemble regeneration projects. Clay Cross is an example of this approach, and the council has contributed land at nil value to a number of schemes in recent years including Midway Business Centre, Holmewood PFI Housing Scheme and North Wingfield Bungalow Scheme, providing a mix of homes, jobs and business space.

### **Woodview House Sheltered Housing**

13.20. This project forms part of the council's priority to improve its stock and like the Eckington and Killamarsh bungalows project described above, **Woodview House** requires comprehensive redevelopment. It is a sheltered housing scheme comprising of 20 bedsits in Eckington, with shared facilities. It fails to meet the needs of older people and would be difficult to convert at reasonable cost into acceptable modern accommodation.

13.21. Existing uses for the site have been considered with tenants and their families, with the preferred option being to demolish the existing building and redevelop

the 0.34 ha site, providing much improved housing for older people that meets their needs and provides health benefits.

- 13.22. RHL and North East Derbyshire District Council are leading the project, and efficiencies will be secured by utilising the partner supply chains established as part of the Decent Neighbourhoods Programme. A private sector partner will be sought once a development brief is prepared in 2011/12.

### Private sector

13.23. The table below identifies the annual funding requirement and number of interventions in private sector stock initiatives based on a combination of:

- Current commitments;
- Statutory requirements;
- Existing delivery capacity resource;
- A mix of Council and other external funding in line with historic levels of investment.

**TABLE 13.1: NORTH EAST DERBYSHIRE - PRIVATE SECTOR STOCK INVESTMENT REQUIREMENTS 2011-14**

Intervention type	Funding requirement (£'000)			External funding* (£'000)			Council funding (£'000)			Interventions (dwellings) (£'000)		
	2011 / 12	2012 / 13	2013 / 14	2011 / 12	2012 / 13	2013 / 14	2011 / 12	2012 / 13	2013 / 14	2011 / 12	2012 / 13	2013 / 14
<b>Disabled Facilities Grants</b>	450	450	450	450	450	450	-	-	-	80	80	80
<b>Empty Properties</b>	60	60	60	60	60	60	-	-	-	5	5	5
<b>Decent Homes/ Disrepair</b>	200	200	200	200	200	200	-	-	-	55	55	55
<b>Landlord Grants</b>	45	45	45	45	45	45	-	-	-	10	10	10
<b>Energy Efficiency through Warmfront and Energy Advisor</b>	475	475	475	475	475	475	-	-	-	350	350	350
<b>Handy van scheme</b>	8	8	8	8	8	8	-	-	-	650	650	650
<b>Boiler servicing</b>	50	50	50	50	50	50	-	-	-	1,400	1,400	1,400
<b>Warmer Homes project</b>	1,450	1,450	1,450	1,450	1,450	1,450	-	-	-	4,100	4,100	4,100
<b>Total</b>	<b>2,738</b>	<b>2,738</b>	<b>2,738</b>	<b>2,738</b>	<b>2,738</b>	<b>2,738</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,650</b>	<b>6,650</b>	<b>6,650</b>

\*Mixture of East Midlands Regional funding, Warmfront and Private household contributions

## Support Economic Development and Regeneration

### Clay Cross

- 13.24. Clay Cross is the main service centre in the south of North East Derbyshire. The town forms part of a group of former mining settlements that have been adversely affected by economic restructuring. This is reflected in high levels of deprivation and a poor quality environment. The loss of industrial jobs at the former Biwaters site, now rebranded as Silkston, has had a serious impact on both the town and local communities.
- 13.25. Silkston is a 93 hectare site, located to the north of Clay Cross Town Centre, immediately to the east of the A61. It comprises former industrial uses and green open space and has outline planning consent (subject to a s106 agreement) for 950 houses, a new hotel and commercial uses. The site is regarded as vital to underpinning the sustainable economic future of the area and represents a longer term private sector investment opportunity.

**FIGURE 13.2: CLAY CROSS TOWN CENTRE**



- 13.26. A comprehensive approach to regeneration is being taken in the town, and the recently adopted Clay Cross Regeneration Framework sets out a series of long term ambitions, including an enhanced town centre, improved transport infrastructure, affordable homes, and new civic facilities.

### Schools Site, Clay Cross

#### Overview

- 13.27. The School Site has been identified as the single most important new investment priority in the area. The relocation of pupils from the schools to a new and improved facility nearby has resulted in a significant loss of activity in this part of the town, and this proposal presents a rare opportunity to replace the activity lost with more varied economic and social uses.

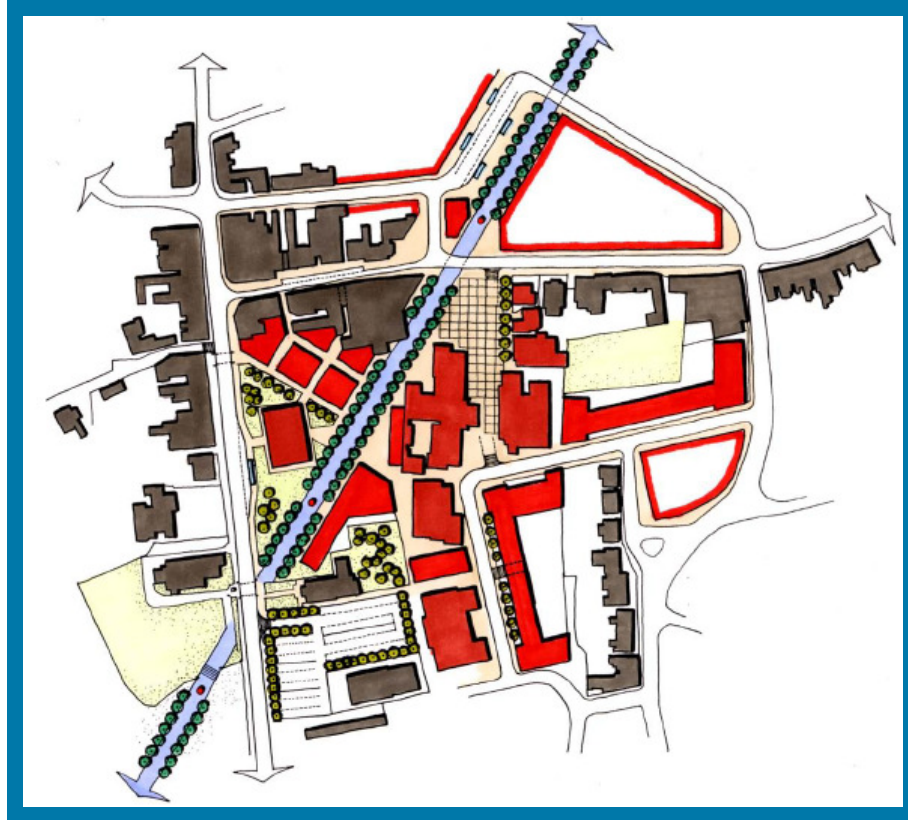
**FIGURE 13.3: THE SCHOOL SITE, CLAY CROSS**



- 13.28. The majority of the strategically located 2.5 ha site is in public ownership, providing a major opportunity for redevelopment to complement the wider regeneration of the town. The development of the site will support existing initiatives in Clay Cross and is an integral part of a suite of projects identified within the Clay Cross Regeneration Framework.
- 13.29. Development will enhance the vitality of the town centre, benefiting local businesses and residents both within Clay Cross itself and surrounding villages. The project will re-establish a central core to the town providing a linkage and increasing footfall between major ongoing mixed use regeneration on Bridge Street, and the traditional town centre.
- 13.30. The following plan illustrates the planning brief area for the School Site – all red buildings and sites demark the planning brief area.



**FIGURE 13.4: CLAY CROSS PLANNING BRIEF**



13.31. Aspirations for the site include:

- Market and affordable housing (c. 150 units in total), including 4 units for a foyer scheme;
- An extra care facility (45-100 bed);
- A market square;
- A new library and other community uses (c. 5,000 sqm);
- Retail and commercial units (c. 5,000 sqm).

*Progress to date*

13.32. NEDDC has developed and adopted the Clay Cross Regeneration Framework. The framework sets a strategic vision for the town and provides a flexible plan designed to harness economic and development activity, and to capitalise on other assets and opportunities to deliver a sustainable district market town.

13.33. The school buildings have been demolished (at a cost of £50,000) and a steering group of public sector partners has already been established.

13.34. Further project development work is planned to define the objectives and development mix for the site. A planning and design brief will be available in October 2010. The brief will provide guidance on land-use, planning, highway, design and other issues affecting disposal and development and will be used as a marketing tool for the site. As part of a consultation exercise later this year,

the partners will hold a 'Developer Day' to invite potential development partners to discuss the opportunities the site presents.

### *Intervention proposals*

- 13.35. The majority of the site is in public ownership - NEDDC, DCC, PCT. Completing land assembly will to create a consolidated development site will make the scheme more cohesive i.e. through bringing more private land into the scheme to alleviate pockets of waste ground. HCA funding will potentially 'unlock' the site further by providing contributions for new access points and other infrastructure.
- 13.36. Public sector funding in the short term is sought for masterplanning, site investigations and assembly and an audit of existing uses in Clay Cross. Over the medium term it is anticipated that public sector funding will be required to contribute to affordable housing, community facilities, public realm and open space.
- 13.37. In partnership with Derbyshire County Council, the site will deliver an Extra Care older persons' scheme. Evidence shows that NED not only has an ageing population, but also that it has a shortfall in specialist older persons' accommodation. The local authority also intends to investigate the possibility of a Foyer Scheme on the site for vulnerable young people, another key needs group.

### **Clay Cross Leisure**

- 13.38. Proposals for the site involve the development of a brand new, purpose built leisure facility in Clay Cross town centre, as well as the provision of a new town centre hotel, family pub/restaurant and the creation of new areas of public realm that will be of benefit to the town. This site is immediately adjacent to the New Bridge Street development (phase 1 completion December 2010), and together these developments will transform this part of the town centre.
- 13.39. Current leisure provision in Clay Cross is not fit for purpose, with the costs associated with repair and renovation being high. This project will develop a new leisure facility in the town centre, contributing to the vibrancy and sustainability of Clay Cross, and the health and well being of local communities. At present there are no hotel facilities in Clay Cross, limiting tourism and business economy opportunities.
- 13.40. Approximately one third of the site is in public ownership and site assembly is being progressed. In the short term, public sector funding is required for project development work including site investigations and masterplanning.

### **The Avenue**

#### *Overview*

- 13.41. The former Avenue coking works is a large (98ha) heavily contaminated site strategically located on the A61 Corridor. The site has good access to Chesterfield, Clay Cross and a network of surrounding villages which experience high levels of worklessness and deprivation.

- 13.42. The site has a very high profile with the HCA and EMDA, being the largest single project in the National Coalfields Programme with a £172million remediation strategy approved by HMT in 2009.
- 13.43. It is proposed that three quarters of the site will become open space (including a nature reserve and learning centre) with the remaining quarter designated for mixed use redevelopment including leisure and housing.
- 13.44. Plans are being considered to link the redevelopment of The Avenue site to the development of adjacent sites, including the CPL site.

*Progress to date*

- 13.45. Continued investment in completing the remediation strategy for the site is critical. To date circa £55m has been spent and works are progressing on time and on budget. A further £117m funding (already approved by HMT) is required to complete remediation of the whole site including 28ha un-serviced land for development and remainder for public open space.
- 13.46. There is not yet a formal vision in place for the site's development, with project development including viability and technical studies, planned over the next three years. Partners plan to secure a Planning Performance Agreement (PPA) for the site, with an outline planning application to be prepared in 2011.
- 13.47. A developer partner procurement process has commenced. The procurement process will test the attractiveness of the site to the private sector.

*Intervention proposals*

- 13.48. Public investment to fund the remediation for the strategy has already been secured and lies outside the local investment planning process.
- 13.49. Additional public funding may be sought in the future to support development on the site which may include further support for enabling works and/or affordable housing provision. The overall tenure balance will be determined through viability testing, s106 negotiations and the availability of public sector funding.

***Callywhite Lane Business Improvement District, Dronfield***

- 13.50. Local businesses and North East Derbyshire District Council plan to create a Business Improvement District (BID) at the Callywhite Lane Industrial Estates in Dronfield. 75 businesses are located on the estate, employing 1,700 people. It is strategically located on the A61 corridor, with good road and rail links.
- 13.51. Research undertaken in 2009 identified a number of issues at the estate including high vacancy rates, poor security, public realm, and signage and traffic management. It is proposed that a BID would make a significant contribution to addressing these issues, attracting new businesses to the estate and supporting the district's economic development ambitions. A feasibility study for a BID was prepared, with the majority of businesses indicating their support for the proposal. A BID would provide business support, estate management, infrastructure improvements and improved security.
- 13.52. Public sector investment is required to support some initial scoping/demonstrator projects to test the concept of the BID. This would be

followed by a ballot of businesses on the estate to agree support for the creation of a BID. The businesses will be legally obliged to contribute financially to the BID, with public sector match funded required to support its operation. Over a three year programme it is estimated that 6 new businesses would be attracted to the estate and that 60 businesses would improve their performance.

### ***Eckington***

- 13.53. Eckington Town Centre is a key spatial priority in the north of the district. As with many towns in the HMA, the decline of traditional industries has had a significant impact on the social and economic vitality of the area. The town has a population of less than 11,000 and has pockets of high unemployment compared to the regional and national average. A study has highlighted that the town centre is isolated, with unsightly modern buildings within the Conservation Area and a restricted retail offer. In addition, two out of town shopping centres, located across the district border in Sheffield, have impacted on the town centre retail economy.
- 13.54. Regeneration in the town centre will have a catalytic impact on surrounding villages and communities, providing new jobs and new homes and making a positive impact on the local economy. The local authority has appointed consultants to prepare a development brief for the town to establish clear planning and urban design guidance to ensure a co-ordinated, cohesive and consistent approach to its regeneration. The brief will allow the local authority to resist poor quality development in one of its historic town centres. It is proposed that this be adopted as a Supplementary Planning Document.
- 13.55. In the medium to long term regeneration in Eckington will create an enhanced retail core, a high quality public realm, improved traffic management and pedestrian routes, plus a range of affordable and market housing. Whilst the development mix has yet to be outlined, the council's aspiration is to see a range of housing types and tenures provided as part of any new development in the town.
- 13.56. In the short term public sector support is required to fund the preparation of a masterplan. In the longer term it is estimated that support will be needed for land assembly, affordable housing, site preparation works and public realm improvements.

## Increase the Supply of Affordable Housing

- 13.57. North East Derbyshire council recognises the need to increase the supply of affordable housing to enable first time buyers to enter the market and support others who are unable to access market housing. To encourage young people to live in the district a range of housing types and tenures including intermediate options is required.
- 13.58. Over £5 million of Section 106 and HCA NAHP funding has delivered over 250 affordable homes in the district in the last 5 years. Before the economic downturn land sales were buoyant in all areas of the district and the majority of potential pipeline units were to be delivered via Section 106 schemes. Work has taken place to highlight the value to the authority of using appropriate land assets to bring forward affordable housing. A pilot of 3 infill sites was submitted to the HCA in 2009, currently on hold pending HCA investment planning.
- 13.59. Affordable housing will be delivered as a key part of the short and longer term projects outlined above, including regeneration in Clay Cross and at The Avenue.
- 13.60. Development sites that will deliver affordable housing units in the short term are outlined in the tables below. For a number of these, NAHP applications have already been submitted to the HCA, whilst others are pipeline projects expected to be brought forward in the first three years of this LIP.

**FIGURE 13.5: RURAL AFFORDABLE HOUSING DEVELOPMENT, ASHOVER**



**TABLE 13.2: SITES IDENTIFIED REQUIRING GRANT IN 2011/12 (SHOWN IN PRIORITY ORDER)<sup>16</sup>:**

Site	Affordable capacity and tenure	Delivery Status
<b>2011/12</b>		
<b>WINSICK 2</b>	25 social rent/shared ownership	<ul style="list-style-type: none"> <li>• NAHP application submitted</li> <li>• Planning secured</li> <li>• J Johnson (RSL) delivering scheme</li> </ul>
<b>CLAY CROSS EXTRA CARE</b>	32 social rent/shared ownership	<ul style="list-style-type: none"> <li>• Council owned site</li> <li>• Development brief being prepared in partnership with DCC</li> <li>• Grant required</li> </ul>
<b>CALOW</b>	15 social rent	<ul style="list-style-type: none"> <li>• NAHP application submitted</li> <li>• Council owned site</li> <li>• Awaiting Planning</li> <li>• LHA delivering scheme</li> </ul>
<b>KILLAMARSH MANOR</b>	25 social rent/shared ownership	<ul style="list-style-type: none"> <li>• Development brief being prepared</li> <li>• Outline planning approved</li> <li>• ACIS (RSL) promoting scheme</li> <li>• Grant required</li> </ul>
<b>GRASSMOOR</b>	47 social rent/shared ownership/open market	<ul style="list-style-type: none"> <li>• Westleigh promoting the scheme</li> <li>• Pre application stage</li> <li>• Grant required</li> </ul>
<b>KILLAMARSH</b>	24 social rent/shared ownership	<ul style="list-style-type: none"> <li>• NAHP application submitted</li> <li>• Awaiting Planning</li> <li>• Arches promoting scheme</li> </ul>

**TABLE 13.3: SITES IDENTIFIED REQUIRING GRANT IN 2012/13 AND 2013/14 (SHOWN IN PRIORITY ORDER):**

2012/13	Affordable units	2013/14	Affordable units
<b>DRONFIELD</b>	40 social rent/shared equity/open sale	<b>ECKINGTON TARRANS 2</b>	23 social rent/shared equity
<b>CLAY CROSS SCH</b>	20 social rent/shared equity/open sale	<b>ECKINGTON TARRANS 1</b>	4 social rent/shared equity
<b>CLAY CROSS SCH</b>	5 social rent	<b>HOLYMOORSIDE</b>	6 social rent
<b>WOODVIEW</b>	17 social rent/shared equity		
<b>KILLAMARSH TARRANS</b>	54 social rent/shared equity		
<b>UNSTONE</b>	7 social rent		
<b>STONEBROOM</b>	10 social rent		

<sup>16</sup> These figures include 42 open market (OM)/open sale (OS) units. The total affordable housing numbers for period 2011-14 is 312 (262 SR and 50 Intermediate) as presented in Section 9.

## **Provide Supported Housing**

- 13.61. In partnership with Derbyshire County Council, NEDDC is pursuing a range of interventions to meet the housing needs of vulnerable groups. The enhancement of the quality of the existing stock to contribute towards meeting the needs of vulnerable and elderly groups who are currently living in defective homes.

### ***Extra Care Facility Clay Cross***

- 13.62. North East Derbyshire has a high proportion of older people living in the district and the County Council has identified a need for between 45 and 90 extra care housing units for older people to be delivered as part of the Clay Cross Schools Site regeneration project.
- 13.63. The extra care facility will provide accommodation and services for people aged over 55 and with varying levels of need for care and support. Feasibility studies undertaken indicate that without capital subsidy it will not be possible to offer an acceptable level of affordable units for rent within this scheme, a factor which is important given the economic position of many older people in the area. The town centre location of the scheme will ensure that new residents can readily access local public services, community facilities and retail. The facility will provide care and rehabilitation services plus other community and commercial uses (for example a café/restaurant).

### ***Woodview House Sheltered Housing***

- 13.64. The redevelopment of Woodview House forms part of the council's priority to improve its stock and details of this project can be found in section 11.20 above. Redevelopment of the site will provide much improved housing for older people that meets their needs and provides health benefits.

### ***Foyer Scheme Clay Cross***

- 13.65. The three north Derbyshire district councils and Derbyshire Country Council are developing a foyer scheme based on a model of 4-5 units of supported accommodation in each district (20 units in total). The scheme will be linked to tenancy support services, particularly those that address worklessness such as employment, training and skills.
- 13.66. The foyers will provide short term accommodation for 12-18 months with a supported move on process through existing initiatives such as choice based lettings and rent deposit schemes.
- 13.67. It is proposed that a foyer scheme be developed as part of the regeneration of the Schools Site in Clay Cross town centre. This will provide supported housing for vulnerable young people, a group that has specific and identified housing needs within the HMA. The development of a foyer scheme will link directly into access to employment, training and apprenticeships as part of the tenancy condition. In Clay Cross it is proposed that the foyer scheme would link directly to the Tesco's employment initiative, providing training and employment opportunities for young people.

### ***Other Supported Housing***

- 13.68. The 'Getting a Home of My Own' project (led by Derbyshire County Council Adult Care) aims to increase the range of housing options available for people with learning disabilities in Derbyshire, providing clear and accessible housing pathways to enable people to have informed choice and control over where they live and improved personal outcomes.
- 13.69. North East Derbyshire DC will continue to work with its partners to deliver a range of housing options for people with learning disabilities, including new build specialist units where deemed appropriate.



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mechanisms for procuring and leveraging private sector investment. Critically, the partners are focusing on the potential role/impact of:

- **Public sector land** – The local authorities are undertaking asset reviews to include identifying potentially deliverable development sites to support the delivery of the Local Investment Plan. Partners have already identified key sites to support delivery of affordable housing and larger-scale regeneration schemes. The partners are committed to utilising their assets in the most effective manner to help attract private sector investment. This approach includes consideration of joint venture partnerships and asset backed vehicles such as the Local Housing Company model. It is hoped that through a pro active partnership approach with private sector delivery partners, that the partners will be able to accelerate and unlock development opportunities. It will also be important to align other public sector land interests to support delivery of the Local Investment Plan. This will require a partnership approach across different public sector partners and the local authorities are committed to championing joined up partnership working in order to achieve the most desirable outcomes for their areas
- **Private investment** – Attracting private sector investment is the key to delivering major components of the investment plan including affordable housing (through s.106) and strategic regeneration sites which are likely to be delivered through joint venture arrangements. The timing and level of private investment will be largely driven by wider macroeconomic, property market and bank lending conditions and constraints. However, the partners are committed to developing closer partnership arrangements with the private sector, particularly around the major complex regeneration challenges on strategic brownfield sites. The partners have also identified a diverse programme of upfront enabling works (presented within the Local Investment Plan) to help 'de-risk' sites so that the HMA is well positioned to capture private investment in its development opportunities as market conditions begin to improve.
- **Homes and Communities Agency** – The HMA partners are all committed to working in close partnership with the HCA to support delivery of shared aims and objectives. Reflecting the housing focus of the LIP, the HCA is a key partner in driving forward the delivery of the key initiatives. Through the Local Investment Agreement process, the partners do not simply require financial resources but also the skills and expertise of the Agency in developing project proposals and in developing effective relationships with private sector partners.
- **Regional Growth Fund** – The partners recognise that the LIP is being prepared at a time of uncertainty in terms of an evolving policy and institutional environment. The coalition government has clearly signalled its commitment to localism; with abolition of Regional Spatial Strategies and regional housing targets and the impending closure of Regional Development Agencies. Local authorities will play a leading role in economic development, and the overall approach to economic development and regeneration will become clearer following the Comprehensive Spending Review in autumn 2010. Local authorities have been asked by the government to outline their proposals for developing Local Enterprise Partnerships (LEPs). These are intended to be partnerships between businesses and local government, responsible for

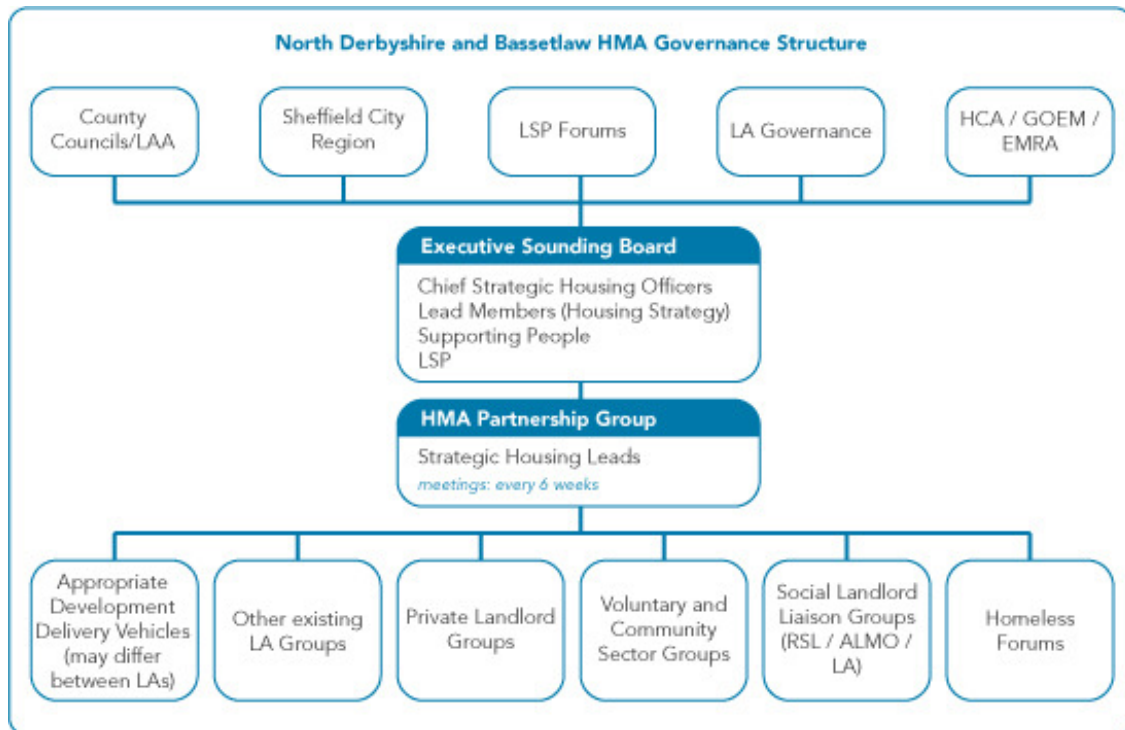
local economic development and regeneration. The government announced that a Regional Growth Fund (RGF), to be administrated by LEPs, in 2011/12 and 2012/13 will be created to encourage private sector enterprise. A forthcoming White Paper will outline details on the transition from RDAs to LEPs. Three of the four local authority partners form an integral component of the Sheffield City Region Local Enterprise Partnership submission. This LIP will be a useful tool in taking forward LEP proposals, as it clearly outlines a set of agreed priorities across the HMA and partners are committed to ensuring alignment of priorities across the LIP and LEP/RGF proposals.

## Governance

### Structure

- 14.3. The HMA has established governance mechanisms to oversee and drive forward the delivery of the Local Investment Plan.

**FIGURE 14.2: HMA GOVERNANCE STRUCTURE**



- 14.4. A governance structure has been agreed for the HMA, consisting of two main components: the HMA Partnership Group; and the Executive Sounding Board. The overall purpose of the governance bodies is 'to work in partnership to bring about housing choice, balanced housing markets and neighbourhood renewal through the delivery of the HMA Housing Strategy and relevant Sustainable Communities Strategies'. The agreed arrangement will be guided by the following principles:

- Elected members will be at the core of the governance arrangements;
  - Additional representation will be agreed where stakeholders have a long term commitment to the Strategy; and
  - Decisions will be made at the most appropriate level.
- 14.5. Meetings of the HMA Partnership Group take place every 6 weeks, with membership consisting of Housing Strategy Managers from across the four local authorities, the NDB HMA Housing Strategy Officer and other housing officers as deemed appropriate.
- 14.6. Meetings of the Executive Sounding Board take place quarterly. The group has 15 members including two representatives from each council (Lead Member for Housing and Head of Housing), and representatives from the PCTs, County Supporting People and the Local Strategic Partnerships.

### Monitoring

- 14.7. There are a number of key targets which will be monitored on an annual or quarterly basis to ensure effective delivery of the plan:
- Planning Permission for affordable housing units obtained
  - Start on Site
  - Completions
  - Public Sector Investment
  - Apprenticeships and local labour placements
  - Brownfield sites developed
  - Employment floor- space
- 14.8. Key Local Area Agreement (LAA) targets for Derbyshire and Nottinghamshire, which will provide an important framework for monitoring the LIP are summarised below:

**TABLE 14.1: LAA MONITORING INDICATORS**

Derbyshire	Nottinghamshire
<b>NI 117</b> – 16-18 yr olds not in education, training or employment	<b>NI 151</b> – Overall Employment Rate
<b>NI 142</b> – Vulnerable People supported to maintain independent living	<b>NI 152</b> - Working age people on out of work benefits
<b>NI 153</b> – Working age population claiming out of work benefits in worst performing neighbourhoods	<b>NI 154</b> – Net additional homes
<b>NI 155</b> – New Affordable Homes	<b>NI 171</b> – New Business registration rates
<b>NI 172</b> – VAT registered business showing growth	<b>NI 141</b> - % of vulnerable people achieving independent living
	<b>NI 187</b> - % of households in Fuel Poverty

## Plan Review

- 14.9. The partnership has agreed to review the plan formally with its wider partners and HCA on an annual basis to ensure:
- A continued alignment to strategic objectives and the evolving policy/institutional framework.
  - Review the effectiveness and efficiency of interventions.
  - Review innovative work.
  - Review of local market conditions and alignment with private sector investment priorities.

## Risk Register

- 14.10. There are a wide range of project specific risks attached to the successful delivery of the Local Investment Plan. Each project will be subject to a detailed risk review throughout the course of the project development and project delivery processes. A strategic high level summary of key risks attached to the Local Investment Plan is presented below:

**TABLE 14.2: STRATEGIC RISK SCHEDULE**

Risk	Mitigation
<b>Public funding risks</b>	
<ul style="list-style-type: none"> <li>• Significant funding cuts are expected across the public sector including the HCA.</li> <li>• Impact not clear at this stage, however likely to impact across all intervention proposals including the scale of investment available to support affordable housing.</li> <li>• The potential non-ring fencing of budgets is also likely to impact on certain projects/programmes.</li> </ul>	<ul style="list-style-type: none"> <li>• Clear prioritisation of investment.</li> <li>• Proactively looking to secure efficiencies and cost savings without undermining project impact/initiatives.</li> <li>• Utilise public assets to support project delivery.</li> <li>• Joint working across public partners including land owners and potential joint delivery partners – for example County Council investment in Extra Care provision.</li> <li>• Prioritising leverage of private investment through innovative working.</li> <li>• Mitigations- seek match funding, efficiencies within each project, modify quality e.g. can't afford levels of energy efficiency.</li> <li>• Alignment of priorities with RGF.</li> </ul>
<b>Economic, property market and viability risks</b>	
<ul style="list-style-type: none"> <li>• Concerns over double dip recession persist and bank lending remains tight.</li> <li>• Developers/investors perceive risk reward profile is not attractive enough.</li> <li>• Schemes are not taken forward or are redesigned to exclude cost drivers (e.g. design quality, non-market housing).</li> <li>• Target occupiers cannot be secured (e.g. growth industries) and remain vacant or simply support the relocation of existing businesses within the HMA.</li> </ul>	<ul style="list-style-type: none"> <li>• Continuously review investment plan priorities and timetables for delivery within the context of the wider economic environment.</li> <li>• Retain flexibility in project proposals to reflect external circumstances and fluctuations within the market.</li> <li>• Develop and implement proposals to help de-risk development opportunities through initiatives such as planning and design, site remediation and infrastructure investment.</li> <li>• Work effectively alongside private sector partners in informal partnerships and through formalised JV arrangements.</li> <li>• Utilise public assets to support project delivery.</li> </ul>
<b>Cost risks</b>	
<ul style="list-style-type: none"> <li>• Unforeseen costs arise in land remediation/site preparation works.</li> <li>• Identified funding requirements not sufficient to attract private sector investment.</li> </ul>	<ul style="list-style-type: none"> <li>• Review of cost ongoing, based on specialist advice</li> <li>• Appropriate levels of contingency incorporated into cost plans to reflect uncertainty and risks.</li> </ul>
<b>Planning/legislation</b>	
<ul style="list-style-type: none"> <li>• Schemes fail to secure planning/community approval or consent.</li> <li>• Changes to the planning system (e.g. revising RSS targets) constrains housing delivery.</li> <li>• Benefit reductions (e.g. housing benefit) undermine the ability of partners (e.g. HAs/RPs) to fund and deliver affordable housing schemes.</li> <li>• CPOs are unsuccessful and consolidated sites cannot be assembled.</li> </ul>	<ul style="list-style-type: none"> <li>• Proposals developed to align with established visions and planning frameworks based on extensive consultation processes through LDF and masterplanning processes.</li> <li>• All partners are committed to enhancing housing supply and in particular the supply of affordable housing.</li> <li>• All partners are committed to working jointly - both innovatively and flexibly - to overcome emerging issues.</li> </ul>

