

## EXECUTIVE AGENDA

Monday 27<sup>th</sup> February 2017 at 1000 hours in the Council Chamber, The Arc, Clowne

Item No.	PART 1 – OPEN ITEMS	Page No.(s)
1	<b>Apologies for absence</b>	
2	<b>Urgent Items of Business</b>  To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4(b) of the Local Government Act 1972.	
3	<b>Declarations of Interest</b>  Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of:  a) any business on the agenda b) any urgent additional items to be considered c) any matters arising out of those items  and if appropriate, withdraw from the meeting at the relevant time.	
4	<b>Minutes</b>  To approve the minutes of the meeting of the Executive held on 30th January 2017.	Previously Circulated
5	<b>Items recommended by Scrutiny Committees</b>  Healthy, Safe, Clean and Green Communities Scrutiny Committee Review; <i>Where does public health fit within planning policy.</i>  Recommendation on page 5	4 to 15
6	<b>Policy and Budget Framework Items</b>  Vulnerable Adults Risk Management (VARM) Policy.  Recommendation on page 18	16 to 45
7	<b>NON KEY DECISIONS</b>	
	(A) North Derbyshire Homelessness Strategy 2016 - 2020.  Recommendation on page 48	46 to 143
	(B) Sheffield City Region Social and Affordable Housing Compact.  Recommendation on page 146	144 to 185

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|--|------------|
| (C) Corporate Plan Targets Performance Update - October 2016 to December 2016. (Quarter 3 – 2016/17) | 186 to 202 |
| Recommendation on page 188   |            |
| (D) Investors in People.   | 203 to 206 |
| Recommendation on page 205   |            |
| (E) High Speed 2 Phase 2b; Crewe to Manchester, West Midlands to Leeds.                              | 207 to 213 |
| Recommendation on page 210   |            |

**Bolsover District Council**

**Executive**

**27<sup>th</sup> February 2017**

**Healthy, Safe, Clean and Green Communities Scrutiny Committee**

**Where does public health fit within planning policy**

**Scrutiny Review**

**Final report**

**Report of the Chair of the Healthy, Safe, Clean and Green Communities Scrutiny Committee**

**This report is public**

**Purpose of the Report**

To report the findings of the Scrutiny Review and ask Executive to consider the recommendations arising from the review.

**1 Report Details**

- 1.1 The Scrutiny Committee commenced this review in June 2016 following concerns over the demands on local services brought by new development and that the current Section 106 policy was not working to address public health issues.
- 1.2 The Scrutiny Committee have made two recommendations which focus on stakeholder consultation and developing a policy in respect of hot food takeaways.
- 1.3 A number of stakeholders have been given the opportunity to comment on the draft report and the Scrutiny Committee have taken the comments received into account when approving the final report.
- 1.4 If accepted, recommendation 2.2 will be submitted to the Local Plan Steering Group for consideration and adoption at the next meeting on 15<sup>th</sup> March 2017.

**2. Evidence**

- 2.1 A number of documents, verbal evidence and presentations were considered throughout the review and twelve stakeholders were engaged.

The final report of the scrutiny review is attached as an appendix to this report.

**3 Conclusions and Reasons for Recommendation**

3.1 Scrutiny Members have sought to understand the various demands and requests on Section 106 contributions. The two main concerns arising from the review were around stakeholder consultation on major applications and on the number of hot food takeaways in areas with high levels of obesity. The recommendations arising from the review reflect the comments and concerns raised by stakeholders and it is hoped that these recommendations, if accepted will result in positive outcomes for our Communities.

**4 Consultation and Equality Impact**

4.1 The Improvement Officer has advised that the Equality Panel has championed the need for social spaces in new development to reduce isolation, intergenerational interaction and improve mental health & wellbeing.

**5 Alternative Options and Reasons for Rejection**

5.1 None

**6 Implications**

**6.1 Finance and Risk Implications**

None

**6.2 Legal Implications including Data Protection**

None

**6.3 Human Resources Implications**

None

**7 Recommendation**

7.1 That Executive considers the recommendations set out in the report of the Healthy, Safe, Clean and Green Communities Scrutiny Committee and provides a response to the recommendations within 6 weeks.

**8 Decision Information**

<b>Is the decision a Key Decision?</b> (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No
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<b>District Wards Affected</b>	
<b>Links to Corporate Plan priorities or Policy Framework</b>	Supporting our Communities to be Healthier, Safer, Cleaner and Greener.

**8 Document Information**

<b>Appendix No</b>	<b>Title</b>
1	Where does public health fit within planning policy - final report of the scrutiny review?
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
<b>Report Author</b>	<b>Contact Number</b>
Claire Millington - Scrutiny Officer	Ext 2385

# **BOLSOVER DISTRICT COUNCIL**

## **HEALTHY, SAFE, CLEAN AND GREEN COMMUNITIES SCRUTINY COMMITTEE**

**Where does Public Health fit  
within Planning Policy?**

# **CONTENTS**

Chair's Foreword

1. Introduction
2. Recommendations
3. Evidence
4. Key findings
5. Conclusions

## Foreword of Councillor Sandra Peake

### Chair of the Healthy, Safe, Clean and Green Communities Scrutiny Committee

The committee has, over the past year, considered the impact of large scale housing developments upon the general health and wellbeing of residents. The committee feels that more emphasis should be placed upon the social aspects when planning applications are being discussed at committee and should be included as a policy in the formation of the new local plan.

I would like to thank my committee members, Councillor Hilary Gilmour, my Vice Chair, all officers who have contributed to the review, and lastly Abby Brownsword, Senior Governance Officer and Claire Millington, Scrutiny Officer for their support and guidance throughout the year.

*Sandra Peake*

## 1. INTRODUCTION

This review followed concerns that development brings additional demands on local services and it was suggested that the current Section 106 Policy was not working to address public health issues.

*Planning Practice Guidance states; 'Local planning authorities should ensure that health and wellbeing and health infrastructure are considered in local and neighbourhood plans and in planning decision making.'*

*'Local authority planners should consider consulting the Director of Public Health on any planning applications (including at the pre-application stage) that are likely to have a significant impact on the health and wellbeing of the local population or particular groups within it. This would allow them to work together on any necessary mitigation measures.'*

*A health impact assessment may be a useful tool to use where there is expected to be significant impacts.*

*Similarly, the views of the Local Clinical Commissioning Group and NHS England should be sought regarding the impact of new development which would have a significant or cumulatively significant effect on health infrastructure and/or the demand for healthcare services.*

*Information gathered from this engagement should assist local planning authorities to consider whether the identified impact(s) should be addressed through a Section 106 obligation or a planning condition.*

The Department for Communities and Local Government describes a healthy community as, *'a good place to grow up and grow old in. It is one which supports*



*healthy behaviours and supports reductions in health inequalities. It should enhance the physical and mental health of the community and, where appropriate, encourage:*

- *Active healthy lifestyles that are made easy through the pattern of development, good urban design, good access to local services and facilities: green open space and safe places for active play and food growing, and is accessible by walking and cycling and public transport.*
- *The creation of healthy living environments for people of all ages which supports social interaction. It meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments'*

Department for Communities and Local Government (2014) *what is the role of health and wellbeing in planning? - Planning Practice Guidance*

The aim of the review was to consider how public health issues were addressed through the planning process.

**The Committee comprised the following Members,**

Councillors;

Sandra Peake (Chair)  
Toni Bennett  
Tracey Cannon  
Clive Moesby  
Phil Smith  
Deborah Watson

Hilary Gilmour (Vice Chair)  
Dexter Bullock  
Pat Cooper  
Tom Munro  
Ken Walker

A list of Stakeholders involved in the review is attached as appendix 1.

**EQUALITY AND DIVERSITY**

Within the process of the review, the committee has taken into account the impact of equalities and the Improvement Officer has provided guidance and advice on the draft report.

## **2. RECOMMENDATIONS**

- 2.1 That for major development applications of 20 or more houses a meeting with stakeholders be arranged whereby all stakeholders are invited to come together to discuss the requirements from S. 106 or planning conditions. This would allow all stakeholders to understand the range of requests and demands on the developer and would encourage engagement as to what is required and what should be priority. It should also be considered whether it would be appropriate for the developer to be involved in this meeting to provide them with a greater understanding of the requests and the reasons behind them.
- 2.2 That a “Hot Food Takeaways” policy is included in the publication draft or the Local Plan and is developed out of evidence provided by Public Health working with the CCG.

## **3. EVIDENCE**

The following evidence was considered as part of the review:

- Department for Communities and Local Government (2014) What is the role of health and wellbeing in planning? – Planning Practice Guidance and; Promoting healthy communities – Planning Practice Guidance
- UK Healthy Cities Network
- Local Government Association (2016) Tipping the Scales – Case studies on the use of planning powers to limit hot food takeaways.
- Andrew Ross, Final Draft Consultancy (2013) – Obesity-based policies to restrict hot food takeaways: progress by local planning authorities in England.
- Health Impact Assessment - Presentation on HIAs focusing on The Avenue site in Wingerworth, North East Derbyshire by the Public Health Manager, DCC

## **4. KEY FINDINGS**

### **Stakeholder involvement – Recommendation 2.1**

It was suggested that it would be useful for all stakeholders to meet to discuss a major development whereby all stakeholders come together to discuss the requirements from S.106 but this could also be expanded to ensure that service areas and partners work together to achieve the aims and objectives of key strategies to improve the health and wellbeing of local communities in our district.

Working in this way would allow all stakeholders to understand the requests and demands on the developer from others and would also encourage discussions on what is or isn't required and what is priority. It could also be considered whether it would be appropriate for the developer to be involved in this meeting for the same reasons of understanding the demands and where the requests have come from.

One stakeholder stated;

*The viability of S. 106 demands is critical and we need to balance these different demands. We can ask and negotiate but at the end of the day, it is not a statutory requirement.*

Another relevant point raised was that on occasions, the Council's Corporate Plan priorities could create issues e.g. where the priority is to meet a specific target in relation to the number of houses built and an application may contribute towards this target, however the proposed development might be on land that is not suitable for various reasons, including its proximity to a motorway where air quality is poor, noise, safety, etc. All these factors affect public health and there needs to be a balance between realising a development and achieving what we need for a community.

One Stakeholder commented;

*The relationship between the planning team and public health is positive; information sharing, consultation on Local Plan and interest in how health can be integrated into planning approaches is emerging but this could be strengthened and more consistently applied.*

*Planning policy and processes could use opportunities to consider the impact of new development on a range of issues which affect health and wellbeing, for example, increasing physical activity, enabling community cohesion and reducing isolations, ageing well and much more.*

*Some emerging planning policy and approaches are starting to consider promoting health and wellbeing – rather than just focusing on how healthcare will be provided to communities, e.g. exploring age/dementia friendly policies, lifetime home standard, and access to leisure, green space and greenways.*

Comments made from consultation with the CCG indicate that the CCG's have been advised not to respond to consultations where the sum awarded as S.106 is likely to be less than £30,000.00 but the Committee would question how officers can be satisfied that the right priorities for an individual development are considered regardless of the amount of S.106 if stakeholders are only engaged in certain circumstances?

Most stakeholders involved in the review felt that involvement should be at an earlier stage than S.106 consideration.

All the points made above strengthen the need for a group discussion over the requirements of an individual development and would go some way to meeting requests for consistency and strengthening of current processes.

Members were pleased to note for the first time at the Planning Committee in January 2017 that reports to Planning Committee referred to health, open space, etc,

### **Using planning powers to limit hot food takeaway – Recommendation 2.2**

Concerns over takeaways and the proximity to schools or the number of establishments within a certain area were raised a number of times throughout the review and initially Members were of the view that there was nothing the Authority could do in terms of powers to tackle the location of takeaways in relation to schools.

During the review, the Committee has identified best practice from the Local Government Association, Tipping the Scales - case studies on the use of planning powers to limit hot food takeaways. These case studies show what other local authorities have done to address similar issues.

Other examples of authorities that have supplementary planning documents that cite obesity concerns relating to hot food takeaways or have restricted the number of establishments through exclusion zones are discussed in the overview of English local planning authority policies on hot food takeaway which showed that in January 2013, there were 21 local planning authorities that had policies or draft policies designed to restrict hot food takeaways to help curb obesity in the local area by either restricting the number of establishments in a concentrated area or by imposing restrictions on areas surrounding schools.

Members heard from the Public Health Manager about the work with Chesterfield Borough Council and how they are working to restrict hot food takeaways in areas with high levels of obesity.

The Committee feels that the use of a supplementary planning document around this issue should be considered and would be prepared to assist in further research and evidence gathering on this matter if requested to do so.

### **Local Plan Consultation**

The Healthy, Safe, Clean and Green Scrutiny Committee held a special meeting for consultation on the draft local plan and relationships with Health and Wellbeing and were satisfied that the whole of the Local Plan has a focus on Health and Wellbeing.

Chapter 3 addresses the vision of the Plan, part of which is that:

“Local people will have benefited from the opportunities for a healthier lifestyle, improved job opportunities, more housing, and the increase in facilities that this can help to deliver”.

Difficulties in the issues of contributions from developers in order to help deliver infrastructure were discussed and the Committee sought reassurance that developers were requested to submit costs/valuations for a development if they were to argue that the development wasn't viable for a level of S.106 contributions requested. If necessary, the District Valuer would be asked to consider the viability.

### **What can be done differently?**

Every stakeholder involved in the review was asked what would you like to see done differently?

The following points were raised;

- Further consideration of wider health and wellbeing issues, which may include increasing physical activity, enabling community cohesion, reducing isolations and aging well, with policies explicitly stating their intention to promote health and build communities which enable people to be healthy – implementation of UK Healthy Cities/Communities philosophy and principles.
- Health featuring in wider service areas because of Council's sign up to Healthy Cities Network and the delivery of "Healthy Bolsover" Locality Plan.
- Linking into wider national policy drivers on health and planning but more locally encourage some small practical changes including a detailed partner review on proposed developments and ensuring responses are encouraged from partners.
- It would be more effective to have a group discussion with consultees rather than individually and in isolation.

The Committee questioned whether the Authority had made use of Community Infrastructure Levies (CIL) and discussed examples of other local authorities where CIL had a negative impact on building rate. (Newark and Sherwood District Council). A lot of officer time and effort was required and the benefits simply weren't apparent.

A decision was to be taken by the steering group on appropriate use of CIL and the Committee was advised that it was likely that S.106 was still considered the best option.

## **5. CONCLUSIONS**

We need to be clear who we consider is responsible for health provision in any new development. We have discussed this point with our stakeholders and agree that the responsibility for healthcare provision ought to lie with the NHS and not necessarily the developer. Negotiations via the Planning Officer with the NHS through the CCG makes sense but there are so many other demands on S.106 monies that the developer cannot be expected to deliver public health provision, although it may contribute towards it.

The provision of appropriate healthcare is only one aspect of promoting public health and planning policy can have a significant positive or negative impact on wider health and wellbeing issues. An increased willingness to consider the impact of planning policy on wider health and wellbeing issues was acknowledged by stakeholders but it was stated that this needs to be maintained, particularly when faced with difficult economic and regeneration choices and developer pressures.

All stakeholders are aware of their role and the reasons why they are consulted and respond to applications accordingly. Most stated that they would like to be more involved or be involved in the process at an earlier stage.

From listening to our stakeholders there is a need for a robust consultation process at the earliest point possible to ensure that the right priorities are identified for individual developments and the communities that are impacted by them.

## **APPENDIX 1**

### **LIST OF STAKEHOLDERS**

Councillor Brian Murray-Carr	-	Portfolio Holder for Health and Wellbeing
Councillor Mary Dooley	-	Portfolio Holder for Leisure
Councillor John Ritchie	-	Portfolio Holder for Planning and Local Plan (Watching Brief)
James Arnold	-	Joint Assistant Director – Planning and Environmental Health
Lee Hicken	-	Joint Assistant Director – Leisure
Sharon Gillott	-	Environmental Health Manager
Rob Routledge	-	Interim Planning and Policy Manager
Pam Brown	-	Chief Executives and Partnerships Manager
Jessica Clayton	-	Partnership, Performance and Sustainability Officer
Mandy Chambers	-	Public Health Principal, Derbyshire County Council
Richard Keeton	-	Public Health Manager, Derbyshire County Council
Gareth Harry	-	Chief Commissioning Officer, NHS Hardwick CCG

**Bolsover District Council**

**Executive**

**27<sup>th</sup> February 2017**

Vulnerable Adults Risk Management (VARM) Policy

**Report of the Portfolio Holder for Housing**

**This report is public**

**Purpose of the Report**

- To agree to the Joint Vulnerable Adult Risk Management (VARM) Policy and guidance to implement the existing Derbyshire wide VARM policy framework.

**1 Report Details**

- 1.1 In January 2014, Bolsover District Council (BDC), North East Derbyshire District Council (NEDDC), and Rykneld Homes Limited (RH) adopted the wider Derbyshire Safeguarding Adults Board's (SAB) Vulnerable Adult Risk Management (VARM) policy which provides a framework for professionals to facilitate effective multi-agency working with vulnerable adults who are deemed to have mental capacity and who are at risk of serious harm or death.
- 1.2 BDC's and NEDDC's Housing and Economic Development Strategies highlight the commitment to help vulnerable people. To help with this commitment it has been acknowledged that an internal VARM Policy is required to ensure risks to vulnerable adults are minimised, therefore in conjunction with the Joint Executive Director for Transformation (the Safeguarding Lead Officer) a draft VARM policy has been developed.
- 1.3 BDC, NEDDC and RH have taken a partnership approach to provide a policy with guidance for employee's, elected members, board members and the public of the VARM process and to create awareness of how we implement the Derbyshire wide policy framework, and who to contact should a case need to be reported. It is designed to complement the existing Derbyshire wide framework and practice already in place.
- 1.4 The vulnerable adult must not be eligible for any other primary processes and it is not a substitute for these, which includes the existing Safeguarding, Multi Agency Risk Assessment Conference (MARAC which is part of a coordinated community response to domestic abuse), Multi-agency Public Protection Arrangements (MAPPA which are in place to ensure the successful management of violent and sexual offenders and the Mental Health Act's policies and procedures currently in place.

- 1.5 Each VARM will be assessed on a case by case basis and individual action plans formulated to identify the appropriate agency/department's responsibility to alleviate the risk, therefore the guidance in the policy should be used flexibly to achieve the best outcomes.
- 1.6 Each organisation has identified VARM champions who will be the relevant point of contact, including the Derbyshire Fire and Rescue, Derbyshire Constabulary, Environmental Health Officers, Housing, Probation, Alcohol and Drug Services. For BDC, NEDDC and RH the VARM Champions are:
- Joint Senior Environmental Health Officers (Housing and Pollution)
  - Joint Environmental Health Officer
  - NEDDC Housing Options Team Leader
  - RH Community Sustainment Manager
  - BDC Housing Needs Manager
  - BDC Housing Enforcement Manager
- 1.7 The policy is in line with the existing Derbyshire wide policy framework and will be amended accordingly should this change.
- 1.8 VARM cases will continue to be monitored internally using the existing format through PEFORM via the Housing Strategy Team on a quarterly basis and reported to Cabinet periodically.

## **2 Conclusions and Reasons for Recommendation**

- 2.1 In conclusion the policy shows how BDC, NEDDC and RH implement the Derbyshire wide policy VARM framework and will create awareness for employees, Elected Members, external agencies/organisations and the general public.
- 2.2 The policy also includes practical guidance for any person/agency that is concerned for or suspects an adult is at risk of harm and how they can refer for help through this process and the appointed VARM Champions.
- 2.3 The policy also shows a commitment to partnership working to keep vulnerable adults safe who are not eligible for any other primary process.
- 2.4 The recommendation is for Cabinet to agree the policy based on the reasons from 2.1 to 2.3 as stated above.

## **3 Consultation and Equality Impact**

- 3.1 Consultation has been carried out with the following:

VARM Champions:

- The joint Environmental Health Service – Senior Officers
- BDC Housing Needs Manager
- Rykneld Homes – Community Sustainment Manager
- Joint Housing Strategy Manager.



3.2 A joint Equalities Impact Assessment will be completed in line with the corporate policy.

3.3 A VARM panel is a multi agency group to ensure that the right agencies are engaged in preventing serious harm to vulnerable adults in the district.

#### **4 Alternative Options and Reasons for Rejection**

4.1 An option not to have a policy in place was rejected as internal structures on VARM, and the work we do surrounding vulnerable adults that are not eligible for Safeguarding or any other primary process, may not be widely known, therefore this bridges the gap.

4.2 Also there have been recent internal monitoring failures with collating the number of VARM cases that the LAs and RH are involved with, therefore the policy will make the monitoring procedure more robust, again another reason for rejecting the option of not having a policy in place.

#### **5 Implications**

##### **5.1 Finance and Risk Implications**

5.1.1 The policy is to complement the existing practice/procedures that are already in place therefore there is no financial risk to implementation; however not having adequate VARM information in place could put potential adults at risk of harm or even death.

##### **5.2 Legal Implications including Data Protection**

5.2.1 BDC, NEDDC and RH have signed up to the Derby and Derbyshire Partnership Forum Sharing of Information Protocol, which allows each organisation to share information on adults at risk. The Data Protection Act 1998 does not preclude the sharing of information to provide an effective service or protect a person from harm, danger and abuse.

##### **5.3 Human Resources Implications**

5.3.1 Leading and attending VARM meetings can be time consuming, however as the VARM procedure is already in place there are no Human Resources implications at this time, however the continuous monitoring of VARM cases will show any need for further future resources.

#### **6 Recommendations**

6.1 That Executive agree to the joint VARM policy and agree to it being implemented at BDC.

## 7 Decision Information

<b>Is the decision a Key Decision?</b> (A Key Decision is an executive decision which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No
<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	No
<b>District Wards Affected</b>	There could be a VARM meeting instigated on any tenant or residents from any ward.
<b>Links to Corporate Plan priorities or Policy Framework</b>	<ul style="list-style-type: none"> <li>• Providing our Customers with Excellent Service</li> <li>• Supporting Our Communities to be Healthier, Safer, Cleaner and Greener</li> <li>• Supporting vulnerable and disadvantaged people</li> <li>• Increasing customer confidence and satisfaction with our services</li> <li>• Contributing to improving health and well-being</li> </ul>

## 8 Document Information

Appendix No	Title
1	Joint VARM Policy
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
Report Author	Contact Number
Diane Parker – Joint Housing Policy and Intelligence Officer	01246 217292

# **Vulnerable Adult Risk Management (VARM)**

(Date here – month / 2016)



North East  
Derbyshire  
District Council



*We speak your language*

---

Polish

*Mówimy Twoim językiem*

---

French

*Nous parlons votre langue*

---

Spanish

*Hablamos su idioma*

---

Slovak

*Rozprávame Vaším jazykom*

---

Chinese

我们会说你的语言

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North East Derbyshire District

Council on **01246 231111**

## CONTROL SHEET FOR [Vulnerable Adult Risk Management]

Policy Details	Comments / Confirmation (To be updated as the document progresses)
Policy title	VARM (Vulnerable Adult Risk Management)
Current status – i.e. first draft, version 2 or final version	First draft
Policy authors (post title only)	Joint Housing Policy and Intelligence Officer
Location of policy (whilst in development) – i.e. L-drive, shared drive	
Relevant Cabinet Member (if applicable)	Cabinet Member for Housing and I.T. Cllr. J Ritchie
Equality Impact Assessment approval date	
Partnership involvement (if applicable)	BDC Housing Needs Manager In conjunction with Joint Senior Environmental Health Officers and Rykneld Homes Community Sustainment Manager
Final policy approval route i.e. Cabinet/ Council	Executive
Date policy approved	
Date policy due for review (maximum three years)	2019
Date policy forwarded to Improvement Team (to include on Intranet and Internet if applicable to the public)	

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## 1. Introduction

This Vulnerable Adult Risk Management (VARM) policy is a joint policy for Bolsover District Council (BDC), North East Derbyshire District Council (NEDDC) and Rykneld Homes Limited (RHL) to provide guidance for employee's, elected members, board members and the public of the VARM process and to create awareness of how we implement the Derbyshire wide policy and who to contact should a case need to be reported.

BDC, NEDDC, and RHL have adopted the wider Derbyshire Safeguarding Adults Board's (SAB) Vulnerable Adult Risk Management (VARM) policy which provides a *'framework for professionals to facilitate effective multi-agency working, with adults who are deemed to have mental capacity and who are at risk of serious harm or death through self-neglect or other risk taking behaviour, for example self-harm or refusal or disengagement of services'*. **See appendix 1**

Each VARM will be assessed on a case by case basis and individual action plans formulated to identify the appropriate agency/department's responsibility to alleviate the risk, therefore the guidance should be used flexibly to achieve the best outcomes.

## 2. Scope

This policy is in line with the adopted Derbyshire Safeguarding Adults Board VARM Policy and has due regard to the Care Act 2014 and its statutory Safeguarding Guidance which replaces the "No Secrets" Guidance 2000.

When assessing VARM cases and carrying out actions we will work within policy and law, therefore all relevant BDC, NEDDC and RHL Policies will be taken into consideration including Risk Management and Equality and Health and Safety. Also to fulfil our legal and statutory duties the policy has due regard to current legislation and any subsequent amendments, including the;

- Equalities Act 2010
- Human Rights Act 1998
- Data Protection Act 1998
- Mental Health Act 2005
- Mental Capacity Act 2005

The policy covers all of the functions and services of BDC, NEDDC and RHL, as well as the operations of partners, contractors and voluntary organisations that deliver services on our behalf, unless they have their own policy which has been recognised as an adequate substitute.

The policy will affect any person with mental capacity aged 18 years and over who is at risk of serious harm or death through self-neglect or other risk taking behaviour including self-harm or refusal or disengagement of services and who does not fall within the primary processes highlighted in section 4.5.

### 3. Principles

The policy acknowledges the commitment of partnership and multi-agency working and sharing information to keep vulnerable people safe.

The policy is based on national legislation and a local framework and links with BDC's and NEDDC's Corporate Aims, which are:

- Providing our Customers with Excellent Service
- Supporting Our Communities to be Healthier, Safer, Cleaner and Greener

The policy directly links to our Corporate Priorities, which are:

- Supporting vulnerable and disadvantaged people
- Increasing customer confidence and satisfaction with our services
- Contributing to improving health and well-being.

This also links with RHL's priorities to:

- Make a positive difference to the lives of our tenants and residents
- Meet the needs of tenants and the communities where they live

## 4. Vulnerable Adult Risk Management (VARM) Guidance

### 4.1 Lead Agencies

The Key lead agencies are:-

- Service Managers & Senior Practitioners within Adult Social Care
- Safeguarding leads within NHS Organisations
- Community Safety Managers in Derbyshire Fire and Rescue Service
- Derbyshire Constabulary
- Environmental Health
- Housing (Council)
- Housing (Rykneld Homes Limited)
- Probation
- Alcohol and Drug Services

### 4.2 Sharing Information

Both Councils and Rykneld Homes Limited is a member of the Derby and Derbyshire Partnership Forum and have signed up to the Sharing of Information Protocol, which can be viewed on the Derbyshire Partnership Forum website at [www.derbyshirepartnership.gov.uk/about\\_us/](http://www.derbyshirepartnership.gov.uk/about_us/).

This is to ensure that effective communication is made across all organisations. The Data Protection Act 1998 does not preclude the sharing of information to provide an effective service or protect a person from harm, danger and abuse. The appropriate sharing of information between agencies is vital for the identification of and reduction of abuse or neglect when assessing risk and instigating or attending VARM meetings. However the



sharing of data will still need to be carried out in a controlled manner as defined in the Data Protection Act 1998.

### 4.3 Identifying and Reporting Adult at Risk

An adult at risk can be identified by any person/s such as, employee's, elected members, board members, external agency/organisations or members of the public that has concerns about an adult who is at risk of harm through neglect or abuse.

Once an adult at risk has been identified a referral to the appropriate VARM Champion can be made, either by telephone, email or by completing a RHL Referral Form. **See appendix 2.**

If there are any children involved with the adult at risk then a Child Safeguarding referral must be completed, see the relevant organisations Child Safeguarding Policy via the links below for the referring procedures.

[Bolsover District Council Child Safeguarding](#)

[North East Derbyshire District Council Child Safeguarding \(needs putting on new website\)](#)

[Rykneld Homes Limited Child Safeguarding](#)

### 4.4 VARM Champions

Each organisation/agency has appointed VARM Champions, for both Councils and RHL these are:

<b>VARM Champions Contact Details</b>			
<b>Job Title</b>	<b>Bolsover District Council</b>	<b>North East Derbyshire District Council</b>	<b>Rykneld Homes</b>
Joint Environmental Health Service – Environmental Health Officer	01246 242424	01246 231111	
Housing (BDC) – Housing Needs Manager	01246 593062		
Housing (BDC) - Housing Enforcement Manager	01246 593057		
Housing (NEDDC) – Housing Options Team Leader		01246 217625 Email: <a href="mailto:HousingOptions@ne-derbyshire.gov.uk">HousingOptions@ne-derbyshire.gov.uk</a>	
Housing (Rykneld Homes) – Community Sustainment Manager			Referral Form or 01246 217670

The VARM Champions will assess risk and determine if the Vulnerable Adult meets the criteria set out in section 4.5.

The VARM Champion may attend the meeting themselves or appoint a colleague if this is more appropriate to maximise the best outcome, although if a colleague is appointed they will report regularly to the VARM Champion on the progress of the meetings.

There is no limit to the number of people attending the meetings from any one agency/organisation therefore more than one department from BDC, NEDDC or RHL may attend with any number of officers, however it is essential that an officer who can make decisions within their remit is in attendance.

#### 4.5 Criteria for a VARM

VARM's are designed to protect adults at most risk and who are not managed by other primary processes, therefore it should not be seen as a substitute for the primary processes, such as:

- Multi-Agency Public Protection Arrangements (MAPPA)
- Multi-Agency Risk Assessment Conference (MARAC)
- Channel (Programme for individuals who are at risk of being drawn into terrorism)
- Safeguarding Adults
- Mental Health Act 2005
- Mental Capacity Act 2005

A meeting will only be called if the adult at risk does not fall within these existing primary processes and it will reduce the risk of serious harm or death.

In accordance with national policy and the Derbyshire Safeguarding Adults Board VARM framework, in order to consider a person for a VARM meeting **all** the following criteria should apply:

- A person **must have capacity** to make decisions and choices regarding their life
- There is a **risk of serious harm or death** by self-neglect, fire, deteriorating health condition, non-engagement with services or where an adult is targeted by local community, is the victim of Hate Crime or Anti-Social Behaviour or the victim of sexual violence and they do not meet the criteria for Safeguarding
- There is a **public safety** interest
- There are a high level of **concerns from partner agencies**.

Serious harm means death or injury (either physical or psychological) which is life threatening and/or traumatic and which is viewed to be imminent or very likely to occur.

[Section 42 of the Care Act 2014](#), states the Local Authority must make whatever enquiries necessary to decide whether any action should be taken and by whom if the local authority has reasonable cause to suspect that an adult in its area (whether or not ordinarily resident there)—

- (a) has needs for care and support (whether or not the authority is meeting any of those needs),
- (b) is experiencing, or is at risk of, abuse or neglect, and

(c) as a result of those needs is unable to protect himself or herself against the abuse or neglect or the risk of it.

Derbyshire County Council (DCC) has responsibility for Adult Care therefore in cases where there is self-neglect a Safeguarding referral will be made by BDC/NEDDC/RHL VARM Champions to DCC's Adult Care who will make a decision whether it meets the criteria for safeguarding and a Section 42 enquiry, they will then decide what response is required, which could be;

- that the criteria is not met for safeguarding
- that the criteria is met and the Section 42 will be managed by either DCC or the most appropriate agency.

Safeguarding referrals to DCC can be made by completing the Safeguarding referral form or by contacting Call Derbyshire on 01629 533190 or 01629 532600 outside of office hours. **See appendix 3**

For more information on the Safeguarding procedures see the relevant organisations Safeguarding policies which can be found via the links below.

[Bolsover District Council Safeguarding Policy](#)

[North East Derbyshire District Council Safeguarding Policy](#)

[Rykneld Homes Limited Safeguarding Policy](#)

#### **4.6 Establishing Capacity**

The Council will adhere to the five statutory principles of the [Mental Capacity Act 2005](#), which are:

1. A person must be assumed to have capacity unless it is established that they lack capacity.
2. A person is not to be treated as unable to make a decision unless all practicable steps to help have been taken without success.
3. A person is not to be treated as unable to make a decision merely because they make an unwise decision.
4. An act done, or decision made, under this Act for or on behalf of a person who lacks capacity must be done, or made, in their best interests.
5. Before the act is done, or the decision is made, regard must be had to whether the purpose for which it is needed can be as effectively achieved in a way that is less restrictive of the person's rights and freedom of action.

#### **4.7 Obtaining Consent**

Wherever possible consent for holding a VARM and encouragement to participate in the process from the adult at risk will be sought, however a lack of consent would not prevent a VARM from taking place. Under common law a person may act to prevent serious harm from occurring if there is a necessity to do so.

#### **4.8 The VARM Meeting**

To Implement a Risk Management Plan the Derbyshire SAB VARM policy should be followed. **See appendix 1.**

Any agency can initiate a VARM meeting and it was agreed by Derbyshire SAB that whichever agency identifies an adult at risk that would benefit from a VARM meeting, that agency will both lead and coordinate the multi-agency risk assessment.

If BDC, NEDDC or RHL is the lead organisation then the VARM champion or nominated colleague will decide and invite other departments and/or external agencies/organisations which can include the voluntary sector. The adult at risk or an advocate may attend if appropriate. As lead they will also record actions of the meeting on the Risk Management Meeting Record document. **See appendix 4.**

BDC, NEDDC and RHL are committed to attend multi-agency risk assessments as invited by other lead agencies/organisations, the VARM champions will decide who should attend to achieve the best possible outcome.

#### **4.9 Funding**

Limited funding is available from DCC to support risk reduction/improvement actions agreed at VARM meetings, however this is only available where no other funding is possible. The VARM champions will assess whether an application for funding is required and an application form is to be completed.

#### **4.10 Monitoring**

A copy of the completed VARM meeting records will be submitted to DCC Safeguarding Adults Team, who will collate records for the purpose of quality assurance and data collection. Any data will be securely transferred in line with the security of transferring data procedures and data protection policy.

VARM cases will be internally monitored on a quarterly basis and recorded on the PEFORM system through the Joint Housing Strategy Team.

BDC Elected Members will be updated periodically.

### **5. Responsibility for Implementation**

Joint Executive Director, Paul Hackett  
VARM Champions  
Joint Housing Strategy

All employees of BDC, NEDDC and RHL should be aware of the VARM policy and procedures to enable identification and report potential adults at risk.

## **6. Appendices**



### Derbyshire Safeguarding Adults Board v.3.0 1 VULNERABLE ADULT RISK MANAGEMENT (VARM) POLICY

#### **Introduction**

This policy provides professionals with a framework to facilitate effective multi-agency working with adults who are deemed to have mental capacity and who are at risk of serious harm or death through self-neglect or other risk taking behaviour for example self-harm or refusal or disengagement of services.

The Care Act 2014 now includes self-neglect as a category of abuse.

**The process should not be seen as a substitute to existing processes**, including the Mental Health Act, Mental Capacity Act, MAPPA, MARAC and Channel. These processes will be seen as having primacy and the VARM will only be called if the adult at risk does not fall within these processes or if it is felt that a VARM meeting will reduce the risk of serious harm or death.

The Vulnerable Adults Risk Management process is a multi-agency procedure to discuss, identify and document risk for high risk cases, and formulate an action plan identifying appropriate agency responsibility for actions. It also provides a mechanism for review and re-evaluation of the action plan.

The VARM process requires each lead agency to appoint a “champion” or lead within their agency. Safeguarding Adults Board representatives will be responsible for appointing a suitable lead or “champion” within their organisation. In Derbyshire there are established champions in the following agencies:-

- Service Managers & Senior Practitioners within Adult Social Care
- Safeguarding leads within NHS Organisations
- Community Safety Managers in Derbyshire Fire and Rescue Service
- Derbyshire Constabulary
- Environmental Health Officers
- Housing
- Probation
- Alcohol and Drug Services

#### **Establishing Capacity**

Understanding a person’s capacity to make a decision is a vital element in care planning with and for, adults at risk. Where it has been assessed that a person does not have capacity to exert a choice over a decision with regard to their safety a Best Interests Decision meeting will be more appropriate which will be led by the lead agency.

In assessing a person's capacity to make a decision, the principles of the Mental Capacity Act 2005 should be followed. A person lacks capacity if at a specific time; they are unable to make a specific decision because of an impairment of, or disturbance in, the functioning of the mind or brain. A person is deemed as unable to make a decision if they are unable to understand information relating to the decision, **or** unable to retain the information **or** use the information as part of the process of making the decision, **or** unable to communicate the decision.

Further information and guidance on Mental Capacity Act Assessments and Best Interests can be found at:- <http://www.justice.gov.uk/downloads/protecting-the-vulnerable/mca/mca-code-of-practice-0509.pdf>

### **Criteria for VARM**

In order to consider a person for a VARM meeting **all** the following criteria should apply:

- A person **must have capacity** to make decisions and choices regarding their life
- There is a **risk of serious harm or death** by self-neglect, fire, deteriorating health condition, non-engagement with services or where an adult is targeted by local community, is the victim of Hate Crime or Anti-Social Behaviour or the victim of sexual violence and they do not meet the criteria for Safeguarding
- There is a **public safety** interest
- There are a high level of **concerns from partner agencies**

Serious harm means death or injury (either physical or psychological) which is life threatening and/or traumatic and which is viewed to be imminent or very likely to occur.

Any agency can initiate a VARM meeting. The expectation is that the appointed VARM champion will exercise professional judgement when referring a case to this process.

**In cases where there is self-neglect a SAFEGUARDING referral will be made to Adult Care who will make a decision whether it meets the criteria for safeguarding and a Section 42 enquiry is made. The local authority will then decide which is the appropriate process (safeguarding or VARM) and who is best placed to coordinate and lead. There could be a number of agencies who take the lead.**

The local authority will decide what response is required. The response could be that

- The criteria is not met for safeguarding
- The criteria are met and the Section 42 will be managed by either the Local Authority or the most appropriate agency.

It was agreed by Derbyshire Safeguarding Adults Boards that whichever agency identifies an adult at risk that would benefit from a VARM meeting, that agency will both lead & coordinate the multi-agency risk assessment.

Consent for holding a VARM should be obtained from the person wherever possible, and the person should be encouraged to participate in the VARM process. However, a lack of consent would not prevent a VARM from taking place. Under common law a person may act to prevent serious harm from occurring if there is a necessity to do so.

## **VARM Meeting**

If the threshold criteria are met the lead agency will coordinate attendance at a risk management meeting. The VARM lead will identify which agencies will be invited to the meeting.

**If there are children who are part of the household or who are linked to the individual who is being considered under the VARM, Children's Social Care must be invited to the meeting and a Safeguarding Children Referral is made.**

Consideration should be given to inviting appropriate agencies including non-statutory, voluntary sector and local community groups to facilitate the best opportunity to encourage positive engagement with the adult at risk.

Any agency can request attendance of an agency even if the person may be currently unknown to that agency.

All partner agencies must ensure appropriate staff are allocated with the required seniority to make decisions on behalf of their organisation.

The VARM lead will chair and record actions of the meeting on the Risk Management Meeting Record document.

The purpose of this multi-agency meeting is to formulate a multi-agency risk assessment and identify actions to reduce the level of risk.

Consideration must be given as to how the views of the adult at risk can be included. The person or an appropriate advocate may attend. Due to the nature of people discussed in a VARM it is likely that they are people who disengage and who often do not have support systems.

The following agenda should be followed when chairing a VARM meeting

- Introductions
- Background to the circumstances of the VARM by the referring agency
- Consent & Capacity Issues
- Identify Risks
- Identify Actions
- Appoint a person to contact the client
- Organise Review Date or Exit Strategy

The VARM meeting will consider and critique the Risk Management Plan to see what options are available for encouraging engagement with the Adult. This critique should include a consideration of which professional is best placed to successfully engage with the person, for example; whether the person would respond more positively to a health or a voluntary agency professional?

Following a period of implementing the risk management plan, the meeting may reconvene to review the plan which will be evaluated. The case should not be closed just because the adult at risk is refusing to accept the plan. It is anticipated that a reviewed plan will be discussed and agreed within the multi-agency meeting.

## **Recording the Risk Management Process**

Each agency is expected to manage, record and hold the case where an adult is considered under the VARM process. The VARM documentation will then be completed and coordinated by the appointed lead agency.

It is anticipated that adults at risk will be informed and involved in the meetings although many will choose to disengage due to their circumstances.

It is an expectation that the Risk Management Meeting Record will be completed fully and will be circulated to all attendees within a period of two weeks.

Actions agreed at the VARM need to be initiated immediately by partner agencies and must not rely on the minutes being distributed.

A copy of completed VARM meeting records should be submitted to the local Authority Safeguarding Adults Team, who will collate records for the purpose of quality assurance and data collection.

## **Reviewing the Risk Management process**

The Lead Agency & Chair will need to reconvene the meeting at appropriate intervals to review the risk management plan. The review should look at how the actions from the risk management plan have been achieved, or whether any changes in approach are needed.

It may be that a decision is made to exit the VARM process as the risks may not be assessed as high enough.

If all risks have been identified and actions completed and there are no further actions a decision may be made to close the case. Due to the nature of clients referred into this process most will remain at risk and the meetings are convened to reduce this risk as far as possible.

The review date can be brought forward if a situation changes at any given time and each member of the VARM will need to report back to lead agency if they feel a further meeting needs to be reconvened.

## **Information Sharing**

Interagency agreements already exist to protect individuals against experiencing serious harm and Caldicott principals exist to protect agencies sharing information on a need to know basis in order to prevent harm. Each agency needs to be aware of the principals of sharing information and be aware of the threshold of sharing information on a "need to know basis".

Information can be shared to protect the vital interests of the vulnerable adult (DPA 1998 sch2). Further information on Information Sharing can be found at [http://www.derbyshirepartnership.gov.uk/images/Derbyshire%20Partnership%20Forum%20ISP%20-%20v%203%204\\_tcm39-112507.pdf](http://www.derbyshirepartnership.gov.uk/images/Derbyshire%20Partnership%20Forum%20ISP%20-%20v%203%204_tcm39-112507.pdf)



## **Human Rights Considerations**

It is an essential part of the process that people are involved as far as possible, and have a right to privacy and to make unwise decisions if they have capacity to do so. However the Human Rights Act gives primacy to the Right to Life (HRA 1998 article 2). However a decision may sometimes be overridden due to public safety concerns. The VARM meeting is an opportunity to ensure that all agencies have offered support and options to individuals whose life is at serious risk or harm.

## **Quality Assurance**

Each agency is required to maintain records of the VARM, and assure the quality of referrals. The local authority Safeguarding Adults Teams will collect and produce data about the VARM process. Quality will be assured through audits completed as part of the Performance Subgroups of the relevant Safeguarding Adults Boards. The Local Authority will record details of the VARM where serious self-neglect is occurring as part of the Safeguarding requirements.

We will treat all the personal information on this referral in confidence and in accordance with the Data Protection Act 1998. Personal information will be only be shared as part of Vulnerable Adults Risk Management Process and The Derbyshire Safeguarding Adults Board.

**Vulnerable Adults Risk Management (VARM) Process Referral Form**

Name	
Address	
Date of Birth	
Telephone number	
Other Occupants:	

**Referring Officers Concerns & Background**

DRAFT

**Other Agency Concerns & Involvement**

Criteria Check List	Yes	No	Not Known
Does the tenant have capacity			
Is there a risk of serious harm or death			
Is there a public safety interest			
Concerns from partner agencies			

#### Key Agencies Involvement to Attend

Adult Social Care	Children's Social Care	
Health Organisation	Hospital Safeguarding	
Fire & Rescue	Women's Aid	
Police / PSH Officer	Faith Organisations	
Environmental Health	Financial Inclusion	
Probation	Community Safety Partnership	
Drug & Alcohol Services	Housing Support	
Other:		

Referring Officer	
Date	



## Derby Safeguarding Adults Board and Derbyshire Safeguarding Adults Board Referral Form



When completing the referral form please consult the Derby and Derbyshire Safeguarding Adults Procedures.

**FOR ALL SAFEGUARDING REFERRALS PLEASE TELEPHONE the relevant local authority to make the referral before submitting this form.**

**For Derby City**, please call 01332 640777 or 01332 786968 outside of office hours. You can also fax this form to Adult Social Care on 01332 643299.

**For Derbyshire County**, please contact Call Derbyshire on 01629 533190 or 01629 532600 outside of office hours.

If you have an email address with the following suffixes (@gsi.gov.uk, @gsx.gov.uk, @gcsx.gov.uk, @nhs.net, and @pnn.police.uk, @cjsm.net) you can email this form securely to the email addresses below: (Please note that these email inboxes are not monitored out of hours)

Derby City	<a href="mailto:DDadultsocialcare@derby.gov.uk.cjsm.net">DDadultsocialcare@derby.gov.uk.cjsm.net</a>
Amber Valley Area (Ripley, Alfreton, Belper)	<a href="mailto:AC.BSAmbervalley@derbyshire.gcsx.gov.uk">AC.BSAmbervalley@derbyshire.gcsx.gov.uk</a>
Bolsover Area (Clowne, Whitwell)	<a href="mailto:AC.BSBolsover@derbyshire.gcsx.gov.uk">AC.BSBolsover@derbyshire.gcsx.gov.uk</a>
Chesterfield Area	<a href="mailto:AC.BSChesterfield@derbyshire.gcsx.gov.uk">AC.BSChesterfield@derbyshire.gcsx.gov.uk</a>
Erewash (Long Eaton, Ilkeston)	<a href="mailto:AC.BSErewash@derbyshire.gcsx.gov.uk">AC.BSErewash@derbyshire.gcsx.gov.uk</a>
High Peak Area (Glossop, Buxton)	<a href="mailto:AC.BSHighpeak@derbyshire.gcsx.gov.uk">AC.BSHighpeak@derbyshire.gcsx.gov.uk</a>
Matlock Area	<a href="mailto:AC.BSHQ@derbyshire.gcsx.gov.uk">AC.BSHQ@derbyshire.gcsx.gov.uk</a>
North East Area (Clay Cross/Dronfield/Eckington)	<a href="mailto:AC.BSNorthEast@derbyshire.gcsx.gov.uk">AC.BSNorthEast@derbyshire.gcsx.gov.uk</a>
South Dales Area (Ashbourne, Swadlincote, Shardlow, Willington, Hilton, Etwall)	<a href="mailto:AC.BSSouthDales@derbyshire.gcsx.gov.uk">AC.BSSouthDales@derbyshire.gcsx.gov.uk</a>

**Please note:** sending person identifiable information using the above email addresses may amount to a breach of Data Protection legislation if you do not send from a secure email address to a secure email address.

**ALL QUESTIONS MUST BE COMPLETED IN FULL**

Any incomplete forms will be reported to agency safeguarding leads for quality assurance.

DETAILS OF THE ADULT			
Name of relevant adult:		Date of Birth	Ethnic Origin
Address:		Telephone Number:	
Present location of adult if different from above:			
Is the adult aware of the referral?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If no, why not:
What does the adult want to happen as an outcome of the referral?			
Have they consented to the referral?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Have they got Capacity under the MCA to consent?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not Known <input type="checkbox"/>
Date of assessment			
Is the adult able to independently represent their views and wishes?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Who would the adult like to support or represent them?			
Does the adult need referral to formal advocacy support or services?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

STATUTORY SAFEGUARDING CRITERIA	
What care and support needs does the adult have?	
How do these needs prevent the adult keeping themselves safe?	

CATEGORY OF ALLEGED ABUSE/RISK OF ABUSE									
Physical	<input type="checkbox"/>	Sexual	<input type="checkbox"/>	Psychological/Emotional	<input type="checkbox"/>	Financial/Material	<input type="checkbox"/>	Discriminatory	<input type="checkbox"/>
Domestic Abuse	<input type="checkbox"/>	Sexual Exploitation	<input type="checkbox"/>	Neglect/Acts of Omission	<input type="checkbox"/>	Modern Day Slavery	<input type="checkbox"/>	Organisational	<input type="checkbox"/>
Self-Neglect	<input type="checkbox"/>								

DETAILS OF ALLEGED ABUSE/RISK OF ABUSE	
<p>Details of alleged abuse/ risk of abuse/ concerns. Please give as much detail as possible about what the concerns are, what has happened and what risk of future abuse/harm has been identified (Who is involved, What has happened, Where has it happened, When did it happen, How has it happened)</p>	

What immediate safeguarding action has been taken?			
Where has the alleged abuse occurred or is likely to occur (if this is a regulated setting, please provide full address and postcode)			
Date of suspected abuse:		Time of suspected abuse	
Have the police already been informed? (NB: If you suspect a crime has occurred please contact the police)	Yes	<input type="checkbox"/>	If yes, what is the incident number?
	No	<input type="checkbox"/>	
	Unknown	<input type="checkbox"/>	
Date of Death (if applicable)			
Does making this referral place anyone at risk of harm including other adults or children? (Think Family- please make a referral to children's services if you have concerns for the welfare or safety of a child)	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
	If yes please detail		
Has the abuse or neglect been directly observed?	Yes	<input type="checkbox"/>	If yes by whom?
	No	<input type="checkbox"/>	
	Unknown	<input type="checkbox"/>	

DETAILS OF THE PERSON WHO HAS ALLEGEDLY CAUSED HARM							
Name of person alleged to have caused harm			Date of Birth				
Address							
Is this person:	A carer	<input type="checkbox"/>	Family member	<input type="checkbox"/>	Partner	<input type="checkbox"/>	
	Professional	<input type="checkbox"/>	Stranger	<input type="checkbox"/>	Unknown/ other	<input type="checkbox"/>	
	Details of relationship						
Is the person who has allegedly caused harm/abuse aware of the referral?				Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

DETAILS OF THE PERSON MAKING THIS REFERRAL			
Name of referrer and referring agency			
Address			
Telephone no		E-mail:	
Signature of referrer	[by typing your name you are signing this electronic form]		
Print name			
Date alert raised in referring agency			
Date form completed		Time	

ADDITIONAL INFORMATION

**Derby Safeguarding Adults Board  
 Derbyshire Safeguarding Adults Board**

**Vulnerable Adult Risk Management Meeting Record**

<b>Name of Adult at Risk</b>	Click here to enter text.			<b>PIN/ ID/ NHS Number</b>	Click here to enter text.
<b>DOB</b>	Click here to enter text.	<b>Age</b>	Click here to enter text.	<b>Ethnic Origin</b>	Click here to enter text.
<b>Address</b>	Click here to enter text.				
<b>Telephone number</b>	Click here to enter text.				
<b>GP details</b>	Click here to enter text.				

<b>Other people living/sharing the accommodation (Including Children)</b>	
<b>Name</b>	Click here to enter text.
<b>Address</b>	Click here to enter text.
<b>DOB</b>	Click here to enter text.
<b>Relationship to adult at risk</b>	Click here to enter text.

<b>Lead/ Co-ordinating Agency contact details</b>
Click here to enter text.

<b>1. What is the risk of serious Harm or Death?</b>		
Click here to enter text.		
<b>2. What are the Public Safety issues?</b>		
Click here to enter text.		
<b>3. What other Agencies are concerned?</b>		
Click here to enter text.		
<b>4. Does the person have the capacity to understand the identified risk?</b>	<b>YES/Unknown</b>	<b>NO</b>
	Click here to enter text.	Click here to enter text.





Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
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### Meeting Details

<b>Is the Adult at risk present?</b>	<b>Yes</b> Click here to enter text.	<b>No</b> Click here to enter text.	<b>Represented/accompanied by:</b>
<b>Does the Adult understand the purpose of the meeting?</b>	YES Click here to enter text.		NO Click here to enter text.
<b>If NO - What steps have been taken to address?</b>	Click here to enter text.		

<b>What is Important TO the adult at risk? (what does the adult want from this process)</b>	<b>What is Important FOR the adult at risk? (what others want from this process)</b>
Click here to enter text.	Click here to enter text.

<b>Description of risks</b>	<b>Risk rating</b> High, Medium, Low
Click here to enter text.	Click here to enter text.

Click here to enter text.	Click here to enter text.
Click here to enter text.	Click here to enter text.
Click here to enter text.	Click here to enter text.
Click here to enter text.	Click here to enter text.

<b>Protection Action Plan</b>		<b>Action by whom</b>	<b>Action by Date</b>	<b>Review Date</b>
1	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
2	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.

3	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
4	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
5	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
6	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
7	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
8	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
9	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
10	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.

<b>Description of any conflict Identified?</b>	<b>Name of person/agency with conflicting view</b>
Click here to enter text.	Click here to enter text.

<p><b>Desired outcomes of the Adult following the Protection plan:</b></p> <p>Click here to enter text.</p>
---

Legal Powers and Duties considered	
1	Fire and Rescue Services Act- duty to provide fire safety advice, attend fires and other emergencies to save life.
2	Fire Safety Order- Duty on responsible persons(Generally owner/landlord) to provide suitable and sufficient fire risk assessments to consider all relevant persons (tenants)
3	Section 47 – Public Health Act 1984= Environmental Safety
4	Human Rights Act 1998 (right to private and family life)
5	Mental Capacity Act 2005 (allows for intervention if assessment deems person lacks capacity)
6	Mental Health Act 1983 (allows for intervention if assessment deems person has mental disorder)
7	Care Act 2014
8	Housing Act 2004- Duties on housing authorities
9	Occupier liability Act

<b>Contingency plan</b>			
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<b>Date Protection Plan agreed:</b>	Click here to enter text.	<b>Service User Signature if agreed/required</b>	Click here to enter text.
-------------------------------------	---------------------------	--	---------------------------

<b>Closure Summary</b>
Click here to enter text.

Closure Outcomes (tick applicable)					
Referral to agency	Click here to enter text.	Advice and Guidance provided	Click here to enter text.	Family Support	Click here to enter text.

No Further action	Click here to enter text.	Individual does not wish to proceed	Click here to enter text.	Civil Action	Click here to enter text.
Support not accepted	Click here to enter text.	Criminal investigation/prosecution	Click here to enter text.	Person Deceased	Click here to enter text.

Risks Removed	Click here to enter text.
Risks Remain	Click here to enter text.
Risks Reduced	Click here to enter text.

<b>Review meeting required</b>	<b>YES</b> Click here to enter text.	<b>NO</b> Click here to enter text.
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<b>If yes – Date of next meeting</b>	Click here to enter text.
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## REVIEW

<b>Outstanding actions</b>	<b>Action by whom</b>
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<b>Additional actions</b>		<b>Action by whom</b>	<b>Action by Date</b>	<b>Review Date</b>
1	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
2	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
3	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
4	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
5	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.

<b>Date of closure:</b>	Click here to enter text.	<b>Service User Signature if agreed/required</b>	Click here to enter text.
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**The actions that have been identified are considered to be legal, necessary and proportional to the circumstances based on the information shared in this meeting. This is a true and accurate record of the VARM meeting.**

The insertion of the VARM Chair's name in this box replaces the normal hand written signature to denote compliance with the above statement.

<b>Name:</b>	Click here to enter text.
<b>Date:</b>	Click here to enter text.

**Bolsover District Council**  
**Executive**

**27<sup>th</sup> February 2017**

**North Derbyshire Homelessness Strategy 2016 - 2020**

**Report of the Portfolio Holder for Housing**

**This report is public**

**Purpose of the Report**

- To seek approval of the North Derbyshire Homelessness Strategy 2016 - 2020.

**1 Report Details**

- 1.1 In the “Making Every Contact Count” report in 2012 the government introduced a Gold Standard Challenge for Housing Options services across the country. This imposed 10 Challenges for services to aspire to with the focus being on homeless prevention.
- 1.2 One of the ten challenges is specifically in relation to the Council’s Homelessness Strategy:
- *To have a homelessness strategy which sets out a proactive approach to preventing homelessness, reviewed annually to be responsive to emerging needs*
- 1.3 To assist in achieving this challenge and also due to the current strategy having expired we have developed a North Derbyshire Homelessness Strategy in partnership with NEDDC and Chesterfield Borough Councils.
- 1.4 This strategy and action plan have been created with the Gold Standard in mind. Following consultation with stakeholders we have identified a number of priorities which provide clear focus and direction to enable us to prevent homelessness as effectively and efficiently as possible in partnership with our neighbouring authorities as well as other partner agencies such as advice and support providers.
- 1.5 The strategy sets out the following vision which we feels encompasses what we are trying to achieve over the next 5 years:

***“By working with our partners to prevent homelessness, we will ensure that everyone has access to a place they can call home.”***

To achieve this vision the following objectives have been identified:

- **Objective 1:** Develop a robust young person’s housing pathway by delivering a range of housing solutions with our partners

- **Objective 2:** Create strong partnerships with all stakeholders to tackle homelessness for all those at risk , including those most vulnerable households
- **Objective 3:** Prevent rough sleeping across the area
- **Objective 4:** Prevent homelessness by tackling and reducing financial deprivation within our communities
- **Objective 5:** Work towards each local authority achieving the Homelessness Gold Standard

1.6 All the strategic objectives are underpinned by a combination of influencing work at a national and local policy level and improving local practice to achieve positive change for people who find themselves homeless.

1.7 A full copy of the Homelessness Strategy is attached as **Appendix 1**.

## **2 Conclusions and Reasons for Recommendation**

2.1 Having an up to date Homelessness Strategy that is fit for purpose will put the council in a strong position when applying for the Gold Standard for Housing Options services.

2.2 It is a legal requirement for the Council to have a Homelessness Strategy.

## **3 Consultation and Equality Impact**

3.1 Full consultation on the review of the previous homelessness strategy and development of the new strategy has been completed with partners.

3.2 A completed Equalities Impact Assessment is attached as **Appendix 2**.

## **4 Alternative Options and Reasons for Rejection**

4.1 Not to approve the Homelessness Strategy. This would leave the Council vulnerable to legal challenges and would affect the Gold Standard application process.

## **5 Implications**

### **5.1 Finance and Risk Implications**

5.1.1 There are no financial implications.

### **5.2 Legal Implications including Data Protection**

5.2.1 There are no legal or data implications.

### 5.3 Human Resources Implications

5.3.1 There are no implications.

### 6 Recommendation

6.1 To approve the North Derbyshire Homelessness Strategy 2016-2020.

### 7 Decision Information

<b>Is the decision a Key Decision?</b> (A Key Decision is an executive decision which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No
<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	No
<b>District Wards Affected</b>	
<b>Links to Corporate Plan priorities or Policy Framework</b>	C-11 Achieve an overall annual success rate of 80% for households who considered themselves homeless for whom casework resolved the situation.

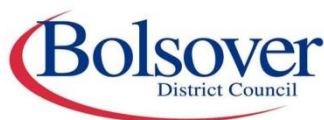
### 8 Document Information

Appendix No	Title
1	North Derbyshire Homelessness Strategy 2016-2020
2	EIA for the Homelessness Strategy.
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
Report Author	Contact Number
Karl Apps Joint Housing Strategy and Growth Manager	01246 217289



## North Derbyshire Homeless Strategy and Homelessness Review

September 2016





*We speak your language*

---

Polish

*Mówimy Twoim językiem*

---

French

*Nous parlons votre langue*

---

Spanish

*Hablamos su idioma*

---

Slovak

*Rozprávame Vaším jazykom*

---

Chinese

我们会说你的语言

---

If you require this publication in  
**large print** or another  
format please call us on  
**01246 231111**

**CONTROL SHEET FOR  
North Derbyshire Homeless Strategy and Homelessness Review**

<b>Strategy Details</b>	<b>Comments / Confirmation (To be updated as the document progresses)</b>
Strategy title	North Derbyshire Homeless Strategy and Homelessness Review
Current status – i.e. first draft, version 2 or final version	First Draft
Strategy author (post title only)	North Star Consulting and Research, commissioned by Private Sector & Housing Options Manager
Location of strategy (whilst in development) i.e. L-drive, shared Drive	
Relevant Cabinet Member (if applicable)	Cabinet Member for Housing Strategy and Social Inclusion
Risk Assessment completed (if applicable)	
Equality Impact Assessment approval date	
Partnership involvement (if applicable)	
Final strategy approval route i.e. Cabinet/ Council	
Date strategy approved	
Date strategy forwarded to Improvement(to include on Intranet and Internet if applicable to the public)	

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## 1. Foreword

I am proud to introduce this strategy for preventing and addressing homelessness across North Derbyshire. Homelessness is the most extreme form of housing need that can have a devastating impact on people's lives and the wider community. Despite the significant financial challenges which the area faces, we remain firmly committed to doing all we can to prevent homelessness through early intervention and targeted support.

This strategy was developed with the intention of the creating the North Derbyshire Homelessness Forum, a body made up of many statutory and voluntary agencies working to prevent and tackle homelessness across North Derbyshire. It is not only endorsed by Bolsover District Council but our neighbouring Local Authorities Chesterfield Borough Council and North East Derbyshire District Councils, who together provide the strategic leadership on homelessness across North Derbyshire. We can assure you of all three council's ongoing commitment to this agenda.

There are of course many causes of homelessness, and effective prevention requires a range of solutions that are not just about providing accommodation. We are also aware that investment in services that prevent homelessness has benefits for the health and well-being of our residents and the prospects of our children and young people. The Homelessness Review developed to inform the Strategy has demonstrated the breadth of services, activities and partners involved in preventing homelessness in North Derbyshire and the value of this work to our residents and wider community.

The 2016-2021 Homelessness Strategy is published at a challenging time for all three councils. As the Review demonstrates homelessness is rising, particularly from the private rented sector, house prices for sale and for rent are increasing, whilst welfare reforms have reduced the amount that low income households can pay, pushing many out of the private housing market. It is within this tough environment that we set ourselves the challenge of improving the quality of private rented and temporary accommodation, tackling rogue landlords, reducing rough sleeping, and continuing to prevent homelessness through early intervention and support.

Over the coming five years of this strategy we will continue to put our energy and resources into preventing homelessness. This commitment has local people at its heart and we will work closely with our partners to continue improving the standard of accommodation and to achieving a truly Gold Standard homelessness service.



**CLLr John Ritchie**  
**Cabinet Member for Housing and ICT**

## 2. Introduction

The next five years will be a critical time for homelessness services. The impacts of announcements from the Comprehensive Spending Review in November 2015 are still to be fully understood and there will be further constraints on public spending alongside a broader debate about the role of the state. We will also continue to experience demographic change that will place different demands on homelessness services and public services as a whole.

It is our vision that there is no place for homelessness in the 21st century. With this as a backdrop we are seeking to be ambitious for people who find themselves homeless. Our goals relate to homelessness prevention and providing both responsive and long term, solutions should homelessness occur. This strategy covers the five year period from 2016- 2021. It brings together our vision and beliefs; our mission, values and behaviours; and it describes the actions that we will take to deliver the vision.

The North Derbyshire Homelessness Strategy 2016 - 2021 is the first Homelessness Strategy to be developed as a joint strategy through a partnership approach and sets out how we propose to tackle homelessness across Bolsover, Chesterfield and North East Derbyshire District Council (NEDDC) areas. It details how the Councils will provide effective access to a range of housing services, support and other opportunities for North Derbyshire residents affected by homelessness to help them rebuild their lives. The Strategy has been shaped by national policy, a thorough review of homelessness and homeless services in North Derbyshire and takes account of stakeholder feedback and partner views.

The three councils recognise that homeless prevention services are delivered more effectively in partnership with a range of partners and agencies both internally and externally. Partnership working is a key theme and strength running throughout the strategy. The strategy outlines a number of initiatives currently being delivered and developed jointly with key stakeholders.

The overall Vision for tackling homelessness in North Derbyshire is:

***By working with our partners to prevent homelessness, we will ensure that everyone has access to a place they can call home.***

Our approach is to strengthen, sustain, grow and innovate with our partners. We will achieve our vision by delivering the following five strategic objectives:

- **Objective 1:** Develop a robust young person's housing pathway by delivering a range of housing solutions with our partners
- **Objective 2:** Create strong partnerships with all stakeholders to tackle homelessness for all those at risk , including those most vulnerable households
- **Objective 3:** Prevent rough sleeping across the area
- **Objective 4:** Prevent homelessness by tackling and reducing financial deprivation within our communities

- **Objective 5:** Work towards each local authority achieving the Homelessness Gold Standard

All the strategic objectives are underpinned by a combination of influencing work at a national and local policy level and improving local practice to achieve positive change for people who find themselves homeless.

### 3. Profile of Homelessness in North Derbyshire

To assist in the development of the Homelessness Strategy a comprehensive Homelessness Review was undertaken during 2015. The full review is attached as **Appendix 1** to the Strategy. This section highlights the key findings that informed the development of the Strategy. **Housing Stock Profile**

It is important to understand the housing stock profile across North Derbyshire to inform the Homelessness Strategy and understand availability of stock to house homeless households. Table 1.1 below summarises the social/ affordable housing stock in the three authorities by Local Authority (LA) and Housing Association/ Registered Providers (RP).

**Table 1.1 Social Housing Stock**

Council	LA stock	RP stock	Total
<b>Bolsover</b>	5,199	1070	<b>6,047</b>
<b>Chesterfield</b>	9,581	1,354	<b>10,935</b>
<b>NEDDC</b>	7,996	973	<b>8,969</b>
<b>Total</b>	<b>22,776</b>	<b>3,175</b>	<b>25,951</b>

Source: LA Data

The majority of council housing stock in Bolsover is 2 or 3 bed, with a very small amount of 1 bed accommodation. By contrast, Chesterfield's 1 bed accommodation is the biggest category, making up 34% of total local authority stock. NEDDC has significantly fewer 1 bedroom properties compared to 2 and 3 bedrooms. One bedroom properties make up 18% of the total council stock, which is just over half the total of 2 bedroom properties. The greatest numbers of properties have 3 bedrooms, representing 44% of the stock.

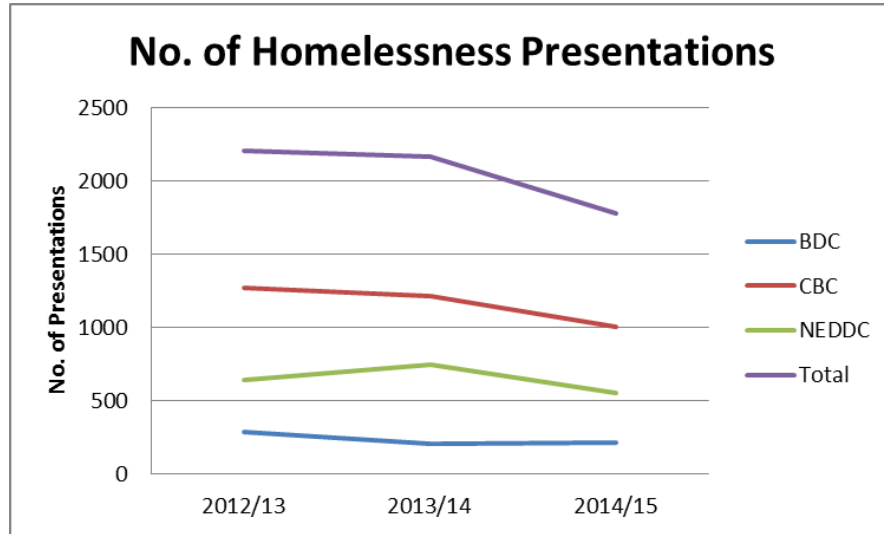
In all three areas there is a **limited supply of homes in the private rented sector** with some issues around property condition and landlord standards identified.

#### 3.1.2 Number of Homeless Presentations

In Bolsover and Chesterfield the number of homelessness presentations dropped significantly between 2012/13 and 2013/14, and then rose slightly in 2014/15. For NEDDC, the number of presentations rose between 2012/13 and 2013/14, then dropped in 2014/15. Like the other authorities however, **the number of presentations were lower in 2014/15 than they had been in 2012/13.**



**Figure 1.1 No. of Homelessness Presentations**



Source: P1E Returns

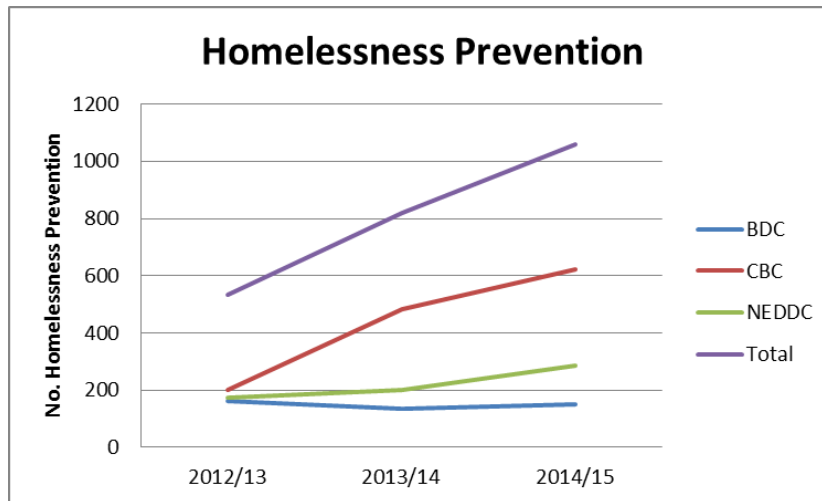
### 3.1.3 Homelessness Prevention

The proportion of homelessness presentations which resulted in prevention was higher in 2014/15 (69%) than in 2012/13 (55%). This demonstrates an increasing emphasis on prevention. At the same time the proportion of presentations accepted has risen from 16.1% in 2012/13 to 18.6% in 2014/15. In the context of a lower number of presentations than in 2012/13 this suggests continuing, and possibly rising, demand for both accommodation and prevention services. This is in line with findings from the previous homelessness strategies which also identified an increased demand for prevention services.

The number of prevented cases has continued to rise, and prevented cases were 66% higher in 2014/15 than in 2012/13. Again this demonstrates the continuing use of, and need for, prevention activities.

Overall, as is to be expected, **all three authorities show an increased emphasis on preventing homelessness.** NEDDC has seen the biggest proportionate increase in prevention cases, but also has by far the lowest proportion of homeless acceptances.

**Figure 1.2 Homelessness Prevention**



Source: P1E Returns

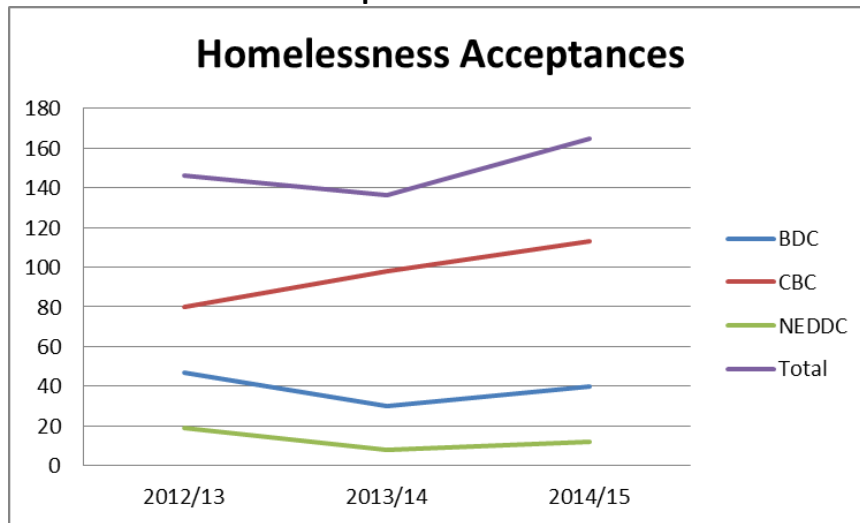
The most common homeless prevention activities in both Bolsover and Chesterfield were assistance to enable households to remain in their social or private rented housing. The other main interventions were around resolving rent or service charge arrears in the social or private rented sector, and resolving housing benefit problems.

Debt advice was the main intervention used by NEDDC, with the number of preventions as a result of this service trebling between 2012/13 and 2014/15. These figures **point to a continuing and growing need for financial and benefits advice, particularly as Universal Credit is introduced**. There is also a need to continue to provide assistance to enable households to remain in their rented homes.

### 3.1.4 Acceptance of Homelessness

The number of **homelessness presentations which are accepted has risen by 13%** since 2012/13 reaching a total of 165 cases across the three local authority areas in 2014/15. While both Bolsover and North East Derbyshire saw a drop in acceptances during 2013/14 followed by an increase during 2014/15 there has been an overall decrease of 15% in Bolsover and of 37% in North East Derbyshire. However, in Chesterfield there was an increase of 41% over the same period.

**Figure 1.3 Number of Homelessness Acceptances**



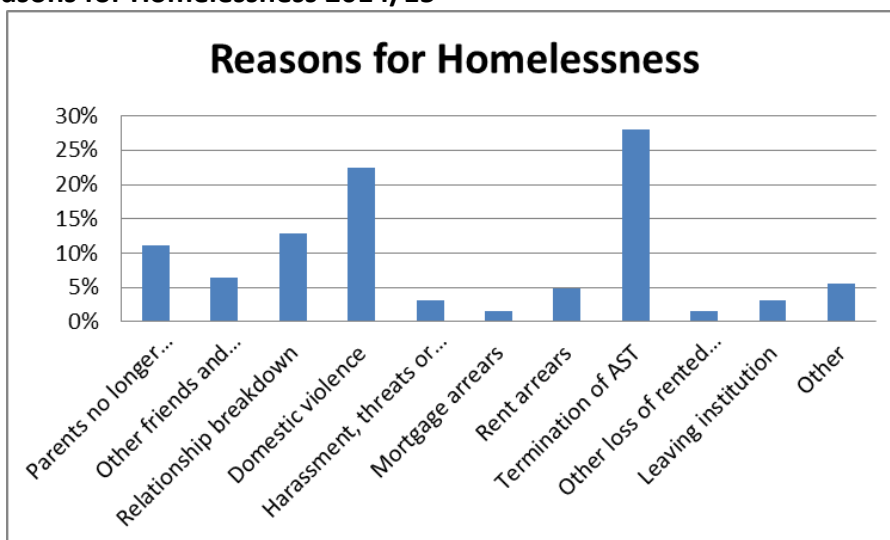
Source: P1E Returns

### 3.1.5 Reasons for Homelessness

A slightly higher proportion of presentations were accepted as homeless in 2014/15 (18%) than in 2012/13 (16%). The reasons for the homelessness of those accepted during 2014/15 are shown in Figure 1.4 below. The most common reasons were:

- Termination of tenancy (28%)
- Domestic Violence (22%)
- Relationship breakdown (13%)
- Parents no longer willing or able to accommodate (11%)

**Figure 1.4 Reasons for Homelessness 2014/15**



### 3.1.6 Outcomes and Accommodation Solutions

For all three authorities, a **Part 6 offer of Local Authority accommodation or a nomination to a Housing Association was the main source of accommodation assistance**. Beyond this, alternative accommodation varied between the authorities; after Part 6 offer/ Housing Association nomination, Bolsover assisted more households in obtaining supported accommodation than any other type, Chesterfield's second most common assistance was private rented accommodation with the landlord incentive scheme. For NEDDC it was accommodation with friends or relatives. It is worth noting that NEDDC's assistance by way of the private rented accommodation with the landlord incentive scheme has reduced over the three years while assistance through private rented accommodation without the scheme has increased.

### 3.1.7 Repeat Homelessness

Repeat homelessness is defined by Department of Communities and Local Government (DCLG) as:

*'More than one case of homelessness for the same person, or family, within two years, where the council has a legal duty to find housing for them.'*

Using this definition, **North Derbyshire has very few cases of repeat homelessness** (one case across all three Council areas in the last three years).

Anecdotal evidence suggests that the actual number of people accessing housing options and advice services on repeated occasions is actually higher than this. Repeated patterns of homelessness mean that staff can spend time helping to solve someone's problems, or preventing homelessness, only for them to come back again with the same or another problem at a later date. It also means that housing solutions which have been found may be unsustainable over the longer term (longer than the 2 year definition).

## 4. Strategic Objectives

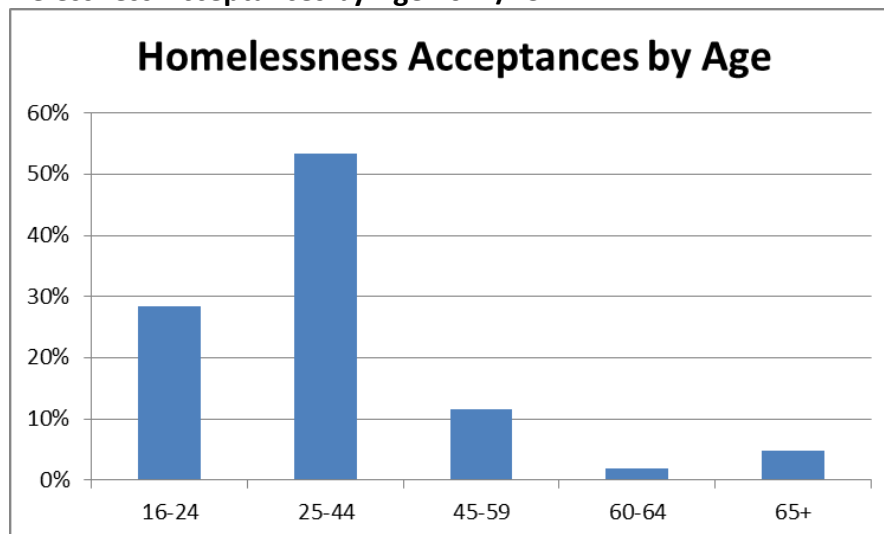
The data and consultation carried out for the Homelessness Review identifies the context for the required objectives, actions and interventions needed for this new strategy. In this section we set out the Strategic Objectives for the strategy, identifying the work we currently do to and the new actions we will take to meet the objectives.

### 4.1.1 Objective 1: Develop a robust young person's housing pathway by delivering a range of housing solutions with our partners

#### *Key Issues*

Across North Derbyshire there are high levels of young people aged 16 to 24 who present as, and are accepted as homeless. Overall 16 to 24 year olds account for 28% of homelessness acceptances. This is significantly higher than the 8% of the population who are aged between 18 and 24, even once we take into account those aged 16 to 18 this age group is significantly over represented in terms of incidences of homelessness.

**Figure 1.5 Homelessness Acceptances by Age 2014/15**



#### *Our Commitments*

A number of initiatives aimed at preventing youth homelessness are currently underway, including:

- A successful protocol for 16 to 17 year olds with Derbyshire County Council working with multi agency teams providing support and mediation
- A SAFE consortium delivering Young Person's Supported Accommodation Scheme through Derbyshire County Council Adult Social Care funding
- A Joint package of support for young people around tenancy sustainment, education and life skills being delivered by the Ambition Housing Team

Employability is also a key strand within our approach and our prevention work recognises the link between housing and employment. The Ambition Project which supports 18 to 24 year olds to secure and sustain employment opportunities has been in place since January 2015. The funding covers education, employment and training initiatives and links into the Housing Ambition Project.

#### *Actions to Deliver Our Objectives*

In order to deliver this objective we will:

- Look for opportunities and work in partnership to maximise the supply of suitable accommodation for young people
- Complete an external evaluation of Young People’s Pathway and review policies and procedures to ensure continuous improvement and good practice
- Ensure a strong tenancy sustainment programme is in place across all authorities to ensure that young people can maintain tenancies to reduce future incidence of homelessness
- Take advantage of future external funding streams as and when become available
- Develop educational work with young people about housing options, skills required for independent living and the reality of homelessness

#### **4.1.2 Objective 2: Create strong working partnerships with all stakeholders to tackle homelessness for all those at risk**

##### *Key Issues*

A key objective of this Homelessness Strategy is to create strong partnerships with all stakeholders to tackle homelessness for all those at risk. The three councils recognise that homeless prevention services are delivered more effectively in partnership with a range of partners and agencies both internally and externally. Partnership working is a key theme and strength running throughout the strategy.

The resources available to deliver services in the future will continue to be extremely challenging. Coupled with the further budget reductions projected over the next 3 years at least, there will be significant changes to the Local Government finance regime. This will be compounded by reductions across other public services and the very significant reductions in welfare, and introduction of Universal Credit. Supporting effective partnership working across service boundaries will be critical if we are to manage these changes and deliver better homelessness outcomes for the North Derbyshire area.

This strategy outlines a number of initiatives currently being delivered and developed jointly with its key stakeholders and funders. Our approach will include work to:

- Prevent homelessness amongst the most vulnerable households
- Provide an effective housing options service

- Further develop our partnership working
- Develop the role of the private sector

### *Our Commitments*

Over the last five years the three local authorities have developed a number of responses to the key issues of homelessness, these include:

- **Raising Awareness**
  - This has included joint campaigning locally, using local forums and strategies as a tool to launch campaigns to ensure homelessness features high on key agencies agendas, such as: Local Authorities, Derbyshire County Council , Health and Probation, etc.
  - Raising the profile of homelessness in line with the Homeless Links' Manifesto and the homelessness situation locally
  - Developing greater publicity about services and available support, including the exploration of the development of a directory of services and greater use of social media
- **Reshaping the North Derbyshire Homelessness Forum to incorporate strategic and operational approaches.**
  - There will be two key functions of the Homelessness Forum to incorporate strategic and operational issues. An overarching strategic function will develop the high level approach to homelessness and homelessness prevention across North Derbyshire. Consideration should be given to joint procurement of funding opportunities and commissioning and the coordination of funding strategies to meet identified priorities. This function should be led by senior strategy makers from each of the three local authority areas. This function may include joint commissioning and monitoring of services
  - The second function of the Homelessness Forum should be a forum for local practitioners and service providers to consider service issues, share good practice, be appraised of changes to guidance and legislation, receive and deliver joint training and to consider more operational matters. The operational level forum should incorporate networking and information exchange amongst partners and stakeholders
  - Joint training and awareness raising sessions to be facilitated by Forum
  - Joint procurement of funding opportunities and commissioning through the Forum partners

### *Actions to Deliver Our Objectives*

While these approaches will continue and be progressed further, other actions to deliver our objectives within the lifetime of this Strategy include:

- Establish a North Derbyshire Homelessness Forum to deliver Homelessness Strategy

- Work with Private Sector Housing team to improve the quality and security of tenure in the private rented sector, with stronger expectations of landlords
- Work in partnership with Housing Association partners to ensure appropriate access to accommodation
- Work in partnership with health and social care partners to conduct a Derbyshire wide housing and health audit
- Co-ordinate joint procurement of funding opportunities
- Developing greater publicity about services and available support, including the exploration of the development of a directory of services and greater use of social media
- Identify households most likely to be affected by root causes of homelessness and offer advice before crisis

#### **4.1.3 Objective 3: Commit to prevent Rough Sleeping**

##### *Key Issues*

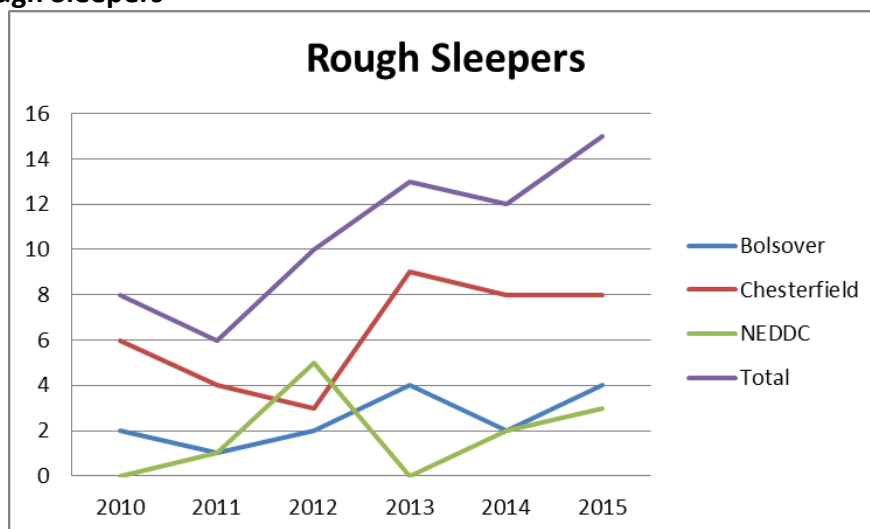
All local authorities carry out an annual rough sleeper count. This involves counting the number of individuals observed sleeping rough on a designated night. In 2015 all Derbyshire authorities carried out the exercise on the same date, to avoid double counting and to provide comparative statistics. The definition of rough sleepers used for the purpose of the estimate is:

- *People sleeping, about to bed down (sitting on/in or standing next to their bedding) or actually bedded down in the open air (such as on the streets, in tents, doorways, parks, bus shelters or encampments)*
- *People in buildings or other places not designed for habitation (such as stairwells, barns, sheds, car parks, cars, derelict boats, stations or “bashes”)*
- *It does not include people in hostels or shelters, people in campsites or other sites used for recreational purposes*

There is a fluctuating but low level of rough sleeping for all three authorities. The figures for 2014 were higher for Chesterfield and NEDDC than in 2010. The 2015 figures show an increase in Bolsover and NEDDC since 2014 and are at the highest level since 2010.



**Figure 1.6 Rough Sleepers**



Source: Rough Sleepers Counts

There were a total of 15 rough sleepers in North Derbyshire on the night of the count in November 2015. This has increased by 53% since 2010. National evidence suggests that 73% of people sleeping rough said better advice could have helped and 84% of people sleeping rough have a physical health need, while 87% reported a mental health problem<sup>1</sup>.

### *Our Commitments*

Good Practice indicates that the following approaches need to be in place to tackle rough sleeping<sup>2</sup>:

- Ensuring the right support is available in every area so that no one has to live on our streets
- Promoting a prevention first approach, incorporating adequate investment and a 'duty to prevent' for the NHS, prisons, and other statutory services, with robust monitoring of effectiveness
- Working with the homelessness sector to develop effective housing resettlement so that we can better understand how to help someone sustain a life away from the streets
- Improving the recording of homelessness prevention and interventions, both in terms of people seeking advice and evidence about what works to keep people off the streets

### *Actions to Deliver Our Objectives*

In addition to these commitments, the actions we will take in order to deliver this objective are:

- Continue to work in partnership with Derbyshire Wide Homeless Officers Group through joint 'No second night out protocol'
- Promote a prevention first approach, developing a duty to prevent for the NHS, prisons, and other statutory services

<sup>1</sup> Homeless Link Manifesto, 2014

<sup>2</sup> Homeless Link Manifesto, 2014

#### **4.1.4 Objective 4: Prevent homelessness by tackling and reducing financial deprivation within our communities**

##### *Key Issues*

Financial deprivation and homelessness are closely linked and a key objective of the Homelessness Strategy is to prevent homelessness by tackling and reducing financial deprivation.

Homeless Link research indicates that:

- 80% of people experiencing homelessness want to work, but only 10% are in employment
- Less than 1/5 homelessness agencies report sanctions motivate their clients to find work
- Only 7% of homelessness agencies sanctions improve engagement with Jobcentre Plus
- There has been a 37% increase in the cost of renting a home privately in the last five years
- 1/3 of private rented homes fail to meet the Decent Homes Standard
- Working households claiming Housing Benefit doubled from 11% in November 2008 to 22.5% in May 2014
- Nearly 1/3 of people living in homelessness services are waiting to move on, but cannot as there is no affordable and/or suitable accommodation available

##### *Our Commitments*

Our commitments in this area include:

- The development of a joint approach to implementing the under occupancy rules which demonstrates more positive consideration for those most affected by it and better promotion of Discretionary Housing Payments
- The Discretionary Housing Payments Policy has been developed and there will be closer liaison between the Council's Housing Options Team and Revenues and Benefits to ensure homelessness is prevented
- Increased monitoring of the impact of the Allocations Policy on the allocation of social housing through quarterly and annual reports which highlight the impact of welfare reforms on access to housing, under occupation charge rent arrears figures and evictions

In terms of the development of new housing we have worked with developers to reach agreement on the provision of more smaller affordable homes within new developments and negotiations are currently taking place with providers to also identify small supported housing units and Move On accommodation.

Working with the Private Rented Sector is an important area in which to prevent homelessness and financial exclusion. Key aspects of our work to date in this area include:

- Integration of the practice of homeless discharge into the private rented sector as a key component of the Housing Allocation Policy

- Homeless prevention and securing private rented accommodation through the use of the rent deposit scheme and private sector access scheme
- Extension of Landlord Accreditation to increase the number of fully accredited private rented sector landlords
- Facilitation of annual events with private landlords. The focus of past sessions have been affordable warmth, empty properties, housing and council tax benefit, private rented sector leasing

#### *Actions to Deliver Our Objectives*

In order to deliver these objectives we will:

- Monitor and maximise the usage of discretionary housing payments
- Improve access to private sector properties
- Signpost to training and employment opportunities for homeless people
- Work with partners to identify and develop new affordable housing options
- Develop better coordination of potential procurement/funding opportunities
- Ensure rent collection processes work efficiently and effectively to reduce likelihood of homelessness
- Liaise and work with local voluntary agencies such as Money Advice and Credit Union
- Target households with financial problems to advice and employment support to prevent homelessness crisis

#### **4.1.5 Objective 5: Working Towards the Homelessness Gold Standard**

##### *Key Issues*

In August 2012 the Homelessness Working Group produced Making Every Contact Count – A joint approach to preventing homelessness. This focuses on tackling the complex underlying causes of homelessness, preventing homelessness at an early stage for those at risk, and delivering integrated services which support individual recovery. It presents ten challenges to local authorities to achieving its vision and providing a ‘Gold Standard’ service.

##### *Our Commitments*

The three local authorities are committed to reaching the Homelessness Gold Standard and are working through the stages to achieve this. The challenge is a local authority, sector led peer review scheme designed to help local authorities deliver more efficient and cost effective homelessness prevention services. The challenge follows a 10 step continuous improvement approach that starts with a pledge for local authorities aspiring to ‘*strive for continuous improvement in front line housing services*’ and culminates in an application for the Gold Standard Challenge. Bolsover, Chesterfield and North East Derbyshire District Councils are all committed to working towards the Gold Standard and this is set out in their joint Homelessness Strategy.

*Actions to Deliver Our Objectives*

In order to meet this standard we will strive to:

- Each LA completes self-assessment and is subjected to a Gold Standard Review
- Implementation of any improvement plan recommendations following the review

## 5. Action Plan

No	Task	Monitoring/ Outcomes	Resource/ Lead	Target Date
<b><u>Objective 1. Develop a robust young person's housing pathway by delivering a range of housing solutions with our partners</u></b>				
1.1	Look for opportunities and work in partnership to maximise the supply of suitable accommodation for young people	Range of suitable accommodation.	Local Authorities Housing Providers Support Providers	To be agreed at the Forum
1.2	Complete an external evaluation of Young People's Pathway and review policies and procedures to ensure continuous improvement and good practice	Policies and Procedures Reviewed Protocols for young persons are current and up to date. Changes to policies made to ensure improved services to young people.	Local Authorities	To be agreed at the Forum
1.3	Ensure a strong tenancy sustainment programme is in place across all authorities to ensure that young people can maintain tenancies to reduce future incidence of homelessness	Young people are allocated suitable accommodation in tenancies that can be sustained. Average length of tenancy for under 25's increases.	Local Authorities	To be agreed at the Forum
1.4	Take advantage of future external funding streams as and when become available	Joint procurement of funding opportunities and commissioning	North Derbyshire Homelessness Forum	To be agreed at the Forum

1.5	Develop educational work with young people about housing options, skills required for independent living and the reality of homelessness	Reduced risk of tenancy failure by ensuring young people are prepared for independent living. Increased preventions.	Local Authorities	To be agreed at the Forum
No	Task	Monitoring/ Outcomes	Resource/ Lead	Target Date
<b><u>Objective 2: Create strong working partnerships with all stakeholders to tackle homelessness for all those at risk</u></b>				
2.1	Establish a North Derbyshire Homelessness Forum to deliver Homelessness Strategy	Greater publicity about services and support available – possible directory of services, greater use of social media Joint training and awareness raising sessions to be facilitated by Forum.	Local Authorities	Dec 2016
2.2	Work with Private Sector Housing team to improve the quality and security of tenure in the private rented sector, with stronger expectations of landlords	Through close working with Landlords forum/accreditation scheme. Number of PRS sector engaged in the forum.	Local Authorities	To be agreed at the Forum
2.3	Work in partnership with Housing Association partners to ensure appropriate access to accommodation	Maximise availability of accommodation.	North Derbyshire Homelessness Forum	To be agreed at the Forum
2.4	Work in partnership with health and social care partners to conduct a Derbyshire wide housing and health audit	Audit undertaken in partnership with County Council. robust response to the complex issues of health and homelessness.	North Derbyshire Homelessness Forum	To be agreed at the Forum

2.5	Co-ordinate joint procurement of funding opportunities	A strong Homelessness Forum with good leadership to maximise joint working and the use of funding opportunities. Development of new and innovative projects.	North Derbyshire Homelessness Forum	To be agreed at the Forum
2.6	Developing greater publicity about services and available support, including the exploration of the development of a directory of services and greater use of social media	A clear pathway through services for vulnerable households. Increased preventions and reduced homelessness acceptances.	North Derbyshire Homelessness Forum	To be agreed at the Forum
2.7	Identify households most likely to be affected by root causes of homelessness and offer advice before crisis	Increased prevention Evictions reduced	Local Authorities Advice Agencies	To be agreed at the Forum
<b>No</b>	<b>Task</b>	<b>Monitoring/ Outcomes</b>	<b>Resource/ Lead</b>	<b>Target Date</b>
<b><u>Objective 3: Commit to prevent Rough Sleeping across the region</u></b>				
3.1	Continue to work in partnership with Derbyshire Wide Homeless Officers Group through joint 'No second night out protocol'	Development and adoption of NSNO protocol. New rough sleepers can be identified and helped off the streets immediately. Record and monitor and report to homelessness Forum to consider trends and emerging needs.	Local Authorities	To be agreed at the Forum
3.2	Promote a prevention first approach, developing a duty to prevent for the NHS, prisons, and other statutory services	Monitoring of effectiveness, footfall and preventions.	Local Authorities	To be agreed at the Forum
<b>No</b>	<b>Task</b>	<b>Monitoring/ Outcomes</b>	<b>Resource/ Lead</b>	<b>Target Date</b>
<b><u>Objective 4: Prevent Homelessness by tackling and reducing financial deprivation within our communities</u></b>				

4.1	Monitor and maximise the usage of discretionary housing payments	<p>Better coordination between Housing Benefit departments and Housing Options in relation to DHP spend.</p> <p>Joint meetings with Housing Benefit in each LA and through Forum.</p>	Local Authorities	To be agreed at the Forum
4.2	Improve access to private sector properties	<p>Promotion and awareness raising of Bond scheme.</p> <p>Working with the Private Rented Sector is an important area in which to prevent homelessness and financial exclusion. Key aspects of our work to date in this area include:</p> <ul style="list-style-type: none"> <li>• Integration of the practice of homeless discharge into the private rented sector as a key component of the Housing Allocation Policy</li> <li>• Homeless prevention and securing private rented accommodation through the use of the rent deposit scheme and private sector access scheme</li> <li>• Extension of Landlord Accreditation to increase the number of fully accredited private rented sector landlords</li> <li>• Facilitation of annual events with private landlords. The focus of past sessions have been affordable warmth, empty properties, housing and council tax benefit, private rented sector leasing</li> </ul>	Local Authorities	To be agreed at the Forum



4.3	signpost to training and employment opportunities for homeless people	Liaison with other service providers i.e. RPs and LA economic Development.	North Derbyshire Homelessness Forum	To be agreed at the Forum
4.4	Work with partners to identify and develop new affordable housing options	In terms of the development of new housing, we have worked with developers to reach agreement on the provision of smaller, more affordable homes within new developments and negotiations are currently taking place with providers to also identify small supported housing units and Move On accommodation.	North Derbyshire Homelessness Forum	To be agreed at the Forum
4.5	Develop better coordination of potential procurement/funding opportunities	A strong Homelessness Forum with good leadership to maximise joint working and the use of funding opportunities. Development of new and innovative projects.	North Derbyshire Homelessness Forum	To be agreed at the Forum
4.6	Ensure rent collection processes work efficiently and effectively to reduce likelihood of homelessness	Increased Preventions and reduced Evictions.	Local Authorities	To be agreed at the Forum
4.7	Liaise and work with local voluntary agencies such as Money Advice and Credit Union	Improve financial capability amongst vulnerable households. Reduced evictions. Increased preventions.	North Derbyshire Homelessness Forum	To be agreed at the Forum
4.8	Target households with financial problems to advice and employment support to prevent homelessness crisis	Reduce Homelessness and unemployment.	North Derbyshire Homelessness Forum	To be agreed at the Forum

No	Task	Monitoring/ Outcomes	Resource/ Lead	Target Date
<b><u>Objective 5: The Homelessness Gold Standard</u></b>				
5.1	Each LA is completes self-assessment and is subjected to a Gold Standard Review	Gold Standard Review Report and Recommendation.	Local Authorities	December 2016
5.2	Implementation of any improvement plan recommendations following the review	Service Plan to deliver recommendations implemented.	Local Authorities	Ongoing
5.3	Undertake an annual review of this strategy and performance against the Gold Standard application process.	To ensure the strategy remains relevant and up to date.	Local Authorities	October/November 2016

## **Appendix 1: Homelessness Review**

### **1. Introduction**

The Homelessness Act 2002 placed a legal duty on local Councils to carry out a robust review of homelessness. The outcome of the review was to inform the development of a strategy to prevent and respond to homelessness. The findings from this strategic review have been used to inform the priorities in the new Homelessness Strategy 2016 – 2021. The review considers the effectiveness of work delivered under the previous Homelessness Strategies and examines data around current trends and demand in homelessness services and sets out the economic, demographic and environmental context for the strategy. The review has considered evidence from a range of sources, including data from each Council and other agencies, partners and stakeholders in homelessness and associated areas.

As the causes and effects of homelessness are complex and intertwined a holistic approach to homelessness prevention is vital. Solutions need to be more than the simple provision of accommodation. They need to address the things that go wrong in people's lives - such as poor health, loss of income and relationship breakdown. The strategy recognises the important role that other partners and stakeholders have to play in harnessing skills and delivering sensitive and tailored solutions to some of these issues within our communities.

To inform the review extensive consultation took place:

- Meetings were held with partner organisations, homeless service providers, support agencies, senior managers and operational staff
- A consultation events were held – a Homelessness Forum Strategy event in February 2015
- An online survey to consult all partners across North Derbyshire. From this, we developed the principles to be implemented and embedded through the strategy and identified the key priorities.

The resources available to deliver services in the future will continue to be extremely challenging. Coupled with the further budget reductions projected over the next three years at least, there will be significant changes to the local government finance regime. This will be compounded by reductions across other public services and the very significant reductions in welfare and the introduction of Universal Credit. Supporting a radical reform agenda across public service boundaries will be critical if we are to manage these changes and deliver better homelessness outcomes for the North Derbyshire area.

## **2. National Policy and Legislation**

### **2.1 The Homelessness Act 2002**

The 2002 Act places a legal duty on local authorities to carry out a robust review of homelessness in order to develop a homelessness strategy which will prevent and respond to homelessness.

The **Homelessness Act 2002** was intended to:

- ensure a more strategic approach to tackling and preventing homelessness, in particular by requiring a homelessness strategy for every housing authority
- strengthen the assistance available to people who are homeless or threatened with homelessness by extending the priority need categories to homeless 16 and 17 year olds; care leavers aged 18, 19 and 20; people who are vulnerable as a result of time spent in care, the armed forces, prison or custody, and people who are vulnerable because they have fled their home because of violence

The legislation places duties on housing authorities, and gives them powers to meet these aims. It emphasises the need for joint working between housing authorities, social services and other statutory, voluntary and private sector partners in tackling homelessness more effectively.

Under the Act all housing authorities must have in place a homelessness strategy based on a review of all forms of homelessness in their district. The strategy must set out plans for the prevention of homelessness and for ensuring that sufficient accommodation and support are, or will be, available for people who become homeless or who are at risk of becoming so.

### **2.2 The Localism Act 2011**

The Localism Act came into force in November 2012 and supports the improvement of housing options. The main features of the Act in relation to homelessness are:

- Local authorities now have the power to discharge their homelessness duty with an offer of accommodation in the private rented sector<sup>3</sup>
- Social housing tenure reform allows social landlords to grant fixed term tenancies with limited security of tenure
- Local authorities are now required to produce a Tenancy Strategy setting out their approach
- Local authorities can now set allocation policies appropriate to the local area

### **2.3 Homeless Link**

Homeless Link is the national membership charity for organisations working directly with people who become homeless in England. Homeless Link works to make services better and

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<sup>3</sup> See also the Homelessness (Suitability of Accommodation) (England) Order 2012

campaign for policy change that will help end homelessness. Homeless Link want a country free from homelessness, where everyone has a place to call home and can expect the support they need to keep it. The Homeless Link Vision and Strategy, are recognised as Good Practice. The Homeless Link strategic priorities for 2015 – 2020 are:

- Advocate an early intervention approach to preventing and ending homelessness
- Ensure that every local area has a personalised, rapid response for people who find themselves sleeping rough
- Champion flexible, good quality services that support people to end their homelessness
- Promote sustainable housing and employment as the most effective route out of homelessness
- Enable services to thrive and be sustainable in the new public service environment
- Create structures and operating processes that ensure we have the right people in the right place to deliver our vision, mission and strategy

## **2.4 No Second Night Out**

The Ministerial Working Group on Homelessness set out its strategy to end rough sleeping: No Second Night Out in 2011. No Second Night Out (NSNO) has five standards:

- New rough sleepers can be identified and helped off the streets immediately
- The public can alert services if they see anyone sleeping rough so they can get help
- Rough sleepers can go to a place of safety where their needs can be assessed and they can get help
- Rough sleepers are able to get emergency accommodation and other services they need
- Rough sleepers from outside their area can be reconnected with their community

## **2.5 Making Every Contact Count**

In August 2012 the Homelessness Working Group produced Making Every Contact Count – A joint approach to preventing homelessness. This focuses on tackling the complex underlying causes of homelessness, preventing homelessness at an early stage for those at risk, and delivering integrated services which support individual recovery. It presents ten challenges to local authorities to achieving its vision and providing a ‘Gold Standard’ service. Bolsover, Chesterfield and North East Derbyshire District Councils are all committed to working towards the Gold Standard and this is set out in their joint Homelessness Strategy.

## **2.6 Welfare Reform**

The Welfare Reform Act 2012 introduced a series of changes to the benefits system as part of the approach to reducing welfare spending overall. Reforms have included:

- the reduction of housing benefit for under-occupancy
- extension of the application of Shared Accommodation Rate from single claimants under 25 to single claimants under 35
- The introduction of a cap on the amount of benefits working age people can receive.

- The introduction of Universal Credit, a single benefit which replaces a range of existing benefits including income-based Jobseekers Allowance, Housing Benefit and Child Tax Credit

These are likely to impact on homelessness services as homeless people and those vulnerable to homelessness may have limited budgeting skill and experience.

There were also further announcements impacting on welfare and benefits in the 2015 Budget and the Comprehensive Spending Review, including capping Housing Benefit in the social housing sector to Local Housing Allowance levels. This could have a significant impact on young people and the housing providers operating in areas where the LHA is lower than social rent. There are particular concerns about the potential impact on supported housing where rents and service charges are higher due to the specialist nature of accommodation.

The Comprehensive Spending Review announced additional funding for Discretionary Housing Payments, but the mitigating impact of this is yet to be seen.

The Single Room Rate restriction was extended to claimants up to the age of 35 as of April 2012. This means that single claimants aged 35 and under will only be entitled to claim for the equivalent of a room in a shared home, rather than a one-bedroom flat. Previously this only applied to under 25s. This means that all single, childless adults under 35 in the private rented sector claiming Local Housing Allowance (LHA) will have their LHA substantially cut from the current one bedroom rate to the shared room rate and could significantly impact those renting in the private sector.

At the time of writing the impact and practical roll out of some of the announcements and measures have yet to be realised and the Authorities involved will need to monitor the impact on their services and the number of presentations through the course of the Strategy.

### **3. Document Review**

#### **3.1 Previous Homelessness Strategies**

Until now, Bolsover District, Chesterfield Borough and North East Derbyshire District Councils each had separate homelessness strategies. Bolsover's and North East Derbyshire's strategies covered the period 2012-14. The reason for this shorter period was to allow the Councils to assess the impact of various recent and forthcoming legislative and policy developments. These included the Welfare Reform and Localism Acts and the publication of a new National Homelessness Strategy. Chesterfield's strategy covered the period 2008-13, followed by a strategy covering 2014/15 pending completion of the joint strategy. The following summarises the key issues from each Council's previous strategy.

##### **3.1.1 Bolsover District Council**

The number of applicants accepted as being homeless and in priority need increased between 2009 and 2010. The majority of applicants who were accepted as being homeless and in priority need in 2010-11 were homeless due to either family no longer being willing to accommodate them or their assured short hold tenancy being terminated. Most of the applicants deemed to be in priority need were accepted on the basis they had dependent children.

There were 1,898 households on the waiting list in February 2012. Sixty one percent of these had "reasonable preference", which is a high proportion, especially when compared to the Housing Market Area (HMA) average of 18%. This high level may be related to the large numbers of households in poor quality private rented accommodation. The previous strategy identified nine key challenges:

- The quality of the private rented sector
- A mismatch between property sizes available and property sizes required
- A relatively high proportion of low skilled or unemployed households coming into the private rented sector from outside the area and subsequently acquiring local connection status
- A high demand for the rent deposit guarantee scheme and subsequent impact on homelessness grant funds
- An impact of funding cuts on the council's ability to undertake Strategic Housing Market Assessment and private sector stock condition surveys
- Funding cuts to supported housing projects and ongoing retendering of services
- Stretched capacity in the private sector renewal and anti-social behaviour teams
- The council's ability to obtain government funding to demolish or sub-divide private sector or other empty properties
- The effects of the ongoing economic downturn

Three strategic objectives were developed as a result. These were:

- Effective housing options service;
- Better use of the private rented sector

- Prevention of rough sleeping.
- A fourth strategic objective, partnership working, cut across the other three objectives.

### **3.1.2 Chesterfield Borough Council**

The strategy noted that the numbers of homelessness applications and homelessness acceptances tended to fluctuate, and this was expected to continue. The main causes of homelessness were identified as: being asked to leave by family and friends; loss of private rented accommodation; and domestic abuse. The strategy also noted a recent increase in homelessness due to assured short hold tenancies ending.

Based on these findings, and taking into account the identified shortage of affordable housing in the Borough, an action plan was developed covering three themes: housing options, homelessness prevention and engaging with the private sector and other agencies. The role of Housing Associations is highlighted as being particularly important in relation to the first two themes.

While these themes are still relevant Chesterfield has now identified new challenges and issues that need to be addressed. Since the announcement of Derbyshire County Council's proposals to end the funding of Housing Related Support. Chesterfield have been working closely with the neighbouring local authorities, NEDDC and Bolsover to look at how working together can make best use of the limited resources available.

### **3.1.3 North East Derbyshire District Council (NEDDC)**

The strategy identified a fluctuating pattern of homeless presentations between 2008 and 2011, but noted a slight increase overall over the three years. At the same time there were a reducing number of homeless acceptances in the same period, which may be partly explained by ongoing prevention work. It was noted that the number of successful homelessness prevention cases increased during this period, which also suggests an increase in homelessness.

The main reasons for homeless acceptance were: fleeing violence, parental eviction and eviction by friends or relatives. The strategy noted a shortage of smaller, one and two bed accommodation, both in the Council's own stock and in the local private rented sector. There is also a lack of Houses in Multiple Occupation (HMOs) in the area. These issues were felt to be significant particularly in relation to housing benefit restrictions for under occupancy and the shared room rate for under 35s. The strategy identified the following key challenges:

- Respond to the challenges posed by welfare reforms
- Increase the availability of suitable and affordable housing and ensure that those most in need can access this



- Continue to support young people and ensure that youth homelessness is kept to a minimum. This includes ensuring that there is an increase in the amount of accommodation available to single young people
- Continue to respond to the needs of those fleeing domestic violence and ensure that services are in place to help those who are threatened with homelessness as a result of violence in the home
- Respond to the challenges created by the economic downturn by developing financial inclusion initiatives which help keep people in a home, and which give people the stability and means to access housing
- Continue to assist vulnerable people so that the services we offer meet needs so as to limit the time spent in temporary accommodation and minimise repeat homelessness

These challenges underpinned nine strategic objectives which were developed to enable the Council to deliver its priorities for tackling homelessness. The strategic objectives are:

- Maximise the use of the social housing sector
- Bring empty properties back into use
- Reduce the level of homeless young people
- Improve support available to victims of domestic abuse
- Develop the role of the private sector
- Develop financial inclusion initiatives
- Respond to the impact of welfare reforms
- Assist vulnerable people
- Increase housing provision for homeless people

#### **3.1.4 Common themes**

Some common themes emerged from the three Councils' most recent strategies. These included a lack of supply of smaller accommodation (except in Chesterfield where there is an oversupply of one bedroom properties), concern about the impact of welfare reform, cuts to budgets for support services and the prevalence of domestic abuse and being asked to leave by family or friends as reasons for homelessness. All three Councils identified working with the private rented sector and improving housing options/homelessness prevention activities among the range of objectives based on the issues identified in their strategies.

## **3.2 Current Housing Strategies**

### **3.2.1 Bolsover District Draft Economic Development and Housing Strategy 2015**

The Bolsover District Draft Economic Development and Housing Strategy is currently in draft form. It does however identify the key housing priorities and challenges in the area. In almost one third of households in the District there is someone with at least one housing related support need and with an ageing population this is likely to increase. In 2014 Derbyshire County Council announced that the Adult Social Care Housing Related Support

budget is to be reduced from £15 million to approximately £6 million. Ensuring that key services continue to be delivered, particularly in the context of welfare reform, will be a particular challenge for the Council.

Key issues highlighted in the draft strategy include:

- 21% of households in Bolsover are in fuel poverty, compared to the Derbyshire average of 13.7%
- Average house prices are below the national average but affordability is an issue; 22% of households across the District are unable to afford market housing
- The highest demand from waiting list applicants is for one-bedroom housing, of which there is very limited availability, and there has been a drop in demand for family-sized housing. This has resulted in increased void rates and associated costs for larger properties
- 46% of the Council's stock is sheltered housing, which makes this accommodation unavailable to many waiting list applicants
- The need for homes suitable for people with physical disabilities is estimated at between 501 and 537 for Bolsover in 2015, rising to 537-656 in 2020
- Although homelessness preventions and acceptances are relatively low, the cases are becoming more complex, which means an increased demand for services
- The Localism Act requires a move towards a self-financing Housing Revenue Account (HRA). This means accommodation must be financially viable, however welfare reform may make this more difficult to achieve

### **3.2.2 Chesterfield Borough Council Housing Strategy 2013-16**

The Chesterfield Borough Council Housing Strategy 2013-16 identified a number of key issues:

- Welfare reform
- Ageing population
- High levels of housing support needs
- Increasing incidence of homelessness
- Low levels of housing delivery
- Affordable housing
- Condition of housing stock: mainly in the private rented sector

As a result of this the Council has developed four strategic priorities:

- Increasing the supply of high quality, sustainable homes
- Making better use of existing stock
- Delivering quality housing and support services
- Encouraging a quality, thriving private housing sector

### **3.2.3 North East Derbyshire District Council Housing Strategy 2012-15**

The key issues emerging from the strategy can be summarised as follows:

- Welfare reform – 400 households will be worse off following the reduction in Local Housing Allowance rates, 46% of NEDDC benefit claimants will lose an “excess payment” and nearly 200 households will experience increased non-dependent deductions from housing benefit and council tax benefit
- Under-occupation – 17,418 households currently under-occupy their accommodation, of which 942 council tenants will have their housing benefit reduced. A lack of smaller accommodation prevents downsizing, which in turn reduces the supply of larger accommodation available for families
- Ageing population and a lack of accommodation specifically for older people;
- High levels of housing support needs
- Shortage of affordable housing – 23.5% of households in the District are unable to afford market housing
- Weak private rented sector
- Decency of the social housing stock
- Impact of the recession, including households being threatened with homelessness due to unemployment or other financial pressures and requiring support

From this the Council identified five core priorities:

- More affordable social homes to rent or buy
- Make better use of existing stock
- Support people to prevent them from becoming homeless
- Increased provision of housing for people in need of support
- Ensure homes are decent and safe

### **3.2.4 Common themes**

Again there are a number of themes which are common to all three housing strategies. These include the lack of affordable housing and the lack of smaller accommodation; an ageing population; welfare reform; high levels of support needs along with cuts to housing support budgets. In summary, some of the key pressures are a mismatch between supply of accommodation and demand in terms of size, affordability and accessibility; cuts to support budgets while the number of people with support needs increases; and the impact of welfare reform.

## **3.3 North Derbyshire and Bassetlaw Strategic Housing Market Assessment 2013**

The SHMA covers Bassetlaw, Bolsover, Chesterfield and North East Derbyshire District Councils. The statistics quoted do not include figures relating to Bassetlaw unless otherwise stated.

The SHMA identifies a theoretical need for 1,114 affordable homes per year up to 2031. This breaks down as 419 for Bolsover, 212 for Chesterfield and 482 for North East Derbyshire. In the context of the current funding situation relating to affordable housing and the viability of residential development in some parts of the Housing market Area (HMA), it is not realistic

to expect that this level of affordable housing will be delivered. The report suggests that the shortfall between need for affordable homes and the supply of new homes is likely to be met by the private rented sector.

The SHMA recommends that the Councils consider how they can make best use of existing stock in the social rented sector, including reviewing tenancy strategies and closer working with other social landlords.

Given the role of the private rented sector, approximately 430 affordable homes per year are required across the SHMA.

The SHMA reports that the private sector provides 1,300 lettings to households in housing need, i.e. households supported by Local Housing Allowance. The social rented sector provides 2,000 lettings per year. It recommends that the Councils continue to encourage private landlords and work with landlords through the East Midlands Landlord Accreditation Scheme and through enforcing decent homes standards.

The report assesses the full need for housing over the period to 2031 to be as follows:

- Bolsover 235 – 240
- Chesterfield 240 – 300
- NEDDC 270 – 310
- Total 745 – 850

The SHMA suggests the mix of affordable housing need as shown in Table 3.1 below would be appropriate:

**Table 3.1 SHMA Recommended Appropriate Mix of Affordable Housing**

	Intermediate equity	Affordable rent	Social/affordable rent
<b>Bolsover</b>	5%	30%	65%
<b>Chesterfield</b>	10%	65%	25%
<b>NEDDC</b>	5%	35%	60%

Source: North Derbyshire and Bassetlaw SHMA 2013

The SHMA suggests the size of affordable housing provision as shown in Table 3.2 below would be appropriate:

**Table 3.2 SHMA Recommended Appropriate Size Mix of Affordable Housing**

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
<b>Bolsover</b>	40-45%	30-35%	10-15%	10-15%
<b>Chesterfield</b>	30-35%	35-40%	15-20%	10-15%
<b>NEDDC</b>	40-45%	35-40%	10-15%	5-10%

Source: North Derbyshire and Bassetlaw SHMA 2013

The SHMA notes the particular housing needs of the older population: 25% of the households in the HMA include at least one older person. The majority (66%) of these are owner-occupiers; however 35% of households in the social rented sector also include at least one older person. Demand for bungalows and specialist housing for older people was identified by the SHMA and, given that the number of households which contain at least one older person is expected to rise by 42% by 2031, this demand is likely to increase along with demand for support services. There is also likely to be an increase in under-occupation as older households are unable to downsize.

In light of the above, the SHMA recommends that the Councils plan for specific provision of older persons housing, including requiring such provision as part of new developments. Councils should also jointly plan for the increasing need for floating support, adaptations and other relevant services.

The SHMA also identified large numbers of single parent households in housing need and recommends that Councils review their allocation policies periodically to ensure that particular groups are not disadvantaged in terms of accessing housing.

## **3.4 Health and Wellbeing**

### **3.4.1 Bolsover Corporate Plan (2015-2019)**

The overall vision for Bolsover as articulated in the Corporate Plan 2015-19 is:

*To enhance and improve the wealth profile, well-being and quality of life for the communities of Bolsover District.*

Within the Corporate Plan there are a number of Corporate Aims, one of which is:

*Supporting Our Communities to be Healthier, Safer, Cleaner and Greener*

In order to deliver this aim Bolsover District Council is committed to:

- Improving health and wellbeing by contributing to the delivery of Healthy Bolsover priorities
- Increasing participation in sport and leisure activities
- Working with partners to reduce crime and anti-social behaviour
- Increasing recycling
- Ensuring a high standard of environmental maintenance and cleanliness
- Developing attractive neighbourhoods

### **3.4.2 Chesterfield Corporate Plan (2015-2019)**

Item 7 of the Chesterfield Corporate Plan 2015 – 2019 sets out the plan ‘*To improve the health and well-being of people in Chesterfield Borough*’. The life expectancy of Chesterfield Borough residents varies significantly between areas, being 10 years lower for men and almost 8 years lower for women in the most deprived areas compared to the least deprived.

Chesterfield is committed to continuing to work with partners to improve all aspects of health, particularly obesity, alcohol abuse and self-harm, where residents are currently less healthy than the national average. A range of factors have an impact on people's health and the objectives have been set to bring additional jobs and better housing that will lead to health improvements. As a council, Chesterfield will also focus on increasing participation in leisure activities through the services it provides and working closely with partners who provide a wider range of services to tackle some of the underlying reasons for poor health.

During the lifetime of the Plan the Council aims to:

- Increase participation in sport and physical activity at facilities provided by the council and promote healthy lifestyles via the Active Derbyshire partnership
- Increase the use of parks and open spaces by delivering a varied programme of events and increasing participation in voluntary activities by 5% each year
- Work with partners to reduce the gap in health outcomes between the most and least deprived parts of the borough, as measured through the annual health profile
- Build capacity in communities to allow groups to take on the management of facilities currently run by the council
- Work with partners to develop and expand the support given to tenants and residents to enable them to live independently

### **3.4.3 NEDDC Corporate Plan (2015-2019)**

The overall vision for North East Derbyshire as set out on the Corporate Plan 2015-2019 is: *North East Derbyshire will be a place that is clean and attractive, a place where people are proud to live and work, where they will prosper and are safe, happy and healthy.*

This is supported by a number of Corporate Aims, including:

*Providing Our Customers with Excellent Service.*

In order to deliver this aim NEDDC has identified the following priorities:

- Increasing customer confidence and satisfaction with our services
- Improving customer contact and access to information
- Championing equality and diversity
- Supporting vulnerable and disadvantaged people
- Working with partners to address poverty
- Providing good quality social housing

To assist in the achieving these priorities NEDDC has committed to the following specific actions:

- Achieve an overall annual success rate of 80% for households who considered themselves homeless for whom casework resolved the situation.
- Invest in voluntary and community organisations to assist over 13,000 vulnerable and disadvantaged households year on year.

- Support the growth in membership of the Chesterfield and North East Derbyshire Credit Union by 230 new North East Derbyshire residents per year.

NEDDC has also developed the Health and Wellbeing Strategy 2015-19 in order to support the delivery of the corporate plan.

The strategy recognises that housing is one of many issues which can impact on health and have an effect on health inequalities. The document emphasises a partnership approach but as housing is a Council responsibility it identifies a number of housing-related priorities as part of its core offer.

The Council's Health and Well Being Strategy has the following key activities relating to housing and economic development:

#### **Housing –**

- Preventing Homelessness including specific rough sleeper assistance and schools programme and providing Housing Options and Choices through targeted publicity/joint events in communities that can help to improve health status
- Supporting changes to welfare system – Universal Credit, providing benefits advice and processing of claims
- Providing affordable warmth advice and support

The Housing and Economic Development Strategy 2015-2020 seeks to reduce health inequalities and to promote of good health and well being through a number of key actions including:

- Prevention of homelessness (Key Strategic Objective: Prevent and reduce homelessness)
- Employment and training initiatives (Key Strategic Objective: Maximise affordable housing to rent and buy through new build and making best use of existing stock)
- Ensuring affordable warmth (Key Strategic Objective: Enable people to live in and sustain healthy homes)
- Developing appropriate housing solutions for people with physical and sensory disabilities (Key Strategic Objective: Enable people to live in and sustain healthy homes)
- Procurement of funding to develop more effective hospital discharge initiatives Key Strategic Objective: Prevent and reduce homelessness)

These activities are in line with some of the issues previously identified in NEDDC's housing and homelessness strategies and the SHMA. These include under-occupation, demand for housing suitable for older people and people with disabilities and homelessness prevention and housing options.

#### **3.4.4 Derbyshire Health and Wellbeing Strategy**

All three Councils are covered by the Derbyshire wide Health and Wellbeing Strategy.

This strategy sets out a commitment to make a significant difference to people's lives in Derbyshire. Everyone in Derbyshire has the right to enjoy good health and wellbeing but some groups and communities experience poorer health than others. The Derbyshire shared vision is:

*'to improve the health and wellbeing of everyone in the county, with a particular emphasis on those who are most vulnerable and who have the poorest health'*

The strategy aims to encourage and support local people to make healthier choices in their lives, deliver more integrated and accessible health and social care services and improve the conditions that people in Derbyshire live and work in.

The actions in the strategy are ambitious and challenging and success will depend on close working between local public, voluntary and community organisations.

The strategy sets out five high-level priorities for Derbyshire. These are:

- Improve health and wellbeing in early years – because giving our children the best start in life will help them achieve their full potential and benefit them throughout their lives
- Promote healthy lifestyles – because individuals and communities need the right support in order to make the best choices for their health
- Improve emotional and mental health - because good emotional and mental health is everyone's business and a fundamental building block for individual and community wellbeing
- Promote the independence of people living with long term conditions and their carers – because helping people to manage their condition better can significantly improve quality of life and reduce the need for hospital or emergency care
- Improve health and wellbeing of older people – because giving older people the right support in the right environment will help them enjoy good quality, active, healthy and fulfilling lives

### **3.4.5 Derbyshire Housing and Health Joint Needs Assessment**

There is strong evidence that where you live – your home, housing circumstances and your neighbourhood – can affect your physical and mental health and wellbeing. The vision in Derbyshire is to reduce health inequalities and improve health and wellbeing across all stages of life, working in partnership with our communities. To achieve this the County Council and District Councils would like to know more about the scale and nature of the housing needs in the County, and what action can be taken to address them.

The Countywide Housing and Health Joint Needs Assessment will provide Derbyshire with:

- Intelligence about the scale and nature of the 'homes and health relationship' to help inform targeted improvements



- An understanding of the national and local policy framework as it relates to homes and health, and how this could be changed to achieve better outcomes
- Knowledge of ‘what works and for whom’ that is relevant to Derbyshire’s communities, drawing on local promising practice and evidence from elsewhere in the country
- Options to inform local action

The review will consider opportunities to improve health across the life course: starting well; living and working well; ageing well.

## 4. Housing and Homelessness in North Derbyshire

### 4.1 Council Housing Stock Profile

It is important to understand the housing stock profile across North Derbyshire to inform the Homelessness Strategy and understand availability of stock to house homeless households. Table 4.1 below summarises the social housing stock profile of the three authorities.

**Table 4.1 Social Housing Stock**

Council	LA stock	RP stock	Total
<b>Bolsover</b>	5,199	1070	6,047
<b>Chesterfield</b>	9,581	1,354	10,935
<b>NEDDC</b>	7,996	973	8,969
<b>Total</b>	22,776	3,175	25,951

Source: LA Data

Table 4.2 below shows Bolsover’s Local Authority stock. The majority is 2 or 3 bed, with a very small number of 1 bed homes, of which 19% is sheltered accommodation.

**Table 4.2 Bolsover Council Housing Stock**

Bolsover	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed	Total
<b>Houses</b>		2	436	1,893	36	2,367
<b>Bungalows</b>		321	1,586	19	0	1,926
<b>Flats</b>	4	119	581	0	0	704
<b>Sheltered</b>	90	105	3	4	0	202
<b>Total</b>	94	547	2,606	1,916	36	5,199

Source: BDC

Table 4.3 below shows Chesterfield’s local authority stock. In contrast with Bolsover, Chesterfield’s 1 bed accommodation is the biggest category by size, making up 34% of total stock.

**Table 4.3 Chesterfield Council Housing Stock**

Chesterfield	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed	Total
<b>Bungalow</b>	23	939	367	61	0	1,390
<b>Flat</b>	66	2,297	837	23	1	3,224
<b>House</b>	0	51	1,694	2,893	269	4,907
<b>Maisonette</b>	0	1	55	4	0	60
<b>Total</b>	89	3,288	2,953	2,981	270	9,581

Source: CBC

Table 4.4 below shows NEDDC's Local Authority stock. One bedroom properties make up 18% of the total council stock, which is just over half the number of 2 bedroom properties. The greatest number of properties are those with 3 bedrooms, representing 44% of the stock.

**Table 4.4 North East Derbyshire Council Housing Stock**

NEDDC	1 bed	2 bed	3 bed	4 bed	Total
<b>Houses</b>	0	1351	3525	107	4983
<b>Maisonettes</b>	0	28	10	0	38
<b>Flats</b>	552	519	6	0	1,077
<b>Bungalows</b>	864	976	6	0	1846
<b>Sheltered</b>	41	11	0	0	52
<b>Total</b>	1457	2885	3547	107	7996

Source: NEDDC

## 4.2 Registered Provider Housing Stock Profile

**Table 4.5 Registered Provider Housing Stock Bolsover**

Bolsover	0 bed	1 bed	2 bed	3 bed	4 bed	5+ bed	Total
<b>Flat</b>	0	207	47	3	0	0	257
<b>Bungalow</b>	0	14	204	9	0	0	227
<b>House</b>	0	20	206	343	2	15	586
<b>Shared</b>	0	0	0	0	0	0	0
<b>Total</b>	0	241	457	355	2	15	1070

As shown in Table 4.6 below, 2 bedroom properties account for just over 50% of Chesterfield's Housing Association/ Registered Provider stock.

**Table 4.6 Registered Provider Housing Stock Chesterfield**

Chesterfield	0 bed	1 bed	2 bed	3 bed	4 bed	5+ bed	Total
<b>Flat</b>	16	315	52	2	0	0	385
<b>Bungalow</b>	0	21	316	20	0	2	359
<b>House</b>	0	2	319	258	13	0	592
<b>Shared</b>	0	12	2	0	0	4	18
<b>Total</b>	16	350	689	280	13	6	1354

Source: CBC

Table 4.7 below shows that, as with Chesterfield, just over 50% of NEDDC's RP stock has 2 bedrooms.

**Table 4.7 Registered Provider Housing Stock North East Derbyshire**

NEDDC	1 bed	2 bed	3 bed	4 bed	Bedsits	Single room	Total
<b>Houses</b>	3	203	175	11			392
<b>Maisonettes</b>		1					1
<b>Flats</b>	136	54					190
<b>Bungalows</b>	2	124	2	3			131
<b>Sheltered/extra care</b>	92	108			28		228
<b>Rooms in supported accommodation</b>						31	31
<b>Total</b>	233	490	177	14	28	31	973

Source: NEDDC

### 4.3 Council Housing Re-lets

There has been a general upward trend in the number of Council housing relets in Bolsover, Chesterfield and North East Derbyshire between 2009/10 and 2014/15. This indicates an increase in tenancy turnover across North Derbyshire.

**Table 4.8 Council Housing Re-lets**

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
<b>Bolsover</b>	460	363	531	522	588	488
<b>Chesterfield</b>	1,002	1,054	999	966	1,073	956
<b>NEDDC</b>	647	525	650	502	570	804

Source: LA data

#### 4.3.1 Council Housing Bids Per Property

During 2014/15 Bolsover advertised a total of 488 social rented properties for relet, which accounts for around 9% of the stock. A total of 5,642 bids were made, which is average of 11.5 bids per property.

During 2014/15 in Chesterfield a total of 12,106 bids were made, which is around 19% of the social housing stock. A total of 12,106 bids were made, which is an average of 6.5 bids per property.

Between 24 June 2014 and 24 June 2015 NEDDC advertised 824 properties for let, representing just over 10% of the total stock. A total of 10,627 bids were made, which is an average of 11.6 bids per property. The lowest number of average bids per property was two. The highest number of average bids per property was 36.

#### 4.4 Homelessness Service Organisational Structure

Bolsover Homelessness service sits within the Housing Needs section. Four Housing Needs Officers deal with homelessness preventions, homeless applications and housing advice. They also deal with applications for Council accommodation and are supported by one administrative assistant. Bolsover do not operate a bond scheme formally but there is the option to provide a bond through funding from Homeless Prevention Grants.

Chesterfield's Homelessness Prevention Team is managed by the Housing Solutions and Homelessness Manager and comprises a team of an Assistant Homelessness Manager, three Homelessness Caseworkers and two Homelessness Prevention Officers. The service provides advice and support on all housing issues with a focus on homelessness prevention and delivering the Council's statutory homelessness duty, alongside access to the Council's Bond Guarantee scheme as well as referrals for other accommodation and support. The service offers 28 appointments each week.

NEDDC's Homelessness Service is part of Housing Strategy. The team consists of the Private Rented Sector and Housing Options Manager, two Housing Options Officers (Prevention) and a Housing Options Officer (Homelessness). The team provide advice and support on all housing issues with a focus on homelessness prevention and delivering the Council's statutory homelessness duty. It also handles access to the Council's Bond Guarantee scheme as well as referrals for other accommodation and support.

An out of hours service is delivered Derbyshire wide, with initial contact made via Call Derbyshire, Derbyshire County Council from where the call is transferred to South Derbyshire District Council careline who assess if the applicant requires placement into Bed & Breakfast accommodation. Thereafter the applicant is then referred to the local Council.

**Table 4.9 Out of Hours Service Usage**

Area	2012		2013		2014	
	Phone Advice	Placed in Interim Accom.	Phone Advice	Placed in Interim Accom.	Phone Advice	Placed in Interim Accom.
<b>Bolsover</b>					2	2
<b>Chesterfield</b>	5	10	11	6	21	6
<b>NED</b>	6	6	3	3	1	1

Source: LA data

Table 4.8 above shows the number of people who received advice by telephone and those who were placed in temporary accommodation by the out of hours service between 2012 and 2014.

## **4.5 Provision of Support**

There are a wide variety of support services for homeless individuals and households available across North Derbyshire. These services include provision of accommodation, floating support, advocacy, advice and legal advice, and provision of food. Tables 4.9 to 4.12 below provide a comprehensive list of available support services across North Derbyshire:

**Table 4.10 Provision of Accommodation**

Scheme	Provider	Area	No. Units	Type	Level Of Support	Agreement Type	Max. Stay	Access
<b>Newbold Court, Newbold, Chesterfield</b>	SYHA	CBC/BDC/ NEDDC (referral via LA homeless team only)	18	Self contained bedsit	Monthly meeting with key worker, staff available during office hours	Licence	n/a	Age 16 +. LA duty to accommodate only (s.184 / s.193 duty)
<b>Chatsworth Road, Chesterfield</b>	SAFE (Stonham)	CBC/BDC/ NEDDC	16	Self contained	4 ½ hours / week with key worker. Office on site and overnight security	AST	2 yrs	18 – 24. Referral via Framework CAP
<b>Troughbrook House, Staveley</b>	SAFE (Stonham)	CBC/BDC/ NEDDC	7	Self contained	4 ½ hours / week with key worker. Office on site and overnight security	AST	2 yrs	18 – 24. Referral via Framework CAP
<b>Lime Grove Walk, Matlock</b>	NCHA / SAFE	DDDC	4	Self contained	4 ½ hours / week with key worker. Office on site (Mon, Wed, Fri – SAFE) & Sat & Sun (NCHA).	Licence	2 yrs	18 – 24. Referral via Framework CAP
<b>Sustainable Tenancies Project</b>	Action	CBC ONLY	26 + more	Self contained / shared	Weekly appointments with support worker	AST		18+ Via CBC homeless
<b>Brockhill Court</b>	Bristol Foundation Housing	Any	40 approx	Self contained	Usually referral via Pathways (see below)			18+ (single or family) on ESA.

<b>Highfield Road, Chesterfield</b>	Adullam	Any (care leavers only)	5		1 year	In care or Leaving Care
<b>North Wingfield</b>	Adullam	Any (care leavers only)	4		1 year	In care or Leaving Care

**Table 4.11 Provision of Floating Support**

Provider	Area	Units	Time	Criteria	Referral
<b>SAFE (Framework)</b>	CBC / BDC / NEDDC	58	3 ½ hour / week	18 - 24 either in accommodation or on SAFE waiting list to assist with finding accommodation	Referral via Framework CAP
<b>SAFE (Adullam)</b>	DDDC & HPBC	32	3 ½ hour / week	18 - 24 either in accommodation or on SAFE waiting list to assist with finding accommodation	Referral via Framework CAP
<b>Rethink</b>				Diagnosed mental health problem	Rethink referral form

**Table 4.12 Provision of Other Support/ Advocacy/ Advice/ Legal**

Provider	Location	Area	Type	Who	Service	Referral
<b>Pathways</b>	120 Saltergate, Chesterfield, S40 1NG	CBC / BDC / NEDDC	Day centre	18+ single / couples / families	Housing Support by appointment only. Key worker x 2, mental health nurses x 2 (job share), meals, assistance finding accommodation, podiatrist, massage therapy, optician. Will only engage those who are willing	Referral form to Pathways

					to work towards housing and only these people can access the services.	
<b>SAFE</b>	Various (TBC)	CBC / NEDDC / BDC / DDDC	Drop in	18+ single homeless	Housing, benefits & budgeting advice	Drop in
<b>Derbyshire Law Centre</b>	1 Rose Hill East, Chesterfield, S40 1NU	CBC / BDC / NEDDC / DDDDC	Legal advice / advocacy	Anyone – level of assistance is means tested	Legal advice on a wide range of subjects; housing & homelessness, employment, debt, immigration & asylum, hate & harassment	Phone or drop in to make an appointment
<b>NED CAB</b>	Unit 1 Bridge Street, Clay Cross, S45 9NG + other locations	NEDDC & BDC	Advice / advocacy	Anyone	Advice on a wide range of subjects; benefits, consumer issues, debt, employment, housing & homelessness	Phone / email / drop in
<b>Chesterfield CAB</b>	6-8 Broad Pavement, Chesterfield, S40 1RP	CBC	Advice / advocacy	Anyone	Advice on a wide range of subjects; benefits, consumer issues, debt, employment, housing & homelessness	Phone / email / drop in
<b>Derbyshire Districts CAB</b>	26 Spring Gardens, Buxton, SK17 6DE	DDDC	Advice / advocacy	Anyone	Advice on a wide range of subjects; benefits, consumer issues, debt, employment, housing & homelessness	Phone / email / drop in
<b>Derbyshire Unemployed Worker's Centre</b>	1 Rose Hill East, Chesterfield, S40 1NU	CBC / BDC / NEDDC / DDDDC	Advice / advocacy	Anyone	Welfare benefits advice, assistance with claim forms, appeals and tribunals. Liaison with DWP, HMRC, LA. Redundancy advice.	Drop in or phone



<b>Unit 10</b>	Council House, Saltergate, Chesterfield	CBC / BDC / NEDDC	Advice & support	Age 13 – 25s	Unit 10 offers a 'one stop shop' providing information, support and advice on a range of issues for young people. We are a drop-in service, so no appointment needed.	Phone / email / drop in
<b>DDVSAS</b>	Children & YP outreach service, 6 Fairfield Road, Chesterfield, S40 4TP	CBC / BDC / NEDDC	Advice & support	Children (up to 18) who are living with or who have experienced DV	Helpline – 01246 540444 / 08000 198668 Chesterfield (07845 933 719) NED (07787 151 246) Bolsover (07787 151 248)	Drop in or phone
<b>DDVSAS</b>	Drop in centre - 6 Fairfield Road, Chesterfield, S40 4TP	CBC / BDC / NEDDC	Advice & support	Anyone experiencing domestic abuse	Helpline – 01246 540444 / 08000 198668. Advice and support including access to refuge spaces, solicitors	Drop in or phone
<b>Integrated Offender Management (IOM) (Action)</b>	Bay Heath House, Rose Hill West, Chesterfield, S40 1JF	CBC / BDC / NEDDC	Drop in	18+ for people with offending history	Drop in advice on employment and accommodation	Drop in

**Table 4.13 Provision of Food**

Name	Location	Type	Opening Times	Other
<b>Chesterfield Foodbank</b>	St Michael & All Angels Parish Hall, Church Street, Brimington	Trussell Trust	Monday 11am – 1pm	Referral only; (awaiting list of organisations who can issue vouchers)
	The Gates, South Street, Chesterfield	Foodbank	Tuesday 1pm – 3pm (Also Framework Housing Surgery for 16 – 24yr olds)	
	Loundsley Green Community Centre, Cutholme Road, Loundsley Green		Friday 1pm – 3pm	
<b>Clay Cross Foodbank</b>	St Bartholemew’s Church, High Street, Clay Cross	Trussell Trust	Tuesday 7pm – 8pm	Referral only; including Local Authority Housing Options, Ryknekd Homes, Job Centres, Social Care, MAT teams, police, DDVSAS, Schools, Pathways, Children’s Centres, CAB, Community MH teams, Action Housing, Framework
	Bridge Street Methodist, Bridge Street, Pilsley	Foodbank	Wednesday 6pm – 7pm	
	Community of Christ, Thane Street, Clay Cross		Friday 1pm – 2pm	
<b>New Hope Foodbank</b>	Unit 3 Norwood Industrial Estate, Rotherham Close, Killamarsh, S21 2JU (07939 950713)	Foodbank	Food parcels are dropped off to the recipient asap	Referral only; including LA’s, Sure Start, MAT teams, CAB, Children’s Centres, Ryknekd Homes
<b>Living Hope Food Bank</b>	Tibshelf Road, Holmewood, S42 5TP (01246 856587)	Foodbank	Wednesday 1:00 – 2:30pm	Referral preferred from local agency but can be flexible
<b>South Normanton Foodbank</b>	St Michaels and All Angel’s Church, Church Street, South Normanton, DE55 2BT	Trussell Trust	Tuesday 2pm – 3pm	Referral only; LA, Social Care, MAT teams, Police, Probation, GP etc
	The Junction 28 Church, The Common, South Normanton, DE55 2EP	Foodbank	Friday 2pm – 3pm	

<b>Jigsaw Foodbank</b>	Riverside, Unit 4, Olde English Road, Matlock, DE4 3RR	Foodbank	Wednesday 2pm – 4pm or by appointment	Referral only
<b>Bolsover Foodbank</b>	Bolsover Methodist Church, Hill Top, Bolsover, S44 6NN	Foodbank	Mon, Tues, Thur & Fri 9am – 5pm, Sun 10am – 12pm	Referral only via local agencies
<b>Church on the bus</b>	Chesterfield Town Hall, Rose Hill Chesterfield Matlock station car park (near Sainsburys, Cawdor Way Matlock)		6:30 – 8:00pm (Monday & Thursday) 7:00 – 8:00pm Tuesday	Free cold food provision / support
<b>Grace Chapel</b>	Markham Road, Chesterfield (opposite next on retail park)		6:00 – 7:00 pm Tuesday & 7:30 – 9:30pm Friday	Free soup kitchen
<b>M.A.D Meal (Lifehouse Church)</b>	New Square, Chesterfield (outside Dents Chemist)		6:00 – 7:00pm Wednesday	Free food provision
<b>Church in the Peak</b>	New Street Centre, New Street, Chesterfield, S40 2JZ		6:00 – 7:00pm Saturday	Free food provision

## 4.6 Demographic Profile

### 4.6.1 Population by age

The population of North Derbyshire is around 279,000. Under 25's make up 28% of the population across the area. Those aged 60 account for 27% of the population overall. There is a higher proportion of younger people in Bolsover and a higher proportion of older persons in North East Derbyshire

**Table 4.14 Population by Age**

	Bolsover	%	Chesterfield	%	NED	%	North Derbyshire	%
<b>Total</b>	75,866		103,788		99,023		278,677	
<b>&lt; 18</b>	15,630	20.6%	20,940	20.2%	18,795	19%	55,365	20%
<b>18-24</b>	6,032	7.9%	8,211	7.9%	7,259	7.3%	21,502	8%
<b>25-44</b>	19,728	26%	26,617	25.6%	22,826	23.1%	69,171	25%
<b>45-59</b>	15,660	20.6%	21,773	21%	21,570	21.8%	59,003	21%
<b>60-65</b>	5,032	6.6%	6,956	6.7%	7,655	7.7%	19,643	7%
<b>65-74</b>	7,537	9.9%	10,105	9.7%	11,679	11.8%	29,321	11%
<b>75 +</b>	6,247	8.2%	9,186	8.8%	9,239	9.3%	24,672	9%

Source: Census 2011

### 4.6.2 Ethnicity

Table 4.15 below shows that the vast majority of the population of North Derbyshire, and of all three Council areas is white.

Table 4.16 below shows that Bolsover has seen the largest increase in NINo registrations (year to June 2015) and most of these have been from the EEA countries.

More recent analysis of Electoral Registration data for Bolsover (December 2015) shows that more than 1% of the Bolsover population is Polish, rising to 1.4% for all Eastern Europeans. The figure itself is likely to under represent migrant workers which is a growing number. The vast majority of this increase is as a result of the relocation of Sports Direct UK Distribution Centre to Shirebrook following the introduction of the Immigration (European Economic Area) Regulations 2006 and subsequent amendments of 2012, 2013 and 2014.

**Table 4.15 Population by Ethnicity**

	Bolsover	%	Chesterfield	%	NED	%	North Derbyshire	%
<b>All ethnic groups</b>	75,866		103,788		99,023		278,677	100%
<b>White</b>	74,386	98%	100,167	96.5%	97,014	98%	271,567	97.4%

<b>Gypsy/Traveller/ Irish Traveller</b>	66	0.10%	5	<0.1%	70	<0.1%	141	0.1%
<b>Mixed/Multiple Ethnic Groups</b>	518	0.70%	1,094	1.10%	786	0.80%	2,398	0.9%
<b>All Asian/ British</b>	612	0.80%	1,592	1.50%	795	0.80%	2,999	1.1%
<b>Black/ African/ Caribbean/ Black British</b>	267	0.30%	782	0.70%	236	0.20%	1,285	0.5%
<b>Other Ethnic Group</b>	17	<0.1%	148	0.10%	122	0.10%	287	0.1%

Source: Census 2011

**Table 4.16 NINo registrations to adult overseas nationals entering the UK by Region / Local Authority and world region - registrations year to June 2015**

	TOTAL	European Union EU15	European Union EU8	European Union EU2	European Union Other	(Non EU) Other Europe
<b>Bolsover</b>	714	20	594	76	..	6
<b>Chesterfield</b>	329	98	73	89	..	12
<b>North East Derbyshire</b>	133	25	33	36	..	5

Source: Stat-Xplore, DWP, National Insurance Number Registrations to June 2015

#### 4.6.3 Deprivation

When we look at the Indices of Multiple Deprivation which rank the most deprived area as 1 and the least deprived local authority in England as 326, we see that across the three authorities, North East Derbyshire has the least deprivation (ranked 190). Bolsover is, relatively, the most deprived of the three although its position has improved between 2010 and 2015.

**Table 4.16 Rank in Indices of Multiple Deprivation**

	2010	2015
<b>Bolsover</b>	43	61
<b>Chesterfield</b>	91	85
<b>NEDDC</b>	176	190

Source: Department for Communities and Local Government

#### 4.6.4 Employment and Earnings

There are relatively high levels of overall employment in the three Council areas in North Derbyshire ranging from 75.9% in NEDDC to 61.7% in Bolsover. Table 4.16 below shows that while employment levels increased for Chesterfield and NEDDC between 2011 and 2015, employment fell by 5.3% in Bolsover.

**Table 4.17 Levels of Employment**

	2011	2015
<b>Bolsover</b>	67%	62%
<b>Chesterfield</b>	68%	72%
<b>NEDDC</b>	68%	76%

Source: NOMIS, 2011 and 2015

While remaining higher than the figure for Derbyshire as a whole, unemployment rates fell for all three authorities, despite Bolsover recording a fall in employment rates.

**Table 4.18 Levels of Unemployment**

	2011	2015
<b>Bolsover</b>	6.9%	5.0%
<b>Chesterfield</b>	7.8%	5.3%
<b>NEDDC</b>	6.1%	4.2%
<b>Derbyshire</b>	6.5%	4.0%

Source: NOMIS, 2011 and 2015

Average gross weekly earnings range from £468.50 in Chesterfield to £421.90 in Bolsover. For all three authorities, average gross weekly full-time earnings fell between 2011 and 2015. Bolsover saw the smallest reduction.

**Table 4.19 Gross Weekly Earnings**

	2011	2014
<b>Bolsover</b>	£422.50	£421.90
<b>Chesterfield</b>	£490.60	£468.50
<b>NEDDC</b>	£454.30	£439.20

Source: Annual survey of hours and earnings 2011 and 2014, Office for National Statistics.

## 4.7 P1E Homelessness Returns

### 4.7.1 Homelessness Acceptances by Age

The table below shows that nearly 56% of those accepted were in the 25-44 age group. The proportion of acceptances of 45-59 year olds had declined from 8% in 2012/13 to less than 8% in 2014/15. Meanwhile, there has been a rise in the proportion of 65-74 year olds from 2% in 2012/13 to 10% in 2014/15.

**Table 4.21 Bolsover Homelessness Acceptances by Age**

	2012/13	2013/14	2014/15	Total
<b>16-24</b>	7	5	10	22
<b>25-44</b>	29	18	20	67
<b>45-59</b>	9	6	3	18
<b>60-64</b>	4		2	6
<b>65-74</b>	1	1	4	6
<b>75+</b>			1	1
<b>Total</b>	50	30	40	120

Source: BDC

In Chesterfield, the majority of applicants accepted (almost 57%) were aged between 25 and 44, 28% were between 16 and 24, and this number has increased significantly over the period. Just over 2% of homeless acceptances are from applicants aged 60 and over.

**Table 4.22 Chesterfield Homelessness Acceptances by Age**

	2012/13	2013/14	2014/15	Total
<b>16-24</b>	23	28	30	81
<b>25-44</b>	44	57	65	166
<b>45-59</b>	10	15	14	39
<b>60-64</b>			1	1
<b>65-74</b>	2		1	3
<b>75+</b>	1		2	3
<b>Total</b>	80	100	113	293

Source: CBC

In NEDDC during 2014/15, the majority of applicants accepted, around 58%, were aged between 16 and 24, 25% were between 24 and 44, and the remainder (17%) were aged 45-59. The number of acceptances from people aged 24 to 44 has reduced over the three years 201/13 to 2014/15.

**Table 4.23 NEDDC Homelessness Acceptances by Age**

	2012/13	2013/14	2014/15
<b>16-24</b>	8	4	7
<b>25-44</b>	7	3	3
<b>45-59</b>	3	1	2
<b>60-64</b>	1		
<b>65-74</b>			
<b>75+</b>			
<b>Total</b>	19	8	12

Source: NEDDC

#### 4.7.2 Reasons for acceptance

Table 4.24 below shows that in 2012/13 the most common reasons for acceptance were termination of Assured Shorthold Tenancies (AST) and parents not willing to accommodate, together accounting for 36% of the total. By 2014/15 termination of AST and loss of rented accommodation combined made up over 37% of the reasons for acceptance, with relationship breakdown accounting for a further 20%.

**Table 4.24 Bolsover Acceptance of Homelessness – Reasons for Homelessness**

Bolsover	2012/13	2013/14	2014/15	Total
<b>Parents no longer willing or able to accommodate</b>	8	4	5	17
<b>Other friends and relatives no longer willing or able to accommodate</b>	3	1	2	6
<b>Relationship breakdown</b>	5	2	8	15
<b>Domestic violence</b>	6	9	5	20
<b>Harassment, threats or intimidation</b>	1	1	3	5
<b>Mortgage arrears</b>	3	2	1	6
<b>Rent arrears</b>	5	3	1	9
<b>Termination of AST</b>	9	5	7	21
<b>Other loss of rented accommodation</b>	4	2	8	14
<b>Leaving institution</b>	2			2
<b>Other</b>	1	1		2
<b>Total</b>	47	30	40	117

Source: BDC

Table 4.26 below shows that, in Chesterfield, termination of AST (nearly 26%) and other loss of rented accommodation (6%) were the reasons for acceptance in nearly 32% of cases. Domestic violence is next most significant, accounting for almost 35% of acceptances. Termination of ASTs as a reason for acceptance has risen from 20% in 2012/13 to almost 31% in 2014/15. Although accounting for just under 11% of cases, relationship breakdown has also increased as a proportion of the total, from nearly 9% in 2012/13 to 20% in 2014/15.

**Table 4.25 Chesterfield Acceptance of Homelessness – Reasons for Homelessness**

Chesterfield	2012/13	2013/14	2014/15	Total
<b>Parents no longer willing or able to accommodate</b>	4	11	9	24
<b>Other friends and relatives no longer willing or able to accommodate</b>	10	5	8	23
<b>Relationship breakdown</b>	7	10	15	32
<b>Domestic violence</b>	15	30	26	71
<b>Harassment, threats or intimidation</b>	5	1	4	10
<b>Mortgage arrears</b>	5	4	1	10
<b>Rent arrears</b>	6	3	6	15



<b>Termination of AST</b>	16	24	35	75
<b>Other loss of rented accommodation</b>	9	7	2	18
<b>Leaving institution</b>	1	3	2	6
<b>Other</b>	2	2	5	9
<b>Total</b>	80	100	113	293

Source: CBC

While more than half of all acceptances were on the basis of fleeing domestic abuse in 2012/13, by 2014/15 the main reason for acceptance was parental eviction, which accounted for almost 42% of all acceptance reasons. However this is in the context of a small and reducing number of acceptances; by 2014/15 the number of acceptances had reduced by 37%, to 12.

**Table 4.26 NEDDC Acceptance of Homelessness – Reasons for Homelessness**

<b>NEDDC</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>
<b>Parents no longer willing or able to accommodate</b>	4 (21%)	2 (25%)	5 (41.7%)
<b>Left care</b>	1 (5.2%)		2 (16.6%)
<b>Relationship breakdown</b>	4 (21%)	2 (25%)	1 (8.3%)
<b>Evicted from Coach House</b>			1 (8.3%)
<b>Domestic violence</b>	10 (52.6%)	2 (25%)	2 (16.7%)
<b>Left hospital</b>			1 (8.3%)
<b>Other relatives and friends no longer willing or able to accommodate</b>		2 (25%)	
<b>Total</b>	19	8	12

Source: NEDDC

#### 4.7.3 Priority need

In Bolsover the most common reason for priority need was 'dependent children' with 76 cases (64%), this has fluctuated over the years from a low of 18 in 2013/14 (although this still accounted for 60% of priority need cases during that year).

**Table 4.27 Bolsover Reasons for Priority Need**

<b>Bolsover</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>Total</b>
<b>Emergency – fire, etc.</b>	2	0	0	2
<b>Dependent children</b>	33	18	25	76
<b>Pregnancy</b>		2	1	3
<b>Care leaver 18-20</b>	2	0	1	3

<b>Old age</b>	0	1	6	7
<b>Physical disability</b>	6	2	4	12
<b>Mental illness</b>	4	2	2	8
<b>Domestic violence</b>	2	2	1	5
<b>Other violence</b>	0	2	0	2
<b>Vulnerable (drugs)</b>	0	1	0	1
<b>Total</b>	49	30	40	119

Source: BDC

In Chesterfield a similar picture emerges with 55% of priority need cases in priority need because of dependent children in the household. This reason has also increased slightly as a proportion of all priority need categories per year, from 50% in 2012/13 to over 58% in 2014/15.

**Table 4.28 Chesterfield Reasons for Priority Need**

<b>Chesterfield</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>Total</b>
<b>Emergency – fire, etc.</b>	0	0	2	2
<b>Dependent children</b>	40	56	66	162
<b>Pregnancy</b>	1	0	7	8
<b>Care leaver 18-20</b>	6	6	2	14
<b>Old age</b>	4	0	1	5
<b>Physical disability</b>	8	8	8	24
<b>Mental illness</b>	16	22	16	54
<b>Domestic violence</b>	4	7	11	22
<b>Other violence</b>	0	0	0	0
<b>Vulnerable (drugs)</b>	1	0	0	1
<b>Vulnerable (custody/remand)</b>	0	1	0	1
<b>Total</b>	80	100	113	293

In NEDDC, again in the context of a small and reducing number of acceptances, physical (over 15%) and mental health (almost 13%) issues are the reason for a significant number of households awarded priority need. It is notable that while children were the reason for accepting priority need in almost 36% of cases, this category appears to be reducing from over 47% of the acceptances in 2012/13 to less than 17% in 2014/15.

**Table 4.29 NEDDC Reasons for Priority Need**

<b>NEDDC</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>Total</b>
<b>Emergency – fire, etc.</b>				
<b>Dependent children</b>	9	3	2	14
<b>Pregnancy</b>	2		1	3
<b>16 or 17 years old</b>		1	2	3
<b>Care leaver 18-20</b>	2		2	4
<b>Old age</b>				

<b>Physical disability</b>		2	4	6
<b>Mental illness</b>	3	2		5
<b>Domestic violence</b>	3		1	4
<b>Other violence</b>				
<b>Vulnerable (drugs)</b>				
<b>Vulnerable (custody/remand)</b>				
<b>Total</b>	19	8	12	39

Source: NEDDC

#### 4.7.4 Number of Homeless Presentations

In Bolsover the number of homelessness presentations dropped significantly between 2012/13 and 2013/14, and then rose slightly in 2014/15. Prevented cases and homelessness acceptances followed a similar pattern, with a decrease in 2013/14 followed by an increase in 2014/15. Presentations, preventions and accepted cases are still however below 2012/13 levels.

A slightly higher proportion of presentations were accepted as homeless in 2014/15 (18%) than in 2012/13 (16%). The proportion of homelessness presentations which resulted in prevention was higher in 2014/15 (69%) than in 2012/13 (55%). This demonstrates an increasing emphasis on prevention. At the same time the proportion of presentations accepted rose from 16.1% in 2012/13 to 18.6% in 2014/15. In the context of fewer presentations, this suggests continuing and possibly rising demand in the future for both accommodation and prevention services. This is in line with the findings from the previous homelessness strategy, which also pointed to an increased demand for prevention services.

For NEDDC, unlike Bolsover and Chesterfield, the number of presentations rose between 2012/13 and 2013/14, then dropped in 2014/15. Like the other authorities however, presentations were lower in 2014/15 than in 2012/13. Over this period the number of prevented cases continued to rise, and prevented cases were 66% higher in 2014/15 than in 2012/13. Again this demonstrates the continuing use of, and need for, prevention activities.

The number of homelessness presentations overall is higher than in the period reviewed by the previous homelessness strategy (2008-11), as is the number of prevention cases. The overall pattern is similar to that found in NEDDC's previous homelessness strategy covering 2008-11, in which there was also a fluctuating pattern of presentations, an increase in preventions and an overall reduction in acceptances. This suggests that while there has been an increase in demand for, and provision of, prevention services, there has been no significant change in patterns of homelessness.

Overall, all three authorities show an increased emphasis on preventing homelessness. NEDDC has seen the biggest proportionate increase in prevention cases, but also has by far the lowest proportion of homeless acceptances.

**Table 4.30 Number of Presentations**

	2012/13	2013/14	2014/15
<b>Bolsover</b>			
<b>Homeless presentations</b>	292	206	215
<b>Prevented cases</b>	161	136	149
<b>Accepted as homeless</b>	47	30	40
<b>Chesterfield</b>			
<b>Homeless presentations</b>	1270	1217	1010
<b>Prevented cases</b>	201	483	624
<b>Accepted as homeless</b>	80	98	113
<b>NEDDC</b>			
<b>Homeless presentations</b>	645	745	555
<b>Prevented cases</b>	172	202	285
<b>Accepted as homeless</b>	19	8	12

Sources: DCLG and local authorities`

#### 4.7.5 Prevention

Tables 4.32 to 4.33 below provide more detail on the nature of the prevention activities carried out by the three authorities. Bolsover’s main activity in both 2012/13 and 2014/15 was conciliation (30%) and provision of assistance to enable households to remain in their social or private rented housing (29%).

Like Bolsover but on a greater scale, Chesterfield’s most significant activity in 2014/15 was providing assistance to enable households to remain in social or private rented housing, with 352 households assisted in this manner. The other main interventions over the three years were in resolving rent or service charge arrears in the social or private rented sector, and resolving housing benefit problems.

Debt advice was the main intervention used by NEDDC, with the number of preventions as a result of this service trebling between 2012/13 and 2014/15. As with Chesterfield, the next highest number of interventions were resolving rent or service charge arrears and resolving housing benefit problems.

The figures for Chesterfield and NEDDC point to a continuing and growing need for money and benefits advice. There is also a need, based on Bolsover and Chesterfield’s activities, to continue to provide assistance to enable households to remain in their rented homes. It may be worth exploring further the nature of assistance provided.

**Table 4.31 Homelessness prevented – households able to remain in existing home as a result of intervention**

Bolsover	2012/13	2013/14*	2014/15	Total
<b>Mediation</b>		1		1
<b>Conciliation including home visits for family or friend threatened</b>	11	6	8	25

<b>exclusions</b>				
Assistance enabling household to remain in private or social rented sector	15		9	24
Debt advice		4	4	8
Resolving rent or service charge arrears in the social or private rented sector		2	5	7
Negotiations or legal advocacy enabling household to remain in the private rented sector		3	6	9
Mortgage arrears intervention or mortgage rescue		2		2
Resolving HB		1		1
Providing other assistance		6		6
<b>Total</b>	<b>26</b>	<b>25</b>	<b>32</b>	<b>83</b>
<b>Chesterfield</b>	<b>2012/13</b>	<b>2013/14*</b>	<b>2014/15</b>	<b>Total</b>
Resolving rent or service charge arrears in the social or private rented sector	46	65	88	199
Crisis intervention providing emergency support	23			23
Negotiation or legal advocacy enabling household to remain in the private rented sector	15	14	15=	44
Assistance enabling households to remain in private or social rented sector	48	29	352	429
Mortgage arrears interventions or mortgage rescue	8	11	15=	34
Resolving housing benefit problems		245	31	276
Debt advice			16	16
<b>Total</b>	<b>140</b>	<b>364</b>	<b>517</b>	<b>1021</b>
<b>NEDDC</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>Total</b>
Debt advice	20	40	64	124
Resolving rent or service charge arrears in the social or private rented sector		18	48	66
Resolving housing benefit problems		29	24	53
Mortgage arrears interventions or mortgage rescue	13	16	13	42
Assistance enabling households to remain in private or social rented sector	20	20	6	46

<b>Crisis intervention providing emergency support</b>	13			13
<b>Negotiations or legal advocacy enabling household to remain in the private rented sector</b>	15			15
<b>Total</b>	<b>81</b>	<b>123</b>	<b>155</b>	<b>359</b>

Source: DCLG

The tables below show that, for all three authorities, a Part 6 offer of local authority accommodation or nomination to Housing Association was the favoured source of alternative accommodation assistance. Beyond this the nature of alternative accommodation varied between the authorities; after Part 6 offer/ Housing Association nomination Bolsover assisted more households in obtaining supported accommodation than any other type. Chesterfield's second most common assistance was for private rented accommodation with the landlord incentive scheme. For NEDDC it was accommodation with friends or relatives. NEDDC's assistance by way of the private rented accommodation with the landlord incentive scheme has reduced over the three years while assistance through private rented accommodation without the scheme has increased.

**Table 4.32 Homelessness prevented or relieved – household assisted to obtain alternative accommodation, in the form of (top 5)**

<b>Bolsover</b>	<b>2012/13</b>	<b>2013/14*</b>	<b>2014/15</b>	<b>Total</b>
<b>Hostel or HMO</b>		7		7
<b>Private rented with landlord incentive scheme</b>	17	4	8=	29
<b>Private rented without landlord incentive scheme</b>	13	6	13=	32
<b>Accommodation arranged with friends or relatives</b>		11	25	36
<b>Supported accommodation</b>	23	8	13=	44
<b>Social housing – part 6 offer of LA accommodation or nomination to RSL</b>	46	27	44	117
<b>Social housing – management move of existing LA tenant</b>	15		8=	23
<b>Total</b>	<b>114</b>	<b>63</b>	<b>111</b>	<b>288</b>
<b>Chesterfield</b>	<b>2012/13</b>	<b>2013/14*</b>	<b>2014/15</b>	<b>Total</b>
<b>Private rented with landlord incentive scheme</b>	22	10	13	45
<b>Private rented without landlord incentive scheme</b>		4	2	6
<b>Accommodation arranged with friends or relatives</b>		4		4
<b>Supported accommodation</b>	5	7	13	25
<b>Social housing – part 6 offer of LA accommodation or nomination to RSL</b>	15	50	49	114

<b>Social housing – management move of existing LA tenant</b>		13	13	26
<b>Total</b>	<b>42</b>	<b>88</b>	<b>90</b>	<b>220</b>
<b>NEDDC</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>Total</b>
<b>Private rented with landlord incentive scheme</b>	20	18	10	48
<b>Private rented without landlord incentive scheme</b>	9	15	19	43
<b>Accommodation arranged with friends or relatives</b>	15	12	38	65
<b>Supported accommodation</b>	0	9	6	15
<b>Social housing – part 6 offer of LA accommodation or nomination to RSL</b>	31	15	42	88
<b>Total</b>	<b>75</b>	<b>69</b>	<b>115</b>	<b>259</b>

Source: DCLG and P1E

#### 4.7.6 Outcomes/accommodation solutions

The table below shows the immediate outcome for applicants accepted as owed a duty by Bolsover. Over the three year period the most common outcome was the acceptance of a Part 6 offer, with over 52% of accepted households taking this route. It is notable that nearly 17% refused a private rented sector offer and just one household accepted a private sector tenancy. With less than 13% of accepted households being placed in temporary accommodation, remaining in their current accommodation or making their own temporary accommodation arrangements, it would seem that Bolsover tends to move quickly to make an offer of public, and to a lesser extent, private rented accommodation.

**Table 4.33 Outcomes/ Accommodation Solutions**

<b>Bolsover</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>Total</b>
<b>Applicant placed in temporary accommodation</b>	5	1	1	7
<b>Remaining at home or making other temporary arrangements</b>	8	0	0	8
<b>Accepted AST or private rented</b>	1	0	0	1
<b>Applicant refused private rented</b>	10	9	10	29
<b>Accepted Part 6 offer</b>	26	17	28	71
<b>LA regards duty as ended</b>		3	1	4
<b>Total</b>	<b>50</b>	<b>30</b>	<b>40</b>	<b>120</b>

Source: DCLG and Bolsover P1E returns

For Chesterfield, 164 (57%) households remained in their current accommodation or made other temporary arrangements, while 121 (42%) were placed in temporary accommodation. Only one household accepted a Part 6 offer, and a further one household accepted a private rented tenancy.

Chesterfield has advised that most of the households accepted as homeless were rehoused in local authority tenancies.

**Table 4.34 Outcomes/ Accommodation Solutions**

Chesterfield	2012/13	2013/14	2014/15	Total
<b>Applicant placed in temporary accommodation</b>	40	15	40	95
<b>Remaining at home or making other temporary arrangements</b>	39	27	72	138
<b>Accepted AST or private rented</b>	1			1
<b>Applicant refused private rented</b>				
<b>Accepted Part 6 offer</b>				
<b>LA regards duty as ended</b>				
<b>Total</b>	<b>80</b>	<b>96*</b>	<b>112</b>	<b>288</b>

Source: DCLG

Table 4.36 below shows that, for NEDDC all accepted households were either placed in temporary accommodation, remained in their current accommodation or made their own temporary arrangements during the quarter in which their application was made.

**Table 4.35 Outcomes/ Accommodation Solutions**

NEDDC	2012/13	2013/14	2014/15	Total
<b>Applicant placed in temporary accommodation</b>	17	8	11	36
<b>Remaining at home or making other temporary arrangements</b>	2		1	3
<b>Accepted AST or private rented</b>	0	0	0	0
<b>Applicant refused private rented</b>	0	0	0	0
<b>Accepted Part 6 offer</b>	0	0	0	0
<b>LA regards duty as ended</b>	0	0	0	0
<b>Total</b>	<b>19</b>	<b>8</b>	<b>12</b>	<b>39</b>

Source: DCLG

For all three authorities the figures show a higher number of total applicants than immediate outcomes, possibly suggesting that other outcomes have not been recorded, or an under-recording of outcomes.

#### 4.7.7 Interim Accommodation

Interim accommodation is accommodation provided by the local authority pending their decision as to what duty, if any, is owed to the applicant under Part 7 of the Housing Act 1996 if they have reason to believe that the applicant is homeless, eligible for assistance and in priority need<sup>4</sup>.

<sup>4</sup> Homelessness Code of Guidance for Local Authorities, DCLG, 2006



Applicants who are not able to remain in their own accommodation while investigations are carried out are provided with interim accommodation. If a duty is accepted, the interim accommodation becomes temporary accommodation, which includes bed and breakfast, domestic violence hostel, an interim Council tenancy, or Housing Association-managed temporary accommodation. Offers of permanent tend to be made within weeks.

In North East Derbyshire there are four homeless units: two 3-bed houses and two 1-bed flats. These are provided from NEDDC's own stock and are managed by the Housing Options Team. If these properties are all occupied and additional temporary accommodation is required, NEDDC will make use of bed and breakfast accommodation provided by one of three businesses in the Chesterfield Borough Council area.

The table below shows that while the number of households provided with interim accommodation in 2014/15 has increased slightly compared with 2012/13, the average stay has reduced over the same period by 17%.

**Table 4.36 No. of households housed in interim accommodation/ Average length of stay**

NEDCC	2012/13	2013/14	2014/15
<b>Numbers housed in interim accommodation</b>	61	60	65
<b>Average length of stay</b>	54.98 days	48.77 days	45.66 days

Source: NEDDC

#### 4.7.8 Temporary Accommodation

Temporary accommodation is accommodation provided by the local authority after a decision has been made where a full homeless duty is owed under Part 7 of the Act but pending settled and secure accommodation being obtained. Temporary accommodation is also used in cases where the decision is of intentional homelessness and is provided for usually 28 days to enable the applicant to find their own accommodation<sup>5</sup>. Neither Bolsover nor Chesterfield Councils have any designated temporary accommodation.

#### 4.7.9 Repeat Homelessness

Repeat homelessness is defined by CLG as:

*'More than one case of homelessness for the same person, or family, within two years, where the council has a legal duty to find housing for them.'*

Using this definition, North Derbyshire has very low levels of repeat homelessness (1 case across all three Council areas in the last three years).

Anecdotal evidence suggests that the actual number of people accessing housing options and advice services on repeated occasions is actually higher than this. Repeated patterns of

<sup>5</sup> Homelessness Code of Guidance for Local Authorities, DCLG, 2006

homelessness mean that staff can spend time helping to solve someone’s problems, or preventing homelessness, only for them to come back with the same or another problem at a later date. It also means that housing solutions which have been found may be unsustainable over the longer term (longer than the 2 year definition).

## 4.8 Rough Sleepers

All local authorities carry out an annual rough sleepers count. This involves counting the number of individuals observed sleeping rough on a designated night. In 2015 all Derbyshire authorities carried out the exercise on the same date, to avoid double counting and to provide comparative statistics. The definition of rough sleepers used for the purpose of the estimate is:

- *People sleeping, about to bed down (sitting on/in or standing next to their bedding) or actually bedded down in the open air (such as on the streets, in tents, doorways, parks, bus shelters or encampments).*
- *People in buildings or other places not designed for habitation (such as stairwells, barns, sheds, car parks, cars, derelict boats, stations or “bashes”).*
- *It does not include people in hostels or shelters, people in campsites or other sites used for recreational purposes.*

Table 4.38 shows a fluctuating but low level of rough sleeping for all three authorities. The figures for 2014 were higher for Chesterfield and NEDDC than in 2010. The 2015 figures show an increase in Bolsover and NEDDC since 2014 and are at the highest level since 2010.

**Table 4.37 Rough Sleepers**

	2010	2011	2012	2013	2014	2015
<b>Bolsover</b>	2	1	2	4	2	4
<b>Chesterfield</b>	6	4	3	9	8	8
<b>NEDDC</b>	0	1	5	0	2	3
<b>Total</b>	8	6	10	13	12	15

Source: DCLG

## 4.9 Bond Scheme

The NEDDC Council’s bond guarantee scheme allows households and individuals to access private rented accommodation. It is a paper bond which underwrites damage/repairs up to a limit of £500 for couples and £350 for single people, although there is some flexibility on these limits. During the first six months of the tenancy tenants are expected to use the local credit union to save the value of the bond in order to replace it. The paper bond can be extended after the initial six months. Any claims against the bond are reclaimed from the tenant by the Council. The scheme has been managed by the Housing Options Team since 2013-14.

Chesterfield Council operates a similar scheme and provided 14 Bonds during 2012/13, 7 Bonds during 2013/14 and 8 Bonds during 2014/15.

Bolsover do not operate a bond scheme formally but there is the option to provide a bond through funding from Homeless Prevention Grants.

#### **4.10 Move on Protocols**

Move on Protocols (MOP) are in place in each local authority area to enable transition from supported accommodation into mainstream tenancies. In each area applicants will be subject to the individual Council's allocation policy.

When a resident moves into supported accommodation they should register with the appropriate housing provider as soon as possible by filling in an application and attaching a MOP form and returning it with appropriate identification. The application will then be processed and a bidding number issued to the applicant. At the time of application, someone living in supported accommodation will have their application suspended. This means the applicant can't bid on any properties. When the applicant is ready to move-on, the support worker will notify the housing provider and the application will be made live. This means they will be able to bid for properties. In Chesterfield applicants are required to have a local connection to the area. This means that they will have to have been living in Chesterfield for six months prior to their move into supported accommodation. In Chesterfield and NEDDC the applicant is required to provide a 5 year address history, in Bolsover a 10 year address history is required.

The review above has set out the main findings around access to and use of homeless services across the three local authority areas as well as a review of relevant strategy and policy. This review has been used in the development of the Homelessness Strategy for North Derbyshire and its aims and objectives.

## **5. Stakeholder Consultation**

Stakeholder consultation is a key element of any Homelessness Review. In this section we present the key themes from extensive stakeholder consultation which encompassed meetings with partner organisations, including homeless service providers and support agencies, senior managers and operational staff to gain an understanding of the issues they face on a daily basis. A consultation event was held – a Homelessness Forum Strategy event in February 2015 and an online survey to consult all partners across the North Derbyshire area. The Homelessness Strategy draws key themes from the consultation to develop the principles embedded through the strategy and a number of key priorities to be delivered.

The key themes expressed through this consultation were around:

- The impact of welfare reform
- Funding and Budgetary pressures
- Future Challenges
- Gaps in Service Provision

Stakeholders were also asked about their future priorities, and how they thought agencies could work together moving forward. Summaries of the responses under all of these themes are summarised below.

## **5.1 The Impact of Welfare Reform**

Stakeholders described the increased number of sanctions on welfare benefits which have had an effect on household budgets which in turn has an impact on tenancy sustainability, increased homelessness and poverty. Consultees described a sharp reduction in household incomes which leads to a build up of debt and households having to make difficult choices, such as whether to buy food or pay household bills. Particular welfare reforms such as limiting benefits to those under the age of 25; the shared room rate; changes to disability benefits, changes to local housing allowance; under occupancy charges; reduction in Council Tax support for people of working age, reduction in Tax credits and changes to Social Fund grants were all thought to have had significant impact.

Stakeholders also said that the rising cost of living has resulted in; increased debt, people struggling with low and fixed incomes, an increase in payday loans to meet normal household costs, people finding themselves in crisis situations without money and reliant on the Derbyshire Discretionary Fund.

Advice provided by the Citizens Advice Bureau (CAB) is vital, but stakeholders described the scale of the problem as ‘frightening’ and indicated that in addition to the normal provision of services they are also trying to adopt a more preventative approach by producing/distributing payday lending survival kits, newsletters encouraging people to get advice at an early stage and by working with Pathways homeless project, Probation and Women’s Aid to help support people to avoid debt and homeless problems.

Stakeholders indicated that they have contributed to multi-agency approaches to mitigate the effect of issues caused by Welfare Reform including involvement in welfare reform strategy groups/health strategy groups; working with other agencies, including Public Health, to reach out to deprived and isolated parts of the area by taking multi-agency advice/support directly into those communities.

## **5.2 Funding and Budgetary Pressures**

Many stakeholders felt that they were, as yet, unable to assess the full impact of funding and budgetary pressures. It was considered likely that downward pressure on budgets and subsequent reductions in service provision will have a clear impact on the amount of service users that require support. Stakeholders felt that this would lead to more issues regarding homelessness or insecure housing situations and that this would be particularly evident amongst young single people. Overall it was considered that there would be increased demands on services and potentially an increase in homelessness and rough sleeping with the added risk of an increase in re offending. It was acknowledged that the services which

may be subject to funding cuts are important services which help to sustain and develop people's ability to live independently.

### 5.3 Future Challenges

A number of key challenges were identified through the stakeholder consultation. These were:

- Awareness Raising
  - To raise the issues and impacts of homelessness locally – particularly amongst politicians, Senior Management particularly in large statutory agencies and potential funders
  - Better engagement with Health and other larger statutory services
- Reduced resources and funding
  - Impact of Housing Related Support cuts – reduction in length and intensity of support
  - District Councils' lack of control over housing related support budget – need to have more influence on impact locally
  - Better coordination of potential procurement/funding opportunities
  - Increase in complex needs cases coming through the door, including mental health
- Availability of affordable housing
  - Lack of affordable and appropriate housing options and solutions for under 25s
  - Affordability in Private Rented Sector and delays in Housing Benefit payments from some Authorities
  - Lack of one bed units
  - Improving the Private rented sector as an effective source of affordable housing
  - Greater publicity re landlords willing to accept people on benefits
  - Surplus of larger properties – how can we best utilise them? Sharing opportunities
  - Lack of move on accommodation
- Welfare Reforms and financial inclusion
  - Better coordination between Housing Benefit departments and Housing Options in relation to Discretionary Housing Payments spend
  - Increase in debt/financial inclusion issues for young people
  - Increase in mortgage repossessions and end of mortgage rescue scheme
  - Increase in sanction cases
  - Introduction of Universal Credit
- Rough Sleeping and temporary accommodation
  - Increase in rough sleeping in Chesterfield, including hidden rough sleepers
  - Lack of direct access hostel provision locally
  - 16/17s

- Clarity on homeless 16/17 year olds
  - Where does the duty to house lie? - Social care or housing?
- Domestic Abuse
  - Consistent approach needed across the Authorities to accommodating households affected by Domestic Abuse, including move on from refuge.

#### **5.4 Gaps in Service Provision**

Stakeholder consultation revealed a number of gaps in current service provision. These included:

- Specialist offender services
- Instant access accommodation, hostel accommodation, temporary accommodation, and interim accommodation
- Joint treatment/accommodation provision for substance misuse, including dual diagnosis and homelessness
- Provision of suitable (foyer type) accommodation for under 25s and shared accommodation for under 35s
- More practical one to one help offered to families in prioritising and managing their household budgets
- Affordable accommodation for young people who are not able to live with family but are not particularly vulnerable and do not need / want to be looked after by the LA
- A more coherent strategy about tackling the effects of welfare reform for the most vulnerable clients

#### **5.5 Future Priorities**

When asked to consider what the future priorities for homelessness service provision in North Derbyshire should be stakeholders highlighted:

- The need for a Joint Homelessness Strategy which is standardised and consistent across all three local authorities
- Homelessness prevention and to reduce the level of homelessness
- To develop a joint approach and strategy to respond to the challenges of welfare reform
- The needs of young people and the provision of affordable accommodation for under 25s and tenancy sustainment initiatives to minimise tenancy failure and repeat homelessness
- Greater emphasis on joint working on substance misuse in homeless clients

#### **5.6 Developing a Proactive Partnership Approach**

Stakeholders were very supportive of increased partnership working and developing a proactive partnership approach. Stakeholders felt that by working and communicating together, more could be achieved than by competing individually. Good joint working was identified generally.

Helping local authorities improve their housing stock by supporting service users to gain skills, such as building and decorating, which will improve the local area and help homeless people become part of the community was an approach widely supported by stakeholders.

Some stakeholders highlighted difficulties around how support is identified for young people who are unable to live with their family.

Within this, stakeholders recognised the need for a better understanding of the key responsibilities of different agencies and what they can and cannot do. The need for regular forums for all agencies concerned in tackling homelessness, to meet both at a strategic and operational level, was identified.

Some stakeholders identified the need to develop a single referral form, improve information sharing via a protocol, improve internal communication with tenancy management, rent and benefit teams, improve communication with Derbyshire County Council.

Similarly, it was thought that there should be regular communication between all agencies who are involved. Smaller groups could be formed to develop strategies using different case studies, and used as baseline information to inform wider issues and ensure best practice through collaborative working.

## **5.7 Communication**

Communication was highlighted as a key area for future delivery of homelessness services across North Derbyshire. Stakeholders recognised the need to ensure that agencies are aware of the priorities of their partners and to develop a more joined up approach.

Many stakeholders acknowledged that current communication is good, while also making suggestions for improvement including:

- Having a single point of contact for agencies and applicants to talk to
- To improve the links between strategies
- To share the agreed outcomes of the various groups that meet
- To timetable meetings to check agreed priorities are being addressed
- To develop a consistency of approach in relation to claimant vulnerability issues
- To introduce more discussion over individual case studies in smaller groups in order to develop partnership strategies
- Greater publicity about services and support available – possible directory of services , greater use of social media
- Joint campaigning locally – use Forum/strategies as tool to launch any campaign to ensure high on key agencies agendas such as Local Authorities – including the County Council , Health and Probation
- Raise the profile/campaign to implement Homeless Link's Manifesto and homelessness situation locally

## 5.8 Homelessness Forum

It was considered by many that there should be two key functions of the Homelessness Forum to incorporate strategic and operational. The first an overarching strategic function should develop the high level approach to homelessness and homelessness prevention across North Derbyshire. At this level consideration should be given to joint procurement of funding opportunities and commissioning and the coordination of funding strategies to meet identified priorities. This function should be led by senior strategy makers from each of the three local authority areas. This function may include joint commissioning and monitoring of services.

The second function of the Homelessness Forum should be to allow local practitioners and service providers to consider service issues, share good practice, be appraised of changes to guidance and legislation, receive and deliver joint training and consider more operational matters. The operational level forum should incorporate networking and information exchange amongst partners and stakeholders.

There is keen interest among a wide range of agencies to be involved in the Homelessness Forum and this avenue should be open to wide number of interested partners, stakeholders and their staff. The Homelessness Forum could also act as a mechanism for service user feedback with service users also invited to forum events.

It was clear that a multi-agency approach to the Homelessness Forum is supported and efforts should be made to ensure representatives from Health and Social Care are integral members of the Forum. Similarly Homelessness practitioners should be represented on corresponding Health and Social Care fora.

Three quarters of stakeholders thought that the Homelessness Forum should be held every three months.

## 6. Conclusion

The next five years will be a critical time for homelessness services. In national policy terms, the context for addressing the needs of homeless households is very challenging. General cuts to local authority finances, welfare reforms and savings, changes through the Comprehensive Spending Review and the developing Housing and Planning Bill will all impact on households who are vulnerable and in need of support.

Across the three authorities, as in many areas, presentations are decreasing and preventions are increasing but cases are becoming ever more complex and involve a variety of services and funding sources. There is a growing reliance on the private rented sector to accommodate homeless households and this relies on the sector to continue to grow and work closely with housing authorities to support new tenancies. The Authorities will also continue to experience population growth and demographic change that will place different demands on homelessness services and public services as a whole in the future.



The number of homelessness presentations overall is higher than in the period reviewed by the previous homelessness strategy, as is the number of prevention cases. A slightly higher proportion of presentations were accepted as homeless in 2014/15 (18%) than in 2012/13 (16%). The proportion of homelessness presentations which resulted in prevention was higher in 2014/15 (69%) than in 2012/13 (55%). This demonstrates an increasing emphasis on and effectiveness of prevention work by the Local Authorities.

At the same time the proportion of presentations accepted rose from 16.1% in 2012/13 to 18.6% in 2014/15. In the context of fewer presentations, this suggests continuing and possibly rising future demand for both accommodation and prevention services, in line with the findings from the previous homelessness strategy.

The review evidence highlights some areas where the Homelessness Strategy should focus its objectives and develop action to tackle arising from these.

Younger and single person households make up the bulk of homelessness groups and this has been exacerbated by the introduction of the single room rate for those under 35 and Universal Credit. This group face the biggest challenges associated with welfare reform; high levels of support needs in tandem with cuts to housing support budgets. As the impact of these will fall predominantly on the young it is important that the Homelessness Strategy directly focuses an objective on this age group:

- **Objective 1:** Develop a robust young persons housing pathway by delivering a range of housing solutions with our partners

The stakeholder consultation identified a desire among local agencies to work together including establishing a Homelessness Forum. A forum should cover both the strategic - being led by senior strategy makers from each of the three local authority areas and exploring options such as joint commissioning and monitoring of services and also be operational to allow local practitioners and service providers to consider service issues, share good practice, be appraised of changes to guidance and legislation, receive and deliver joint training and consider more operational matters.

It was also clear that a multi-agency approach to the Homelessness Forum is supported and efforts should be made to ensure representatives from Health and Social Care are integral members of the Forum. Similarly Homelessness practitioners should be represented on corresponding Health and Social Care fora. The authorities should consider a second objective to capture this desire to work collaboratively across the area:

- **Objective 2:** Create strong partnerships with all stakeholders to tackle homelessness for all those at risk, including those most vulnerable households

Overall, there is a fluctuating but low level of rough sleeping in all three authorities. The figures for 2014 were higher for Chesterfield and NEDDC than in 2010. The 2015 figures show an increase in Bolsover and NEDDC since 2014 and are at the highest level since 2010.

With the changes to welfare and support housing that could trigger a rise in number rough sleeping the Homeless Strategy should have a third objective:

- **Objective 3:** Prevent rough sleeping across the area

Common themes also emerged from the three Councils' most recent homelessness strategies that this new strategy will replace. These included a lack of supply of smaller accommodation (except in Chesterfield where there is an oversupply of one bedroom properties), concern about the impact of welfare reform, cuts to budgets for support services and the prevalence of domestic abuse and being asked to leave by family or friends as reasons for homelessness. All three Councils identified working with the private rented sector and improving housing options/homelessness prevention activities among the range of objectives based on the issues identified in their strategies. These issues all present challenges to the provision of affordable housing and housing support. In addition there are wider accommodation pressures and the SHMA undertaken for all three Local Authorities has identified a need for approximately 430 new affordable homes per year across the area.

Those identified as in priority need are generally those with dependent children and this may impact on the ability to support young, single homeless people. The aging population across the area is also an emerging issue, which may present in an increase in older households requiring support to prevent homelessness.

Both the causes, and solutions to, homelessness are varied and take many forms and it is important that the Councils take the opportunity to consider what impact other services they provide to their communities can have in preventing homelessness and seeking to ensure that the roles of the services is utilised. The role that these play in reducing homelessness should be an objective within the Homelessness Strategy.

- **Objective 4:** Prevent homelessness by tackling and reducing financial deprivation within our communities

In August 2012 the Homelessness Working Group produced 'Making Every Contact Count' – A joint approach to preventing homelessness. This focuses on tackling the complex underlying causes of homelessness, preventing homelessness at an early stage for those at risk, and delivering integrated services which support individual recovery. It presents ten challenges to local authorities to achieving its vision and providing a 'Gold Standard' service. The local authorities should set an objective of working to achieve this standard.

- **Objective 5:** Work towards each local authority achieving the Homelessness Gold Standard

The stakeholder feedback coupled with the detailed review of homelessness set out above, have both informed the development of the joint Homelessness Strategy and the identification of the vision, aims and objectives and the actions in the Action Plan. The review can be used as a tool to measure the effectiveness of the delivery of the Action Plan

and to enable comparisons to be made with previous strategy periods and performance in homelessness prevention



## Equality Impact Assessment

### Responsibility and Ownership

Name of policy, practice, service or function: North Derbyshire Homeless Strategy and Homelessness Review

Responsible department: Housing Options .....

Service area: Growth Directorate.....

Lead Officer: Diane Parker .....

#### Other members of assessment team

Name	Position	Area of expertise
Carl Griffiths	Private Rented Sector & Housing Options Manager	Homelessness legislation, private sector housing, vulnerable households
Karl Apps	Joint Housing Strategy and Growth Manager	Housing need, growth and development

## Scope of the assessment

1	<b>What are the main aims/objectives or purpose of the policy, strategy, practice, service or function?</b>	<p>Working in partnership with Bolsover District Council (BDC) and Chesterfield Borough Council (CBC) the strategy was developed with the intention of creating the North Derbyshire Homelessness Forum, a body made up of many statutory and voluntary agencies working to prevent and tackle homelessness across North Derbyshire.</p> <p>The aim of the Strategy is to supply strategic leadership on homelessness and prevention across North Derbyshire through early intervention, targeted support and the procurement of funding streams.</p> <p>The main objectives of the Strategy are:</p> <ul style="list-style-type: none"><li>• <b>Objective 1:</b> Develop a robust young person's housing pathway by delivering a range of housing solutions with our partners</li><li>• <b>Objective 2:</b> Create strong partnerships with all stakeholders to tackle homelessness for all those at risk , including those most vulnerable households</li><li>• <b>Objective 3:</b> Prevent rough sleeping across the area</li><li>• <b>Objective 4:</b> Prevent homelessness by tackling and reducing financial deprivation within our communities</li><li>• <b>Objective 5:</b> Work towards each local authority achieving the Homelessness Gold Standard</li></ul> <p>The Strategy is in association with the;</p> <ul style="list-style-type: none"><li>• NEDDC's Health and Wellbeing Strategy 2015-19</li><li>• Derbyshire Health and Wellbeing Strategy</li></ul>
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		<ul style="list-style-type: none"> <li>• Derbyshire Housing and Health Joint Needs Assessment</li> </ul> <p>Other related Council policies and Strategies to be taken into consideration will include;</p> <ul style="list-style-type: none"> <li>• The Housing and Economic Development Strategy</li> <li>• The Choice Based Lettings and Allocations Policy</li> <li>• Safeguarding Adults/Children</li> </ul> <p>The Strategy is aligned with the corporate aims;</p> <ul style="list-style-type: none"> <li>• Supporting Our Communities to be Healthier, Safer, Cleaner and Greener</li> <li>• Unlocking our Growth Potential</li> <li>• Providing our Customers with Excellent Service</li> </ul>
<b>2</b>	<b>Are there any external factors we need to consider like changes in legislation?</b>	<ul style="list-style-type: none"> <li>• The Homelessness Act 2002</li> <li>• The Localism Act 2011</li> <li>• Housing and Planning Act 2016</li> <li>• Homeless Link</li> <li>• No Second Night Out</li> <li>• Making Every Contact Count</li> <li>• Welfare Reform</li> <li>• Equalities Act 2010</li> <li>• Human Rights Act</li> </ul>
<b>3</b>	<b>Who implements the policy, strategy, practice, service or function?</b>	<p>The Council through the Housing Options Team work with internal and external partners to deliver its homelessness function including the strategic approach to tackle homelessness and prevention, this also includes supporting</p>

		<p>some organisations through funding. Internal and external partner's include:</p> <ul style="list-style-type: none"> <li>• Housing Strategy and Enabling Team</li> <li>• Environmental Health Department</li> <li>• Rykneld Homes</li> <li>• Private sector landlords</li> <li>• Registered providers</li> <li>• Derbyshire CC, including Children Services</li> <li>• Police</li> <li>• Prison services</li> <li>• Voluntary and community organisations, including Derbyshire Domestic Violence and Sexual Abuse Service (DDVSAS), Action for Children, Chesterfield Law Centre, Action Housing</li> <li>• Partnership working with CBC and BDC</li> </ul>
4	<b>Who is affected by the policy, strategy, practice, service or function?</b>	The Strategy will affect people who are vulnerable, homeless or threatened with homelessness. Also statutory and voluntary agencies/organisations working to prevent and tackle homelessness will also be affected.
5	<b>What outcomes do we want to achieve, why &amp; for whom?</b>	The Homelessness Forum will be a multi-agency approach to strengthen, sustain, grow and innovate to tackle and prevent homelessness by creating a strategic and operational function to identify and deliver key priorities. We want to ensure that everyone has access to a place they can call home and provide both responsive and long term solutions should homelessness occur.
6	<b>What existing evidence do you have on the impact of the policy, strategy, practice, service or function?</b>	The North Derbyshire Homelessness Strategy 2016 - 2021 is the first Homelessness Strategy to be developed as a joint

		<p>strategy through a partnership approach.</p> <p>Performance indicators.</p> <p>P1E's government stats.</p>
7	<b>How is information about the policy, practice, service or function publicised?</b>	<p>The strategy will be made available on NEDDC's, BDC, and CBC website and will be circulated to partners and stakeholders.</p> <p>The strategy aims to raise awareness through joint campaigns locally and through other local strategies.</p>

### Identifying Potential Equality Issues

Consider any impacts / barriers on each of the protected characteristics set out below and consider any that might cross over e.g.: between race / disability, gender / religion and belief, sexuality / age etc. Indicate where the policy, practice, service or function could have a positive or negative impact for different groups and your reasons. Specify which data sources have informed your assessment. **Each Council has a Single Equality Scheme which provides an equality profile for the district which may be helpful.**

Race							
8	<b>Identify any adverse impacts/barriers of the policy or procedure on people who may be disadvantaged because of their race</b>						
	White	<table border="1"> <tr> <td>English / Welsh / Scottish / Northern Irish / British</td> <td rowspan="4">No impacts/barriers, however normally Gypsies and Travellers do not wish to live in 'bricks and mortar' housing and their needs have been assessed in the Derbyshire and East Staffordshire Gypsy and Traveller Assessment 2014, however individual people who approach the service will be assessed on their own merit.</td> </tr> <tr> <td>Irish</td> </tr> <tr> <td>Gypsy or Irish Traveller</td> </tr> <tr> <td>Any other White background</td> </tr> </table>	English / Welsh / Scottish / Northern Irish / British	No impacts/barriers, however normally Gypsies and Travellers do not wish to live in 'bricks and mortar' housing and their needs have been assessed in the Derbyshire and East Staffordshire Gypsy and Traveller Assessment 2014, however individual people who approach the service will be assessed on their own merit.	Irish	Gypsy or Irish Traveller	Any other White background
English / Welsh / Scottish / Northern Irish / British	No impacts/barriers, however normally Gypsies and Travellers do not wish to live in 'bricks and mortar' housing and their needs have been assessed in the Derbyshire and East Staffordshire Gypsy and Traveller Assessment 2014, however individual people who approach the service will be assessed on their own merit.						
Irish							
Gypsy or Irish Traveller							
Any other White background							



8	<b>Identify any adverse impacts/barriers of the policy or procedure on people who may be disadvantaged because of their race</b>							
	Asian / Asian British	<table border="1"> <tr> <td data-bbox="607 268 1046 304">Indian</td> <td data-bbox="1052 268 2056 1372" rowspan="5"> <p>The actual contents of the Strategy raises no impacts/barriers due to race as the strategy will be overarching to all, and is governed in practice by Homelessness Legislation and various council policies, for example the CBL Allocations Policy. The strategy will have no impact on this and will remain to give priority to all applicants suffering from hate crime, domestic violence, homelessness, etc.</p> <p>People who are subject to immigration control within the meaning of the Asylum and Immigration Act 1996 and in accordance with the Housing and Planning Act 2016 cannot access social housing and other benefits, therefore applicants have very limited options.</p> <p>There may be a potential language barrier if English is not the first language, however an interpreter can be commissioned. The Strategy can be printed in a different language when requested; also the Council's website has the Google translate function.</p> <p>Due to larger family sizes, larger properties may be required by the South Asian communities, which the district currently has a shortage of, however the BME Housing Needs Study concluded that due to small numbers and the demand for larger properties from across the community, the housing needs of those who require larger houses due to religious or cultural beliefs should be met in the same way as others.</p> <p>The North Derbyshire Homeless Forum will highlight any issues from the multi-agency members.</p> </td> </tr> <tr> <td data-bbox="607 304 1046 341">Pakistani</td> </tr> <tr> <td data-bbox="607 341 1046 378">Bangladeshi</td> </tr> <tr> <td data-bbox="607 378 1046 414">Chinese</td> </tr> <tr> <td data-bbox="607 414 1046 1372">Any other Asian background</td> </tr> </table>	Indian	<p>The actual contents of the Strategy raises no impacts/barriers due to race as the strategy will be overarching to all, and is governed in practice by Homelessness Legislation and various council policies, for example the CBL Allocations Policy. The strategy will have no impact on this and will remain to give priority to all applicants suffering from hate crime, domestic violence, homelessness, etc.</p> <p>People who are subject to immigration control within the meaning of the Asylum and Immigration Act 1996 and in accordance with the Housing and Planning Act 2016 cannot access social housing and other benefits, therefore applicants have very limited options.</p> <p>There may be a potential language barrier if English is not the first language, however an interpreter can be commissioned. The Strategy can be printed in a different language when requested; also the Council's website has the Google translate function.</p> <p>Due to larger family sizes, larger properties may be required by the South Asian communities, which the district currently has a shortage of, however the BME Housing Needs Study concluded that due to small numbers and the demand for larger properties from across the community, the housing needs of those who require larger houses due to religious or cultural beliefs should be met in the same way as others.</p> <p>The North Derbyshire Homeless Forum will highlight any issues from the multi-agency members.</p>	Pakistani	Bangladeshi	Chinese	Any other Asian background
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Pakistani								
Bangladeshi								
Chinese								
Any other Asian background								

<b>8</b>	<b>Identify any adverse impacts/barriers of the policy or procedure on people who may be disadvantaged because of their race</b>		
	Black / African / Caribbean / Black British	African	<b>Same as above</b>
		Caribbean	
		Any other Black / African / Caribbean / Black British background	
	Any other ethnicity	Arab	<b>Same as Above</b>
		Any other ethnic group	

<b>Sex / gender</b>
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<b>9</b>	<b>Identify any adverse impact/barriers of policy, practice, service or function on people who may be disadvantaged because of their gender</b>	
	Female	<p>No barriers to the Strategy.</p> <p>Figures show that more woman than men are affected by domestic violence and is one of the top reasons for homelessness in North East Derbyshire. The North Derbyshire Homeless Forum will work with DDVSAS to tackle homelessness through domestic violence . Domestic Violence will continue to be a priority through Homelessness Legislation and the CBL Allocations Policy.</p>
	Male	<p>No barriers to the Strategy.</p> <p>Even though the figures show that more women are affected by domestic violence men are also affected, therefore the same applies to the male gender as stated above.</p>
	Transgender	<p>No barriers to the Strategy.</p> <p>The Council will treat a person's gender how they wish to be treated and how they live their life, but hate crime due to transgender can be a factor for homelessness. Priority will continue to be given to people suffering from hate crime.</p>

Age		
<b>10</b>	<b>Identify any adverse impact/barriers of policy, practice, service or function on people who may be disadvantaged because of their age</b>	
	0-9 years	<p>Legally, people under the age of 16 are supported through DCC Children's Services, rather than the council.</p> <p>The Strategy links with the Derbyshire Health and Wellbeing Strategy and one of its five priorities is to "Improve health and wellbeing in early years", therefore the North Derbyshire Homeless Forum will have consideration for this and will work with the Children's services to help deliver the North Derbyshire Homeless Strategy.</p>
	10-15 years	As above
	16-18 years	<p>No barriers to the Strategy.</p> <p>There are high levels of young people aged 16 to 24 who present as, and are accepted as homeless, therefore one of the Strategy's objectives is to: "Develop a robust young person's housing pathway by delivering a range of housing solutions with our partners". In order to deliver the objective, actions have been set out to support and prevent homelessness for this age group. The actions are in addition to the number of initiatives already in place.</p> <p>The Strategy also acknowledges the Council's approach to prevention work and recognises the link between housing and employment. The Ambition Project which supports 18 to 24 year olds to secure and sustain employment opportunities has been in place since January 2015.</p>
	19-24 years	<p>As above (16-18)</p> <p>The Strategy identifies the future capping of Housing Benefit in the social housing sector to Local Housing Allowance levels and will monitor the situation as this could be a factor for homelessness</p>

<b>10</b>	<b>Identify any adverse impact/barriers of policy, practice, service or function on people who may be disadvantaged because of their age</b>	
		and financial difficulties amongst social Tenants as well as private.
	25-34 years	No barriers to the Strategy.  As above (19-24)
	35-44 years	No barriers to the Strategy.  This group could find it hard to find employment after a term of unemployment and re skilling may be difficult, one of the actions in the strategy is to “Target households with financial problems to advice and employment support to prevent homelessness crisis”.
	45-54 years	As above
	55-59 years	As Above
	60-64 years	No barriers to the Strategy.  The aging population across the area is an emerging issue, which may lead to an increase in older households requiring support to prevent homelessness. The Strategy will work in line with the Council’s Housing and Economic Development Strategy, Health and Well Being Strategy and in partnership with external organisations to deliver housing and housing support services to older people.  An action set out in the Strategy is to “work in partnership with health and social care partners to conduct a Derbyshire wide housing and health audit”, which will include older peoples housing issues.
	65 years and over	As above

Disability		
11	<b>Identify any adverse impact/barriers of policy, practice, service or function on people who may be disadvantaged because of their disability or long term ill health</b>	
	Physical or mobility impairments	<p>There are no barriers to the strategy, however it may take longer to find suitable accommodation for someone with particular housing needs, such as adaptations, however the Strategy's objective to "Create strong partnerships with all stakeholders to tackle homelessness for all those at risk , including those most vulnerable households" will include help and support for people with a physical or mobility impairment to help them live independently in their own home or find suitable alternative accommodation, for example the Extra Care schemes located in the district or adapted bungalow.</p> <p>An action set out in the Strategy is to "work in partnership with health and social care partners to conduct a Derbyshire wide housing and health audit", to identify the housing needs of people with a disability or long term ill health.</p>
	Sensory (hearing, visual, speech)	<p>People with sensory impairments may find it harder to access the services provided. However, specialist sign language providers and translators can be used if required.</p> <p>The website is installed with Browse Aloud which allows people with a visual impairment to access website data. Documents can be converted to a Braille document if required.</p>
	Mental health	<p>There are no barriers to the strategy.</p> <p>An Objective in the Strategy is; "Create strong partnerships with all stakeholders to tackle homelessness for all those at risk , including those most vulnerable households", the Housing Options Team will work with partner agencies to support those with complex needs, including mental health problems, learning disabilities, physical/mobility impairments and non-visible conditions, from a strategic approach through the North Derbyshire Homeless Forum as well as on an operational basis.</p>
	Learning disabilities	Same as above
	Non-visible conditions such	Same as above

<b>11</b>	<b>Identify any adverse impact/barriers of policy, practice, service or function on people who may be disadvantaged because of their disability or long term ill health</b>	
	as epilepsy or diabetes	

<b>Religion or belief</b>
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<b>12</b>	<b>Identify any adverse impact/barriers of policy, practice, service or function on people who may be disadvantaged because of their religion or belief, including non belief</b>	
	No religion	The strategy does not cause any adverse impact/barriers for people because of their religious beliefs. The North Derbyshire Homeless Forum will highlight any issues from the multi-agency members.
	Christian	As above. Housing for homeless applicants near religious places of worship may not be possible operationally or on a strategic level.
	Buddhist	As above.
	Hindu	As above.
	Jewish	As above.
	Muslim	As above.
	Sikh	As above.
	Any other religion	As above.
	Any other philosophical belief	As above.

<b>Sexual orientation</b>
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<b>13</b>	<b>Identify any adverse impact/barriers of policy, practice, service or function on people who may be disadvantaged because of their sexual orientation</b>	
	Heterosexual	No applicant will be treated less favourably than another on the grounds of their sexual orientation.
	Lesbian	As above, however people may suffer hate crime due to their sexuality, the Council will continue to work with multi-agencies to tackle homelessness for these groups.
	Gay	As above
	Bisexual	As above
	Prefer not to say	As above

<b>Other categories</b>
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<b>14</b>	<b>Identify any adverse impact/barriers of policy, practice, service or function on people who may be disadvantaged because of other factors</b>	
	Rural / urban	There are no barriers to the Strategy  People living in rural areas may have less access to housing choice, however they will still have the same support through the Housing Options Team and the North Derbyshire Homeless Forum
	Carers	There are no barriers to the Strategy.  The North Derbyshire Homelessness Strategy will take into consideration the Derbyshire Health and Well Being Strategy to; “promote the independence of people living with long term conditions and their carers – because helping people to manage their condition better can significantly improve quality of life and reduce the need for hospital or emergency care”.
	Child poverty	There are no barriers to the Strategy.  The Council will work with internal and external organisations to fulfil Objective 4: Prevent homelessness by tackling and reducing financial deprivation within our communities, which will help

<b>14</b>	<b>Identify any adverse impact/barriers of policy, practice, service or function on people who may be disadvantaged because of other factors</b>
	alleviate child poverty.
Social value*	<p>The Strategy will take into consideration the following;</p> <ul style="list-style-type: none"> <li>• Council's Housing and Economic Development Strategy</li> <li>• Health and Wellbeing Strategy 2015-19</li> <li>• Corporate Aims</li> <li>• Derbyshire Health and Wellbeing Strategy</li> </ul> <p>Through the North Derbyshire Homeless Forum, the multi-agency members will work to secure wider social values and continue to work with partners to alleviate socio-economic barriers through housing and employment.</p>
Any other	

\*The [Public Services \(Social Value\) Act](#) requires people who commission public services to think about how they can also secure wider social, economic and environmental benefits. Before they start the procurement process, commissioners should think about whether the services they are going to buy, or the way they are going to buy them, could secure these benefits for their area or stakeholders.

### Analysing the information and setting equality objectives and targets

Service or function	Policy or practice	Findings	Which groups are affected and how	Whose needs are not being met and how?

### Document the evidence of analysis



Data or information	When and how was it collected?	Where is it from?	What does it tell you?	Gaps in information
Customer feedback and complaints	None as yet			
Consultation and community involvement	<p>To inform the review extensive consultation took place:</p> <ul style="list-style-type: none"> <li>• Consultation meetings were held</li> <li>• Consultation events were held – a Homelessness Forum Strategy event in February 2015</li> <li>• An online survey</li> </ul>	<ul style="list-style-type: none"> <li>• Partner organisations</li> <li>• homeless service providers</li> <li>• Support agencies</li> <li>• senior managers and operational staff</li> <li>• All partners across North Derbyshire</li> </ul>	<p>The key themes expressed through this consultation were around:</p> <ul style="list-style-type: none"> <li>• The impact of welfare reform</li> <li>• Funding and Budgetary pressures</li> <li>• Future Challenges</li> <li>• Gaps in Service Provision</li> </ul> <p>From this, the development of the principles to be implemented and embedded through the strategy were identified and the key priorities.</p>	
Performance information including Best Value	<p>2015 Annual Statistics - online</p> <p>LA statistics – internal source</p> <p>Quarterly statistics - online</p>	<p>Derbyshire Rough Sleepers Count</p> <p>Housing stock figures</p> <p>P1E Government Returns</p>	<p>How many people are sleeping rough</p> <p>Number of Social Housing Stock</p> <p>Number of homeless presentations where a duty to re house was</p>	

Data or information	When and how was it collected?	Where is it from?	What does it tell you?	Gaps in information
	<p>Collected from the Strategic Housing Market Assessment (SHMA) report</p> <p>Quarterly</p> <p>Quarterly Performance Indicators</p>	<p>North Derbyshire and Bassetlaw SHMA 2013</p> <p>LA's CBL and Welfare Reforms Monitoring</p> <p>LA's Statistics</p>	<p>accepted, homeless prevention cases and the reasons for homelessness. Also the demographics of the homelessness cases.</p> <p>Affordable housing need and mix</p> <p>Housing allocations and priority</p> <p>homelessness stats</p>	
Take up and usage data				
Comparative information or data where no local information available	Comparators against CBC and BDC			
Census, regional or national statistics	<p>Online</p> <p>Online</p>	<p>Census 2011</p> <p>ONS – Indices of Multiple Deprivation 2010 and 2015</p>	<p>District demographics</p> <p>Deprivation of the District</p>	

Data or information	When and how was it collected?	Where is it from?	What does it tell you?	Gaps in information
	Online	ONS - Annual survey of hours and earnings 2011 and 2014	Average gross weekly earnings	
	Online	NOMIS - 2011 and 2015	Levels of employment and unemployment	
Access audits or other disability assessments				
Workforce profile				
Where service delivered under procurement arrangements – workforce profile				
Monitoring and scrutiny arrangements	Joint monitoring to be put in place by The North Derbyshire Homelessness Forum	It will be collected from the multi agency/organisations from the forum	It will monitor the objectives in the strategy	

## Recommendations and Decisions

### Take immediate action by:

Amending the policy, strategy, practice, service or function	
Use an alternative policy, strategy, practice, service or function	
Develop equality objectives and targets for inclusion in the service plan	
Initiate further research	Who should attend the North Derbyshire Homeless Forum
Any other method (please state)	

All actions must be listed in the following Equality Impact Assessment Improvement Plan Summary

**Equality Impact Assessment Improvement Plan Summary**

**Name of policy, practice, strategy, service or function** North Derbyshire Homeless Strategy and Homelessness Review  
**Department** .....

**Date of assessment** .....

Please list all actions, recommendations and/or decisions you plan to take as a result of the equality impact assessment.

Recommendation/Decision	Action Required	Responsible Officer	Target Date	Resources	Progress	Actual Outcome
Robust monitoring	Ensure the monitoring procedures are in place to evaluate the objectives and look for any gaps in provision for the protected characteristics	Joint responsible officers from NEDDC, BDC and CBC (Housing Options Manager for NEDDC)	Once strategy implemented - 2016			
Ensure the optimum set up of the North Derbyshire Homeless Forum	Invite the relevant service providers to alleviate any gaps in provision for	Joint responsible officers from NEDDC, BDC and CBC (Housing Options	Once strategy implemented - 2016			

Recommendation/Decision	Action Required	Responsible Officer	Target Date	Resources	Progress	Actual Outcome
	the protected characteristics	Manager for NEDDC)				

Please state where the departmental electronic assessment will be kept:

.....  
Please send your completed assessment form to:

Amar Bashir Improvement Officer (NEDDC Equality lead) Customer Service and Improvement Transformation Directorate Ext: 7047 <a href="mailto:Bashir.amar@ne-derbyshire.gov.uk">Bashir.amar@ne-derbyshire.gov.uk</a>	Lynne Cheong Improvement Officer (BDC Equality lead) Customer Service and Improvement Transformation Directorate Ext 2407 <a href="mailto:Lynne.cheong@bolsover.gov.uk">Lynne.cheong@bolsover.gov.uk</a>
Please note the Improvement Team is a joint team and as such cover is provided across both councils– please contact the NEDDC/BDC leads as required.	

### Improvement Officers

Approval Process		Comments
Date of assessment		
Date of IO review		
Signed off	Yes / No	
Subject to minor amendments	Yes / No	
Any advice given	Yes/ No	
Date published on corporate website		

Copies of all EIAs are stored electronically by the Improvement Team for internal reference. The Council publishes its Equality Impact Assessments as evidence of the analysis that it undertook to establish whether its policies, strategies, practices, services and functions would further or would have furthered the 3 aims of the general equality duty, details of the information that it considered and details of engagement undertaken when doing the analysis.

The general duty requires the council to:

- Eliminate discrimination, harassment & victimisation
- Advance equality
- Foster good relations between different groups

DRAFT

**Bolsover District Council**

**Executive**

**27<sup>th</sup> February 2017**

<p><b>Sheffield City Region Social and Affordable Housing Compact</b></p>
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**Report of the Portfolio Holder for Housing**

**This report is public**

**Purpose of the Report**

- To provide Executive with the details of the Sheffield City Region (SCR) Social and Affordable Housing Compact. The report seeks a decision for Bolsover District Council to be a signatory of the SCR Social and Affordable Housing Compact.

**1 Report Details**

- 1.1 The SCR Housing Forum met in January 2016 to discuss the key issues of meeting the challenge to deliver housing growth, Right to Buy extension to housing associations and a collective framework for allocations, and it was agreed that a working group should be established to develop a common set of principles that all major landlords across the SCR could sign up to
- 1.2 The working group was launched in March 2016 and identified roles and responsibilities to ensure appropriate linkages to the SCR Housing Executive Board and Housing Directors Group. The working group has been developing the Compact between April and August with the expected official date of launch in early December.
- 1.3 The objectives of the SCR Social and Affordable Housing Compact are:
- 1.4 To create a common purpose for local authorities, ALMOs and housing associations providing and managing social and affordable housing in the SCR.
- 1.5 To provide an effective mechanism for engagement with the Local Enterprise Partnership / SCR Combined Authority / Sheffield Place / Homes and Communities Agency / Central Government - and ensure the strategies of local organisations support the Strategic Economic Plan, and promote the devolution agenda for housing
- 1.6 To complement the work of other key organisations involved in social and affordable housing policy issues (including the Association of Retained Council Housing, National Federation of ALMOs, National Housing Federation and

Northern Housing Consortium), and avoid duplication by focusing on issues specific to the Sheffield City Region

- 1.7 To focus on expanding the supply of new housing, supporting and investing in existing stock, understanding the products and services we need to deliver, ensuring vulnerable people can continue to access good quality affordable housing, and ensuring a range of low cost home ownership solutions are available across the region
- 1.8 To enhance and increase opportunities for joint working / shared services, joint procurement and bidding for external resources
- 1.9 To enable us to work collaboratively with other devolved regions
- 1.10 To maximise opportunities provided by national policies and funding streams, and ensure they are coherent at a local level
- 1.11 To facilitate better engagement of the housing sector in wider public sector reform discussions, particularly in the context of place-based solutions. This includes employment and skills, crime and policing, health and social care and poverty

## **2 Conclusions and Reasons for Recommendation**

- 2.1 The SCR Social and Affordable Housing Compact will be signed by 8 Council's, 4 ALMOs and up to 29 Housing Associations.
- 2.2 We will be included in developing and shaping the SCR Compact as it evolves over time
- 2.3 The SCR Social and Affordable Housing Compact will help stimulate the development of Social and Affordable Housing, feeding in to the work of the Housing Executive Board and the 'More New Homes' (see Appendix 2) HCA bid from the SCR

## **3 Consultation and Equality Impact**

- 3.1 The Council Planning, Housing and Legal departments have been consulted regarding the SCR Social and Affordable Housing Compact.

## **4 Alternative Options and Reasons for Rejection**

- 4.1 Not to sign the SCR Social and Affordable Housing Compact. This would result in Bolsover DC being excluded from future developments in the SCR Social and Affordable Housing Compact.
- 4.2 We will reduce our influence on the delivery of Social and Affordable Housing and the SCR call for flexibility in the current Shared Ownership and Affordable Housing Programme bid 2016 – 2021.



## 5 Implications

### 5.1 Finance and Risk Implications

5.1.1 There are no financial implications

### 5.2 Legal Implications including Data Protection

5.2.1 There are no Legal and Data Protection implications

### 5.3 Human Resources Implications

5.3.1 There are no Human Resource implications

## 6 Recommendation

6.1 To sign up to the SCR Social and Affordable Social Housing Compact

## 7 Decision Information

<b>Is the decision a Key Decision?</b> (A Key Decision is an executive decision which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No
<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	No
<b>District Wards Affected</b>	
<b>Links to Corporate Plan priorities or Policy Framework</b>	Unlocking Our Growth Potential

## 8 Document Information

Appendix No	Title
Appendix 1	Final SCR Social and Affordable Housing Compact
Appendix 2	'More New Homes'
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
Report Author	Contact Number
Karl Apps	01246 217289 / 07976 883261

# Sheffield City Region Social and Affordable Housing Compact, 2017-19

## Our Commitment

Local authorities, arms length management organisations (ALMOs) and housing associations can have different roles and different goals in respect of social and affordable housing, and there are subtle variations between how these organisations experience and respond to the challenges and opportunities faced by the housing sector at present.

However, we all want to deliver excellent services to our customers, and we are all focused on meeting the housing needs and aspirations of people living and working in the region.

Local authorities, ALMOs and housing associations across the Sheffield City Region are committed to working collaboratively to ensure we can continue to deliver high quality homes that are affordable to all, including the most vulnerable in society, and that these homes are located in balanced, sustainable communities.

This Compact demonstrates our collective commitment to the core values of fairness, openness and transparency; we will strive to develop a cohesive and influential voice at both a regional and national level on all matters associated with social and affordable housing. Also, we aim to take forward a strong agenda for low cost home ownership and help the City Region meet its targets for new housing supply.

Collectively, local authorities, ALMOs and housing associations own and manage more than one fifth of all homes in the Sheffield City Region. The impact we can have on people's lives and the economic wellbeing of the area is huge, and the Compact represents a major step forward towards co-ordinating our approach.

## **1. Introduction**

### **1.1 Objectives of the Sheffield City Region Social and Affordable Housing Compact**

- To create a common purpose for local authorities, ALMOs and housing associations providing and managing social and affordable housing in the Sheffield City Region (SCR).
- To provide an effective mechanism for engagement with the Local Enterprise Partnership / SCR Combined Authority / Sheffield Place / Homes and Communities Agency / Central Government - and ensure the strategies of local organisations support the Strategic Economic Plan, and promote the devolution agenda for housing.
- To complement the work of other key organisations involved in social and affordable housing policy issues (including the Association of Retained Council Housing, National Federation of ALMOs, National Housing Federation and Northern Housing Consortium), and avoid duplication by focusing on issues specific to the Sheffield City Region.
- To focus on expanding the supply of new housing, supporting and investing in existing stock, understanding the products and services we need to deliver, ensuring vulnerable people can continue to access good quality affordable housing, and ensuring a range of low cost home ownership solutions are available across the region.
- To work together to ensure sustainable and thriving communities.
- To enhance and increase opportunities for joint working / shared services, joint procurement and bidding for external resources.
- To enable us to work collaboratively with other devolved regions.
- To maximise opportunities provided by national policies and funding streams, and ensure they are coherent at a local level.
- To facilitate better engagement of the housing sector in wider public sector reform discussions, particularly in the context of place-based solutions. This includes employment and skills, crime and policing, health and social care and poverty.

### **1.2 Success criteria: How we will know the Compact has made a real difference**

- Local authorities, ALMOs and housing associations working together towards the commitment set out above and a clear shared understanding of each provider's contribution to delivery
- A clear understanding of where both new supply and disinvestment will occur, mapped against housing need and growth targets
- Growth in the overall numbers of social and affordable housing units across the Sheffield City Region

- Innovative new products and partnerships, including with the private sector, emerging as a result of collaboration
- Improved information about and communication / promotion of all social and affordable housing products
- People who need social housing continue to be able to access affordable decent accommodation
- A more strategic approach to housing investment reflecting the use of RTB receipts and a common agreement on RTB exemptions
- Housing delivery expedited through collaborative working, sharing skills and joint procurement, between organisations and geographical boundaries
- Agreed, shared core principles between social housing providers regarding sustainable communities
- Other City Regions viewing the Compact as an example of good practice

Measures and targets for each of the criteria are set out in the table in chapter 13.

Statutory responsibilities remain with respective organisations and the Compact is not about ceding funding and powers, but about collaborative working and maximising outcomes / adding value.

### **1.3 How the SCR Social and Affordable Housing Compact was developed**

The SCR Housing Forum met in January 2016 to discuss the key issues of meeting the challenge to deliver housing growth, Right to Buy extension to housing associations and a collective framework for allocations, and it was agreed that a working group should be established to develop a common set of principles that all major landlords across the SCR could sign up to. The working group was launched in March 2016 and identified roles and responsibilities to ensure appropriate linkages to the SCR Housing Executive Board and Housing Directors Group. This Compact was developed between April and October 2016 and launched on 5<sup>th</sup> December 2016. A full list of signatories can be found at the end of the document.

### **1.4 Governance arrangements**

The document will be reviewed annually by the SCR Social and Affordable Compact working group.

## **1.5 List of Sheffield City Region social and affordable housing providers consulted during the development of the Compact**

### **Local authorities**

Barnsley Metropolitan Borough Council  
Bassetlaw District Council  
Bolsover District Council  
Chesterfield Borough Council  
Derbyshire Dales District Council

Doncaster Metropolitan Borough Council  
North East Derbyshire District Council  
Rotherham Metropolitan Borough Council  
Sheffield City Council

### **ALMOs**

A1 Housing (Bassetlaw)  
Berneslai Homes (Barnsley)

Rykneld Homes (North East Derbyshire)  
St Leger Homes (Doncaster)

### **Housing associations**

ACIS Group  
Action  
Affinity Sutton  
Alpha Homes  
Anchor Trust  
Arches Housing Ltd  
Dales Housing  
Derwent Living  
Equity Housing Group  
Framework Housing  
Great Places  
The Guinness Partnership  
Habinteg  
Home Group

Jephson HA Ltd / Stonewater  
Johnnie Johnson  
Longhurst and Havelok Homes  
Nottingham Community  
Peak District Rural  
Places for People  
Riverside Group  
Sadeh Lok  
South Yorkshire  
Sanctuary  
Salvation Army  
Target Housing Ltd  
Together Housing Group  
Yorkshire Housing

The latest figures available show that there are approximately 170K social and affordable homes.

The organisations that have been actively involved in developing the Compact are responsible for 85% of the total stock and our ambition is to increase this to as close to 100% as possible.

## 1.6 Strategic context: The next three years

The major national policy changes affecting social and affordable housing in the Sheffield City Region are set out in the table below. As noted in the mission statement, opportunities and challenges can be different for local authorities, ALMOs and housing associations – and through this Compact we will develop a stronger position on meeting the needs of residents in our region.

Policy / issue	Opportunities	Challenges
As set out in the SCR Strategic Economic Plan: ‘In order to support 70,000 new jobs over the next ten years we need to provide on average between 7,000 and 10,000 new dwellings per year’	<ul style="list-style-type: none"> <li>-Devolution of some housing powers to the SCR to help deliver Government’s housing growth ambitions, and the ‘Northern Powerhouse’</li> <li>-Funding available to help deliver growth</li> <li>-Strong partnerships already in place</li> <li>-Opportunities to collaborate / co-ordinate on delivery</li> </ul>	<ul style="list-style-type: none"> <li>-Continuing and increasing pressure on public sector resources</li> <li>-Collaboration and innovation more important than ever to enable us to deliver on economic and housing growth ambitions</li> </ul>
Social rent reduction (introduced in July 2015 budget) of 1% per annum over four years	Rents are more affordable for tenants who are not on benefits	Major implications for housing business plans due to shortfall from projections
Extension of the Right to Buy (RTB) to housing associations (introduced in the Housing and Planning Act)	<ul style="list-style-type: none"> <li>-More social housing tenants able to take up discounted home ownership</li> <li>-Where demonstrable need, local authorities allowed to retain some proceeds from the levy on higher value stock to replace social housing</li> </ul>	<ul style="list-style-type: none"> <li>-Reducing social housing stock</li> <li>-Obligation on local authorities to pay for the discounts through levy on higher value stock</li> </ul>
Fixed term tenancies (introduced by the Housing and Planning Act)	Helping to ensure social housing stock is available for those who need it	<ul style="list-style-type: none"> <li>-Potential for a confusing and inconsistent landscape – different rules for local authorities / housing associations</li> <li>-Impact on sustainable communities</li> </ul>

Policy / issue	Opportunities	Challenges
<p>'Pay to Stay' policy (Housing and Planning Act) whereby households earning over £30K will be required to pay higher rents)</p>	<p>May result in higher earners moving out, freeing up homes for those in greater need</p>	<ul style="list-style-type: none"> <li>-Potentially damaging to sustainable communities</li> <li>-May increase RTB</li> <li>-Potential inconsistencies / confusion between areas</li> <li>-Different rules for local authorities and housing associations</li> <li>-Resource intensive for local authorities</li> </ul>
<p>The Government's Affordable Housing Programme is now focused on home ownership and Starter Homes, rather than social rented housing</p>	<ul style="list-style-type: none"> <li>-Commitment to home ownership – aligned with residents' priorities and aspirations</li> <li>-Building new homes can support employment and growth needs</li> </ul>	<ul style="list-style-type: none"> <li>-Fewer new social rented homes being built to replace the stock lost through Right to Buy, and levy on higher value stock likely to reduce stock further</li> <li>-Key challenge to ensure best use of limited stock</li> <li>-Uncertainty regarding success of shared ownership etc in the SCR</li> </ul>
<p>Further Welfare Reform policies:  <ul style="list-style-type: none"> <li>-Reduction of the benefits cap to £20K</li> <li>-Reducing housing benefit to Local Housing Allowance (LHA) rate</li> <li>-People aged 35 and under only able to claim LHA 'shared accommodation' rate</li> <li>-Supported housing tenants potentially, after one year, only being able to access the LHA rate</li> <li>-Automatic entitlement to the housing element of Universal Credit to 18-21 year olds removed, with some exceptions, from April 2017</li> </ul> </p>	<ul style="list-style-type: none"> <li>-Opportunity to work collaboratively on money advice / support services</li> <li>-Partnership work to provide affordable shared rented housing for under 35 years olds</li> </ul>	<ul style="list-style-type: none"> <li>-Impact on under 35s, shortage of bedsit accommodation</li> <li>-Supported housing rents / service charges likely to exceed LHA rate</li> <li>-Caution in the sector for new developments due to uncertainty over future</li> <li>-Serious risk to key services</li> </ul>

Policy / issue	Opportunities	Challenges
Demographic changes: -Ageing population across the SCR -Migration	-We need more effective integration of housing, health and social care – strong partnerships developing and improving -Opportunity to pool intelligence and data and find ways of working together more effectively and innovatively	-More specialist housing for older people is required -LHA rate for supported housing a challenge

## 2. Overarching principles

In signing up to this Compact, all local authorities, ALMOs and housing associations have agreed to the following principles:

- Commitment to ensuring all our people, including the most vulnerable, can access good quality, affordable housing
- Sharing information in an open and transparent way
- Communicating and working together to achieve a collective, influential voice, to enable effective discussion to take place on social and affordable housing matters with other key organisations
- Sharing best practice and assisting each other to deliver the best possible services to current and future social housing tenants across the Sheffield City Region
- Working in partnership to access external funding and develop new supply
- In particular, working in partnership with each other and with health, social care and voluntary / community sector services, to improve residents' health and wellbeing
- Supporting system change through the integration of health, social care and housing
- Working together to deliver sustainable and thriving communities

## 3. Understanding the demand for social and affordable housing and the types of products needed now and in the future

- We will share our strategic housing market assessments and other data held regarding housing needs, and work cooperatively towards developing an overarching Sheffield City Region picture of need
- We will share data and good practice, via appropriate channels, on the impact of welfare reform policies to help us take a collective approach to supporting residents through these changes



- We will work proactively, in smaller working groups where appropriate, to pool our resources and expertise, and to develop initiatives to meet this challenge
- We will develop products and services that enable and support working age households to access affordable home ownership
- We will work collaboratively with health and voluntary / community sector services to better understand health and care markets, and develop high quality housing to meet the needs of groups with specialist needs
- In particular we will work together to ensure older people across the Sheffield City Region have a range of excellent housing options to enable them to maintain their independence, health and wellbeing for as long as possible

#### **4. Increasing and improving the supply of new social and affordable housing**

- We will work collaboratively to ensure a range of affordable home ownership products are available, including Starter Homes, Help to Buy and Shared Ownership
- We will ensure our affordable housing policies adequately reflect housing need and are flexible to take account of the changing products available
- We will also make the economic case for new social rented housing and ensure sufficient social housing continues to be available to meet need
- We will seek, through our collective voice, to have a positive dialogue with the Sheffield City Region Joint Assets Board in respect of releasing public land for new affordable housing delivery
- As part of our commitment to information sharing we will identify and map our existing supply of social and affordable housing, establishing a clear schedule of all planning applications approved and demonstrating the mix of tenure across communities
- We will identify opportunities for joint venture partnerships between housing associations and local authorities and the private sector
- We are committed to ensuring our social and affordable housing stock is of a decent quality and energy efficiency rating, and is well-managed
- We will work together on bringing empty homes back into use

#### **5. Right to Buy**

RTB stock replacement:

- We will work across local authority boundaries and between organisations to understand the expected demand for RTB, and the types, tenures and locations of new housing required to replace the stock lost through RTB and the levy on higher value local authority stock.
- We will work together to endeavour jointly to replace housing sold through the RTB on a one for one basis, including the prioritisation of Section 106 acquisitions as RTB replacement homes, and local authorities seeking to make land available for replacement homes

- We will work together to develop a proposal for the SCR to match fund RTB receipts to increase the numbers of replacement units we can deliver
- We have a shared commitment to replacing homes in locations which support the SCR Growth Plan, and with more social rented homes

#### Efficiency and shared services:

- We will identify opportunities to work more efficiently, for example by jointly commissioning key services such as property valuations and fraud prevention
- Partners will explore opportunities for sharing services and technology. We will work together to minimise the risk of fraudulent applications and “gaming” of the system.

#### Introduction of the voluntary RTB:

- We will work together on detailed policy development around RTB, and where possible synchronise approaches between housing associations
- We will co-ordinate our policies on exemptions, including S106, supported housing, adapted homes and properties in rural areas. We will agree common definitions and, where applicable, locations for exempted properties
- We will work together to map locations for exempted properties and seek to provide new low cost home ownership opportunities in these areas.
- We will assist each other by identifying properties tenants can buy, using their ‘portable’ discounts (for example if their current home is rural and exempt)

### **6. Sustainable communities**

- We are committed to ensuring communities are balanced and sustainable and have a mix of different tenures to meet varying needs
- We will communicate effectively between organisations to develop local lettings policies that reflect the needs of individual neighbourhoods
- We will share data and intelligence to enable a clear map to be produced to show areas of high demand and high turnover across the SCR, so we can work together to create sustainable neighbourhoods
- We will co-ordinate our policies on the provision of and renewal criteria for fixed term tenancies, to ensure the differences are clearly understood
- The levy on higher value local authority stock (to pay for housing association RTB discounts) will potentially lead to imbalances of affordable housing in certain areas, and we will work together to mitigate against the impact this could have on sustainable communities
- We will work across local authority boundaries and between different housing organisations, to help tenants to move into homes that meet their needs. This will reduce under-occupation of social and affordable housing, make the best use of stock and help to ensure people are adequately housed in homes that meet their needs. This will not involve working towards a regional choice-

based lettings system, but will ensure we share information and good practice between areas.

## **7. Allocations**

- We believe that social landlords should continue to house people in the greatest need, whilst balancing this against the need for sustainable communities
- Nominations agreements should continue at 50% to the local authority, with flexibility regarding local lettings policies and the potential for local authorities to ask for a higher figure in particular circumstances
- We will work together openly and transparently on the development of lettings policies and consult each other on any proposed changes, to ensure we fully understand the impact of these changes on other social landlords
- We will take a co-ordinated approach to how we attract younger people into social and affordable housing

## **8. Contribution of social and affordable housing to delivery of the Sheffield City Region's ambitions for growth**

- Social and affordable housing provision can make a key contribution to economic growth across the region, in terms of both job creation, and provision of homes for many of the people who will be occupying the 70,000 new jobs to be created
- We will work together to make the most of the opportunities afforded by Devolution to the SCR, and as the devolution agenda evolves we will ensure the housing sector evolves accordingly
- We will work together to identify and maximise training, apprenticeships and wider regeneration opportunities
- Section 106 properties will be targeted for social rented housing wherever appropriate

## **9. Housing, health and social care**

- We will work together and with health and social care commissioners and service providers, and the voluntary / community sector, to identify shared outcomes and develop new specialist housing and services
- Shared outcomes may include customer journeys and pathways, hospital discharge policies and fuel poverty

## **10. Homelessness and rough sleeping**

- We will work together to eradicate rough sleeping, respond to the needs of the homeless and strive to minimise hidden homelessness, and share data to ensure we develop policies to respond to changing patterns of homelessness

## **11. Rural housing**

- Rural housing can be innovative and responsive to localised needs
- Seven of the nine SCR authorities have significant rural populations, and we will work together to ensure we articulate the importance of considering rural housing needs in the development of housing policies and allocating resources for new homes, alongside the more obvious urban issues
- We will ensure that SCR housing policies are 'rural proofed' to ensure rural issues are taken in to account

## **12. Sharing best practice**

- We will develop a virtual network to facilitate contact and collaboration on policy issues, and sharing best practice
- We will work together to develop smarter ways of combining resources and collaborating to reduce our overheads and improve overall efficiency.

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### 13. Success criteria, measures and targets

Ref	Success criteria	Measures	Targets		
			6 months	1 year	2 years
1	Local authorities, ALMOs and housing associations working together towards the commitment set out above and a clear shared understanding of each provider's contribution to delivery	<ul style="list-style-type: none"> <li>• All local authorities, ALMOs and active housing associations signed up</li> <li>• SCR endorsement of the Compact</li> <li>• Clear definition of each provider's role / objectives</li> </ul>	<p>100% sign up and successful launch</p> <p>Implement a Yammer group (SYHA) to enable colleagues to share information</p>		
2	A clear understanding of where both new supply and disinvestment will occur, mapped against housing need and growth targets	<ul style="list-style-type: none"> <li>• Clear portrait of each organisation's development / disinvestment plans, pulled together at SCR level</li> <li>• Housing needs data shared, integrated plan in place</li> <li>• Increased awareness across housing</li> </ul>	All data on need / supply / disinvestment shared and collated	SCR wide map of investment priority sites	

Ref	Success criteria	Measures	Targets		
			6 months	1 year	2 years
		association / developer sector of priority investment areas			
3	Growth in the overall numbers of social and affordable housing units across the Sheffield City Region	<p>Numbers of the following products started (interval tbc) in each local authority area:</p> <ul style="list-style-type: none"> <li>• Social rent – general</li> <li>• Social rent – specialist</li> <li>• Shared ownership – general</li> <li>• Shared ownership – specialist</li> <li>• Rent to Buy</li> <li>• Starter Homes</li> </ul> <p>Mapped against knowledge of need for each type of product Measured by individual organisation and at the combined SCR level</p>	Establish a suite of performance information to be collected based on agreed definitions	Adopted rural action plan with recognition across the SCR	New building starts – 10% increase
4	Innovative new products and partnerships including with the private sector, emerging as a result of collaboration	<ul style="list-style-type: none"> <li>• Case studies</li> <li>• Register of new partnership initiatives</li> </ul>		Annual report on outcomes under each workstream	Agree timescale and action plan for encouraging and supporting

Ref	Success criteria	Measures	Targets		
			6 months	1 year	2 years
					PRS development supported by PRS standards and enforcement on health and housing standards
	Improved information about and communication / promotion of all low cost home ownership products	<ul style="list-style-type: none"> <li>Website in place with clear information and signposting about products in the SCR (not duplicating other agencies)</li> <li>Measure number of hits on website</li> </ul>		Housing options and advice set up and receiving hits	
5	People who need social housing can continue to access affordable decent accommodation	<ul style="list-style-type: none"> <li>Social rented stock levels for each organisation (charted over time)</li> <li>Numbers of people on housing registers</li> <li>Homeless acceptances</li> <li>Numbers of Council</li> </ul>		Housing association nominations to have stayed at 50% or more	<p>Social housing stock – no overall loss</p> <p>Maintained or increased the number of</p>

Ref	Success criteria	Measures	Targets		
			6 months	1 year	2 years
		and housing association new tenancies and relets			social / affordable rent units across the SCR
6	A more strategic approach to housing investment reflecting the use of RTB receipts and a common agreement on RTB exemptions	<ul style="list-style-type: none"> <li>• Monitoring of SCR allocations of receipts</li> <li>• Common agreement in place (yes / no)</li> <li>• Programme bid / allocation (yes / no)</li> </ul>	Establish RTB working group	All RTB receipts recycled in the SCR	
7	Housing delivery expedited through collaborative working, sharing skills and joint procurement, between organisations and geographical boundaries	<ul style="list-style-type: none"> <li>• Planning policy for cross boundary developments</li> <li>• Numbers of developments delivered that would otherwise have been prevented or against a baseline trend</li> </ul>	Compile list of all procurement frameworks each SCR organisation currently subscribes to	Assess feasibility of a SCR wide procurement consortium	
8	Agreed, shared core principles between social housing providers regarding sustainable communities	<ul style="list-style-type: none"> <li>• Commonly adopted definitions of need and sustainable communities</li> </ul>		Annual report on outcomes under each workstream	



Ref	Success criteria	Measures	Targets		
			6 months	1 year	2 years
		<ul style="list-style-type: none"> <li>STAR survey results – satisfaction with the area as a place to live</li> </ul>			
9	Other City Regions viewing the Compact as an example of good practice	<ul style="list-style-type: none"> <li>Number of people enquiring about the Compact</li> <li>Hits on the SCR website</li> <li>Compact referenced in press releases and showcased e.g. through awards schemes</li> </ul>	Raise the profile and importance of the Compact – launch, Inside Housing, ongoing annual session etc	<p>Compact endorsed and supported by the elected Mayor</p> <p>Gather and present case studies of successful work Compact partners are currently doing to contribute to wider agendas e.g. health and wellbeing</p>	

#### 14. Signatories

Type of organisation	Organisation	Signatory			
		Name	Position	Signature	Date

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## 15. Glossary

### Affordable housing

Formerly a general term, used more or less interchangeably with social housing. Housing produced by a registered provider (usually with subsidy from the Homes and Communities Agency) which is intended to be for households who cannot pay the market price in their area.

Affordable must include the provision for the home to remain affordable in the future, or is these restrictions are lifted for the subsidy to be recycled for alternative affordable housing<sup>1</sup>.

### Arms length management organisation (ALMO)

A not-for-profit company set up and owned by a local authority to carry out day to day management of its housing stock. The ownership of the housing stock stays with the council and it remains the legal landlord. The ALMO is controlled by a board of management, usually made up of an equal number of councillors, tenants and independents<sup>1</sup>.

### Association of Retained Council Housing (ARCH)

The association of councils in England who have retained ownership and management of their council homes. Performs a variety of functions including: representing collective interests of retained stock councils; lobbying government for a strong retained stock sector; helping members meet the challenges and seize the opportunities of government initiatives; demonstrating the benefits of retained stock; promoting best practice; listening to the views of tenants.<sup>2</sup>

### Choice based lettings

Replaces the traditional way of matching people on the waiting list to properties according to points and priorities. Instead prospective tenants apply for available vacancies that are widely advertised. Aims to give people more choice about where they live<sup>1</sup>.

### Combined Authority

A legal structure that may be set up by two or more local authorities in England, following a governance review. They may take on transport and economic development functions, and any other functions that their constituent authorities agree to share<sup>1</sup>.

### Help to Buy

A government-backed equity loan scheme available to first time buyers of up to £600,000 purchase price. The purchaser has to provide a 5% deposit; the government provides a 20% equity loan which must be repaid when the property is sold; the purchaser obtains a mortgage of 75% of the purchase price<sup>1</sup>.

### Homes and Communities Agency

Agency created by the Homes and Regeneration Act 2008 to join up the delivery of housing and regeneration. Brought together the regeneration functions of English Partnerships, the investment functions of the Housing Corporation, the Academy for Sustainable Investment, and some housing and regeneration programmes delivered by the Department for Communities and Local Government<sup>1</sup>.

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<sup>1</sup> National Housing Federation, Housing Jargon Book, 8<sup>th</sup> Edition, February 2016

<sup>2</sup> <http://www.arch-housing.org.uk/about.aspx>

## Housing and Planning Act 2016

An Act to make provisions about housing, estate agents, rent charges, planning and compulsory purchase<sup>3</sup>.

## Local Enterprise Partnership (LEP)

Locally owned partnership between local authorities and businesses, playing a central role in determining local economic priorities, and undertaking activities to drive economic growth and the creation of local jobs<sup>1</sup>.

## Local Housing Allowance

The way of working out Housing Benefit for private tenants, introduced nationally in April 2008<sup>1</sup>. The amount tenants are eligible for depends on where they live, household size, income and circumstances<sup>4</sup>.

## National Federation of ALMOs

The trade body which represents all arms-length management organisations (ALMOs) across the UK. The NFA represents the interests of ALMOs at the national level, lobbying and negotiating with central government on their behalf. In addition to this the NFA runs a website, organises events and regional meetings for its members and provides advice and briefings<sup>5</sup>.

## National Housing Federation

The central representative, negotiating and advisory body for housing associations and other non-profit housing bodies in England. The Federation: represents its members to government and the Homes and Communities Agency on a wide range of financial and other matters; gives advice and guidance to members; publishes a wide range of publications and literature; campaigns for housing association provision of social housing; organises conferences, seminars and training for housing association staff and boards; facilitates mutual support for associations through a range of specialist and regional meetings<sup>1</sup>.

## Northern Housing Consortium

The Northern Housing Consortium represents the views of housing organisations in the North of England. We are a membership organisation made up of local authorities, ALMOs and associations that provide social housing for tenants.<sup>6</sup>

## Northern Powerhouse

A concept first introduced in June 2014 by the Chancellor of the Exchequer, Rt Hon George Osborne MP, in a speech in Manchester, referring to harnessing the economic potential of the north to drive growth, attract investment into northern cities and towns and redress the North-South economic imbalance<sup>7</sup>.

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<sup>3</sup> <http://www.legislation.gov.uk/ukpga/2016/22/introduction/enacted>

<sup>4</sup> <https://www.gov.uk/housing-benefit/what-youll-get>

<sup>5</sup> [http://www.almos.org.uk/nfa\\_core\\_values](http://www.almos.org.uk/nfa_core_values)

<sup>6</sup> <http://www.northern-consortium.org.uk/about-northern-housing-consortium/>

<sup>7</sup> <http://www.bbc.co.uk/news/magazine-32720462>

## Right to Buy

Under the Housing Act 1980, most secure tenants of non-charitable housing associations or local authorities have the right to buy their home at a discount, after a minimum period of residence<sup>1</sup>. The Housing and Planning Act 2016 makes provision for this to be extended to tenants of housing associations<sup>8</sup>.

## Shared Ownership

A government funded scheme for the sharing of equity in a property between an occupier and a housing association. The occupier purchases a property at a proportion of its value and pays a rent to cover the share in the equity retained by the association.

## Sheffield City Region

The Sheffield City Region encompasses more than 1.8 million people and approximately 700,000 jobs. It is comprised of the nine local authority areas of Barnsley, Bassetlaw, Bolsover, Chesterfield, Derbyshire Dales, Doncaster, North East Derbyshire, Rotherham and Sheffield. The Sheffield City Region Combined Authority was established on 1st April 2014<sup>9</sup>.

## Sheffield City Region Joint Assets Board

A board formed by the local authorities within Sheffield City Region and the Homes and Communities Agency to influence asset disposals in a way that supports the local economy<sup>10</sup>.

## Social housing

1. Formerly a general term including most rented housing owned by local authorities, housing associations, new towns, and housing action trusts. Generally lower rents than housing available in the local market.
2. Low cost rental accommodation and low cost home ownership as defined by ss68-70 and 77 of the Housing and Regeneration Act 2008 . Aimed at people whose needs are not met by the commercial market.

## Starter Homes Initiative

A Government initiative in England that aims to help young first-time buyers (below 40 years) to purchase a home with a minimum 20% discount off the market price<sup>11</sup>.

## Strategic housing market assessment

The National Planning Policy Framework requires local authorities to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period<sup>12</sup>.

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<sup>8</sup> <http://www.legislation.gov.uk/ukpga/2016/22/introduction/enacted>

<sup>9</sup> <http://sheffieldcityregion.org.uk/about/overview/>

<sup>10</sup>

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/466616/Sheffield\\_devolution\\_deal\\_October\\_2015\\_with\\_signatures.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/466616/Sheffield_devolution_deal_October_2015_with_signatures.pdf)

<sup>11</sup> <http://www.new-homes.co.uk/starter-homes/>

<sup>12</sup> <http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/the-approach-to-assessing-need/>

## Strategic Economic Plan

Produced by LEPs, setting out the area's strategy for local economic growth and its

use of all resources and levers for growth, which formed the basis of LEP bids for Growth Deal funding from Government<sup>13</sup>.

### Welfare reform

Changes to the benefits system.

### Welfare Reform and Work Act 2016

Introduced extensive changes to welfare benefits, tax credits and social housing rent levels, with the aim of making significant welfare spending savings. The welfare/ housing measures include:

- Lowering the benefit cap threshold and varying it between London and the rest of the UK
- A four-year benefits freeze;
- Limiting support through Child Tax Credits/ Universal Credit
- The abolition of Employment and Support Allowance work related activity component.
- Reducing social housing rent levels by 1% for four years from 2016-17.<sup>1</sup>

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<sup>13</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/224776/13-1056-growth-deals-initial-guidance-for-local-enterprise-partnerships.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/224776/13-1056-growth-deals-initial-guidance-for-local-enterprise-partnerships.pdf)

**Sheffield  
City Region**

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# **MORE NEW HOMES**

in the Sheffield City Region



A bid to the Homes and Communities Agency  
Shared Ownership & Affordable Homes Programme 2016-21  
from Sheffield City Region's Housing Executive Board.

September 2016

## More new homes in Sheffield City Region – a partnership proposal from the region’s housing providers

### We choose housing

Our ambition is to double, or even treble, the number of new and affordable homes built each year in Sheffield City Region (SCR). This matches the broader ambition of the City Region to double or treble its annual rate of new homes to respond to its ambitious economic plan.

We will achieve this by:

- Energising the commitment and resources of nine local authorities, four of whom deliver their homes through ALMOs;
- Co-ordinating the collective strength of 35 housing associations that have a presence in the City Region;
- Forging new partnerships with housing developers, investors and other housing providers;
- Channelling the sector’s strengths to increase the numbers and range of tenures in those areas identified for growth in the SCR Integrated Infrastructure Plan. 15,000 affordable homes could be possible, including Starter Homes, in the areas SCR has identified for strategic growth, given a commitment to use public land effectively and to a broad range of tenures;
- Responding to, and meeting, government targets in the City Region for Shared Ownership, Rent to Buy and Starter Homes through co-design with the Homes and Communities Agency (HCA), while promoting other affordable products to maximise growth;
- **Targeting the delivery of at least 1,560 new and affordable homes each year and at least a doubling of the current rate of delivery;**
- **Securing a ring-fenced or devolved fund of £23m per annum, to be co-ordinated through the SCR Housing Executive Board, to underpin delivery of those homes that are neither market nor s106.**

The SCR Housing Compact will work over and above the individual bids that will come in to the HCA, either in the September 2016 bidding round or through later continuous market engagement, to drive innovation in delivering new supply.

This bid sets out what will happen as a result of the current activity; how much more is possible given increased flexibility and, subject to financial capacity of the providers, how even more could be achieved with ring-fenced or devolved funds.

This Bid has been signed off at a meeting of the Sheffield City Region’s Housing Executive Board on 24 August. All local authorities and Board members present supported the



principle of submitting a bid and working together to increase the contribution that sub-market housing can make to increasing new housing supply.

The Bid is the first output from the partnership that local providers have formed under the SCR Housing Compact. This is an agreement to ensure local authorities, housing associations, the HCA and the LEP work together to deliver the housing strand of the SCR's Strategic Economic Plan and that the housing needs of vulnerable people continue to be met.

The final draft of the Bid has been circulated to the 12 Housing Associations actively developing new homes and the local authorities that make up the SCR. All have been consulted as the bid has been worked up. Housing organisations are now being asked to sign up to co-operating with the Combined Authority and the HCA as the details of the bid (and the new working arrangements it will entail) are worked through. We expect this sign up to be completed within the next two weeks.

A handwritten signature in blue ink, appearing to read 'Simon Greaves', is written in a cursive style. The signature is positioned above the name of the signatory.

Councillor Simon Greaves, Chair SCR Housing Executive Board

## Introduction

### 1 SCR Housing Compact

More than one fifth of all homes in the SCR are owned or managed by partners in the Housing Compact (Housing Associations, ALMOs and Local Authorities – see list at Appendix 1). The Compact is in its infancy – we hope to have all partners as signatories by the time it is launched in December 2016 – but a core group is working hard and with some urgency to make an impact. This bid is one of the first pieces of work to be delivered by the Compact.

The Compact partners are uniquely placed to deliver new housing supply: they can deliver on all tenures, market and sub-market, and have access to significant land assets and financial capacity. We believe that the partners in the Compact, working collectively, strategically and in partnership with the private sector, can significantly increase the number of new homes built in the next five years.

### **Sheffield City Region Social & Affordable Housing Compact , 2016-18**

#### **Our Commitment**

Local authorities, arm's length management organisations (ALMOs) and housing associations can have different roles and different goals in respect of social and organisation experience and respond to the challenges and opportunities faces by the housing sector at present.

However, we all want to deliver excellent services to our customers, and we are all focused on meeting the housing needs and aspirations of people living and working in the region.

Local authorities, ALMOs and housing associations across the Sheffield City Region are committed to working collaboratively to ensure we can continue to deliver high quality homes that are affordable to all, including the most vulnerable in society, and that these homes are located in balanced, sustainable communities.

The Compact demonstrates our collective commitment to the core values of fairness, openness and transparency; we will strive to develop a cohesive and influential voice at both a regional and national level on all matters associated with social and affordable housing. Also we aim to take forward a strong agenda for low cost home ownership and help the City Region meet its targets for new housing supply.

Collectively, local authorities, ALMO and housing associations own and manage more than one fifth of all homes in the Sheffield City Region. The impact we can have on people's lives and the economic wellbeing of the area is huge, and the Compact represents a major step forward towards co-ordinating our approach.

## **2 Background**

In 2015/16, 3,400 new homes were built in the SCR. The Growth Plan estimates that 7-10,000 new homes are needed each year to support economic growth. The Region needs to double or treble its efforts to achieve this target.

The Government's target for the UK is to build 1m new homes by 2020 and, to respond to this commitment, £4.7bn of new funding was allocated in the Spending Review to support new housing supply for the period 2016-21. The new Prime Minister has since reaffirmed her commitment to increasing new housing supply. This presents a challenge both nationally and in Sheffield City Region: in 2015/16 the UK built 140,000 new homes against a target of 200,000.

Home ownership has fallen to an all-time low: 61% of people own their own home, though 86% aspire to do so. Not surprisingly the new funding focuses on increasing home ownership. However affordability and availability of mortgages remain a constraint on home ownership even in areas like SCR where the affordability index is 1:4. Savills estimated in November 2015 that 70,000 new homes for affordable rent are also needed annually to house those who simply won't be able to buy. Homelessness in all its forms has been increasing steadily over the last 5 years and new housing models are needed to ease the pressures on the health and care system.

## **3 Our target for housing growth in the SCR**

Of the 3,400 new homes built in SCR last year 600 (18%) were classed as affordable. Nationally, Savills estimates that affordable housing (funded through the HCA and s106) accounted for 40% of all new homes (split roughly 50:50 between HCA grant-funded and s106 homes). To reach a target of 40% of all new homes being affordable, the sector would have to more than double its output to 1360 homes per annum.

Data gathered by the National Federation of Housing for 2015/16 indicates that the sector in SCR also developed 100 new homes for market sale. If the quantum of market housing delivered by the sector can also increase then we could make an even bigger impact on overall supply.

The proposal is to set a minimum target for the sector of:

- 1360 new affordable homes per annum – at least a doubling of last year's performance
- 200 new homes for market sale/rent per annum – doubling of last year's performance
- Total of 1,560 homes per annum, an increase of 250% on last year's figure.

This total equates to up to 22% of the 7-10,000 target.

The rest of this paper demonstrates what numbers we believe the Compact could deliver towards this target, how we can innovate to achieve this and what support we need from government to do so.

## New and affordable homes – what numbers could we deliver?

### 4 Shared Ownership and Affordable Housing Programme

HCA is currently running a £4.7bn capital bidding round which closes on 2 September 2016. The funding prospectus focuses heavily on affordable home ownership: 88% of the grant is earmarked to support Shared Ownership with 7% for Rent to Buy and 5% for Specialised Housing. For the first time since 1974 no grant is being offered for affordable rented housing. This is a substantial fund and one which could support significant housing growth in SCR: we wish to make the most of the opportunity.

### 5 Recent bidding in the Region

In recent years, the amount of HCA grant awarded to affordable homes in the SCR has decreased. The table shows the allocation across the regions within the HCA's North East Yorkshire & Humber operating area for the 2015-18 programme.

Final Allocation by LEP Area - 2015-2018	Total funding Allocated	AR units	AHO SO units	Total Nil grant units	Total Units
North Yorkshire	12,077,994	423	42	25	490
West Yorkshire	57,383,739	2189	85	8	2282
South Yorkshire	23,165,375	934	35	48	1017
Northern HMA	6,930,276	255	10	0	265
The Humber	28,884,700	1,118	29	109	1256
North East LEP	52,492,319	2,196	121	115	2432
Tees Valley LEP	24,157,160	1,013	34	47	1094
<b>Programme total</b>	<b>205,091,563</b>	<b>8,128</b>	<b>356</b>	<b>352</b>	<b>8836</b>

Within these figures, SCR secured just 14.5% of the allocation for the HCA's operating area and only 3.4% of the national allocation. At 1,282 homes over 3 years (average 427 per annum) the Region performed worse than the Humber (traditionally a much lower bidder) and secured only slightly more than half the allocation awarded to West Yorkshire.

The figures reflect the challenges of delivering new affordable schemes in the Region: housing providers typically build on sites where values are low and costs are high. Virtually all new schemes in the Region make losses. This means some of the larger national providers tend to look increasingly to other less challenging housing markets; at the same time local providers have scaled down delivery.

The SCR Housing Compact seeks to recognise yet respond to this challenge.

Whilst there is experience of Shared Ownership within the Region, there has been more success through s106 schemes where the combination of the discount and generally higher values makes the product economically viable. During 2015/16, only 23 shared ownership homes were built by housing providers in SCR and the NAHP 2015-18 allocated grant to only 45 shared ownership homes in total.

Shared ownership remains a niche product in the Region: market analysis shows that there are only certain geographies where it can compete effectively with other affordable home ownership products like Help to Buy. It therefore brings considerable sales risk: in order to take that risk, providers need to be very confident that homes will sell or know there is an exit strategy for those that won't.

## 6 The current bidding round

We have collated information from Registered and Approved providers to get a sense of the level of bidding that is likely from the Region for the 2016-21 programme. We have information from all but one provider, although HCA will be able to confirm figures in early September 2016 based on actual submissions.

Prospectus as drafted	Anticipated bid (unit numbers)	Anticipated bid (unit numbers)	Anticipated bid (unit numbers)	Total
	Registered Providers	Local Authorities	Developers	
Shared Ownership	392	345	700	1437
Rent to Buy	235	199	100	534
Specialised Housing	0	0	0	0
<b>TOTALS</b>	<b>627</b>	<b>544</b>	<b>800</b>	<b>1971</b>

Over the 5 years of the programme, if the actual bids reflect the market intelligence, this generates an estimated total of 1,971 homes or only 394 per annum.

It should be noted that the developer units may well be double counting as they expect housing providers to buy the units from them (their model does not assume they hold equity in Shared Ownership or Rent to Buy). If these are taken out of the picture then the total figure is 1,171 homes or 234 per annum.

A detailed understanding of the financial capacity of housing providers would indicate whether the developer numbers could also be delivered. This exercise has yet to be undertaken.

Neither total exceeds the average annual output in the last programme of 427 homes per annum, but this should not be a surprise as the product range is narrower and focused on affordable home ownership which, as outlined above, carries risk in the SCR market. The market intelligence figures do however show a massive increase in appetite for Shared Ownership and interest in the new Rent to Buy product. The split across the three products in the prospectus, based upon the review, is as follows:

- 73% Shared Ownership (national target 88%)
- 27% Rent to Buy (national target 7%)
- 0% Specialised Housing (national target 5%)

The absence of bids for Specialised Housing can be explained by the decision awaited on the Local Housing Allowance (LHA) cap for supported housing.

## 7 Increased flexibility

We asked the same providers what numbers they would bid for if they were given flexibility on:

- The exit strategy on affordable home ownership products including, for example use of Recycled Capital Grant Funding (RCGF);
- The Shared Ownership model for older people, for example being able to offer a lesser share or options over charging rent on the retained equity; and
- Tenure options to include affordable and social rent.

The results are shown in the table below.

Prospectus with flexibility	Anticipated Bid (unit numbers)	Anticipated Bid (unit numbers)	Anticipated Bid (unit numbers)	Total
	Registered Providers	Local Authorities	Developers	
Shared Ownership	520	345	700	1565
Rent to Buy	280	199	100	579
Supported Housing	40	0	0	40
Affordable/social rent (if included as	149	174	0	323

an option)				
<b>TOTALS</b>	<b>989</b>	<b>718</b>	<b>800</b>	<b>2507</b>

This shows an increase to 2,507 homes in total (501 per annum). Again the developer numbers may constitute double counting. Excluding these, the totals would be 1,707 homes or 341 per annum.

The increase comprises:

- 128 Shared Ownership
- 45 Rent to Buy
- 40 Specialised
- 323 Affordable/Social rent
- 536 total or an uplift of 27%

We would also anticipate further numbers for Specialised Housing were the LHA cap issue to be resolved effectively.

So, with the right flexibilities, the sector would be anticipated to deliver 340-500 new affordable homes per annum through the new HCA programme towards our annual target of 1360 (25-36%).

This is a helpful starting point but much more will be needed as set out in the following sections.

## **8 The collective strength of the Housing Compact**

Beyond a baseline of 340 to 500 homes within the HCA programmes, the Compact seeks a commitment from partners to deliver more new and affordable homes.



The main strands of activity each year are:

- Maximising Housing Association business plans -165 homes;
- Maximising affordable homes in planning gain, in parallel with Starter Homes and underpinned by further HCA investment – 500 to 660 homes;
- Harnessing the strength of the investor market – 145 homes;
- Direct delivery of market rent and market sale – 35 homes

The key mechanism for unlocking greater numbers will be the use of public sector land and resources in areas targeted for strategic growth.

**This gives a range of 1185 to 1505 homes in total, or up to 96% of the target of 1,560 homes.**

## **9 Housing Association business plans**

Information on Housing Association business plans, returned by the providers who supplied details of their anticipated bids, suggests that a further 90 homes for social rent and 736 homes for Affordable Rent are planned for the 2016-21 period. These are likely to be a combination of existing NAHP schemes, s106 acquisitions and planned replacements under the Voluntary Right to Buy (VRTB) programme.

Again these figures are incomplete: not all providers will have included VRTB replacements within their business plans as the scheme details are yet to be announced. But the figures give an indication of capacity for a further 826 new homes over the period, a contribution of 165 new affordable homes per annum towards our target.

VRTB replacements, depending on take-up of the scheme in the SCR, could add considerably to this figure as Housing Associations will have receipts from disposals. Through the Compact we plan to work strategically with our partners to replace homes in areas that will support the SCR Growth Plan and with tenures that will meet housing need. S106 acquisitions are the most viable form of replacing homes sold through VRTB in the SCR where average house values are well below the cost of a new build house. Maximising s106 opportunities will be key to securing 1 for 1 replacements in the Region as will flexibility on use of Recycled Capital Grant Funding (RCGF) arising from VRTB sales.

In addition, continuing an Empty Homes programme will bring local homes back into use. Local Authorities are also making best use of their existing stock to accommodate new households. Whilst these numbers do not add to the supply of new build homes, they do generate existing capacity within the sector.

## **10 Planning gain**

Nationally, approximately half of the new affordable homes are delivered through s106 agreements (working on an average 20% Affordable Housing contribution).

The SCR's Housing Sites data base, collated from information received from each of the 9 local authorities, suggests that there is now a 10 -year supply of 217 sites capable of delivering circa 59,000 new homes by 2025. This falls short of the overall target of 7-10,000 homes per annum but it is understood that the data excludes small sites, windfalls and any exploration of whether brownfield industrial land may be considered for housing in some areas of change. Nonetheless, if we could assume 20% s106 homes overall across these sites this could deliver a further, say, 1,200 new homes per annum.

In reality, not all sites will be capable of delivering 20% affordable housing, partly because of viability (depending on each Local Authority's policy position) and partly because of size; and not all will come forward within the 5 year timescale. But if we could match or exceed the figures from the larger HCA programme (i.e. with numbers increased through flexibilities) and existing Housing Association Business Plans (a combined total of 500-660 new homes per annum) then we would be within reach of our overall target.

The Government's commitment to Starter Homes as an affordable home ownership component of s106 agreements could limit the Compact providers' ability to boost numbers through this mechanism. It would be helpful to have a consistent view from local authorities as to whether they see Starter Homes as part of s106 affordable homes provision or not. While the Compact will seek to respond to the challenge of maximising Shared Ownership units, in some strategic sites a combination of Shared Ownership, Starter Homes and other affordable options could complement each other if the real aim is to provide a broad range of different affordable products without being prescriptive as to the makeup.

## **11. Partnerships with investors**

It is understood that, to achieve an annual increase of 7–10,000 homes, the Combined Authority has a separate strand of activity looking at innovative means of funding growth including a harnessing of the investor market.

This opportunity is already being explored by registered housing providers in dialogue with housing developers and funds such as Cheyne and Sigma.

As one example, South Yorkshire Housing Association (SYHA) and Cheyne have been working together over the last year to explore opportunities. Cheyne Capital Management is a social property impact fund whose purpose is to develop affordable housing to benefit a range of groups who cannot access housing in the market. The fund has capacity of some £900m and requires Cheyne to enter a lease with a Registered Provider. Thus the Compact partners are essential to bringing these homes to the SCR.

For SYHA, a partnership with Cheyne offers the chance to develop new homes off-balance sheet, to grow its offer in the private rented sector, to manage homes that

will be affordable in perpetuity and to generate profit to reinvest in its own housebuilding programme.

Their first site SYHA is at Kelham Island, Sheffield where Cheyne will develop 219 flats to rent of which 35 % (77 flats) will be for sub-market rent. SYHA's Development Plan assumes that this partnership will develop a further 500 homes together over the next five years. The proportion of sub-market rented flats at Kelham Island is driven by the financial model. However Cheyne estimates that if the local authority was a co-lessee, then the proportion could increase to 65%.

The partners are already talking to Sheffield, Chesterfield and Barnsley and will be looking for developments across the SCR and similar discussions are understood to be underway between investors and housing developers, including market rent in lower density housing areas.

This partnership could deliver 145 new homes per annum of which, depending on the proportion of sub-market housing that can be achieved (35% or 65%) 50-90 homes per annum would be sub-market. Partnerships with other providers could obviously increase this figure significantly.

## **12 Direct delivery of market rent and market sale**

Housing providers are also moving into the development of market rent schemes themselves. The Business Plan information submitted indicates small numbers (50 in total) over the five years or 10 new market rent homes per annum. These numbers may grow if the model proves successful.

The Business Plan information submitted by Registered Providers also indicates some appetite for outright sale, though numbers are modest at 128 homes over the five years or, currently, 26 new market sale homes per annum.

New partnerships and models will be needed to enable greater numbers.

## **How can we innovate even further to accelerate delivery of new homes?**

### **13. Use public land to unlock delivery in difficult markets**

The SCR Joint Assets Board is charged with achieving efficiencies in the One Public Estate agenda, which could include the rationalisation and release of public buildings and land, but also mapping available sites for growth, including land owned by the public sector, government departments, NHS estates and the universities. The mapping creates the potential for the strategic use of this land resource to support particular areas of growth, both as individual opportunities, but also potential portfolios of land.

As one example of how this could increase the supply of affordable homes, Sheffield Local Housing Company was set up as a public/private partnership between Sheffield City Council and Keepmoat/Great Places Housing Association to develop out a pipeline of local authority owned land. Formed in July 2011, the Company has been established to bring a high quality housing offer to Sheffield, focusing its efforts on neighbourhoods where choice is limited and where adding value can have a major regeneration impact. As well as building to very high space and quality standards the Company is also focused on a number of other key outcomes including jobs, training opportunities and community activity.

Phase 1 of the Company's work saw the development of 293 new homes and with the Phase 2 business case approved work is now well underway to develop another 530 new homes. The programme overall combines Council land, private sector finance, design, construction and marketing skills and housing association support for affordable elements to create high quality development solutions in a regeneration context.

The key has been the Council's willingness to take a deferred land value in order to secure early development on sites that would otherwise not be viable. This is an excellent precedent within the SCR of public land being used to unlock unviable sites. Elsewhere in Rotherham, a portfolio of former council premises is being used to underpin a bid for Starter Homes funding.

Vehicles like the Sheffield Local Housing Company would provide Registered Providers with opportunities to deliver new affordable homes on sites that would not otherwise be viable and where mixed tenure is needed to change housing markets.

#### 14. Work collectively on large sites

Within the SCR growth strategy, there is a group of large sites and targeted areas, where delivery is either underway, or could be unlocked in the next five years. Most have significant areas in public ownership, or require other forms of public sector support, including potential infrastructure grants, loans or equity that create leverage. These sites matter because their size means that:

- Developers can open up a wider range of tenure types and market sectors on a number of non-competing fronts;
- The broad range of tenures means a range of delivery partners can be accommodated to spread the effort (and risk); and
- Investment in infrastructure could potentially accelerate delivery.

Taken together, it is estimated that output per annum on each individual site could double or even treble. The scale of the opportunity is set out below:

Site	Total number of homes to come	Targeted Number of affordable homes 40%
<b>Strategic sites</b>		
Doncaster Airport Corridor	1800	
Carr Lodge	1200	
The Avenue	1100	
Bassingthorpe	2400	
Barnsley Jctn 36	600	
DN7	3100	
Dearne Valley	2000	
Shirebrook	1100	
Staveley to Bolsover	2200	
Waverley	3000	
<b>Housing Zones</b>		
Sites TBC	11300	
<b>Garden Villages</b>		
Sites TBC	7800	
<b>Total</b>	<b>37500</b>	<b>15000</b>

In each of these areas of targeted growth, a commitment by the relevant local authority and coalition of delivery partners could achieve significant acceleration of new homes across tenures. This could require investment in infrastructure, including from SCRIF, and a policy commitment from Local Authorities to secure a broad range of affordable homes, from 20 - 40%, including Starter Homes. Unlocking these sites and providing for flexible tenure and a range of exit options would allow the Compact partners to maximise HCA grant-funded programmes.

As one example, HCA is exploring the ability to bring forward 1,000 homes at Carr Lodge on a Maximised Tenure Model. This seeks to provide secondary infrastructure to open up additional areas of the site for complementary tenure types and price ranges. While the existing phase has three active developers, with product differentiation, supported by one registered provider, the new approach would seek a partnership which could deliver up to ten tenure types to at least double annual delivery numbers. HCA is developing its business case to stretch the boundaries of delivery, including a commitment to double annual delivery numbers, underpinned by deferred land purchase or other risk sharing mechanisms.

#### **15. Develop a strategic partnership with health and social care**

The development of the right sort of housing in the right locations will take pressure off the health and social care system. Affordable housing providers have shown that they are able to bring significant savings to the system through using their own assets as well as those in NHS ownership.

SYHA, working with Sheffield Health & Social Care Trust, has brought people with acute mental health problems back from high cost out of city placements to their own tenancy in Sheffield, close to family and friends. This has resulted in a massive increase in quality of life for those individuals as well as a massive saving to the health system. There are other examples of housing associations delivering new homes on NHS land for vulnerable groups as well as key worker staff which deliver both a capital receipt and revenue savings to the health service.

There are significant gaps in provision of housing for older people and people with health & social care needs across the SCR. Partnerships between public land owners and Housing Associations, supported by bids to the HCA's Specialised Housing fund, could take pressure off health and social care revenue budgets and deliver new homes.

#### **16. Collaborate with SMEs**

One way for the Compact partners to drive more numbers in market sale may be to work directly with SMEs. It is well understood that the housebuilding sector is dominated by a few big players and that smaller builders/developers have retreated. In 1988 according to

the Home Builders' Federation there were 12,000 firms in the UK building less than 100 homes a year; that figure has shrunk to 2,500 today. This is a particular problem in the SCR.

Small firms often find the process of securing planning permission prohibitive and can struggle with cashflow. Partnerships with Housing Associations could overcome both these barriers and open up an untapped seam of delivery on smaller sites. This has been explored in the recent past but more understanding is required of what would unlock these relationships. The HCA's Home Building fund, once launched, may be able to help with this.

#### **17. Explore new housing models**

The Compact partners are well-placed to deliver other models that will be too "fiddly" for most developers. These include custom build, co-housing and self-build. Though numbers will be small initially, developing the "citizen" sector could add volume over time.

#### **18. Unlock smaller/rural sites through investment in infrastructure**

Housing providers are often allocated or acquire sites because they are difficult to develop and will not get built out by the private sector. But on smaller sites the cost of infrastructure (abnormals and highways) makes them completely unviable. Provision of affordable housing in rural areas is known to be challenging, not least because offsite infrastructure and highways access are expensive.

On these sites, investment in infrastructure, particularly removing the burden of off-site infrastructure and services upgrades, using e.g. SCRIF funds will be needed to unlock new supply. This creates the potential for infrastructure to open up a portfolio of sites as a programme. The SCR is currently testing this approach with SCRIF underspend in 2016/17.

### **What support do we need to make this happen?**

#### **19. The offer and the ask**

The table summarises what we think the sector could deliver over the next five years (subject to a review of financial capacity).

Delivery mechanism	Possible numbers per annum	Support needed
<b>New and affordable homes: target 1560 per annum</b>		
SOAHP 2016-21	340-500	Flexibility on, for example, exit strategy, tenure options, shared ownership model for older people & use of RCGF Ringfenced HCA pot of £23m for SCR to support delivery of these numbers and part of the 40% affordable on strategic sites (see below) LHA cap resolved for supported housing
Housing Association Business Plans	165	Funding infrastructure on small & unviable sites including Rural
VRTB replacements	Unknown	5106 as replacements Flexible use of RCGF
Planning gain on strategic/large sites	500-660	Policy commitment by Local Authorities to secure up to 40% affordable on large sites (including Starter Homes) New partnerships with the private sector to unlock public land on larger sites Strategic partnership with the health and care system including NHS land Ringfenced HCA pot to be used to support delivery
Working with investors for sub-market and market rent	145	Higher number could be achieved if Local Authorities are co-lessees and further partnerships are developed
Direct delivery of market rent and market sale	35	Access to suitable land would increase this number
Working with SMEs	Unknown	Brokering new relationships
Supporting the "citizen" sector	Unknown	Investment support to community-led groups
Small sites including sites for Rural housing	Unknown	Funding infrastructure on small & unviable sites
<b>Total</b>	<b>1090-1505</b>	

Delivery at scale brings other benefits:

- Jobs – construction is a huge provider of jobs and an important cog in the local economy both through direct employment and extensive supply chains. Expanding the output of the Compact partners will have a major impact on the local economy.



- Skills – housing providers have a well-developed skills offer. By working collaboratively with the private sector we can provide attractive pathways into construction careers.
- Off-site construction – scale, combined with a known and planned programme, brings the potential to test off-site construction that should bring cheaper, faster construction. The sector is already exploring Accord’s LoCalHomes timber frame system and the wikihouse, alongside modular (for example, Laing O’Rourke’s factory is located within the SCR).
- Counter-cyclical – housing provider development activity tends to be counter cyclical. This will be limited with a narrow focus on market-facing products but expanding the tenure offer can maintain delivery despite market volatility. This will also support delivery by the private sector.

## 20. Capacity to deliver

This offer has the commitment of the SCR and the housing providers within the Compact. It is supported by a robust delivery structure including:

- The Housing Executive Board – brings together public and private sector partners to accelerate housing delivery. It is important to note that the Board has delegated powers from the Combined Authority to invest and manage funds and is developing its financial appraisal and approval mechanisms to manage programmes.
- The Joint Assets Board – ensures that opportunities from existing public sector land are maximised including through the One Public Estate initiative
- Early Delivery Commissioning – the Combined Authority has launched a bidding round for SCRIF underspend to bring forward delivery of new homes in 2016/17
- The SCR Spatial Framework – the Combined Authority and Mayor will exercise strategic planning power to support and accelerate delivery
- The SCR Housing Delivery team – this new team will drive, manage and monitor delivery

## 21. Conclusion

There is an exciting opportunity to improve significantly on the Compact partners’ contribution to new housing supply in SCR if we can work with government and the private sector in the ways we have outlined in this report. Our target is at least to double current performance through innovation.

This requires forward planning and some certainty about support through capacity funding to SCR, grant, land, planning controls and other public resources.

**Based upon the proposed trajectory, an annual commitment of £23m is sought for affordable homes in SCR, to be managed as either a ring-fence or devolved funds to SCR.**



## Appendix 1 List of social and affordable housing providers in the Sheffield City Region

### Local authorities

Barnsley Metropolitan Borough Council	Doncaster Metropolitan Borough Council
Bassetlaw District Council North	East Derbyshire District Council
Bolsover District Council	Rotherham Metropolitan Borough Council
Chesterfield Borough Council	Sheffield City Council
Derbyshire Dales District Council	

### ALMOs

A1 Housing (Bassetlaw)	Rykneld Homes (Chesterfield)
Berneslai Homes (Barnsley)	St Leger Homes (Doncaster)

### Housing associations

ACIS Group	Jephson HA Ltd / Stonewater
Action	Johnnie Johnson
Affinity Sutton	Longhurst and Havelok Homes
Alpha Homes	Metropolitan
Anchor Trust	Nottingham Community
Arches Housing Ltd	Peak District Rural
ASRA Housing Group	Places for People
Axiom	Riverside Group
Dales Housing	Sadeh Lok
Derwent Living	South Yorkshire
East Midlands	Sanctuary
Equity Housing Group	Salvation Army
Framework Housing	Target Housing Ltd
Great Places	Together Housing Group
The Guinness Partnership	Trident Housing
Habinteg	Yorkshire Housing

Hanover  
Home Group

Waterloo Housing Group

**Bolsover District Council**

**Executive**

**27th February 2017**

**Corporate Plan Targets Performance Update – October to December 2016  
(Q3 – 2016/17)**

**Report of the Assistant Director – Customer Service and Improvement**

This report is public

**Purpose of the Report**

- To report the quarter 3 outturns for the Corporate Plan 2015-2019 targets.

**1 Report Details**

1.1 The attached contains the performance outturn as of 31<sup>st</sup> December 2016. (Information compiled on 08/02/2017)

1.2 A summary by corporate plan aim is provided below:

**1.3 Unlocking our Growth Potential**

- 14 targets in total (3 target achieved previously – G02, G04 and G14)
- 10 targets on track.
- 1 target has been flagged as an ‘alert’ i.e. it may not achieve its intended outcome by the target date:
  - **G11** *‘Through a programme of targeted refurbishment bring 15 empty private sector properties back into use per annum’*. No properties brought back into use to date during 2016/17. (Target not met for 2015/16 – 9 units brought back into use). As noted on the appendix the Empty Property Officer is now in place and supporting this area of work. .

**1.4 Providing our Customers with Excellent Service**

- 16 targets in total (1 target previously withdrawn – C16)
- 15 targets on track.

**1.5 Supporting our Communities to be Healthier, Safer, Cleaner and Greener**

- 16 targets in total (1 target previously achieved – H14)
- 12 targets on track.
- 2 targets achieved:

- **H06** *'Provide signposting and support for people who want to volunteer and recruit 60 new volunteers by February 2016'*. 81 volunteers recruited. (Target left running for monitoring purposes whilst the project ran).
- **H13** *'Develop an action plan for the improvement of each of the four town centres by March 2017'*. Final report presented to Council on 30/11/16.
- 1 target flagged as 'alert' i.e. it may not achieve its yearly target:
  - **H02** *'Increase participation/attendances in leisure, sport, recreation, health, physical and cultural activity by 3,000 per year'*. As noted on the appendix the figures are down for Q3 due to the Creswell facility closure and impact on swimming attendances. The yearly outturn will need to be assessed at Q4 when the initial impact of the new Arc facility will be known.

## 1.6 Transforming our Organisation

- 14 targets in total (2 targets achieved previously – T02 & T03)
- 10 targets on track including one target previously extended (T12).
- 1 target has been achieved – **T07** *'Produce a Procurement Strategy by November 2016'*.
- 1 target is overdue and will be signed off as achieved at the quarter 4 reporting period following the successful opening of the facility in January 2017 – **T05** *'Initiate a build programme for the new Clowne leisure facility by December 2015 and complete by December 2016'*.

## 2 Conclusions and Reasons for Recommendation

- 2.1 Out of the 60 targets 47 (78.3%) are on track, 9 (15%) have been achieved (3 this time and 6 previously), 2 (3.3%) has been flagged as an 'alert' i.e. it may not achieve its annual target, 1 (1.7%) is overdue and 1 (1.7%) has been withdrawn (previously).
- 2.2 This is an information report to keep Members informed of progress against the corporate plan targets noting achievements and any areas of concern.

## 3 Consultation and Equality Impact

- 3.1 Not applicable to this report as consultation was carried out on the original Corporate Plan.

## 4 Alternative Options and Reasons for Rejection

- 4.1 Not applicable to this report as providing an overview of performance against agreed targets.

## 5 Implications

### 5.1 Finance and Risk Implications

No finance or risk implications within this performance report.

## 5.2 Legal Implications including Data Protection

No legal implications within this performance report.

## 5.3 Human Resources Implications

No human resource implications within this performance report.

## 6 Recommendation

6.1 That progress against the Corporate Plan 2015-2019 targets be noted.

## 7 Decision Information

<b>Is the decision a Key Decision?</b> (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No
<b>District Wards Affected</b>	Not applicable
<b>Links to Corporate Plan priorities or Policy Framework</b>	Links to all Corporate Plan 2015-2019 aims and priorities

## 8 Document Information

Appendix No	Title
1.	Corporate Plan Performance Update – Q3 October to December 2016
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
All details on PERFORM system	
<b>Report Author</b>	<b>Contact Number</b>
Kath Drury, Information, Engagement and Performance Manager on behalf of Assistant Director – Customer Service and Improvement	01246 242280 / 217641

**Bolsover District Council**  
**Corporate Plan Targets Update – Q3 October to December 2016**

**Aim – Unlocking our Growth Potential**

Key Corporate Target	Directorate	Status		Progress	Target Date
G 01 - Through the use of Key Account Management develop a relationship with a minimum of 50 local businesses by March 2019.	Growth	On track		Q3 47 Businesses Engaged to date. Support provided for major employment site redevelopment M1 Jnt 28 to Thorngrove Land & Property Ltd. Advisory support provided for the Bolsover Local Growth Fund to submit EOIs. BLGF companies, Prospect BodyShop and Creative Five.	Sun-31-Mar-19
G 03 - Optimise business growth (as measured by gross NNDR) by £2.5m by March 2019	Growth Operations	On track		Q3 (16/17) Estimate of NNDR income for 31/3/17 at the end of December is £26,327,400 per NNDR1 form submitted.	Sun-31-Mar-19
G 05 - Through the Bolsover North East Derbyshire LEADER Approach collectively support the creation of 65 sustainable jobs in the combined programme area by December 2020.	Growth	On track		<p>Q3: There are currently 7 live Outline Applications in the process, 1 from the BDC area. Two projects from the NED area have been approved totalling £83,581. As only 1 of the 22 eligible Bolsover enquiries received to date is currently proceeding to full application, focus is being given to improve the retention rate (complexity of the application process, lack of match funding and planning restrictions are the key issues noted by withdrawn/non-progressed bids).</p> <p>It was confirmed in the Chancellor's Autumn Statement (23/11/2016) that Brexit would have no immediate impact on the LEADER programme, meaning that the promotion of the fund could resume and successful projects could be contracted. The programme will be relaunched in early 2017 and targeted marketing to continue through the LEADER Team and partners, with various presentations/briefings made within the quarter including to NFU meetings, EDU Business</p>	Thu-31-Dec-20



				Networks and internal team meetings (e.g. Env Health and EDU), the two LEPs and the Chamber of Commerce. Flyers to circulate with 2017/18 NNDR letters are currently being developed.	
G 06 - Undertake statutory public consultation on the Local Plan (Strategic Policies and Site Allocations) in line with the adopted Local Development Scheme timetable by July 2017.	Growth	On track		Q3 Public consultation took place on the Draft Plan in Nov/Dec 2016. The Service remains on target for consultation on the Publication Version of the Local Plan by July 2017.	Mon-31-Jul-17
G 07 - Submit Local Plan (Strategic Policies and Site Allocations) for examination by the Planning Inspectorate by November 2017.	Growth	On track		Q3 Public consultation took place on the Draft Plan in Nov/Dec 2016. The Service remains on target to submit the Local Plan to the Planning Inspectorate by July 2017.	Thu-30-Nov-17
G 08 - Process all major planning applications 10% better than the minimum for special measures per annum.	Growth	On track		Q3: 100% of all major applications determined within the deadline or agreed extension of time. This was a particularly strong performance taking into account 8 major applications were determined over the quarter and there are still some capacity issues within the team. (Target 2016/17: 60%, National Target 50%)	Sun-31-Mar-19
G 09 - Deliver a minimum of 100 new Council properties by March 2019.	Operations	On track		Q3 - Fir Close Shirebrook work started. Derwent Drive, Tibshelf and Hilltop Avenue Shirebrook work to commence this financial year. Future sites being considered.  Blackwell Hotel site due for completion this financial year.	Sun-31-Mar-19
G 10 - Enable the development of at least 1,000 new residential properties within the district by March 2019.	Growth	On track		Q3 - 326 gross completions for 2015/16 were reported in the last quarter and the next annual total will not be reported until after the end of the financial year 2016/17. If this average is continued the 1,000 properties target will be met and most likely surpassed. Planning Policy has estimated that the 5 year supply will be achieved based on the number of planning applications and likely completions by 2020.	Sun-31-Mar-19

<p>G 11 - Through a programme of targeted refurbishment bring 15 empty private sector properties back into use per annum.</p>	<p>Growth</p>	<p>Alert</p>		<p>Q3. Empty Property Officer is in place and is aware of the empty properties list that has been sent to Action Housing. These properties are being surveyed and will then be classed as to which ones Action can put an intervention in place.</p> <p>A baseline is being created for Empty Properties in Bolsover and an action plan will then be put in place to tackle these properties.</p>	<p>Sun-31-Mar-19</p>
<p>G 12 - Achieve an increase of £850,000 in additional New Homes Bonus from the government by March 2019.</p>	<p>Growth</p>	<p>On track</p>		<p>Q3. £257,091.80.is the additional NHB being received in 2016/17</p>	<p>Sun-31-Mar-19</p>
<p>G 13 - Work with partners to deliver an average of 20 units of affordable homes each year.</p>	<p>Growth</p>	<p>On track</p>		<p>Q3 7 units of affordable housing were completed at Rogers Avenue under the B@home scheme and a further 14 are under construction at the Blackwell Hotel, Blackwell and Fir Close, Shirebrook. With regard to private sites the Interim Planning Policy, which waives the affordable housing requirement in return for an early start on site, has had an effect on the number of affordable housing units coming through s106 sites.</p>	<p>Sun-31-Mar-19</p>

## Aim – Providing our Customers with Excellent Service

Key Corporate Target	Directorate	Status		Progress	Target Date
C 01 - Retain Customer Service excellence accreditation year on year.	Transformation	On track		Q3 - Customer Service Excellence accreditation successfully retained following assessment in April 2016. No action plan required this year due to the small number of partial compliances (2) and improvements embedded. Achievement and feedback communicated on website, ERIC etc.	Sun-31-Mar-19
C 02 - Achieve an overall biennial external satisfaction rate of 85% or above for services provided by the Contact Centres.	Transformation	On track		Q3 The Survey has been achieved for 2015/16. Results show 89% satisfaction with the Face to Face service, 87% satisfaction with the telephone service and 93% with the Meet & Greet Service giving an overall satisfaction with the service of 89%.The next survey will be run in 2017/18. No update required until work on the 2017/18 survey commences.	Sun-31-Mar-19
C 03 - Achieve an overall annual satisfaction rate of 80% or above for leisure, recreation and cultural activities and services.	Transformation	On track		Q3 - Of those satisfaction surveys undertaken, we are continuing to achieve the target - Facilities = 97% and Outreach activities = 81%. These were reported last quarter, new results will be produced for quarter 4.	Sun-31-Mar-19
C 04 - Promote the Council website and increase (unique) visitor numbers by 7% year on year.	Transformation	On track		Q3 - Statistics from Google Analytics for the period 1 October to 31 December 2016 show that we have had 66, 325 users visiting the website, of which 48.9% (32,423) are new unique users of the website. The total number of visitors to the site from 1 April to 31 December is 196,876 (94,755 new visitors). More detailed analysis of these figures is being undertaken to make sure they are accurate.	Sun-31-Mar-19
C 05 - Implement the new EU Regulations on Data Protection within the timescales stipulated by the Information Commissioners Office.	Transformation	On track		Q3 - General Data Protection Regulation (GDPR) to come into force on 25th May 2018. Following the UK referendum outcome to leave Europe the ICO considers that the UK will still require data protection legislation to mirror the GDPR. Work continues to improve our internal data protection processes in line with the new regulations e.g. developing a	Sun-31-Mar-19

				database of personal data held by the Council. Refresher training provided to all staff in December 2016/January 2017, which included proposed regulations.	
C 06 - Prevent homelessness for more than 50% of people who are facing homelessness each year.	Operations	On track		Q3 April - Dec 2016 - 184 approaches from people seeking homeless assistance, of which 116 cases were prevented from being homeless - 63% prevented cases.	Sun-31-Mar-19
C 07 - Install 150 new lifelines within the community each year.	Operations	On track		Q3 54 installed during the quarter. Year to date- 138 units of careline equipment installed	Sun-31-Mar-19
C 08 - Process all new Housing Benefit and Council Tax Support claims within an average of 20 days.	Operations	On track		Q3 - 17.35 days (Q2 2016/17 = 18.53 days)	Sun-31-Mar-19
C 09 - Process changes to Housing Benefit and Council Tax Support within an average of 10 days.	Operations	On track		Q3 - 7.46 days (Q2 2016/17 = 8.47 days)	Sun-31-Mar-19
C 10 - Carry out 300 disability adaptations to Council houses each year.	Operations	On track		Q3 – 133 adaptations carried out Year to date - 335 adaptations completed	Sun-31-Mar-19
C 11 - Fully deliver the equality objectives identified in the Single Equality Scheme by March 2019.	Transformation	On track		Q3 - Equality monitoring guidance and Joint Equality Policy for Service Delivery publicised via Weekly Bulletin and published on intranet. Data on migrant worker communities for Shirebrook Community Cohesion Group updated and shared with partners, October 2016. Some age discrimination awareness resources produced for training; older age awareness quiz trialled with Leisure Managers on Equality training, with positive feedback. Specific information requirements form now available on-line for customers to self-complete; information circulated to local interest groups.	Sun-31-Mar-19
C 12 - Ensure a minimum of 50% of clients experiencing Domestic Violence each year are satisfied with	Operations	On track		Q3: A total of 39 new referrals were received during Q3, 16 of which were high risk. A total of 6 did not engage with the service and a total of 8	Sun-31-Mar-19

the support they received.				<p>have not yet completed the feedback form. Positive responses were received from 25 (100%) service users who were asked:</p> <ul style="list-style-type: none"> <li>• Did the service meet your needs?</li> <li>• Did the service make a difference?</li> <li>• How satisfied are you with the service you have been given?</li> </ul>	
C 13 - Reduce average relet times of Council properties (not including sheltered accommodation) to 20 days by March 2019.	Operations	On track		Q3 is 24.4 days – this increases to 33.9 days if sheltered housing is included. The difference is because we have let some long term voids during the period.	Sun-31-Mar-19
C 14 - Attend 99% of repair emergencies within 6 working hours	Operations	On track		Q3 - 96.90% of emergency call outs attended within 6hrs.	Sun-31-Mar-19
C 15 - Ensure a minimum of 50% of clients receiving parenting support each year express a positive outcome.	Operations	On track		Q3 - Course now completed. 6 parents attended and completed the course. 100% of feedback forms received expressed a positive outcome.	Sun-31-Mar-19

**Aim – Supporting our Communities to be Healthier, Safer, Cleaner and Greener**

Key Corporate Target	Directorate	Status		Progress	Target Date
H 01 - Deliver a minimum of 8000 hours of positive activity through community based culture and leisure engagement per year.	Transformation	On track		Q3 - At this stage of the year the target figure is 6000 hours, actual performance to date is 7429 - substantially exceeding target.	Sun-31-Mar-19
H 02 - Increase participation/attendances in leisure, sport, recreation, health, physical and cultural activity by 3,000 per year.	Transformation	Alert		Q3 - target for quarter is 175,500, we are behind the year to date target by achieving 160,195 to date. This is to be expected as the closure of Creswell facility mid Q3 has resulted in lost swimming attendances. New throughput targets and profiles will be set for next financial year and Q4 to account for change in facility offer following new Arc facility opening in January 2017.	Sun-31-Mar-19
H 03 - Deliver a health intervention programme which provides 900 adults per year with a personal exercise plan via the exercise referral scheme.	Transformation	On track		Q3 - Bolsover District Council is commissioned to deliver a health intervention programme by County Public Health. The scheme covers two programmes, the Derbyshire Integrated Wellbeing Approach and Bolsover Wellness Plus. A combined figure of 900 referrals has been set from these two programmes.  To the end of December 2016 we have seen 772 clients at a number of different locations including Clowne Sports Centre, Creswell Leisure Centre, Shirebrook Leisure Centre, Welbeck Road Doctors surgery and Frederick Gent Sports Centre.	Sun-31-Mar-19
H 04 - Tackle childhood obesity through the delivery of a child focused health intervention programme to all Key Stage 2 year groups by the end of each academic year.	Transformation	On track		Q3. This quarter sees a new tranche of school delivery for the Five:60. The programme will be delivered to all key stage 2 pupils, mainly year 3, within all 28 schools in the Bolsover Schools Sports Partnership.	Sun-31-Mar-19

<p>H 05 - Support 417 inactive 16+ individuals per year &amp; increase their activity levels to more than 30 minutes of moderate intensity physical activity per week.</p>	<p>Transformation</p>	<p>On track</p>	<p>Q3: Please note that targets for year 2 have changed having had discussions with funders and having taken into account shortfall in year 1. Amended target for year 2 is now 340 engaged participants. Total number of engaged participants up to current time (end of year 2 - November 2016) is 604. Please note 'engaged' refers to individuals who have been consulted with, signposted to activities or who have tried activities.</p> <p>Stage 2 of Active 4 Life project is continuing and Stage 3 has now started. Some local residents have been trained as walk leaders and new walk will shortly be starting. Various insight techniques are continuing to be piloted as a way of continuing to engage with the communities re community timelines, ethnography and video logs. A local committee of local residents has been set up and are now meeting to develop further opportunities for members of the community.</p> <p>Unfortunately numbers at the Girls Hub session at Hillstown did not improve despite outreach work, leaflet drops at other sessions for young people and trying to get into the local secondary school so session has now stopped. Conversations are due to take place with Multi Agency Team about trying to engage a different set of girls in the sessions.</p>	<p>Sun-31-Mar-19</p>
<p>H 06 - Provide signposting and support for people who want to volunteer and recruit 60 new volunteers by February 2016.</p>	<p>Growth</p>	<p>Achieved</p>	<p>Q3: This work has now been completed. 81 volunteers were recruited against an extended revised target of 60.</p>	<p>29 – Feb -16</p>

<p>H 07 - Assist partners in reducing crime by delivering 12 Crime Cracking events in the community each year.</p>	<p>Operations</p>	<p>On track</p>	<p>Q3: 5 Crime Cracking events held this quarter engaging with approximately 240 people:</p> <p>23.10.16 – North Derbyshire Domestic and Sexual Abuse Action Group (NDDSAAG) Dog walk event to raise awareness of domestic violence held at Poolsbrook Country Park  28.10.16 - ASB Perceptions follow-up survey on Shirebrook Market Place  04.11.16 - Environmental Health Day of Action on Shirebrook Market Place  08.11.16 - Vehicle Crime awareness campaign in Shirebrook  07.12.16 - Candlelit vigil to raise awareness of Domestic Violence held at Chesterfield Parish Church  9 events held to date this year</p>	<p>Sun-31-Mar-19</p>
<p>H 08 - With partners organise 3 community cohesion events each year to bring communities together in identified areas.</p>	<p>Operations</p>	<p>On track</p>	<p>Q3 - The Community Cohesion Officer has helped the newly established Shirebrook Polish Community Association to organise three community event during this quarter, all of which were held at the Shirebrook Christian Centre:</p> <p>03.12.16 - Santa Claus Day event  14.12.16 - International Christmas Special  18.12.16 - Carol singing concert  6 events held to date this year</p>	<p>Sun-31-Mar-19</p>
<p>H 09 - Achieve a combined recycling and composting rate of 49% by March 2019.</p>	<p>Operations</p>	<p>On track</p>	<p>Q3 It is estimated 2,676tonnes of recyclable\compostable waste will be collected between October to December 2016 yielding a combined recycling rate of 45.6% between April to December 2016 (estimated based on 2015 data). The information will be updated when qualified WDF data is available at ending March 2017.</p>	<p>Sun-31-Mar-19</p>



H 10 - Sustain standards of litter cleanliness to ensure 96% of streets each year meet an acceptable level as assessed by Local Environment Quality Surveys (LEQS).	Operations	On track		Q3 - LEQS's established 3% of streets and relevant land surveyed fell below grade B cleanliness standards resulting in 97% meeting the target standard for this quarter. Combined (Q1,Q2 & Q3) performance is 2% falling below grade B, resulting in 98% meeting the standard and achieving the 96% overall target.	Sun-31-Mar-19
H 11 - Sustain standards of dog fouling cleanliness to ensure 98% of streets each year meet an acceptable level as assessed by Local Environment Quality Surveys (LEQS).	Operations	On track		Q3 - LEQS's established 2% of streets and relevant land surveyed fell below grade B cleanliness standards resulting in 98% land surveyed meeting the target standard. Combined (Q1,Q2 & Q3) performance is 1% of land surveyed falling below grade B (99% above) therefore achieving the 98% target.	Sun-31-Mar-19
H 12 - Annually undertake 10 local environmental enforcement and educational initiatives in targeted areas to deal with dog fouling, littering or fly tipping.	Growth	On track		Q3 - Four enforcement/initiatives were delivered during the third quarter. One at Creswell, one at Shirebrook, one at Barlborough and one at Pleasley.  To date 7 enforcement/educational initiatives have been delivered.	Sun-31-Mar-19
H 13 - Develop an action plan for the improvement of each of the four town centres by March 2017.	Growth	Achieved		Q3 - Regeneration Frameworks - The Final Report presented to Full Council 30/11/16. Preliminary costings have been produced to inform the Controlling Migration bid submitted 25/11/16.	Fri-31-Mar-17
H 15 - Reduce energy use in sheltered housing schemes by 10% by March 2019.	Operations	On track		Q3 - Tenders have been evaluated and the successful contractor advised of the appointment. Initial conversation to be arranged by Property Services and the Contract is to be agreed and signed.  The financial data is to be used from the gas bills which are recorded in Finance. The data is not precise due to reliance on the utility company for meter readings and bills. Guideline financial data will be provided for two years after the closed down of this financial year.	Sun-31-Mar-19

				It should be noted that other outside influences will affect the energy usage. Things to consider would be the difference in weather conditions from one year to another and the occupancy levels of each dwelling.	
H 16 - Replace each year 200 gas fired back boilers in our Council houses with more efficient 'A' rated combi boilers.	Operations	On track		Q3 - To end of December 2016 we fitted the following numbers of boilers 32 fitted by BDC operatives 372 fitted by contractor Total 404	Sun-31-Mar-19

## Aim – Transforming our Organisation

Key Corporate Target	Directorate	Status		Progress	Target Date
T 01 - Retain accreditation against the Investors in People (IIP) extended framework by July 2015 and full external assessment in 2018.	Transformation	On track		Q3 - Report to be produced for Executive in relation to discontinuing with IIP.	Tue-31-Jul-18
T 04 - Access the potential revenue impact and develop an action plan to address issues arising from the implementation of the Minimum Energy Standards on commercial properties by April 2018.	Operations	On track		Q3 Well within timescale. Legislation understood, quotes for relevant survey works obtained and in a position to place an order for a survey to assess the impact of the legislation. Budget to be identified for next financial year.	Mon-30-Apr-18
T 05 - Initiate a build programme for the new Clowne leisure facility by December 2015 and complete by December 2016.	Transformation	Overdue		Q3 Build programme is progressing well and on track for the revised completion and handover on the 27th Jan 2017. <u>Update for Executive</u> – successful facility handover on 27/01/17. Go! Active facility fully open from Monday 13/02/17. (Part Open between 28/01/17 to 12/02/17)	Sat-31-Dec-16
T 06 - Introduce alternative uses to 20% of garage sites owned by the Council by March 2019.	Operations	On track		Q3 - Work started on Fir Close, Shirebrook. Work due to start Derwent Drive Tibshelf and Hilltop Shirebrook before the end of the financial year. Other sites being considered for house building awaiting feasibility studies. (Baseline data - 152 sites of which 20% = 30 sites)	Sun-31-Mar-19
T 07 - Produce a Procurement Strategy by November 2016.	Growth	Achieved (behind target)		Q3 Approved by Executive in November 2016.	Wed-30-Nov-16

T 08 - Fully deliver the electoral changes to District and Parish wards as a result of the Local Government Boundary Commission for England's electoral review by 1 December 2018.	Growth	On track		Q3 - The LGBCE consultation is ongoing so no formal decision has yet been made. Ward boundaries being consulted upon by LGBCE.	Sat-1-Dec-18
T 09 - Reduce the percentage of rent arrears by 10% through early intervention and effective monitoring by 2019.	Operations	On track		<p>Q3 - The baseline figure (April 2015) is £562,328 (2.7% of the annual rent roll) and a reduction in Council Housing Tenants arrears by 10% by March 2019. If 10% reduction the figures will be £506,095</p> <p>At the end of Quarter 3 2016 the figure stands at 2.6% (£558,760.80) which is a decrease of 3.8%.</p> <p>The impacts of Government policies on welfare reform, and rent reduction are likely to make his target significantly more challenging.</p> <p>(Note: this target is a reduction in the percentage rather than the monetary value - this is common in measuring rent arrears and allows comparisons with other, and over time. A reduction from 2.8% to 2.6% is measured as <math>((2.8 - 2.6) / 2.8) \times 100 = 8\%</math>).</p>	Sun-31-Mar-19
T 10 - Reduce the level of Former Tenants Arrears by 10% through early intervention and effective monitoring by 2019.	Operations	On track		<p>Q3 - The baseline figure is £570,254 and a reduction in former Council Housing Tenants arrears by 10% by March 2019 if 10% is collected then that will be £513,227.</p> <p>At the end of Quarter 3 the figure was £669,839.01 which is an increase of 15% - the majority of these are newly arising (i.e. people being evicted or leaving their tenancy with debt)</p> <p>Since the start of the Corporate Target £99,016.45</p>	Sun-31-Mar-19

				former tenancy arrears has been collected and £76,992.86 written off which has been a reduction of £176,009.31.	
T 11 - Through successful delivery of projects within the Transformation programme achieve total income/savings of £600,000 by March 2019.	Transformation	On track		Q3 A total of £558k in transformation savings have been identified and built into budgets up to the end of the current corporate plan. For 2016/17, £113k has been achieved.	Sun-31-Mar-19
T 12 - Develop a series of strategies and plans to support the ambition of a sustainable leisure service by March 2017.	Transformation	Extended		Q3: The following documents are on track: Subsidy Reduction Plan Marketing Plan  The following is complete; Sport Development and Physical Activity Plan, however Sport England and Derbyshire Sport are delivering a new Sport, Physical Activity and Active Recreation Plan in July 2016. We now have an extension until Mar 2017 to complete this work. Work on the Built facilities strategy and playing pitch strategies is now almost complete and will achieve the target date of March 2017.	Fri-31-Mar-17
T 13 - Increase on-line self service transactions dealt with by the Contact Centre by 20% each year.	Transformation	On track		Q3 On line transactions = 145 transactions. Year to date for 2016/17 (9 months) = 699 transactions.  2015/16 baseline = 555	Sun-31-Mar-19
T 14 - Achieve the Member Development Charter by December 2018.	Growth	On track		Q3 - At Member Development Working Group on 1st December, some changes were proposed. Changes will be resubmitted to East Midlands Councils	Mon-31-Dec-18

**Bolsover District Council**

**Executive**

**27 February 2017**

**Investors in People**

**Report of the Portfolio Holder for Corporate Services**

**This report is public**

**Purpose of the Report**

- To ask Executive to consider the changes to the Investors in People (IiP) Standard and to agree to withdraw from the IiP process.

**1 Report Details**

- 1.1 Investors in People is an internationally recognised standard for organisations to measure their performance with regard to business strategy, learning and development, equality strategies, capabilities of managers, recognition and reward, ownership and responsibility, investment and improvement. Underpinning all of these areas is the ability of the organisation to show that top managers, managers and staff are all aware of and feel involved (where appropriate) in these key business areas
- 1.2 Bolsover District Council have committed to achieving the Investors in People standard for a number of years through corporate objectives and work plans with a three yearly external assessment process.
- 1.3 In July 2015, Bolsover District Council was assessed against the Investors in People Standard and accredited with the Silver level of the Extended Framework.
- 1.4 In September 2015 Investors in people launched the Sixth Generation of the Investors in People Standard
- 1.5 The new framework is structured around nine indicators which are organised under three headings: Leading, Supporting and Improving, and also introduces a four stage performance model (developed; established; advanced; high performing) which underpins the nine indicators of the IiP framework.

**2 Conclusions and Reasons for Recommendation**

- 2.1 Since achieving the Silver level of the IiP Extended Framework, Investors in People have introduced a new Framework with different levels of accreditation: Accredited, Silver, Gold and Platinum. The Council's current Silver Level would be considered similar to the Accredited Level of the new Framework.

2.2 The new Framework has seen the launch of direct industry comparisons against each of the 27 data points within the new Standard, enabling comparison against the global standard for people management.

2.3 There are now four stages of assessment:

Stage 1

Discovery – free online self-assessment and ability to generate our own self-assessment report.

Stage 2

Online Assessment – understand employee’s views by asking a larger proportion of employee’s to complete a set of forty liP online questions.

Stage 3

Employee interviews and observation – explore the key themes through face to face meetings and observations to identify strengths and areas for improvement.

Stage 4

Accreditation report – award level and benchmark performance.

2.4 The introduction of the new liP Standard will involve a significant amount of work for the Council in terms of understanding the requirements of the new Standard, Service Areas producing, implementing and evidencing the requirements, HR and OD in supporting Service Areas with this work and collating the evidence, as well as time to develop a close working relationship with a new assessor as the previous assessor is not continuing as an liP Assessor.

2.5 Prior to producing this report, a trawl of the region in terms of which Councils were continuing with liP was carried out. Eleven councils responded – ten had already withdrawn or made the decision to withdraw from liP and one was still in the process of considering what position to take. There seems to be a current trend of Councils being unable to commit to the increased demands of the new system.

2.6 BDC’s current accreditation would continue until the end of the three year period which is towards the end of 2018.

### **3 Consultation and Equality Impact**

3.1 Trade Union representatives have been consulted on the proposal to discontinue and have raised no objections.

### **4 Alternative Options and Reasons for Rejection**

4.1 Due to the significant changes to the liP Standard, including an increase in cost, internal strategies and policies will be developed in terms of learning and development, employee engagement and health and well being as well as continuing to learn from and share best practice amongst the region. This would enable the Council to reflect IIP standards without the cost of formal accreditation.

## **5 Implications**

### **5.1 Finance and Risk Implications**

If Executive choose to continue with external accreditation against the liP Standard, additional training would need to be identified for the internal reviewers to continue to support the assessment. On the basis of previous internal reviewer refresher training, this will likely be in the region of £200 per person. (There are currently two internal reviewers).

If the internal reviewers are no longer involved with the liP Assessment, additional costs would be incurred with the external assessment.

Copies of the new Framework would need to be purchased at a cost of £20 per copy. (We would need at least two copies).

The cost of external accreditation against the Extended Framework in July 2015 was £3,415 including VAT and expenses. This was a reduced rate based on support from the internal reviewer. Without this support, the costs would have been in the region of £6,462.00 including VAT plus expenses.

The cost of external accreditation against the new Framework will be approximately £13,250.00 + VAT for a full assessment, or £8,650.00 for a less detailed report without reference to any benchmarking to industry standards.

Not continuing with liP would make a saving of £5,500 which has been allocated in the 2018/19 budget for when re-assessment was due, although this budget allocation would need to be increased to meet the cost of assessment against the new standard if Executive choose to continue.

### **5.2 Legal Implications including Data Protection**

None arising from this report.

### **5.3 Human Resources Implications**

If Executive choose to continue to be externally assessed against the Investors in People Sixth Generation Standard, there will be a need for continued support of the liP Development Group and training to reflect the new assessment criteria.

## **6 Recommendations**

6.1 That Executive note the changes to the Investors in People Sixth Generation Standard.

6.2 That Executive agree to discontinue with liP assessment/accreditation given the increased costs, resource commitment required and the general trend within the region and beyond to discontinue.



**7 Decision Information**

<b>Is the decision a Key Decision?</b> (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No
<b>District Wards Affected</b>	
<b>Links to Corporate Plan priorities or Policy Framework</b>	Transforming our Organisation

**8 Document Information**

<b>Appendix No</b>	<b>Title</b>
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
<b>Report Author</b>	<b>Contact Number</b>
Stephanie Barker	2237

Report Reference –

**Bolsover District Council**

**Executive**

**27<sup>th</sup> February, 2017**

High Speed 2 Phase 2b; Crewe to Manchester, West Midlands to Leeds
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**Report of the Chief Executive Officer**

This report is public

**Purpose of the Report**

- The report provides details of the High Speed Two Phase 2b route refinement consultation and the property consultation. It also sets out proposals for a response to the consultation.

**1 Report Details**

- 1.1 In November 2016 the Government published its preferred route for Phase 2b of HS2. Alongside this announcement consultation was launched in the form of Route Refinement Consultation and Property Consultation. Whilst the proposed route refinement varies the previous route of HS2 through the district there remains a significant impact on property, businesses and local communities.
- 1.2 Since the announcement of the proposed changes to the route there has been ongoing dialogue with HS2 with the Leader of the Council writing directly to Sir David Higgins to express concern about the impact. Additionally the Chief Executive and the Leader have met with the HS2 Consultation Team and Sir David Higgins to talk through the impact of the route, how best the Council can influence Government's proposals and what opportunities are available to mitigate the significant impact on communities and businesses.
- 1.3 Details of the Route Refinement Consultation and Property Consultation documents are available at the following link. The consultation ends on 9<sup>th</sup> March and for each element of the consultation a response form has been provided. Copies of the response form are also available from the link.

<https://www.gov.uk/government/consultations/hs2-crewe-to-manchester-west-midlands-to-leeds-route-refinement-consultation-2016>

- 1.4 Following the announcement of the proposed route refinement work has been undertaken to determine the level and nature of the impact on the district from a property, land and business rate perspective. This information was used as part of the ongoing dialogue with HS2 and Sir David Higgins in order to demonstrate the significant impact on the district and the need to mitigate this. The initial assessments of the impact has also informed the ongoing dialogue with the County Council and other Local Authorities from the area that are affected by the proposals. It is intended that this dialogue will continue in order that it can form part of the Council's formal response to the consultation.
- 1.5 The consultation document as previously referred to is available to the public and businesses in order that they can respond. Details of the consultation have been published on the District Council's website since the Government announced the proposed new route. During the consultation period so far the District Council has received eight letters regarding the HS2 proposals and a summary of these letters is provided in the table at Appendix 1. A response has been provided to each of these letters indicating that the District Council will consider the representations made when it determines its response to the consultation. The response also advised the individuals that they should respond directly to the Government using the published consultation process.
- 1.6 In addition to the dialogue with HS2 the Council's Leader has also made representations regarding the potential Staveley Depot for HS2. This dialogue has focused on the need to ensure that the opportunities for the district are maximised through the provision of a college for local people to enable access to employment opportunities arising from HS2. This dialogue is ongoing and the Leader of the Council and the Chief Executive continue to attend the HS2 Staveley Depot Board which is a group comprising of appropriate agencies focussing on the dialogue with HS2 on the proposals for the Staveley Depot.
- 1.7 In summary the route refinement consultation document sets out details of the changes to the route as a result of the feedback from the 2013 consultation and ongoing engagement with local communities and stakeholders. The document sets out the consultation on seven substantial changes which introduce new or different impacts on people, the environment or property. Of these seven route refinements outlined the one most relevant to this area is the Derbyshire to West Yorkshire (M18/Eastern Route). These proposals move the alignment of the route from Derbyshire to West Yorkshire over seventy kilometres to reflect a change in the proposals for serving Sheffield. In summary the consultation document states that the new proposed route follows the M1 and then the M18.
- 1.8 Additionally, the consultation document also sets out how the proposed route can serve Sheffield City Centre and Chesterfield with a spur line. This would

link into the existing rail network south of Chesterfield by joining the existing line near Clay Cross. It is proposed that this spur line will cross the M1 from east to west just after Junction 28 of the M1 and will then travel through Blackwell and Newton meeting the existing line near Stonebroom where it will then travel on into Chesterfield. A copy of the map setting out the spur route and the main route and the proposals for the line to the Staveley Depot can be viewed at the following link:

<https://www.gov.uk/government/publications/hs2-staveley-infrastructure-maintenance-depot>

- 1.9 As previously indicated the route refinement consultation document provides a response form with nine set questions. The property consultation document also sets out a response form which provides set questions regarding the plans to provide assistance to affected communities and businesses. Details of the assistance schemes are summarised in the property consultation document which sets out the property compensation and discretionary assistance schemes in line with a properties proximity to the line of route.

## **2 Conclusions and Reasons for Recommendation**

- 2.1 As the consultation closes on the 9<sup>th</sup> March 2017 this report sets out proposals for the Executive to respond. Executive is asked to consider the information contained within the report and also any representations made during the consultation period to the Council. Executive are also asked to note that the consultation process enables the public and businesses to submit responses directly to HS2 in order that all views are considered.

## **3 Consultation and Equality Impact**

- 3.1 As Executive is asked to consider the process for determining a response to the consultation there are no direct equality implications arising from this report.

## **4 Alternative Options and Reasons for Rejection**

- 4.1 The District Council could chose not to respond to the consultation however this would limit its ability to influence the proposals and ensure that Government were aware of the impact and opportunities HS2 presented for our local communities and businesses.

## **5 Implications**

### **5.1 Finance and Risk Implications**

- 5.1.1 Financial implications for the District Council have been discussed directly with HS2 and Sir David Higgins. The proposed route refinement will impact on the Council if it affects income through the loss of business rates and council tax within the District. As the route refinement is at this stage a

proposal, it is difficult to gauge the true financial impact. This difficulty is compounded by the fact that it is not yet clear what choices residents or businesses may make as a consequence of the impact and how this will equate to the actual loss of income.

5.1.2 In addition to the direct financial consequences to the Council representations have been made to HS2 about the effect of the proposals on the ability to manage development. Uncertainty on the route and its impact does not assist with strategic spatial planning for the area. Consequently this impacts on developer and community confidence and has a negative effect on the Council's ability to shape and influence future development.

5.1.3 The ongoing dialogue with HS2 is being used to determine a more accurate assessment of financial impact. Additionally the Chief Executive has highlighted the need for Government to consider how the impact on local businesses and communities could be mitigated through the provision of additional resources particularly in relation to economic growth. This dialogue will continue so that opportunities arising as a consequence of the proposed route are maximised to offset the negative impact should the proposed new route remain unchanged. It is important that this dialogue forms part of the ongoing delivery of the Council's growth agenda in order that the best case is made to Government to demonstrate the need to maximise the economic benefits of the proposals.

**5.2 Legal Implications including Data Protection**

5.2.1 None arising directly from this report.

**5.3 Human Resources Implications**

5.3.1 None arising directly from this report.

**6 Recommendation**

6.1 That Executive requests that the Chief Executive in consultation with the Leader finalise the Councils response to the HS2 consultation in order that it may be submitted by 9<sup>th</sup> March 2017.

**7 Decision Information**

<p><b>Is the decision a Key Decision?</b>          (A Key Decision is an executive decision which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)</p>	<p>No</p>
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<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	No
<b>District Wards Affected</b>	
<b>Links to Corporate Plan priorities or Policy Framework</b>	

**8 Document Information**

<b>Appendix No</b>	<b>Title</b>
1	Summary of letters received
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
<b>Report Author</b>	<b>Contact Number</b>
Dan Swaine	01246 242462 /

**SUMMARY OF LETTERS RECEIVED – BOLSOVER DISTRICT COUNCIL**

Area	Nature of Concern
Newton	<ul style="list-style-type: none"> <li>• Ruin countryside</li> <li>• House prices drop hugely</li> <li>• Personal stress/value</li> <li>• Question the authorities</li> <li>• Prefer link to go to Meadow hall</li> </ul>
Blackwell Old Blackwell	<ul style="list-style-type: none"> <li>• No improvements will be made – modernise what exists</li> <li>• Effect on the surrounding community</li> <li>• House prices already dropping (30% drop)</li> <li>• Questioning the fixed compensation sum</li> <li>• Questioning the overall benefit</li> <li>• Prefer link to go to Meadow hall</li> </ul>
Blackwell Old Blackwell	<ul style="list-style-type: none"> <li>• House prices to drop more</li> <li>• Compensation doesn't reflect the drop in property value</li> <li>• Personal value</li> <li>• Other means of travel to be affected</li> <li>• Invest in our current network</li> </ul>
Newton	<ul style="list-style-type: none"> <li>• Changes to existing train line would be cheaper</li> <li>• Meadowhall route much more affective</li> <li>• Higher costs due to more trains, rolling stock and staff</li> <li>• Limited parking at Sheffield Station</li> <li>• Devastating effect on conservation areas</li> <li>• More expensive route/option and less efficient</li> <li>• Compensation payments are inadequate</li> </ul>
Blackwell	<ul style="list-style-type: none"> <li>• Effect property prices and sales</li> <li>• Affect the lives of local residents and the surrounding area</li> <li>• Motorway junctions will also be affected</li> <li>• Original plan far more superior in serving needs (North Derbyshire and South Yorkshire)</li> </ul>

Blackwell	<ul style="list-style-type: none"> <li>• Meadowhall route more effective</li> <li>• Detrimental effect on surrounding area and house prices</li> <li>• Increased journey time for the majority of people</li> <li>• Impact on heritage assets and irreversible damage to natural habitat</li> <li>• Irreversible ecological damage</li> <li>• Restricted access for South Yorkshire residents</li> <li>• Disruption to local services</li> <li>• Destruction of farm/farmland and several homes</li> </ul>
Blackwell	<ul style="list-style-type: none"> <li>• Original Phase 2b route featuring a station at Meadowhall would be more effective</li> <li>• M1 corridor – communities suffer from construction noise/ traffic and lower house prices</li> <li>• The proposed new route does not offer anything to communities in North Derbyshire and South Yorkshire</li> <li>• The new route benefits less people</li> <li>• Sheffield and Chesterfield urban areas are Victorian townships that were not designed for the demands of modern day traffic</li> <li>• Realistically it is only the residents of the actual city and town centres that benefit</li> <li>• The new route offers slower journey times for Sheffield residents</li> <li>• Investment should be made in high speed rail</li> <li>• The new route is unlikely to offer claimed economic savings</li> </ul>
Tibshelf	<ul style="list-style-type: none"> <li>• The new route passes directly through a business which has been the focus of strategic investment over the past 10 years due to location and access to infrastructure</li> <li>• The site is pivotal to business expansion plans</li> <li>• 600 UK employees at risk</li> <li>• Significant contributor to the Bolsover District economy</li> </ul>