

Affordable Housing Delivery

Robert Cogings
Head of Housing
Derbyshire Dales DC

Matlock



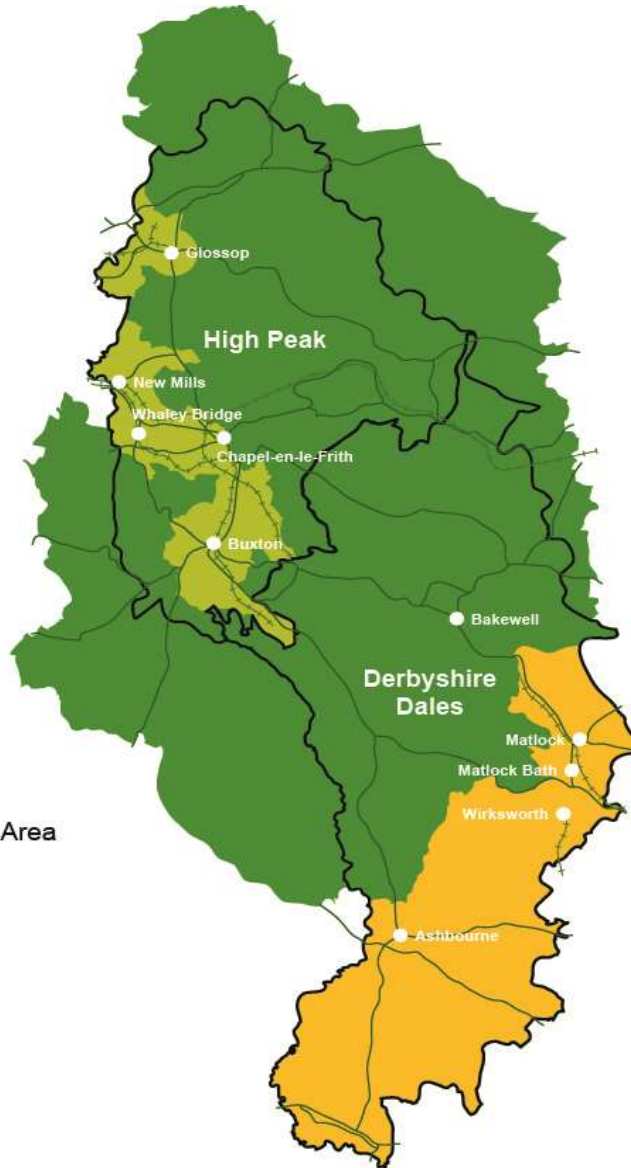
Corporate approach

- Why build new homes?
- Corporate priority
- Funding & land
- Delivery
 - Exception sites
 - S106
- Pursuing opportunities
- Working with partners

Brassington



Keeping the Derbyshire Dales clean, safe, healthy & beautiful



- High Peak Local Plan Area
- Local Plan Area
- National Park
- Major Roads
- Rail

- 150 FTE staff
- Rural 80 Authority
- LSVT 2002
- 4600 HA units
- 2 local plan areas
- 10 housing staff
- 71000 population

More customers

- Total homelessness approaches
 - 2017/18 = 123
- Homelessness Reduction Act
 - 2018/19 = 386
- DDDC funded debt and welfare services supported 452 clients with a combined debt and benefit impact of £1.7m in 2018-19
- House price to income ratios have been over 10x for many years



Rough sleeping –
increasingly common
across the market
towns of the Dales

Corporate priority

The Priority

- Identify and deliver new affordable housing sites and improve housing for vulnerable people
- Edge of settlement, failed SHLAA site for market homes comes back with 58 new homes, 50 of which are affordable. Committee approve the site in Matlock. HA buys the 8 market homes.
- Average of 72 new affordable homes/yr since 2003

The outcome



Capital Programme 2017/18-21/22

Taddington	4	Capital receipts	£80,000
Winster	4	S106	£80,000
Bakewell Lady Manners School	30	Capital receipts	£427,000
Wirksworth - Derby Road	33	S106	£30,734
Cromford / Matlock Bath	3	S106	£100,000
Matlock - Dimple Site	12	S106	£122,000
Dales Housing Garage Sites	13	S106	£130,000
Tideswell	23	Capital receipts	£412,500
Rural villages	27	S106	£1,000,000
Temporary Accommodation	3	S106	£120,000
Ashbourne - Dove Garage	12	S106	£157,500
Brailsford - Mercaston Lane	11	S106	£135,000
Brailsford - Luke Lane Phase 2	11	S106	£135,000
Matlock - Bentley Bridge	20	S106	£225,000
Matlock - Moorcraft	6	Capital receipts	£400,000
Matlock - Asker Lane	21	S106	£250,000
Doveridge - Bakers Lane	11	S106	£135,000
Total	244		£3,939,734

Former Council nursery site



- Council's last significant housing site
- 12 homes completed in 2019
- Issues;
 - Japanese knotweed
 - Adjacent Grade II listed building
 - Sloping site
 - NIMBY issues

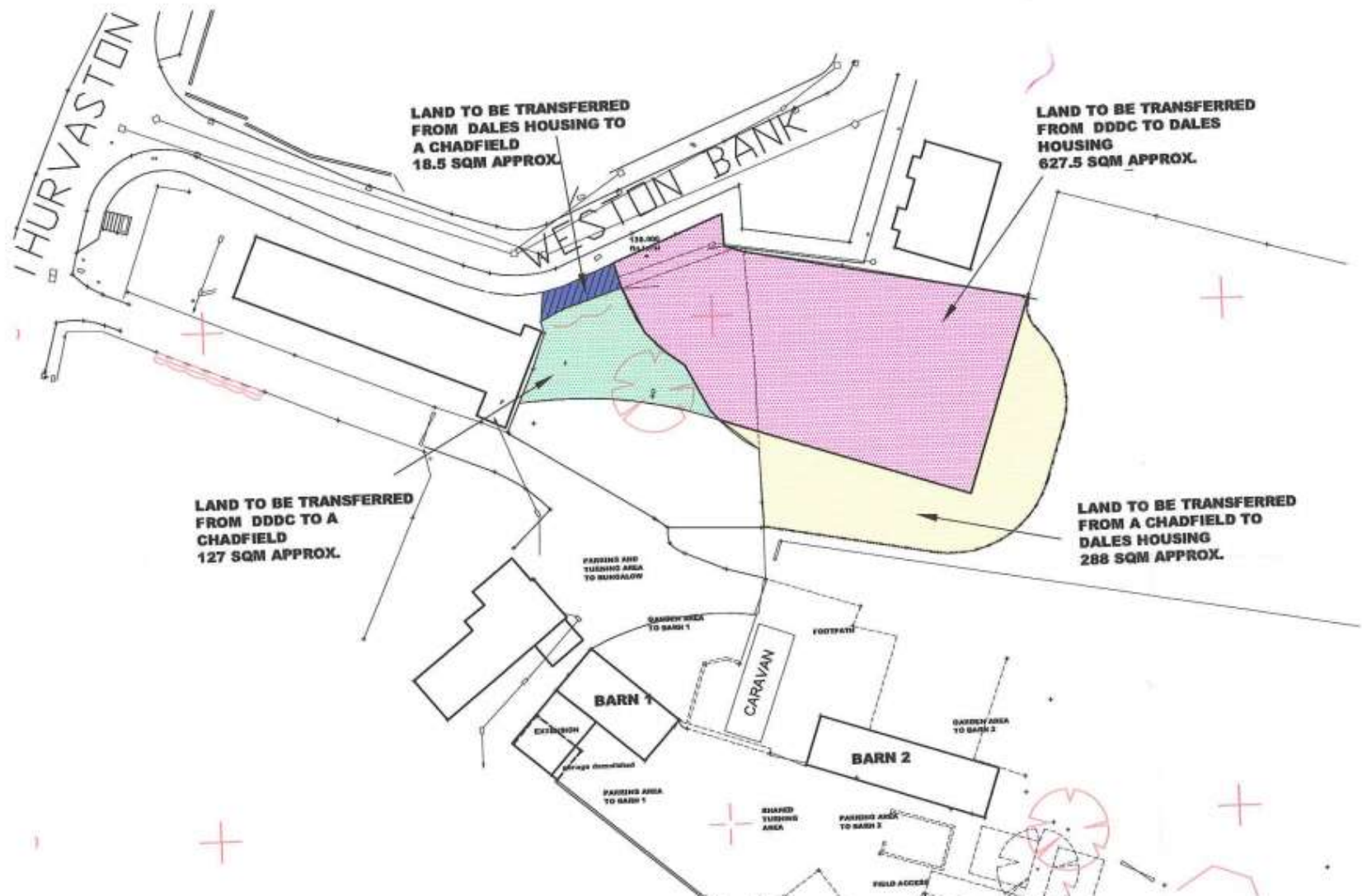
Attracting investment

- Corporate priority
- Housing Strategy & Enabling team
- Planning policy – exception sites
- Resources to support development
- Leadership and confidence
- Responsiveness

Partnerships - internal

- Housing Team includes Rural Housing Enabler
- Planning policy and Development Control
- Estates & Legal
- Finance
- Car Parks
- Corporate Leadership Team
- Members

Planning, Estates, Legal, HA & resident



Partnerships - External

- Nottingham Community HA
- Platform Housing Group
- Peak District Rural HA
- Peak District National Park Authority
- Alms House charities & CLTs
- Local developers

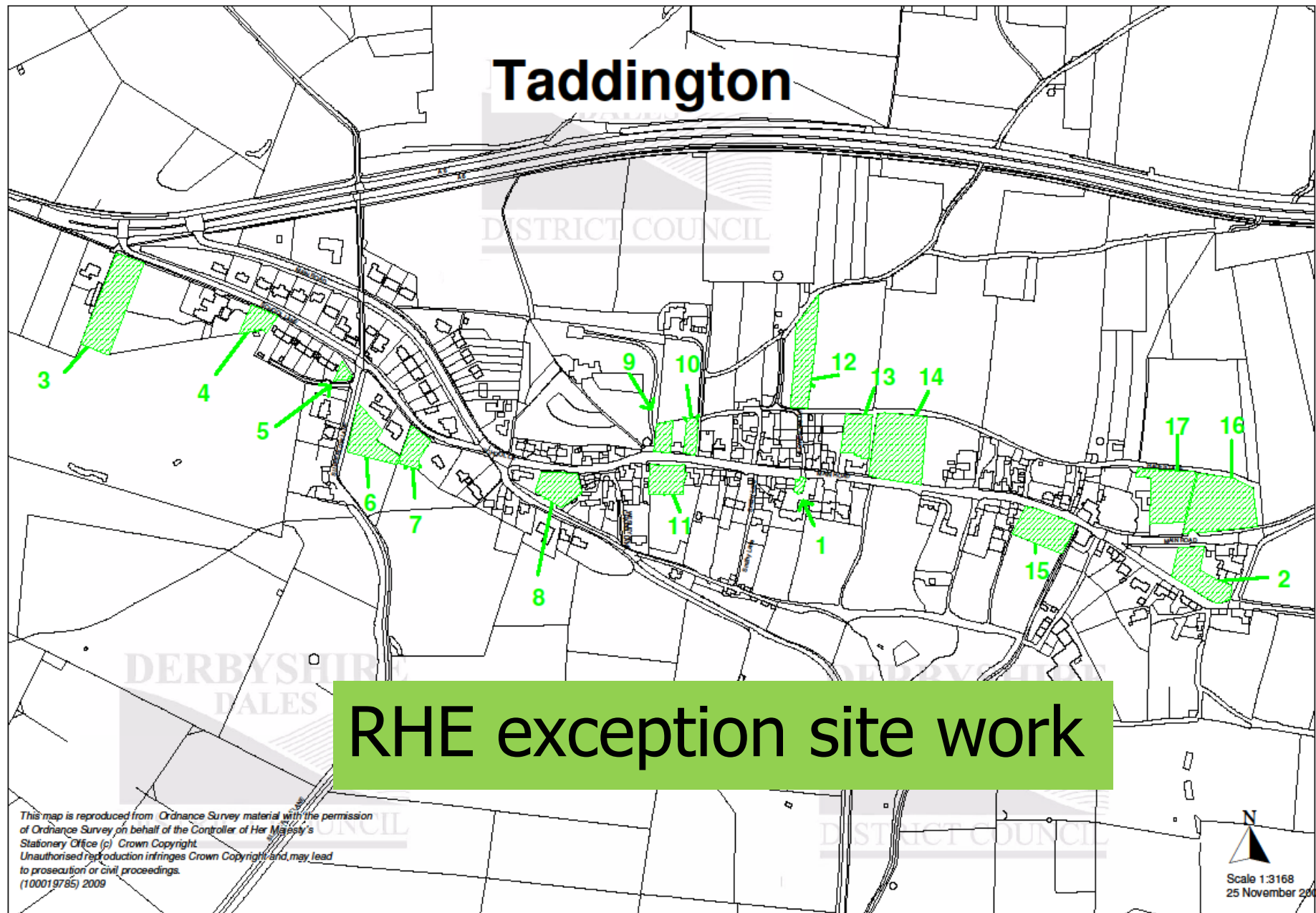
Delivery in Darley Dale with 82 affordable homes



- 2013 33 homes former factory site
- 2014 34 homes former garden centre
- 2015 15 homes on part of a school site

Taddington: 4 affordable homes

- Parish Needs Survey 2009
- Site identification
- Objectors, each of the 15 households neighbouring the site wrote two objection letters
- HCA funding
- £80,000 capital grant from DDDC
- Planning consent in 2017



Taddington completion Dec '19



Local Plan & delivery

- Growing settlements to meet numbers
- Assessing local housing need
- Developer contributions
 - On site & off site
 - Reduced number on site for £1 ?!
- Case study: Brailsford 294 new market homes. 700 existing households
- Across the District more s106 heading our way, up to £13m in off site contributions and another 300 affordable homes

Brailsford 2014



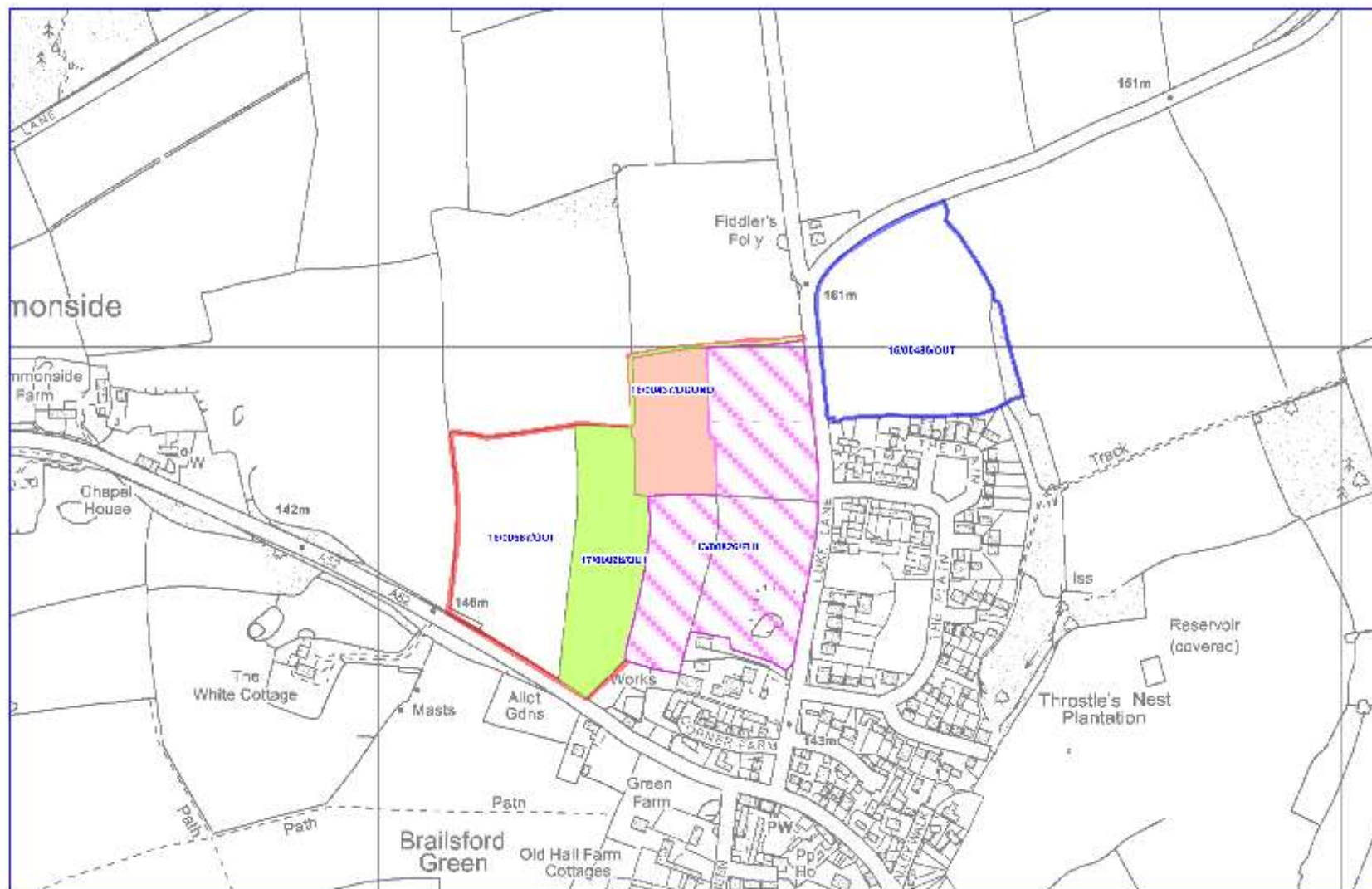
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15/05/2017
Scale 1:5,000

Brailsford 2019



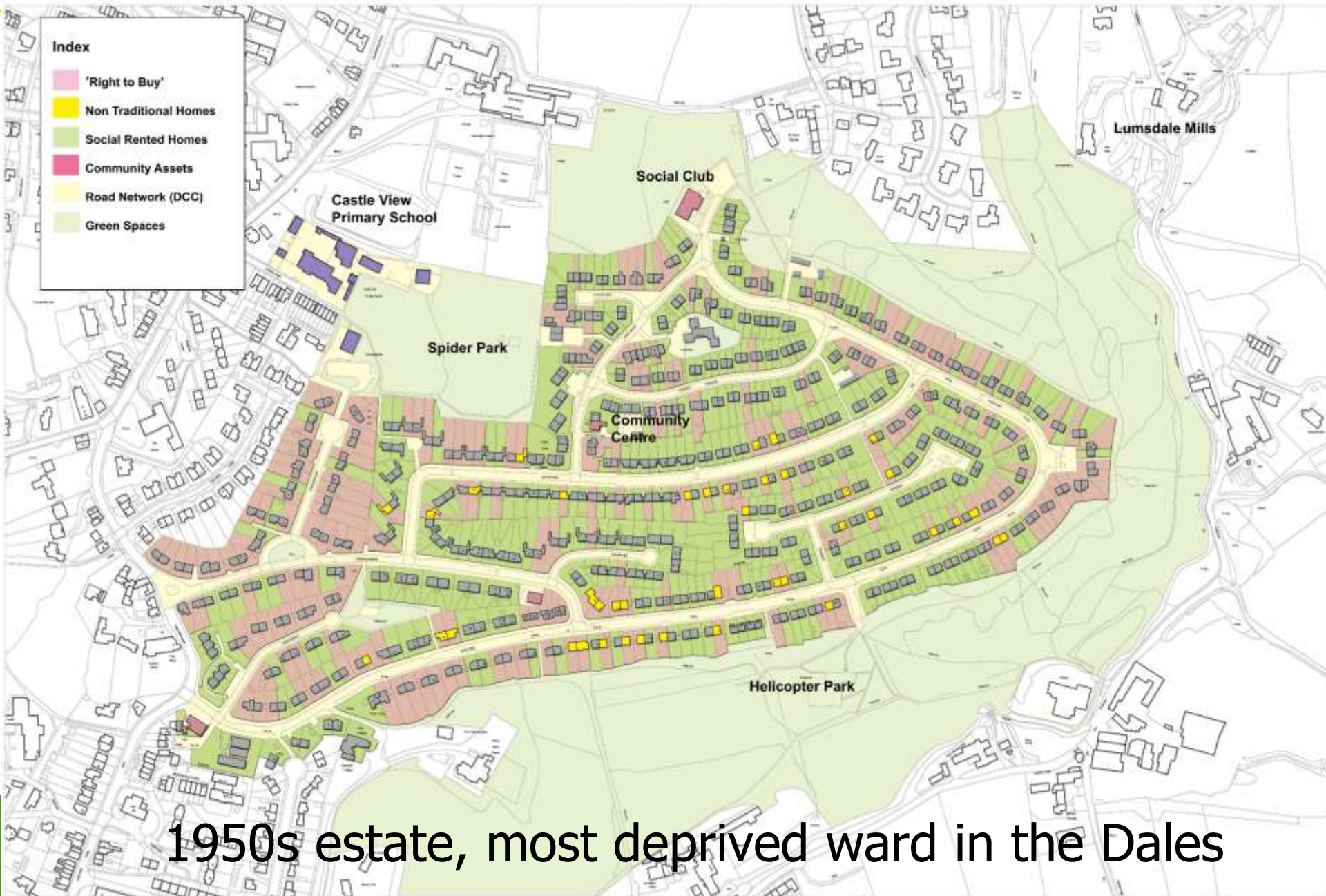
Brailsford S106 on and off site

- Danger of over supply of affordable housing
- Miller Homes phase 1 produced 7 affordable homes
- Subsequent Phase 2, 11 more
- 3rd site with another developer, 11 more
- 4th , 5th and 6th sites, seeking off site contribution and potentially serviced land
- Developer issues, RP capacity, local need

Hurst Farm Estate Regen

- £190,000 DCLG Estate Regeneration Grant in 2017
- Pocket Park Refurbishment MHCLG grant £25,000
- 'Play and Stay' Group £10,000
- Forest School Training £10,000
- Youth Activity Programme Pilot £1,000
- Social Entrepreneur 1yr Training £10,000
- Traditional PRC Homes cladding scheme £100,000
- £1.1m HLF bid submitted, Power for Change and Reaching Communities bids to follow in 2019.

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1950s estate, most deprived ward in the Dales

Council Housing

- Opportunity to generate income and meet need
 - LGA Housing Advisers Programme grant to develop feasibility and prove concept
 - Some new build and s106 acquisitions
 - Empty homes and purchase of existing stock
 - Procurement of development and managing agent
 - Phase 2 of the council housing business plan should be underway in the next few weeks once procurement of the consultant is confirmed
 - Already have schemes and units identified
 - 50 homes = £200,000 income

Going forward

- Community Led Housing: 3 CLTs one with stock, one about to receive and another looking for opportunities.
- Supporting Alms House Trusts
- Continuing our support of the Syrian Refugee programme, 8 families housed
- Adopted the Empty homes premium April 2019 but a lot more work to do to help owners



Youlgreave
CLT

Sir Robert Coke
Alms Houses,
Longford



Conclusions

- Rural Councils can be exciting too!
- Strong partnership with HAs
- Working with developers and agents
- Local authority funding vital
- Community Led Housing
- Development takes a long time
- HE funding for rural housing & grant rates
- Devolution – who is standing up for rural?
- Beware S106 oversupply and related issues

Questions for you!

- How easy are you making it to invest in your area? Is there corporate buy in?
- Do you have the capacity to support bidding for investment e.g. Rural Housing Enablers
- Do you have the right policies in place?
Exceptions site policies, cross subsidy, S106 contributions
- Do HAs want to work in your district? How easy are you making it for them?