

Derbyshire Dales DC

Robert Cogings
Director of Housing



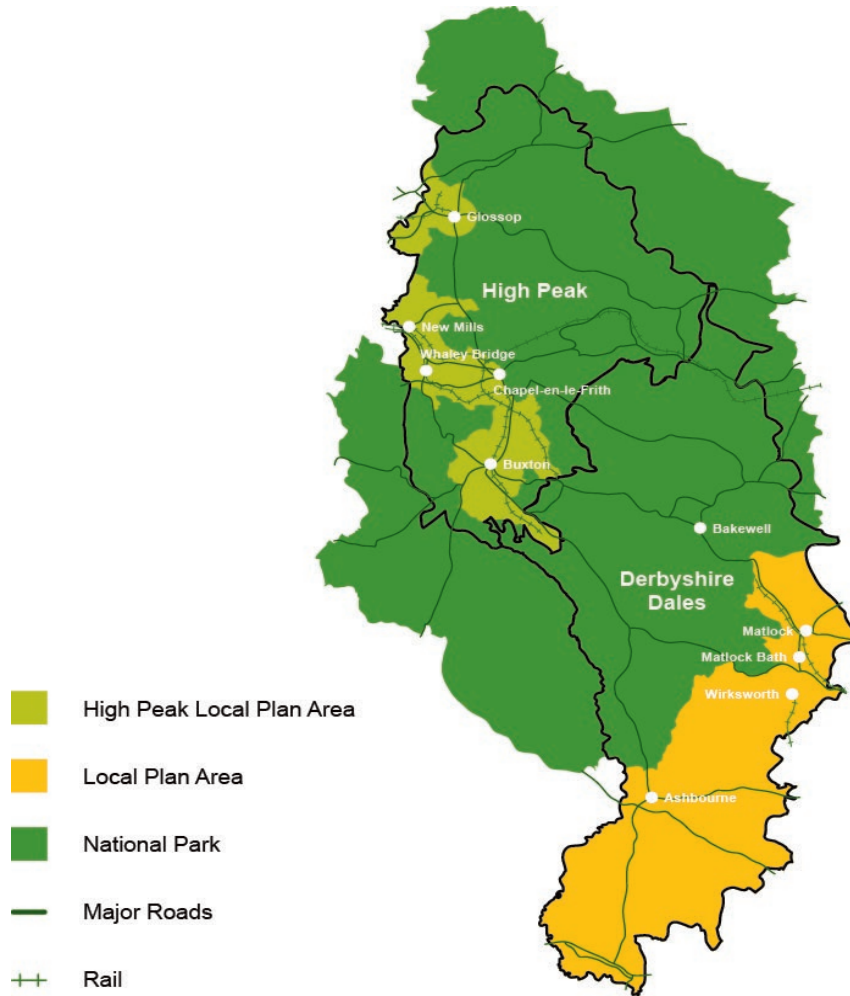
Estate Regen and Rural Housing

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- Estate Regeneration
- Homelessness and associated issues
- Rural affordability issues



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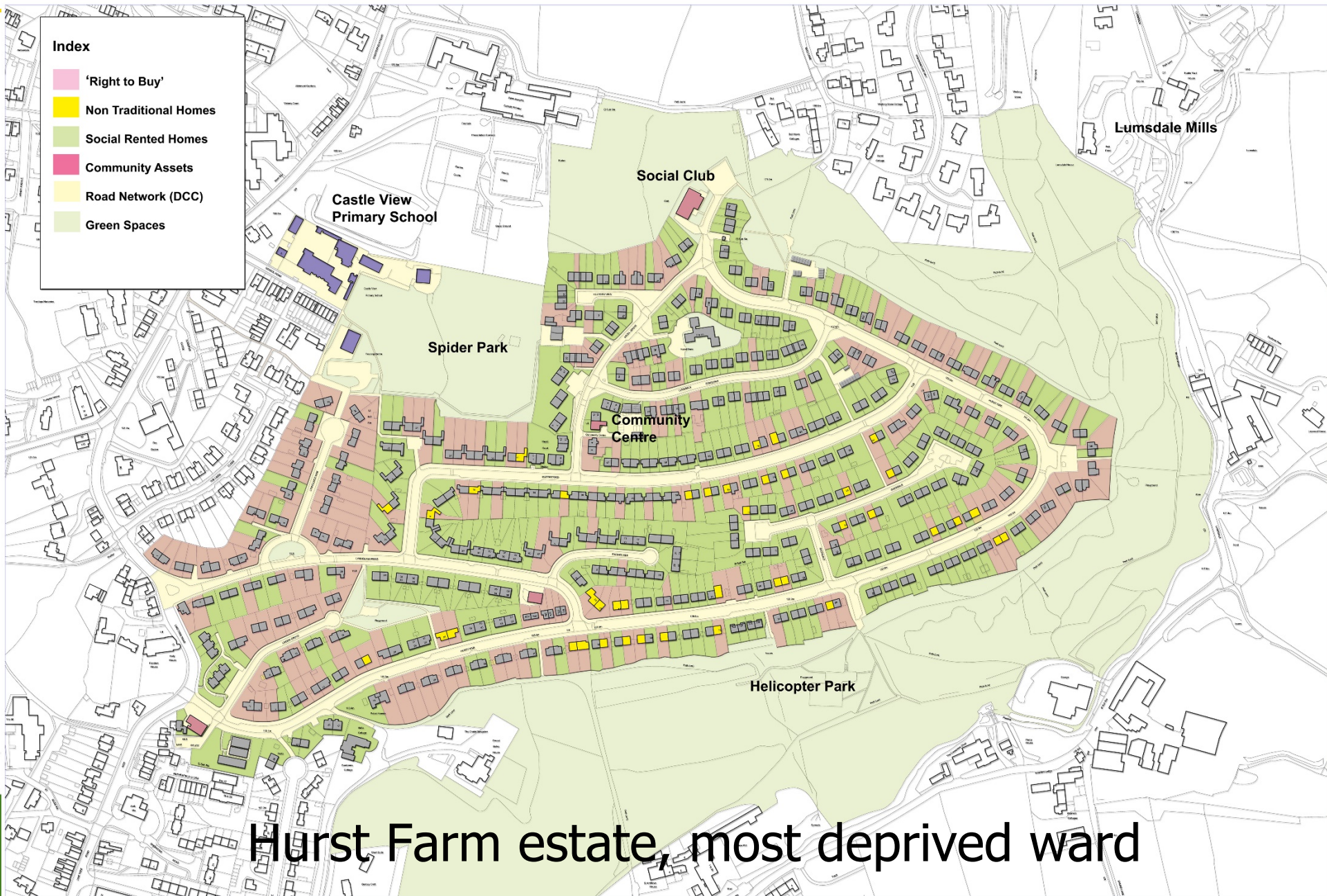


- 150 FTE staff
- Rural 80 Authority
- LSVT 2002
- 4600 HA units
- 2 local plan areas
- 10 housing staff
- 71000 population
- Recently registered as a new provider of social housing

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- 'Right to Buy'
- Non Traditional Homes
- Social Rented Homes
- Community Assets
- Road Network (DCC)
- Green Spaces



Hurst Farm estate, most deprived ward



Community consultation



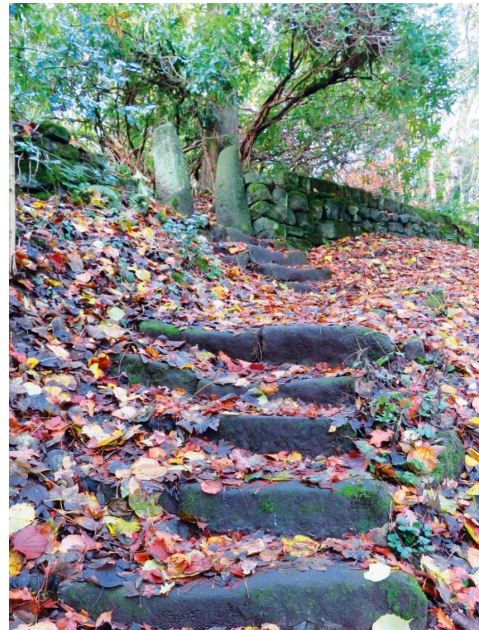
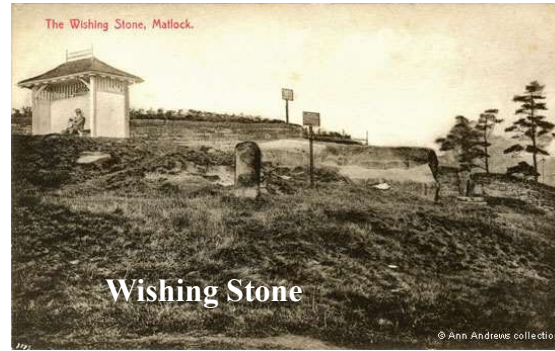
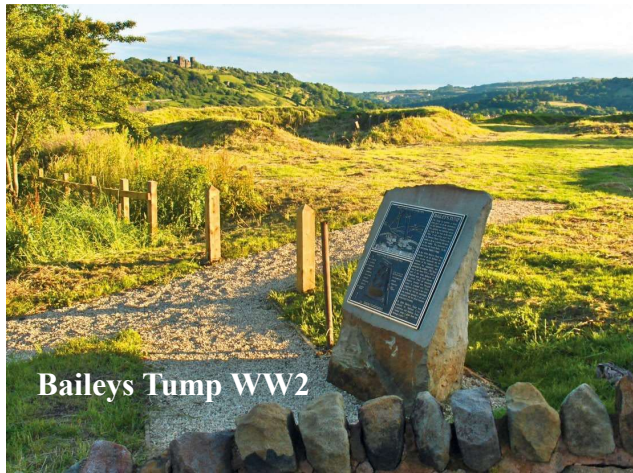
Hurst Farm Estate Regen

- £190,000 DCLG Estate Regeneration Grant in 2017
- Pocket Park Refurbishment MHCLG grant £25,000 2019
- 'Play and Stay' Group £10,000 2019
- Forest School Training £10,000 2020
- Youth Activity Programme Pilot £1,000 2019
- Social Entrepreneur 1yr Training £10,000 2019
- Co-Op grant for Food Pantry £15,000 2020
- District Council 0% loan £110,000 to support cash flow 2021
- Sport England grant for the Social Club £150,000
- Phase 1&2 External Wall Insulation scheme 39 homes and £0.5m LA and BEIS funding 2019 – 2021
- Initial £109,000 grant, £1.1m Heritage Lottery bid 2021-22
- £251,000 Estate Regen grant for social club refurb Oct 2021



The community successfully completes Forest School training and are now setting up as a social enterprise

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Community Pantry

“As a Community we are absolutely overwhelmed, We are looking forward to a brighter future Community is what matters”



Supporting vulnerable residents

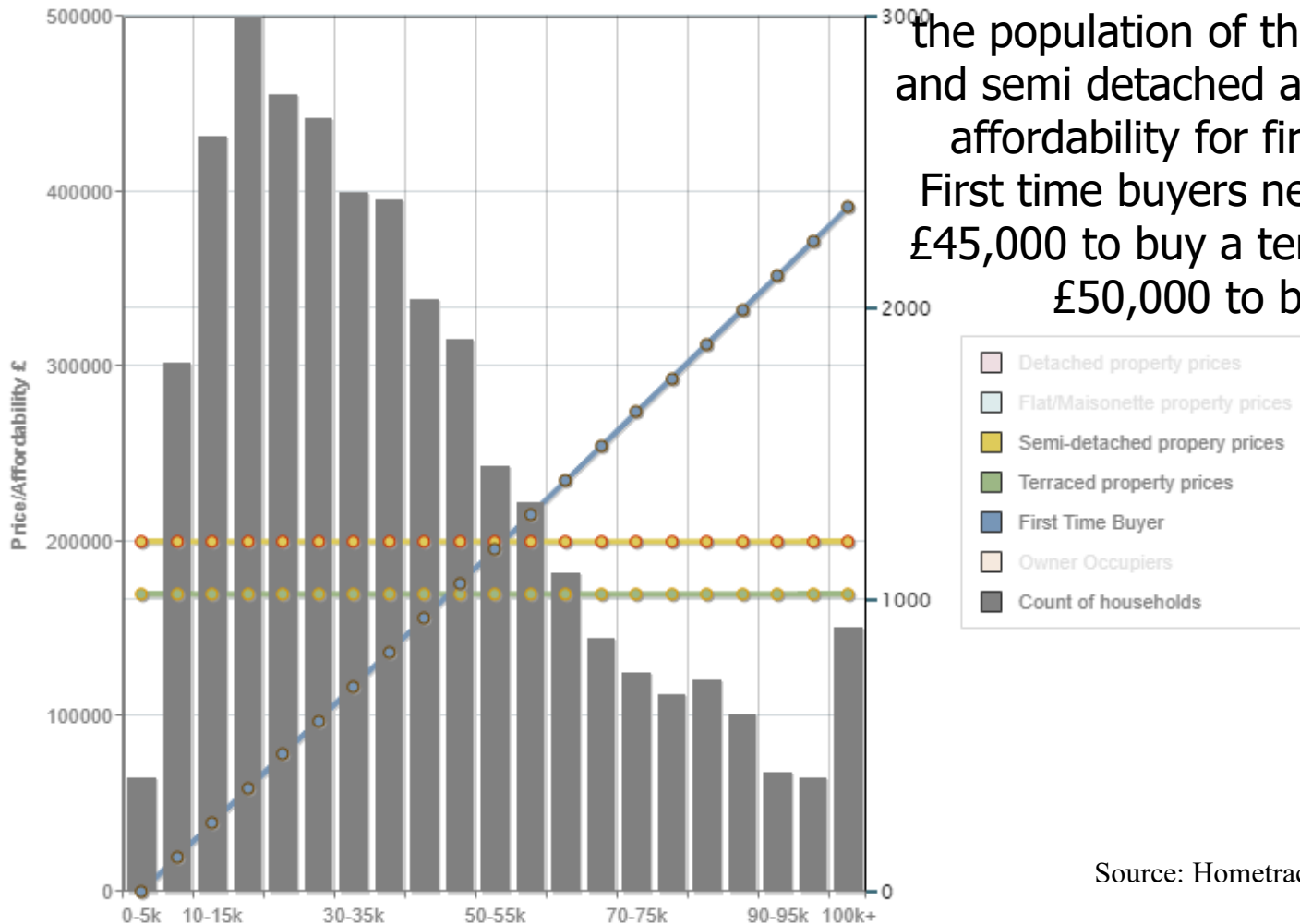
- In 2020/21, 3 council funded services supported 226 new clients and at least 194 existing clients, a total of 420 clients. Total debt affected was £929,789 and total benefit gain was £411,777
- CAB total debt affected £830,085 with £64,406 benefit gain
- Adullam HA, total debt affected £99,704 with total financial gains of £121,224
- Age UK total financial gains of £226,147
- We've also played our part in the Syrian and Afghan refugee programmes

Affordability in the Dales

- House price to earning ratio is 9.3 : 1
- Lower quartile ratio is 10 : 1
- The simple average house price is £373,700, the lower quartile price is £215,000

Hometrack 2011

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This chart shows the income profile of the population of the Dales, terraced and semi detached average prices and affordability for first time buyers.

First time buyers need an income of £45,000 to buy a terraced house and £50,000 to buy a semi

Source: Hometrack Nov 2021

Rural Housing

- Averaging 67 new affordable homes/yr since 2002 via Housing Associations, CLTs, almshouse trusts
- Corporate commitment and funding
- New council housing programme of 50 homes over 5 years, just started with 3 homes in ownership and 13 due over next 12 months
- Rising Open Market Values are impacting on shared ownership affordability

Summary

- Rural authorities have a range of housing issues
- Prioritising areas or resources can lead to substantial gains
- Modest new build/acquisitions to deliver council housing are feasible
- If Derbyshire Dales can do it, so can you !