



## Summary Document

# Erewash Housing Strategy 2011 – 2016

Adopted January 2011



*To help Erewash residents have  
good quality homes and housing services,  
which meet their needs, and help create sustainable communities*

## **This is a brief Summary of the Erewash Housing Strategy for 2011 – 2016**

**The full document and appendices** can be found on the Council's website [www.erewash.gov.uk](http://www.erewash.gov.uk) > Housing > Housing Strategy.

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## Introduction

The Erewash Housing Strategy outlines our housing objectives and plans for the next five years.

It is essential that we have an up-to-date comprehensive strategy to address the housing needs of our community, not only for people already living here but also for those who will become residents in future years.

We have worked closely with our partners and residents to highlight and prioritise the housing issues which we need to tackle. This, together with robust evidence, enables us to be confident that these are the most important strategic housing objectives which will benefit our community.

However, the Housing Strategy is being developed and written at a time of great change and many uncertainties: following national and international economic crises, an uncertain and fluctuating housing market, and a new government. This may all impact not only on the finances and other resources available to deliver a housing strategy for the next five years, but also on the organisations and partnerships we currently work with.

For this reason; this Housing Strategy document focuses on what we would like to achieve for our residents. A separate Action Plan and Forward Plan will highlight our options and plans for delivery. These will be revised annually (or more frequently if necessary).

*Note: throughout the document – references to “us” and “we” refer to the Council and its partners, unless otherwise indicated.*

*Our Housing Partners include:*

- *Housing landowners and developers*
- *Affordable Housing Providers*
- *Housing Support Service Providers*
- *Voluntary Sector Service Providers*
- *Funding organisations*
- *Social Services*
- *Probation Services*

# What we aim to deliver

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## The overarching aim of this Housing Strategy

**To help Erewash residents have good quality homes and housing services which meet their needs, and help create sustainable communities**

## Our strategic housing themes and objectives

<b>Strategic Housing Theme</b>	<b>Objectives – what we intend to achieve</b>
Deliver quality and choice in the housing market	<ul style="list-style-type: none"><li>• Deliver affordable housing across the Borough</li><li>• Increase the number of homes in the borough to provide choice and meet needs</li><li>• Improve and renovate private housing sector</li><li>• Improve energy efficiency and reduce carbon emissions of homes</li><li>• Tackle empty properties and bring them back into use</li><li>• Address Rural Housing needs</li><li>• Address the housing needs of people with physical disabilities</li></ul>
Tackle the causes of homelessness and meet vulnerable people's needs	<ul style="list-style-type: none"><li>• Tackle and prevent homelessness</li><li>• Ensure Vulnerable People have access to suitable housing and support</li></ul>
Create safe and sustainable communities	<ul style="list-style-type: none"><li>• Create safe and secure homes and neighbourhoods</li><li>• Provide and sustain employment and training opportunities through housing projects</li><li>• Support wider plans to create sustainable communities through Housing and Regeneration initiatives</li><li>• Provide a mix of housing tenures, types and sizes in order to create mixed and balanced communities</li></ul>

## Ensuring effective, accessible and equitable service delivery

We also want to make sure that our strategic themes, objectives and methods of delivery will be effective and accessible to all. We will therefore be continually monitoring and developing these with the following actions in mind.

- Make sure Housing and Housing Services are available and accessible to all
- Work with partners to achieve positive outcomes for our residents
- Ensure a robust evidence base on which strategic decisions are made



# How we can meet our objectives

## Resources

We are operating in times of change, and financial and organisational uncertainties. We have to be realistic and understand that the amount and delivery of resources is likely to be very different in the next few years, than the way we have worked previously.

Some of the ways we will fund the delivery of the Housing Strategy include:

- the Council's revenue and capital funding when available;
- bringing in income for housing services;
- working with partners to deliver and access other funding for housing services.



## Housing and housing related Service delivery

The Council is no longer a direct provider of social rented housing. However, we have a vital strategic, development and planning role.

The Council currently provides a number of services directly, such as homelessness and housing options advice; and delivery of home improvement and other housing grants.

Other housing services are provided by partner organisations such as generic advice and assistance by the Citizens Advice Bureau and other agencies; and ownership and management of social housing by Housing Associations.

Again, the nature, extent and methods of delivering housing and housing related services are rapidly changing. However, we need to continue to work alongside partner organisations to deliver integrated and co-ordinated services.

# Why these particular themes and objectives?

## Evidence Base

The Housing Strategy and related local strategies and policies have been informed by research and studies including:

- Housing Needs Study
- Housing Market Assessment
- Update to Housing Market Assessment
- Vulnerable People Housing Needs Assessment
- Derbyshire Gypsy & Traveller Accommodation Assessment
- Private Sector Housing Stock Condition Survey
- Homelessness Review
- Ward Profiles
- Strategic Housing Land Availability Assessment
- Nottingham Core Housing Market Area Affordable Housing Viability Study

## Consultation and Production of the Strategy

The following people and agencies helped us to develop this strategy:

- Partners at the Strategic Housing Partners Day in June 2010 and other workshops identified housing issues and priorities, solutions and actions.
- Partners and agencies throughout 2010, highlighted issues via groups, forums and individually.
- Public consultation.



## Underpinning Strategies and Policies

The Housing Strategy is underpinned by national policies and more specific local strategies and policies including:

- Homelessness Strategy
- Private Sector Housing Strategy
- Empty Property Strategy
- Affordable Warmth Strategy
- Derbyshire Supporting People Strategy
- Community Safety Partnership Plan
- Economic Regeneration Strategy
- Local Development Framework (LDF)



## **The Corporate Context**

The Housing Strategy also directly links into the Council's:

- Corporate Plan
- Medium Term Financial Strategy & Capital Investment Strategy
- Sustainable Community Strategy

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# **How we will ensure successful delivery of the Housing Strategy**

## **Monitoring the delivery of the Strategy**

- Through the Action Plan which will be reviewed each year, and which is monitored through a number of groups and forums who meet on a bi-monthly to annual basis.
- Progress on the Action Plan will be reported, at least quarterly to stakeholders and partners.
- The Action Plan Progress reports will be placed on the Council's website.
- Through monitoring of targets and actions in the Forward Plan.

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## **Explanation of terms**

### **What is Affordable Housing?**

In Erewash, we estimate that about 58% of households do not have the income to buy a property, if they were first time buyers. For many, renting privately would also be too expensive. There is therefore a need for housing which these households *can* afford.

The housing which would be called "affordable" housing is normally owned by Housing Associations (also known as Registered Providers or Registered Social Landlords) such as Three Valleys Housing.. They provide cheaper housing to rent, or in some cases to buy.

We would normally expect that people living in affordable housing should not have to spend more than 30% of their annual household income on housing costs.

Erewash Borough Council can produce sections of this document on tape, in Braille or in large print or in other languages. The full document is available in electronic format, CD or in hard copy.

To arrange to receive any of these formats, please contact:

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If you have any query about this Strategy, or want to know how you can be involved in shaping the future of housing provision in Erewash, please contact Tessa Paul as above.

If you require this information in your language, please contact the Council using one of the below methods.

“જો તમારે આ માહિતીની તમારી પોતાની ભાષામાં જરૂર હોય, તો નીચેની પદ્ધતિઓમાંથી એકનો ઉપયોગ કરીને કાઉન્સિલનો સંપર્ક સાધો.”

如果您需要您自己语言的此信息，请通过以下方法之一与委员会联系。

“ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੋਵੇ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਹੇਠ ਲਿਖਿਆਂ ਵਿੱਚੋਂ ਕਿਸੇ ਇੱਕ ਤਰੀਕੇ ਦੀ ਵਰਤੋਂ ਕਰਦੇ ਹੋਏ ਕੌਂਸਲ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।”

اگر آپ یہ معلومات اپنی زبان میں چاہتے ہیں تو براہ مہربانی نیچے دیئے گئے طریقوں میں کسی ایک کا استعمال کرتے ہوئے کونسل سے رابطہ کیجئے۔



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