

Locality analysis

The locality pages outline locality-based information about housing, accommodation and support needs. Each part of the county has its own unique characteristics, but there are some commonalities across all areas:

- A growing number of older people
- A growing number of people with support needs
- A significant proportion of people funding their own care or support
- A need for different types of housing and accommodation to be developed and available to meet demand to 2035

The locality analysis details existing provision, outlines demand, notes gaps in the market and highlights opportunities which we will seek to engage with providers and the wider market about.

The locality analysis also enables us to describe and share the ways that district and borough councils and social landlords work in partnership to support people to live independently in their own home and local community. This support is naturally varied across Derbyshire.

Please note that current provision is based on data provided by the EAC (Elderly Accommodation Counsel), local housing authorities and housing associations. Provision may include stock which may no longer meet current accommodation standards for people who have care and / or support needs.

A glossary of housing types can be found at the end of the document.



The following key principles drive our approach:

- The need to consider the whole market – not just those needing support
- The need for different types of housing provision: shared accommodation, supported accommodation, age designated housing, intergenerational accommodation, housing with care and residential or nursing home provision
- Utilisation of public sector land and other assets to maximum effect
- Shaping market development through a collaborative approach and addressing identified need
- Promoting a wide range of housing options and ensuring that affordable options are available

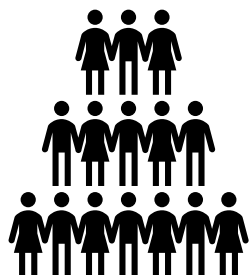
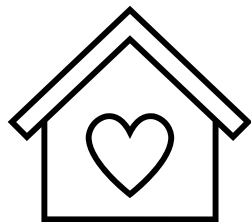
Amber Valley

Our Amber Valley partners want to support adults to live independently, with appropriate care and support delivered in their own home

There is a lack of mainstream housing suitable for people with care and support needs wishing to live in local communities across Amber Valley.

Amber Valley has a sufficient supply of residential care provision to 2035. However, there are gaps in provision of housing with care.

An increase in nursing care is required in this area, with a particular focus on supporting people with more complex Dementia.



Character

- The borough of Amber Valley is mainly rural but contains the four market towns of Alfreton, Heanor, Ripley and Belper
- Amber Valley has the highest number of households of all Derbyshire districts, at just over 56,200
- The employment rate in Amber Valley is 97.3%, which is the same rate as the whole of Derbyshire
- Amber Valley has excellent transport links: major roads include the M1, A6, A38 and A52, and there are 6 rail stations.

Population

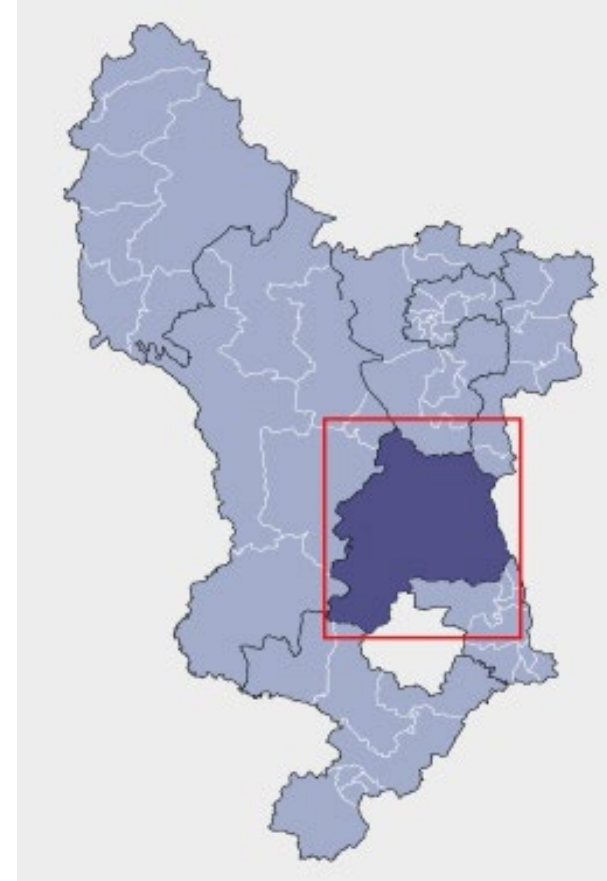
- From a total population of 126,175, the number of people aged 65 and over is 28,465 (23%). This is forecast to rise to 35,421 (26%) by 2030 and 38,820 (28%) by 2035
- The working age population (18-64 yrs) is 74,035, forecast to be 76,843 in 2030 and 76,865 by 2035.

Housing

- There are 56,278 households in Amber Valley: 41% are owned outright and 31% are owned with a mortgage or loan (Census 2021)
- 14.1% are lone pensioner households (Census 2021)
- The average house price is £195,000 (June 2022)

Other relevant plans and documents

- [Local housing needs assessment \(ambervalley.gov.uk\)](https://ambervalley.gov.uk/local-housing-needs-assessment)
- [Housing strategy \(ambervalley.gov.uk\)](https://ambervalley.gov.uk/housing-strategy)
- [Priorities plan \(ambervalley.gov.uk\)](https://ambervalley.gov.uk/priorities-plan)
- [Local Plan 2021 - 2039 \(ambervalley.gov.uk\)](https://ambervalley.gov.uk/local-plan-2021-2039)
- [Amber Valley Place Alliance](https://ambervalley.gov.uk/amber-valley-place-alliance)



Market Opportunities in Amber Valley

Recent Market Developments:

- Amber Valley are renewing their Local Plan and have identified nine sites for new housing and developments.
- A residential care home in Heanor has opened a new D/deaf household for up to 12 older deaf adults
- 114 affordable homes built at Derwent St in Belper
- A supported living scheme which includes provision for enhanced specialist care has opened in Alfreton

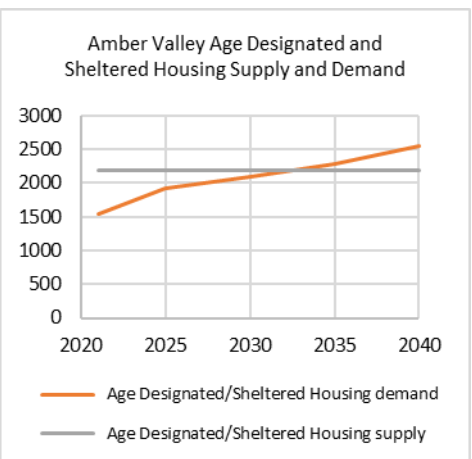
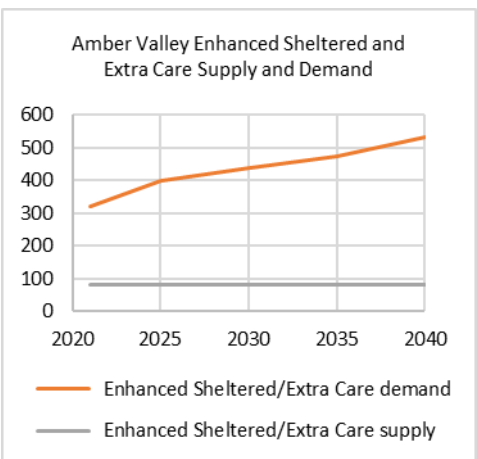
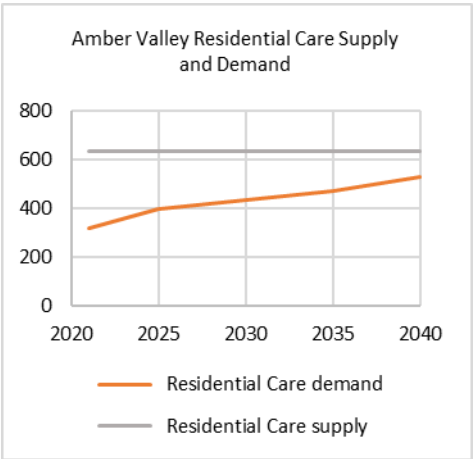
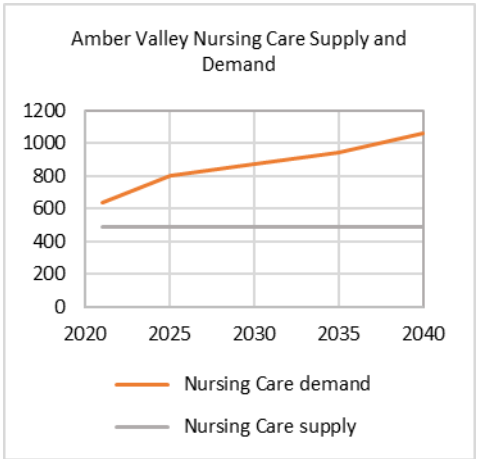
Market Opportunities:

- Amber Valley wants to encourage the development of affordable retirement living properties, particularly in the west of the borough
- Additional extra care schemes should be focused on the market towns of Ripley, Heanor and Belper
- There is a modest need for 'care ready' retirement housing for rent
- There is an ongoing demand for domiciliary care provision across the county, particularly in the more rural parts of the borough such as Crich, Heage, Ambergate and Alport
- There is a lack of specialised nursing care for people with dementia and complex needs
- The development of smaller supported living or specialist extra care schemes is of interest



Current Provision

Residential Care Homes	15
Nursing Care Homes	10
Age Designated / Sheltered Housing Schemes	120
Enhanced Sheltered / Extra Care Schemes	2
18-64 yrs Residential and Nursing Homes	17
18-64 yrs Supported Living	23
18-64 yrs Specialist Extra Care	2
Shared Lives Schemes	18

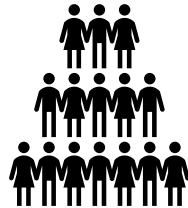


Bolsover

Bolsover are working on their preventative housing offer. The number of Shared Lives placements needs to be increased, as does the provision of accommodation options for adults with more complex needs.

There is ample provision of sheltered housing accommodation; the area also has good existing provision of age designated housing for older people.

There is an ongoing modest need to focus on developing 'care ready' retirement housing for rent



Character

- The district of Bolsover is mainly rural but contains the four market towns of Clowne, Bolsover, Shirebrook and South Normanton
- A number of smaller communities are scattered throughout the district. The area has strong links to its mining past
- Bolsover has the second fewest number of households of all Derbyshire districts, at just over 35,200
- The employment rate in Bolsover is 97%, which is slightly below the Derbyshire rate of 97.3%
- The M1 motorway runs through Bolsover. Regular bus routes service the areas and travel via rail is close by with stations at Alfreton, Chesterfield and Worksop.

Population

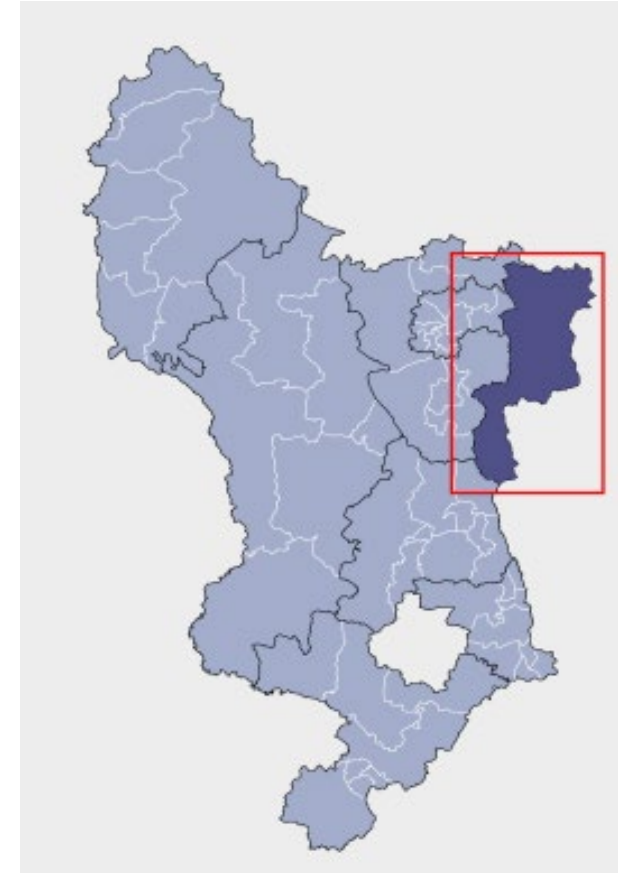
- From a total population of 80,172, the number of people aged 65 and over is 16,212 (20%). This is forecast to rise to 19,931 (23%) by 2030 and 22,276 (25%) by 2035
- The working age population (18-64 yrs) is 48,424, forecast to be 50,581 in 2030 and 50,662 by 2035.

Housing

- There are 35,260 households in Bolsover: 35% are owned outright and 31% are owned with a mortgage or loan (Census 2021)
- 13.6% are lone pensioner households (Census 2021)
- The average house price is £152,500 (June 2022)

Other relevant plans and documents

- [Housing Market Area - Bolsover District Council](#)
- [Housing Needs Survey - Bolsover District Council](#)
- [Development Plan - Bolsover District Council](#)
- [Bolsover Council Plan 2020-2024](#)
- [Bolsover and North East Derbyshire Place Alliance](#)



Market Opportunities in Bolsover

Recent Market Developments:

- Bolsover have established a wholly council-owned development company called Dragonfly Development. The company will help to provide regeneration and new housing
- Bolsover District is continuing its regeneration of existing age-designated housing stock

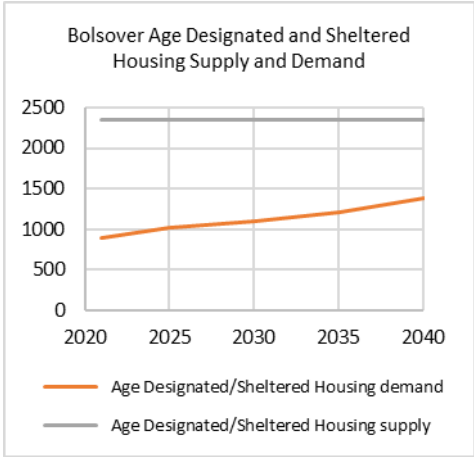
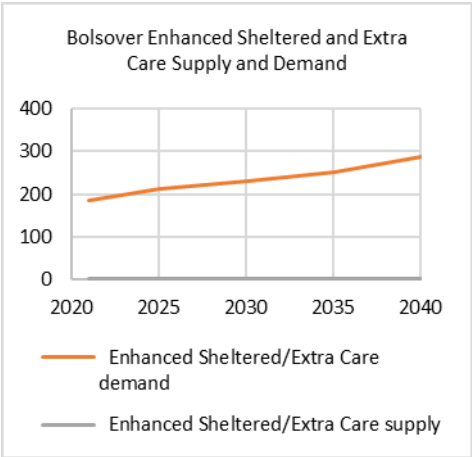
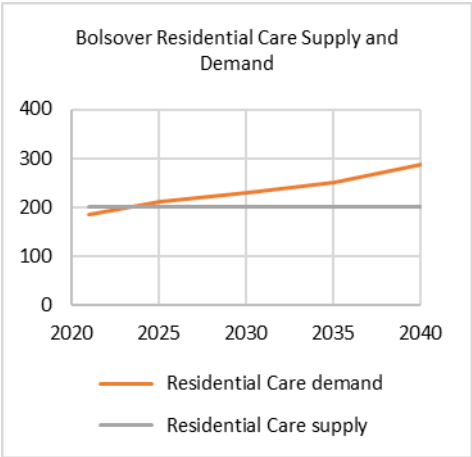
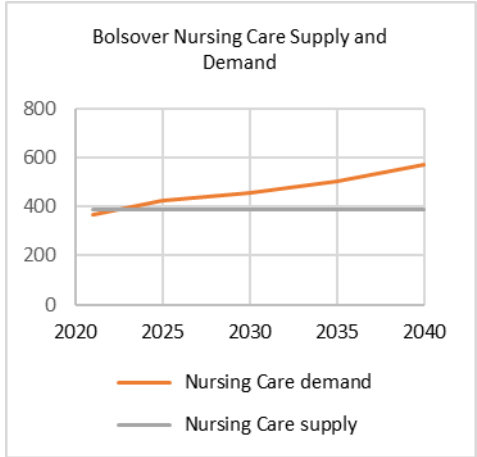
Market Opportunities:

- Bolsover wants to encourage the development of affordable retirement living properties
- There is a modest need for ‘care ready’ retirement housing for rent, particularly in the north of the district
- There is an ongoing demand for domiciliary care provision across the district, particularly for evening and night-time support
- There is a need for more specialised nursing care for people with dementia and complex needs
- There is an interest in smaller enhanced care or extra care schemes across the district. Bolsover are looking at developing an extra care scheme on the Bolsover North development if approved
- There is a need for supported housing accommodation across the district



Current Provision

Residential Care Homes	5
Nursing Care Homes	9
Age Designated / Sheltered Housing Schemes	24
Enhanced Sheltered / Extra Care Schemes	0
18-64 yrs Residential and Nursing Homes	13
18-64 yrs Supported Living	15
18-64 yrs Specialist Extra Care	3
Shared Lives Schemes	3



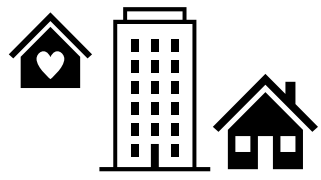
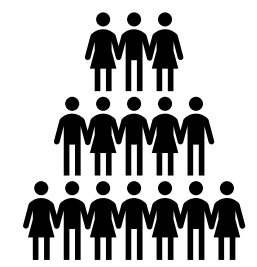
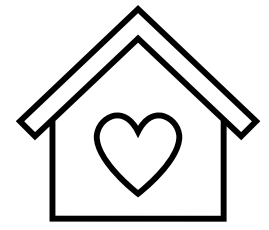
Chesterfield

Our Chesterfield partners are committed to maintaining a preventative approach by helping people in their own homes.

There is a need for age designated housing for older people in Chesterfield. There is also a requirement for housing with care – which could be extra care or housing with care options.

An increase of nursing care beds is required.

However, there is no additional need for residential care beds or for supported living accommodation.



Character

- The borough of Chesterfield is mainly urban, containing the market towns of Staveley and Chesterfield, which is the largest town in Derbyshire.
- Chesterfield has the third largest number of households of all Derbyshire districts at just over 48,200.
- The employment rate in Chesterfield is 96.5%, slightly below the Derbyshire rate of 97.3%
- Chesterfield is very accessible: the M1 is less than 10 minutes away, and an extensive local bus network and rail station on the main line connects Chesterfield with major towns and cities across the country

Population

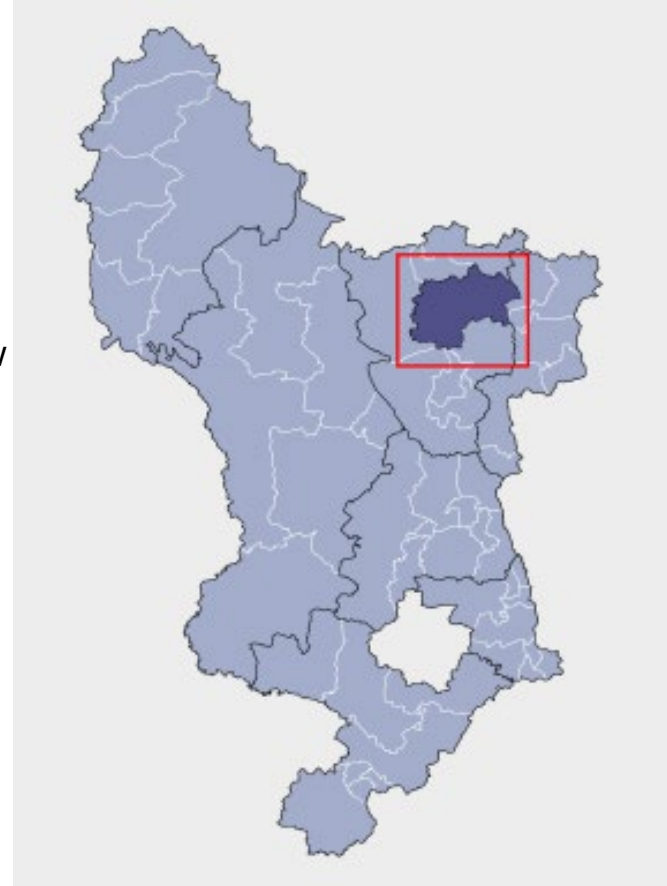
- From a total population of 103,554, the number of people aged 65 and over is 22,376 (22%). This is forecast to rise to 26,368 (25%) by 2030 and 28,318 (26%) by 2035
- The working age population (18-64 yrs) is 61,519, forecast to be 61,510 in 2030 and 60,835 by 2035.

Housing

- There are 48,052 households in Chesterfield: 36% are owned outright and 27% are owned with a mortgage or loan (Census 2021)
- 14.5% are lone pensioner households (Census 2021)
- The average house price is £175,000 (June 2022)

Other relevant plans and documents

- [Housing strategy consultation \(chesterfield.gov.uk\)](https://chesterfield.gov.uk/housing-strategy-consultation)
- [Council plan \(chesterfield.gov.uk\)](https://chesterfield.gov.uk/council-plan)
- [Development plan \(the Local Plan\) \(chesterfield.gov.uk\)](https://chesterfield.gov.uk/development-plan)
- [Chesterfield Place Alliance](https://chesterfield.gov.uk/place-alliance)



Market Opportunities in Chesterfield

Recent Market Developments:

- Chesterfield are reviewing their Local Plan and will be consulting on issues and options in 2023. in 2024, they will be consulting on a draft plan
- Chesterfield Waterside is one of the largest regeneration projects in the UK and will be a major mixed-use development
- Chesterfield will be spending around £100m on improving council homes; the money will include building 96 new homes

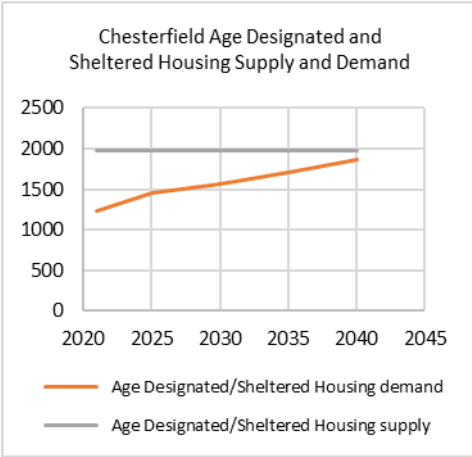
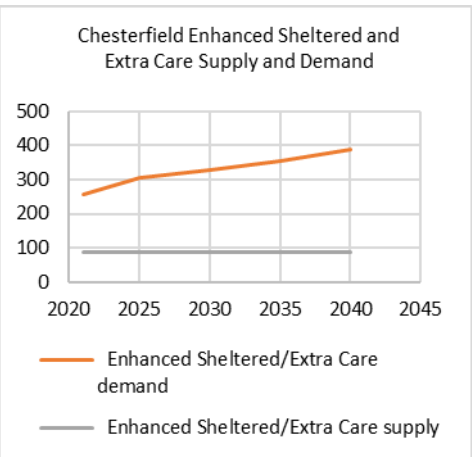
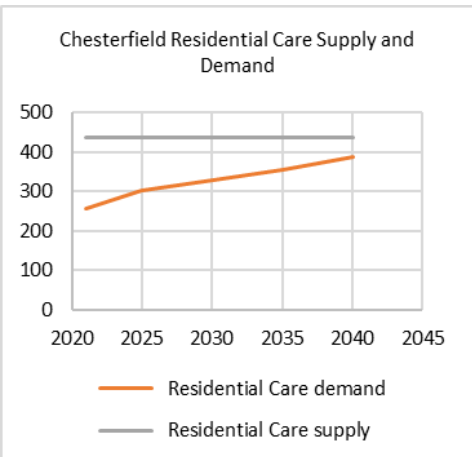
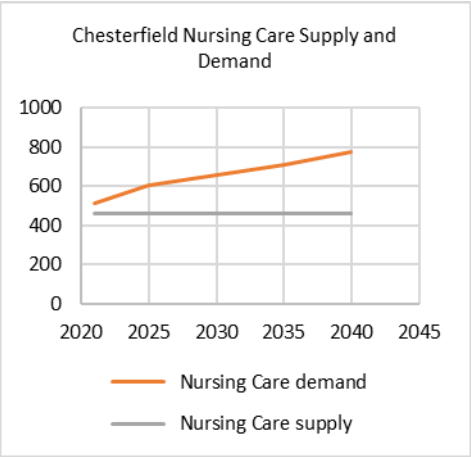
Market Opportunities:

- Chesterfield wants to encourage new housing provision to be built to M4(2) standards to promote independent living
- Provision of advice and assistance so people can make best use of their existing accommodation
- Any new schemes need to have a focus on delivering affordable options, for rent or sale
- Development of housing which enables downsizing and / or independent living across all tenures will be encouraged
- Affordable extra care provision for older people
- Retirement villages or housing with care schemes linked to wider town regeneration
- There is a need for more specialised nursing care for people with dementia and complex needs



Current Provision

Residential Care Homes	12
Nursing Care Homes	10
Age Designated / Sheltered Housing Schemes	49
Enhanced Sheltered / Extra Care Schemes	3
18-64 yrs Residential and Nursing Homes	23
18-64 yrs Supported Living	55
18-64 yrs Specialist Extra Care	6
Shared Lives Schemes	18



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Derbyshire Dales

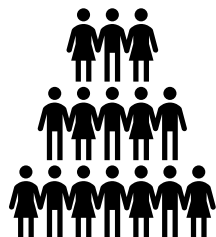
Ensuring appropriate affordable provision is important in the Derbyshire Dales, as is exploring innovative models of care which enable a local workforce to live nearby.

There is a need for additional units of housing suitable for an older population, and provision in smaller communities needs to be considered.

Affordable extra care or housing with care options for all ages is required in the area, as is nursing care for people with dementia or more complex needs.

Promoting Shared Lives provision is an ongoing focus

Recruitment and retention of workers to provide home care remains challenging.



Character

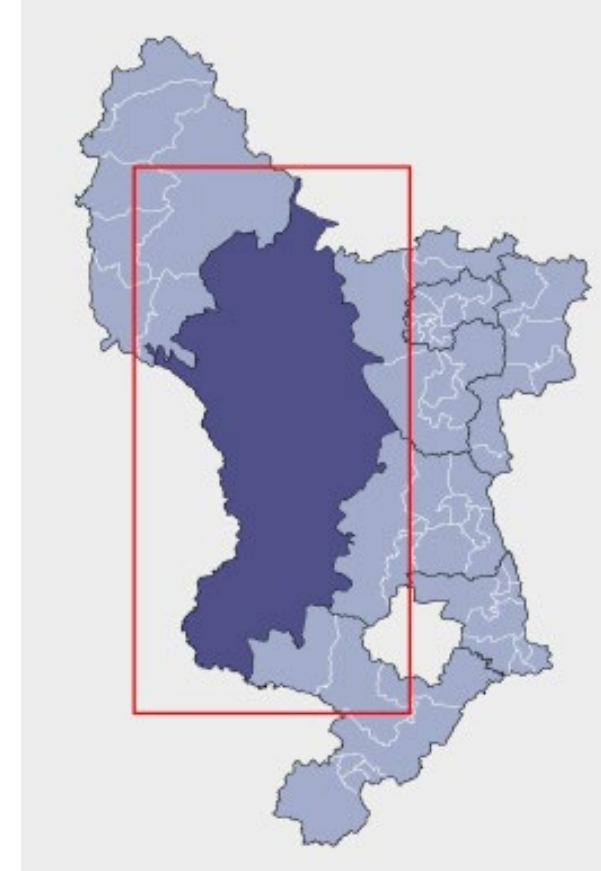
- The district of Derbyshire Dales is mainly rural with around 80% of its population living in rural settlements.
- The district contains the market towns of Ashbourne, Bakewell, Matlock Town and Wirksworth.
- Derbyshire Dales has the fewest number of households of all Derbyshire districts, at just over 32,200.
- The employment rate in Derbyshire Dales is 98.2% which is slightly above the Derbyshire rate of 97.3%
- There are frequent links from neighbouring towns and cities into the Derbyshire Dales. Rail services enable travel from Matlock, in the north of the district, into Derby City Centre

Population

- From a total population of 71,535, the number of people aged 65 and over is 20,014 (28%). This is forecast to rise to 23,971 (32%) by 2030 and 25,993 (34%) by 2035
- The working age population (18-64 yrs) is 39,471, forecast to be 38,630 in 2030 and 37,759 by 2035.

Housing

- There are 32,271 households in Derbyshire Dales: 48% are owned outright and 24% are owned with a mortgage or loan (Census 2021)
- 16.6% are lone pensioner households (Census 2021)
- The average house price is £288,000 (June 2022)



Other relevant plans and documents

- [Housing strategy and enabling - Derbyshire Dales District Council](#)
- [Local Plan - Derbyshire Dales District Council](#)
- [Corporate Plan - Derbyshire Dales District Council](#)
- [Derbyshire Dales Place Alliance](#)
- Please also see [Peak District National Park Management Plan 2023-28](#) and the Peak Park locality pages



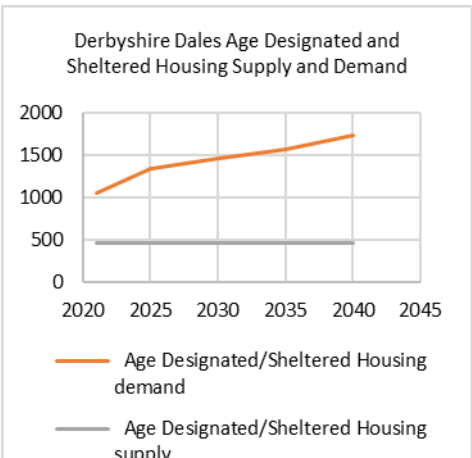
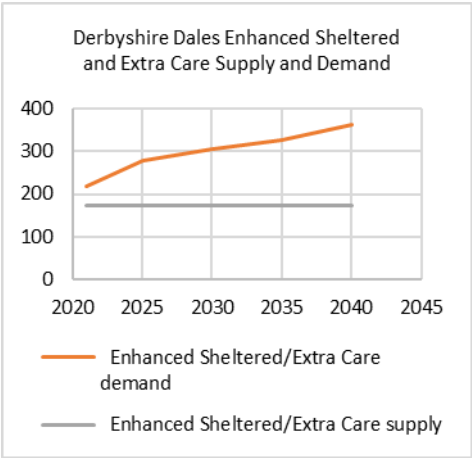
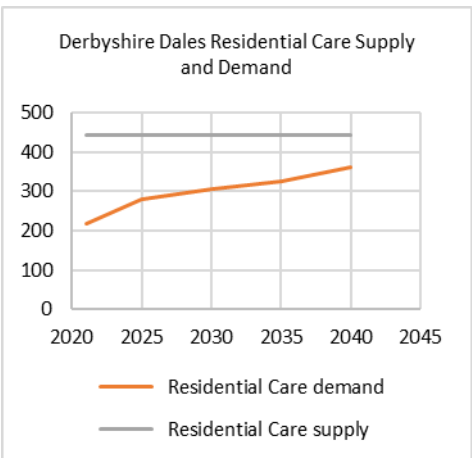
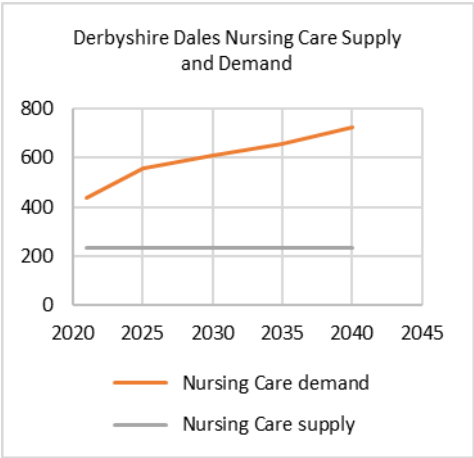
Market Opportunities in Derbyshire Dales

Recent Market Developments:

- The development of Ashbourne Airfield will provide land for economic development and up to 469 new homes
- A new 70-bed residential care facility in Ashbourne is being built
- Local people with a connection to Bakewell are being encouraged to take part in an online survey about their housing needs

Market Opportunities:

- Ensuring the sustainability of the domiciliary care market, particularly in the South Dales remains an ongoing focus
- Development of affordable extra care and housing with care options is required, particularly in the market towns of Matlock and Ashbourne
- Development of affordable housing for adults with care and support needs is required across all ages and tenures, particularly in rural communities
- Innovative solutions to nursing care provision – potentially via hybrid housing with care / nursing care schemes is of interest



Current Provision

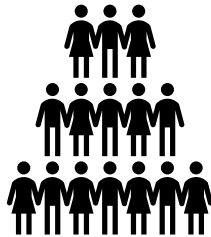
Residential Care Homes	11
Nursing Care Homes	6
Age Designated / Sheltered Housing Schemes	16
Enhanced Sheltered / Extra Care Schemes	3
18-64 yrs Residential and Nursing Homes	3
18-64 yrs Supported Living	13
18-64 yrs Specialist Extra Care	0
Shared Lives Schemes	0

Erewash

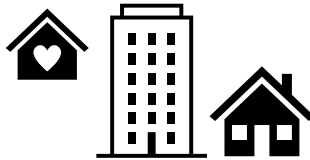
Erewash wants housing which helps people maintain their independence. A need for age-designated and non age-designated or intergenerational housing has been identified across all tenures.



Development of nursing provision which focuses on people with more complex needs is of interest.



Erewash has a need for affordable housing provision across the borough; their Local Plan requires consideration be given to the needs of older adults in developments over 25 dwellings.



Character

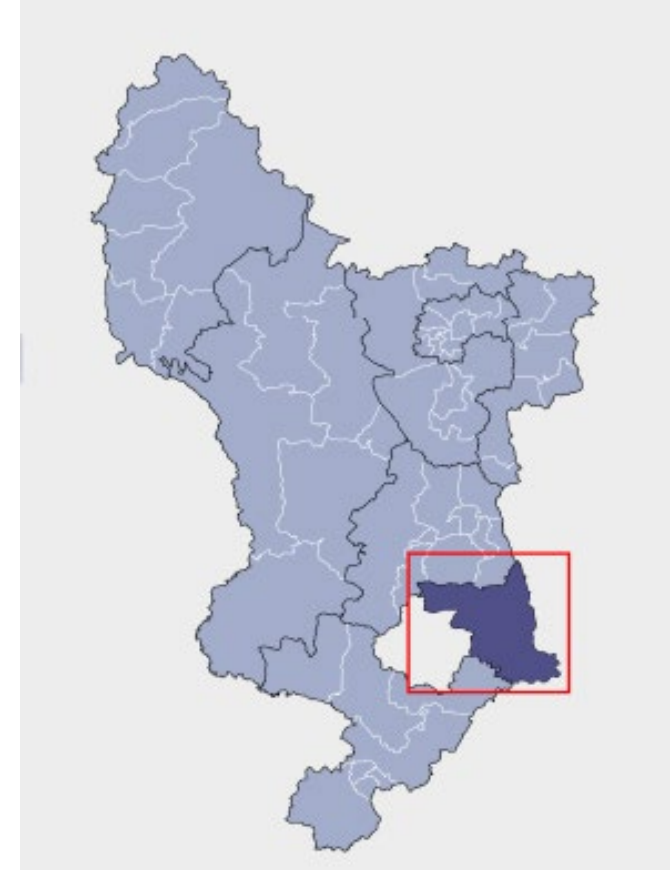
- The borough of Erewash is mainly urban, containing the market towns of Ilkeston and Long Eaton.
- There are a number of scattered settlements across the more rural parts of the borough.
- Erewash has the second largest number of households within Derbyshire districts at 50,300.
- The employment rate in Erewash is 96.9% which is slightly below the Derbyshire rate of 97.3%
- Erewash has two rail stations and is serviced by an extensive bus network enabling connections between neighbouring cities Nottingham and Derby.

Population

- From a total population of 112,912, the number of people aged 65 and over is 23,468 (21%). This is forecast to rise to 28,076 (24%) by 2030 and 30,407 (25%) by 2035
- The working age population (18-64 yrs) is 67,606, forecast to be 68,673 in 2030 and 68,409 by 2035.

Housing

- There are 50,330 households in Erewash: 38% are owned outright and 32% are owned with a mortgage or loan (Census 2021)
- 13.7% are lone pensioner households (Census 2021)
- The average house price is £190,000 (June 2022)



Other relevant plans and documents

- [Erewash Housing Research](#)
- [Erewash Housing Strategy Policy](#)
- [Erewash Council Corporate Plan](#)
- [Erewash Place Alliance Joined Up Care Derbyshire](#)

Market Opportunities in Erewash

Recent Market Developments:

- Erewash are proposing to re-develop Galaxy Row, a derelict cinema, and replace it with commercial and residential units
- Erewash Council is in the process of developing and implementing a Housing Strategy
- A new specialist extra care scheme with 20 apartments has opened in Ilkeston

Market Opportunities:

- Derbyshire County Council are looking to develop an extra care facility next to their residential care home at Bennerley Fields in Cotmanhay
- Erewash wants to encourage the development of affordable properties to suit the current and potential future needs of people who draw on care and support
- There is a need for more specialised nursing care for people with dementia and complex needs
- Developing and promoting intergenerational and mixed tenure housing supporting all age groups is of interest
- Erewash Borough Council wants to see cross-organisational partnership working closely at a strategic level to ensure:
 - that age-designated accommodation is fully suitable for older people to live independently or invest in
 - alternative use of land provides a greater range and number of appropriate properties / support models
 - that support needs, not just care needs, are met.



Current Provision

Residential Care Homes



Nursing Care Homes



Age Designated / Sheltered Housing Schemes



Enhanced Sheltered / Extra Care Schemes



18-64 yrs Residential and Nursing Homes



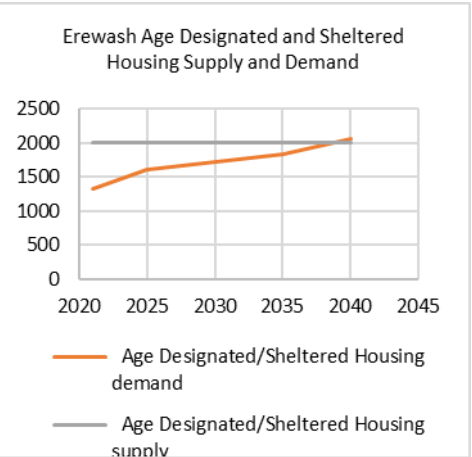
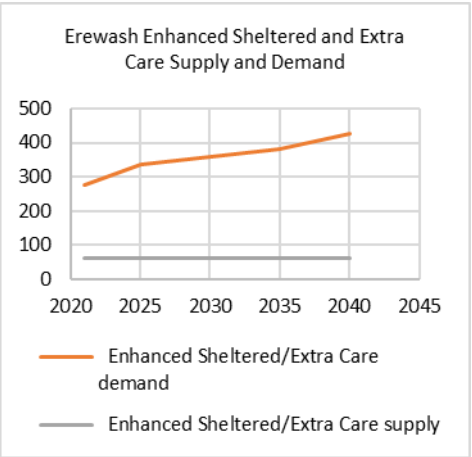
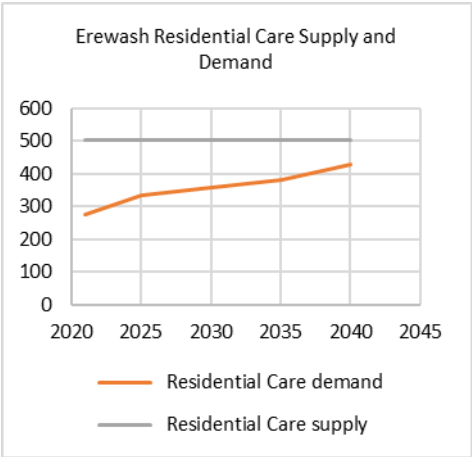
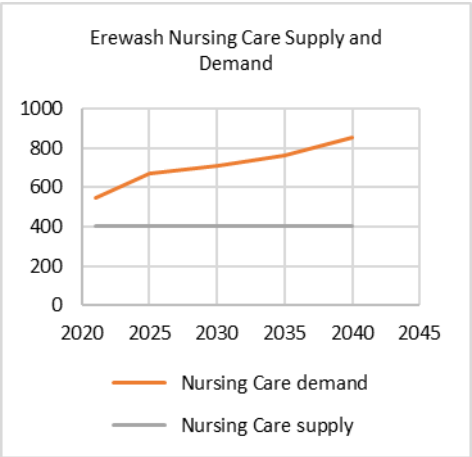
18-64 yrs Supported Living



18-64 yrs Specialist Extra Care



Shared Lives Schemes

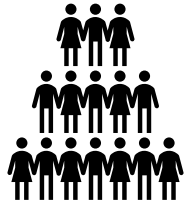


High Peak

The High Peak's rural characteristics means that innovative and small scale initiatives to meet demand are required. Currently, provision is concentrated in the north and south of the borough.

Developing affordable accommodation is key across all tenures and ages. Innovative smaller schemes for rural areas is of interest, as is key worker housing.

There is a shortage of nursing provision, particularly for dementia and more complex needs across the borough.



Character

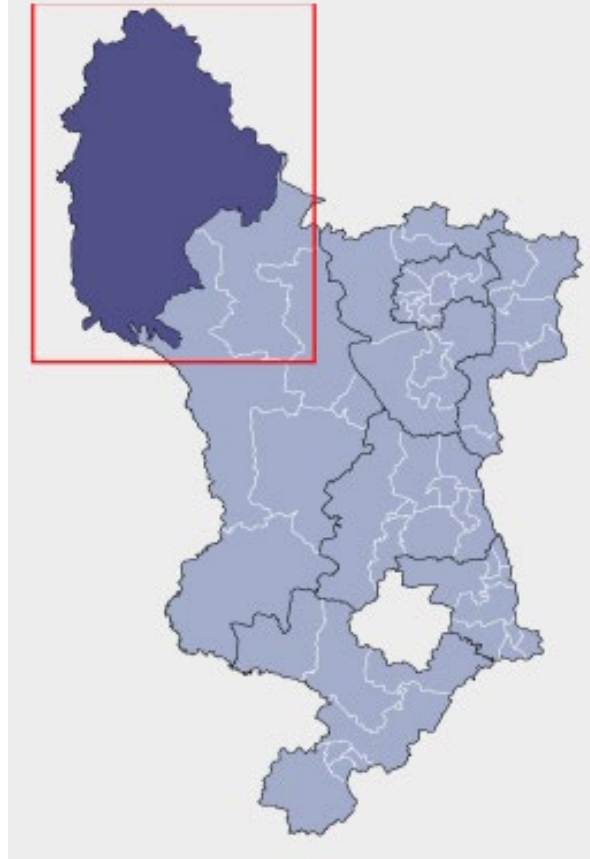
- The east of High Peak is rural in nature and largely comprises the Peak District National Park. To the west, there are five market towns including Glossop, New Mills, Whaley Bridge, Chapel-en-le-Frith and Buxton where the majority of the population of the Borough is concentrated.
- High Peak has the sixth highest number of households of all Derbyshire districts at just over 40,700.
- The employment rate in High Peak is 97.5% which is slightly above the Derbyshire rate of 97.3%
- Bus routes service key towns in the area and a rail link runs from Buxton to Manchester.

Population

- From a total population of 90,937, the number of people aged 65 and over is 19,832 (22%). This is forecast to rise to 24,746 (26%) by 2030 and 26,899 (28%) by 2035
- The working age population (18-64 yrs) is 53,850, forecast to be 54,239 in 2030 and 53,659 by 2035.

Housing

- There are 40,774 households in the High Peak: 40% are owned outright and 31% are owned with a mortgage or loan (Census 2021)
- 14.4% are lone pensioner households (Census 2021)
- The average house price is £219,745 (June 2022)



Other relevant plans and documents

- [High Peak Borough Council Housing Strategies and Market Assessments](#)
- [High Peak Borough Council Corporate Plan](#)
- [High Peak Place Alliance Joined Up Care Derbyshire](#)

Market Opportunities in High Peak

Recent Market Developments:

- High Peak Borough Council have purchased The Springs shopping centre in Buxton and redevelopment could include new homes
- The Borough will be reviewing a new Local Plan which will guide development up to 2041.
- A new McCarthy and Stone 'retirement living plus' development has opened in Buxton

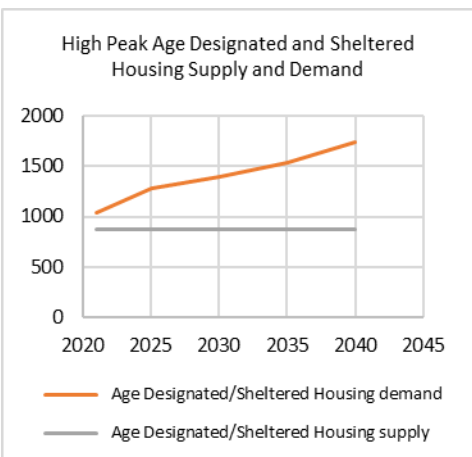
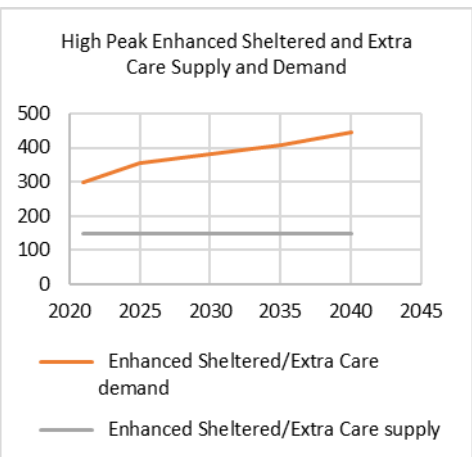
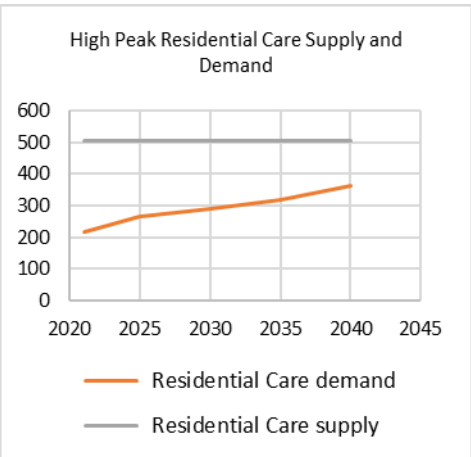
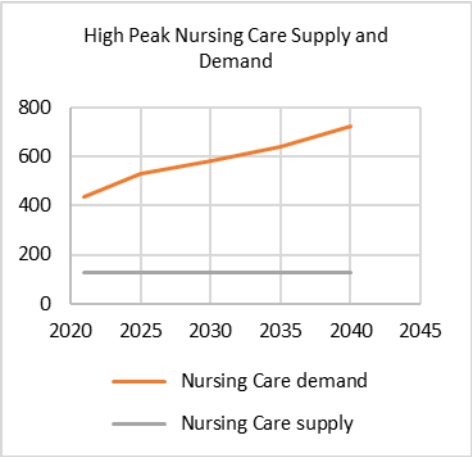
Market Opportunities:

- Affordable housing with care or support is needed in New Mills, Chapel-en-le-Frith and Whaley Bridge
- There is a need for more specialised nursing care for people with dementia and complex needs
- There is an ongoing demand for domiciliary care provision across the borough
- Development of key worker housing
- The development of smaller, innovative accommodations schemes is of interest due to the borough's geographical challenges and Peak Park development restrictions
- There is a small need for robust enhanced supported living accommodation



Current Provision

Residential Care Homes	14
Nursing Care Homes	3
Age Designated / Sheltered Housing Schemes	29
Enhanced Sheltered / Extra Care Schemes	3
18-64 yrs Residential and Nursing Homes	7
18-64 yrs Supported Living	37
18-64 yrs Specialist Extra Care	1
Shared Lives Schemes	3

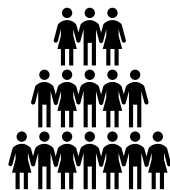


North East Derbyshire

Affordable housing is a key priority in this district. Extra care provision exists in the north and south of the district, but there is a need for further extra care provision in the north of the district.

Affordable provision for 'care ready' accommodation would be welcomed.

There is a need for supported living and specialist extra care in the north of the district.



Character

- The district of North East Derbyshire is rural in nature and contains the market towns of Dronfield, Clay Cross, Killamarsh and Eckington.
- Elsewhere, the district is sparsely populated by scattered villages
- North East Derbyshire has the fourth highest number of households of all Derbyshire districts, at nearly 46,000.
- The employment rate in North East Derbyshire is 97.5% which is slightly above the Derbyshire rate of 97.3%
- The area has strong public transport links into neighbouring towns including Chesterfield and Mansfield and is in close proximity to major highways.

Population

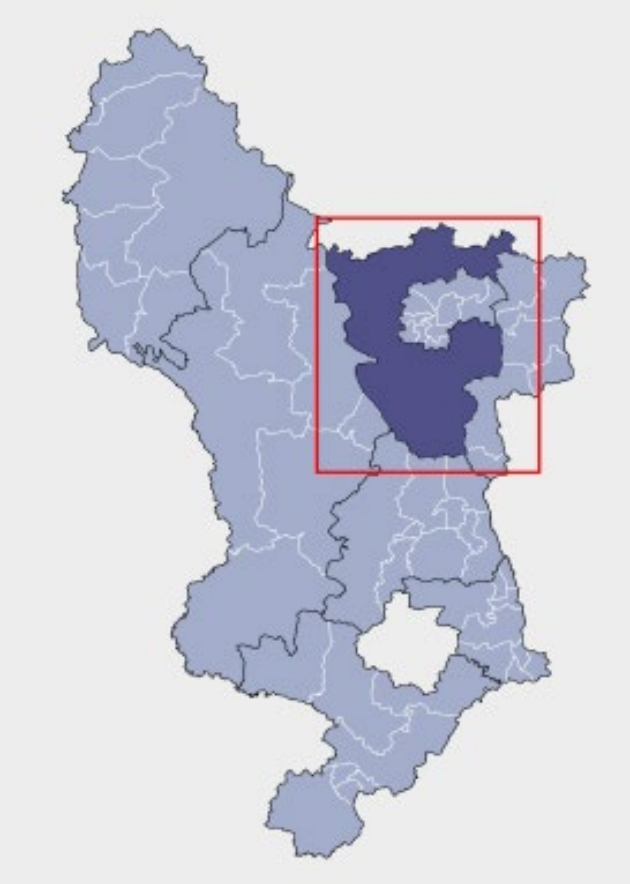
- From a total population of 102,000, the number of people aged 65 and over is 25,320 (25%). This is forecast to rise to 29,957 (28%) by 2030 and 32,036 (30%) by 2035
- The working age population (18-64 yrs) is 57,897, forecast to be 57,301 in 2030 and 56,927 by 2035.

Housing

- There are 45,986 households in North East Derbyshire: 41% are owned outright and 31% are owned with a mortgage or loan (Census 2021)
- 15.3% are lone pensioner households (Census 2021)
- The average house price is £205,000 (June 2022)

Other relevant plans and documents

- [North East Derbyshire District Council Housing Needs Assessments](#)
- [North East Derbyshire District Council Development Plan](#)
- [North East Derbyshire District Council Corporate Plan](#)
- [Bolsover and North East Derbyshire Place Alliance Joined Up Care Derbyshire](#)



Market Opportunities in North East Derbyshire

Recent Market Developments:

- North East Derbyshire adopted their Local Plan in November 2021. Their Local Development Scheme came into effect March 2023
- A new specialist extra care scheme in Holmewood is being developed by East Midland Housing

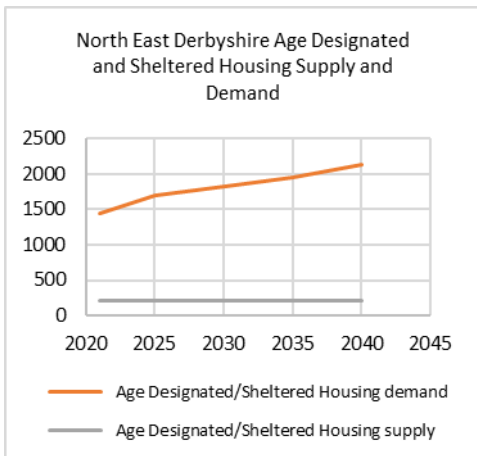
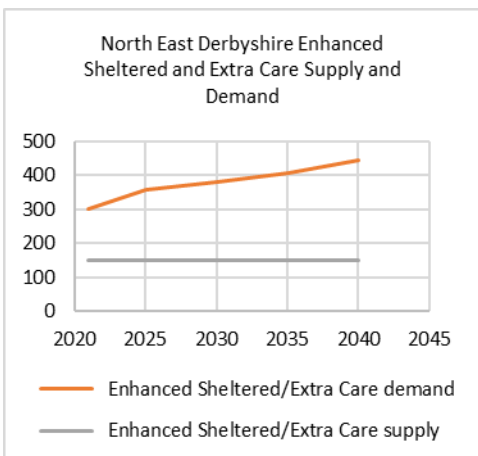
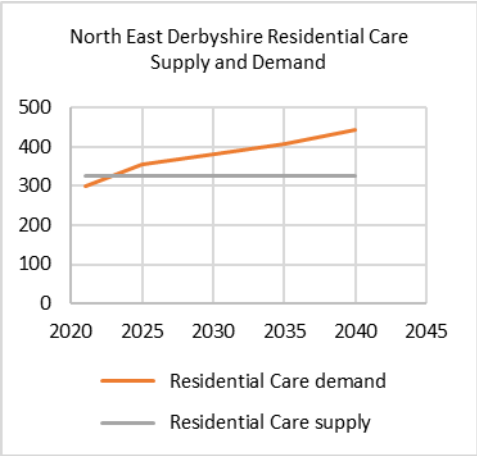
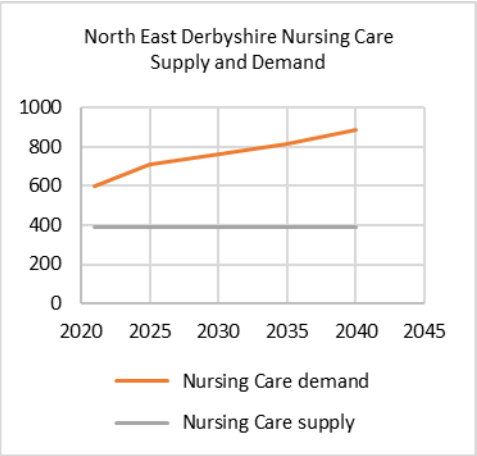
Market Opportunities:

- Working-age accommodation is a priority for the district and North East Derbyshire want to develop a range of projects that support people with care and support needs to live independently.
- There is a need for age designated or sheltered housing provision in the north of the district
- Affordable nursing care or residential provision for people with dementia and complex needs
- There is a small need for robust enhanced supported living accommodation
- Supported living accommodation is needed in the north of the district



Current Provision

Residential Care Homes	11
Nursing Care Homes	8
Age Designated / Sheltered Housing Schemes	11
Enhanced Sheltered / Extra Care Schemes	3
18-64 yrs Residential and Nursing Homes	5
18-64 yrs Supported Living	30
18-64 yrs Specialist Extra Care	0
Shared Lives Schemes	9

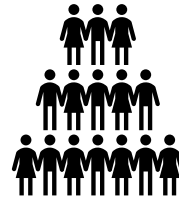


Peak District National Park

The Peak District National Park Authority is the statutory Planning Authority for the National Park area. Other related matters such as Building Control or Environmental Health are the responsibility of the relevant District Councils.

The Peak District National Park Authority straddles three Derbyshire districts: High Peak, Derbyshire Dales and North East Derbyshire.

The statutory purposes of the National Park are to conserve and enhance the natural beauty, wildlife and cultural heritage; and to promote opportunities for understanding and enjoyment of the park's special qualities. The national park also has a duty to foster the economic and social wellbeing of residents.



Character

- The Peak District National Park is 555 square miles of protected landscape, and covers parts of Yorkshire, Staffordshire and Cheshire in addition to Derbyshire
- 202 square miles is open access land and nearly 90% of the national park is farmland
- 35% of the national park is designated as Sites of Special Scientific Interest and there are 109 conservation areas
- Bakewell is the only town in the national park
- 13.5 million people live within one hour's travel of the Peak District National Park boundary
- The National Park is committed to leading an exemplary response to climate change and nature recovery; significantly enhancing its special qualities and resilience as a living landscape; and creating a welcoming place where all are inspired to care and communities thrive.

Population and Housing

- The Peak District park is home to an estimated 38,000 people. About 65% live in the Derbyshire Dales
- The park has a relatively older age profile and an increasing old age dependency ratio
- The average house price is £293,191 (Rightmove March 2023)



Other relevant plans and documents

[Peak District National Park Management Plan 2023-28](#)
[Core Strategy: Peak District National Park](#)
[Development Management Policies: Peak District National Park](#)
[Design Guide: Peak District National Park](#)
[Local Plan Review: Peak District National Park](#)



Market Opportunities in the Peak District National Park

Working towards sustainable development of the Peak District:

The National Park is committed to improving the quality of people's lives without using up natural resources that cannot be replaced. The countryside is one such resource, as it cannot be replaced if destroyed.

The authority is reviewing its Local Plan over 2023/2024. The review will also involve a sustainability and environment appraisal.

Development Opportunities:

- The National Park work closely with Derbyshire Dales and their rural housing enabler
- Housing need surveys are being undertaken throughout 2023
- Development within the National Park is directed towards the 62 named settlements
- The development of housing with care is an exception route for new builds
- Affordable housing provision for a range of local population issues is a key concern e.g. young families, older adults and working age adults
- Innovative smaller schemes and sympathetic conversion of valued buildings are of interest in this area



The Peak District National Park Authority straddles three Derbyshire districts: High Peak, Derbyshire Dales and North East Derbyshire.

All four areas – the Peak District Park, High Peak, Derbyshire Dales and North East Derbyshire – have their own Local Development Plans. The Peak Park's Local Plan covers all areas within the boundaries of the Peak District National Park.

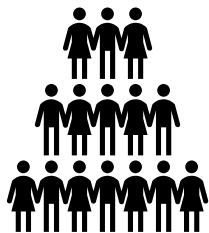
The Local Plans for High Peak, Derbyshire Dales and North East Derbyshire apply to the areas which lie outside the Peak District National Park's borders.

South Derbyshire

South Derbyshire has a small need for affordable age designated housing and are interested in developing additional housing with care schemes towards the north of the district.

Developing 'step up / step down accommodation which enables people to avoid crises is also of interest.

There is an ongoing need for nursing care provision, particularly affordable care and care for people with dementia or complex needs.



Character

- The district of South Derbyshire is largely rural and contains the market towns of Melbourne and Swadlincote and the town of Hilton.
- Elsewhere, the district is sparsely populated.
- The district has the fourth lowest number of households of all Derbyshire districts at just over 45,200.
- The employment rate in South Derbyshire is 97.8% which is slightly above the Derbyshire rate of 97.3%
- South Derbyshire has good transport connections with neighbouring towns and cities through bus and rail connections. The M1, A42 and A38 are major arterial roads

Population

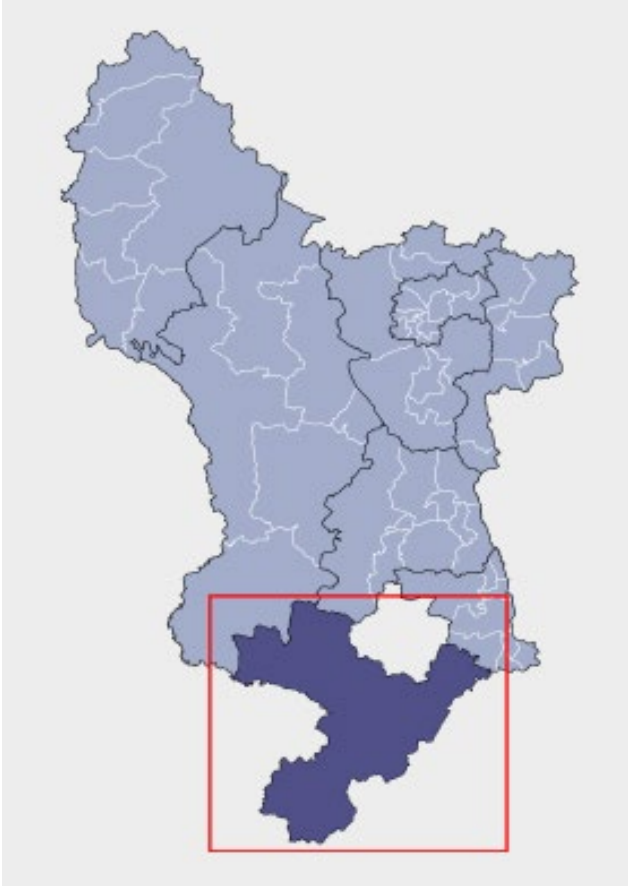
- From a total population of 107,260, the number of people aged 65 and over is 19,958 (19%). This is forecast to rise to 26,361 (21%) by 2030 and 29,846 (23%) by 2035
- The working age population (18-64 yrs) is 64,575, forecast to be 72,012 in 2030 and 73,652 by 2035.

Housing

- There are 45,239 households in South Derbyshire: 36% are owned outright and 38% are owned with a mortgage or loan (Census 2021)
- 11.4% are lone pensioner households (Census 2021)
- The average house price is £225,000 (June 2022)

Other relevant plans and documents

- [Housing need evidence | South Derbyshire District Council](#)
- [Adopted Local Plan | South Derbyshire District Council](#)
- [South Derbyshire District Council Corporate Plan](#)
- [South Derbyshire Place Alliance Joined Up Care Derbyshire](#)



Market Opportunities in South Derbyshire

Recent Market Developments:

- South Derbyshire has used S.106 contributions to develop bungalows suitable for wheelchair users
- Eighteen supported living apartments in Swadlincote
- Derbyshire County Council are working with Trent and Dove on a new housing with support scheme at Repton

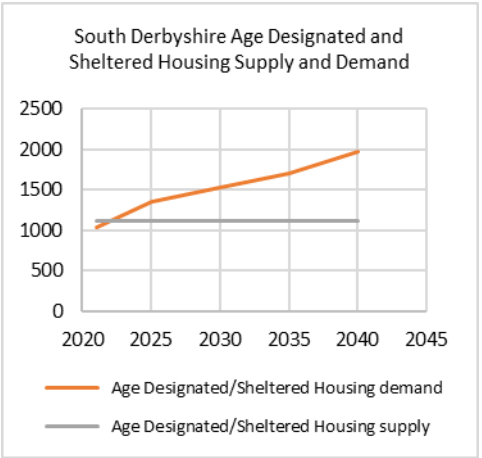
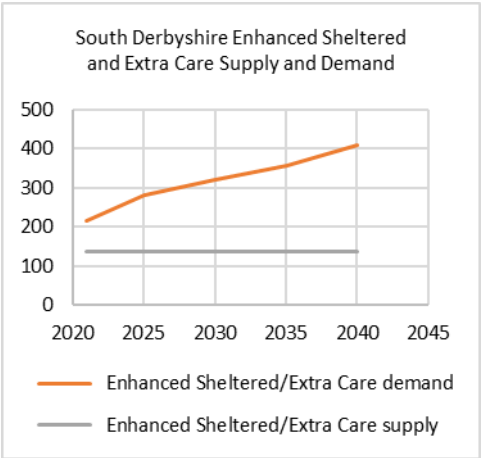
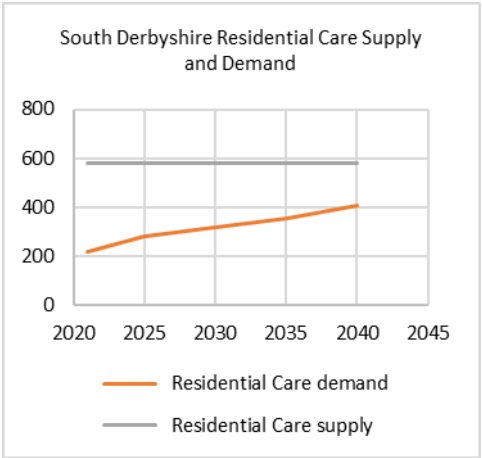
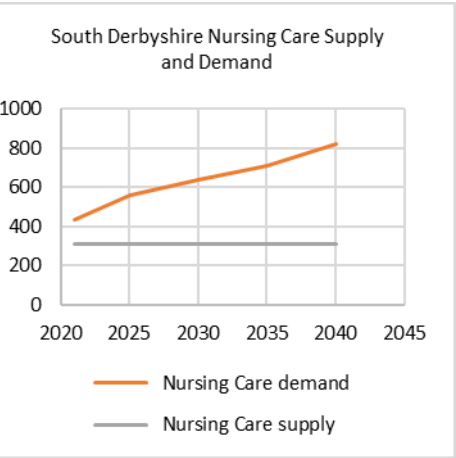
Market Opportunities:

- Drakelow, Etwall, Boulton Moor and Stenson Fields are strategic development areas with potential to include retirement living and extra care accommodation
- Affordable ‘care ready’ housing is needed over a range of tenures
- Development of extra care or enhanced sheltered housing schemes of differing sizes is of interest; tenure mixes would be dependent on location
- There is a need for more specialised nursing care for people with dementia and complex needs
- Development of step up / down housing-based models
- There is a small need for robust enhanced supported living accommodation



Current Provision

Residential Care Homes	16
Nursing Care Homes	7
Age Designated / Sheltered Housing Schemes	51
Enhanced Sheltered / Extra Care Schemes	2
18-64 yrs Residential and Nursing Homes	6
18-64 yrs Supported Living	12
18-64 yrs Specialist Extra Care	1
Shared Lives Schemes	4



Glossary of housing types

Adapted housing: housing adapted for use by a person with a long-term health condition or disability which enables them to live more independently.

Age designated housing: Private or social sector housing that includes housing for rent, for sale or for part ownership that has a particular focus on providing support for older people from a particular age.

Co-housing: intentional communities run and created by their residents. Each household is a self-contained private residence but is also served by communal spaces.

Enhanced Sheltered Housing: sheltered housing with additional services on site to enable older people to retain their independence for as long as possible. Most developments will have a scheme manager and alarm systems in the property.

Extra care housing: housing schemes with 24/7 on site support, often via bespoke care services which are age designated for older people.

Intergenerational housing: people from three or more generations living within the same household.

Mainstream housing: general needs housing which has no specific adaptations or age restrictions.

Nursing Care: residential accommodation together with nursing care that has to be registered with the Care Quality Commission.

Residential care: residential accommodation with personal care that is registered with the Care Quality Commission. Residents typically have their own rooms and share communal activities.

Retirement villages: a larger development of bungalows, flats or houses, intended for occupation by older people. Some retirement villages include a care home alongside independent living and assisted living properties; most of the larger schemes include leisure and hobby facilities as well as restaurants, shops, hairdressing salons etc.

Shared Lives: accommodation and support within approved family homes for people over the age of 18 with a physical or learning disability and/or who are autistic or experiencing mental ill health. An alternative to residential care, it helps people maintain and develop their independence and life skills.

Sheltered or care ready housing: A group of dwellings intended for older people and served by a resident or non-resident scheme manager with specific responsibility for the group

Social rented housing: housing owned by local authorities or private registered providers, for which guideline target rents are determined through the national rent regime.

Specialist Accommodation: housing which is designed, altered or designated for occupation by residents who require services or support in order to enable independent living. It includes retirement villages, extra care housing, sheltered housing, supported living and housing which has been adapted for wheelchair users.

Specialist Extra Care: self-contained homes for vulnerable working-age adults (18-65yrs) with 24/7 on site support, enabling people to maintain and develop independence

Supported Living: stand-alone self-contained properties with onsite support provided by bespoke care services. Support provision is tailored to the individual's needs.