

## **Derbyshire Accommodation Investment Event - Information Pack**

On 14 December 2020 we held an online investment event where we spoke to developers and providers about opportunities to work with us to develop accommodation options to support people of all ages who have care and support needs.

We are eager that the event is not viewed as a 'stand-alone', but that it provides the start of an on-going conversation.

We welcome you continuing the discussion with us and we look forward to your questions and observations going forward.

This document contains details of our strategies and other accommodation linked resources and contact details. It also contains 'Questions and Answers' based on questions arising from the investment event.

### **Our Housing, Accommodation and Support Strategies:**

Our suite of strategy documents includes our current 2020 Market Position Statement. Information regarding the local context is regularly reviewed and updated. We are looking to share some of this data and information online in early 2021 as part of our Interim Market Position Statement and will undertake a more comprehensive engagement exercise later in the year.

Currently we have an undersupply of housing for older people. Our strategy suggests we will need an additional 4511 age designated homes between now and 2035, a provision of 2871 units of housing with care and another 5849 nursing beds by 2035.

Our strategy documents are on our website at:  
[www.derbyshire.gov.uk/marketshaping](http://www.derbyshire.gov.uk/marketshaping)

### **Questions and Answers from the Investment Event:**

Q: How far ahead do Derbyshire County Council project need, and how fine grained is your evidence in terms of where provision will be needed? For local plan making this is important to know

Answered by ASCH Commissioning Team:

Derbyshire County Council's accommodation strategies currently project need to 2035. Modelling is updated annually to reflect increases or decreases in the various types of housing and accommodation provision in each area.

Evidence is quite fine-grained, statistical information being taken from the Derbyshire Observatory and from the POPPI website and details from the District and Boroughs' Local Plans. Demand modelling was initially undertaken by the Housing LIN in 2018 using their [Shop@ modelling](#); the August 2020 strategy refresh utilised the same methodology using the 2018 based sub-national Population Projections from the office of National Statistics.

Q: Do Derbyshire County Council's strategies incorporate homelessness?

Answered by ASCH Commissioning Team:

Derbyshire County Council's accommodation strategies do not include homelessness directly, but we do incorporate vulnerable people with care and support needs in our strategies.

We acknowledge the links to homelessness with the need to provide a range of affordable accommodation for vulnerable people and how this may in some cases reduce the impact of homelessness. Generally though, homelessness is a statutory responsibility for our local District and Borough Councils.

Q: For mini extra care, step down and the core and cluster accommodation, does Derbyshire County Council envisage particular customer groups for each of these or is it very flexible?

Answered by ASCH Commissioning Team:

It's very flexible: we have more detail in each of our accommodation strategies about the type of provision envisaged for each client group, but we are ambitious about providing more independent and community-based living opportunities for all Derbyshire residents.

Q: Where older people have resources to put into housing/care options, do Derbyshire County Council have a view on what the balance should be between rented and ownership for future accommodation?

Answered by ASCH Commissioning Team:

We are looking for a range of housing – adapted, age-designated, inter-generational and a mixture of tenure types to ensure a variety of options are available. The Older People's Housing Strategy has a locality analysis from pg. 18 onwards which provides more specific detail about current tenure type

and anticipated accommodation needs in each area. The Working Age Adults Housing Strategy also has a locality analysis from pg. 20 onwards which outlines the priorities for each area. Our Specialist Housing Strategy notes our 'Summary of Opportunities to work with us' on pg. 19. You can find all these documents at [www.derbyshire.gov.uk/marketshaping](http://www.derbyshire.gov.uk/marketshaping)

As Derbyshire is a large and diverse County, the demographic profile varies across localities. This can include age distribution, income and levels of home ownership. Work with partners in district and borough councils enables us to identify locality-based preferences. Links to each area's website can be found on pgs. 2 and 3 of this document.

Q: Can Homes England confirm exemptions to rights to shared ownership?

Answered by Peter Jones, Homes England (verbally, during the event):  
Currently, there is a consultation around the use of the shared ownership provision with the Ministry at the moment so the outcome of that, I think we will hear in the New Year.

Certainly in terms of Specialist Supported Housing where it's clearly designated as that, then unless it's actually specifically for shared ownership, the idea about converting it from rent to shared ownership, generally speaking, will not apply for supported housing.

Q: Conversion of rent to shared ownership in the National Park is problematic. Can Homes England clarify whether protected areas are exempt from this element of the AHP?

Answered by Peter Jones, Homes England (verbally, during the event):  
Not as I understand it at the moment, but again, that may well be part of the consultation that's taking place. I know a number of organisations have been feeding into the consultation and I think certainly interests from national parks have suggested the same, but it remains to be seen whether that is a provision that is retained for national parks going into the future.

Q: Homes England: will General Needs Affordable Rent units built to M4(3) standards and with full wheelchair access standards funded from AHP be subject to the Right to SO? The concern is these are not easy to replace.

Answered by Peter Jones, Homes England (verbally, during the event):  
Again, that's part of the issue around talking to us about how we designate schemes in the first place. So clearly the government is concerned to allow access to the right to show ownership across the board for as many people as possible, and there's many people who can afford to do that.

Where potentially there might be a grey area in terms of these homes being built specifically for people with a particular need and therefore needing to remain like that, I think is something that we know again would be part of the discussion to be had really.

But just because you're in a particular property for affordable rent and you should be denied the access to shared ownership, I suppose is a discussion to be had. That's something I think that will be clarified once the outcome of the consultation is published.

Q: Homes England: will there be a designated contact and proforma in relation to prospective projects or should this be filtered initially through the local authority?

Answered by Peter Jones, Homes England (verbally, during the event):  
The provider – the grant recipient if you want to call it that - does need to enter into a contract with us and they do need to be an investment partner with Homes England. So there is a contractual relationship there. But again, it depends upon the type of scheme you're talking about.

A typical model shown in Homes England's presentation earlier could be a Housing Association, which is in contract with us as the recipient of the grant, but nevertheless is working with a non-registered provider of services, kind of works with us as part of that project as well.

There is a well-trodden path to accessing our funding and it is another reason why where you are looking at the kind of commissioning that you know potentially could be slightly complex projects, the sooner that we get to discussions around those to see the best route through, the better.

Q: How do we find out where the current opportunities are in Derbyshire?

Answered by PSP: Derbyshire County Council are currently working with PSP (Public Sector PLC) to progress a number of projects. Please contact Laila Miles on [Laila.Miles@publicsectorplc.com](mailto:Laila.Miles@publicsectorplc.com) to discuss current opportunities available.

### **Links to other documents and websites:**

[Joined Up Careers Derbyshire](#) brings together local partner organisations to support the current and future health and social care workforce.

The government's [Design Guide](#) illustrates how well-designed places that are enduring and successful can be achieved in practice.

[Public Sector PLC \(PSP\)](#) are working with Derbyshire County Council to help us realise our accommodation objectives.

Information and statistics about the Derbyshire population are available on the [Derbyshire Observatory website](#).

### **Housing Plans**

You can find the following housing plans by searching on the relevant organisation's website:

Derby Housing Market Area (covering Amber Valley, Derby and South Derbyshire plus Derbyshire County Council) – Derbyshire County Council website

North Derbyshire and Bassetlaw and Chesterfield Housing Market Assessment – Chesterfield Borough Council website

High Peak, Derbyshire Dales and Peak District National Park Housing Market Assessment and High Peak Housing Strategy– High Peak Borough Council website

Erewash Strategic Housing Land Availability Assessment 2019 and Information for Housing Developers – Erewash Borough Council website

Amber Valley Housing Strategy – Amber Valley District Council website

Bolsover Housing Strategy – Bolsover District Council website.

Chesterfield Housing Strategy – Chesterfield Borough Council website.

Derbyshire Dales Planning Policy – Derbyshire Dales District Council website.

North-East Derbyshire Housing Strategy – North East Derbyshire District Council website

South Derbyshire Housing and Planning – South Derbyshire District Council website.

**Contact Details:**

Adult Social Care Commissioning Team email address: [ASCH.ac-commissioning@derbyshire.gov.uk](mailto:ASCH.ac-commissioning@derbyshire.gov.uk)

Derbyshire County Council Asset Management:  
[janet.scholes@derbyshire.gov.uk](mailto:janet.scholes@derbyshire.gov.uk) Janet Scholes is the Assistant Director for Asset Management and can answer questions around how DCC work with PSP

Homes England: [ahp2126@homesengland.gov.uk](mailto:ahp2126@homesengland.gov.uk) or [peter.jones@homesengland.gov.uk](mailto:peter.jones@homesengland.gov.uk)

PSP (Public Sector PLC): [leena.gillespie@publicsectorplc.com](mailto:leena.gillespie@publicsectorplc.com)