

HIGH PEAK BOROUGH COUNCIL

Housing Board

3 March 2025

TITLE:	Housing Strategy
EXECUTIVE COUNCILLOR:	Councillor Fiona Sloman - Executive Councillor for Housing and Licensing
CONTACT OFFICER:	Michelle Costello, Maggie Nelson - Housing Strategy Technical Officer, Interim Head of Housing
WARDS INVOLVED:	ALL

Appendices Attached

Appendix A Housing Strategy 2025- 2030

Appendix B Housing Strategy Delivery Plan

Appendix C Consultation Questions

Appendix D Equalities Impact Assessment

1. Reason for the Report

- 1.1 The purpose of this report is to provide an update on the Housing Strategy 2025-2030 following consultation and to request that the strategy is recommended for approval to the Executive.

2. Recommendation

- 2.1 That the Executive be recommended to approve the Housing Strategy.

N.B. It should be noted that the period that this Strategy covers will exceed the intended timeframe for Local Government Reorganisation.

3. Executive Summary

- 3.1 The purpose of the Housing Strategy is to provide a high-level overview of housing and housing related services across the Borough and the Council's strategic housing role; the national and local housing context, emerging priorities and activity as expressed in the Delivery Plan.
- 3.2 Consultation on the draft strategy included internal Council service areas and Appendix C contains consultation questions shared with a wide variety of

stakeholders. 17 consultation responses were received, the majority agreed or partly agreed with the emerging three priorities identified within the strategy. Recurring consultation feedback related to

- Further relevant strategies
- Planning policy related matters which are considered within the High Peak Local Plan, currently under review
- Second homes and holiday lets and impact on local housing supply
- Recent government activity to support housing development

3.3 Three emerging priorities are identified within the strategy

- Priority 1: Increase supply of quality homes and affordable housing.
- Priority 2: Homes positively contribute to the health, well-being and independence of residents.
- Priority 3: Address the sustainability and zero-carbon challenges in new and existing housing.

3.4 The strategy is supported by a Delivery Plan containing actions that will be reviewed and developed over the life of the strategy.

4. **How this report links to Corporate Priorities**

4.1 This report links to and supports the High Peak Borough Plan (2023-27) aim to 'Future Proof Housing', associated objectives and priority actions.

5. **Alternative Options**

5.1 The Housing Board choose not to recommend the Housing Strategy to the Executive for approval or request the Housing Strategy is redrafted and re-submitted (not recommended).

5.2 **Local Government Reorganisation**

Whilst it is acknowledged that the life of this strategy exceeds the expected timeframe for the completion of LGR, there will, nevertheless, be an on-going need for the provision of social housing and any successor authority will therefore manage the housing stock according to any existing strategies until such times as they are renewed or replaced.

6. **Implications**

6.1	<u>Community safety, including safeguarding and prevention of terrorism</u> There are no specific implications with this report
6.2	<u>Workforce</u> There are no specific implications with this report
6.3	<u>Equality and Diversity/Equality Impact Assessment</u> An Equality Impact Assessment has been completed, Appendix D
6.4	<u>Financial Considerations</u> Any indicative financial information in the Housing Strategy is

	subject to the Council's medium term financial plan and budgetary process.
6.5	<u>Legal</u> There are no specific implications with this report
6.6	<u>Climate Change and Sustainability</u> The strategy supports the climate change and sustainability agenda, with an emerging priority to 'address the sustainability and zero carbon challenges in new and existing housing'.
6.7	<u>Conservation and Enhancement of Biodiversity</u> There are no specific implications with this report
6.8	<u>Consultation</u> Initial internal consultation across different service areas undertaken. Appendix C consultation questions shared with stakeholders, 17 responses.
6.9	<u>Risk Assessment</u> There are no specific implications with this report

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**Web Links and
Background Papers**

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7. Detail

- 7.1 The pandemic highlighted the importance of a safe, secure and affordable home. The links between poor quality housing, physical health, mental health, wellbeing and inequalities are well established. A home is much more than a house, it is a place where they should feel safe and well; it provides the base from which people live their lives and are connected to work, education, services and communities.
- 7.2 The Housing Strategy is a high-level outward facing document, therefore other policies, plans, strategies and the work of different service areas inform and are essential to, the successful delivery of the Housing Strategy. There is no longer a legal requirement for a Council to have a Housing Strategy however, it is considered good practice for a local housing authority to set out a future strategic plan. The purpose of this strategy is to provide overview of the Council's strategic housing role within the Borough; the national and local housing context, emerging priorities and activity as expressed in the Delivery Plan.
- 7.3 Nationally there are significant pressures; with increases in homelessness and the cost of living set against a backdrop of an increasingly unaffordable

housing market and foundational challenges including an ageing population and climate emergency. The strategy considers the national context and government policy agenda relating to:

- Regulation, housing standards and social landlord performance.
- Private rented sector.
- Home ownership.
- Affordable housing provision.
- Levelling Up.
- Accessible housing.
- Energy efficiency.
- Supported accommodation.
- Older persons housing.
- Domestic Abuse Act 2021.
- Welfare reforms, cost of living and homelessness.
- Refugee resettlement.

- 7.5 Whilst the Borough housing market reflects national trends, there are several key local considerations. The market is influenced by the Peak District National Park and surrounding rural areas with distinctive characteristics relating to the supply of affordable homes. This has an impact on the cost of homes as well as the affordability and availability, creating increasing levels of homelessness. There is limited social housing stock and quality private rented stock.
- 7.6 There are a range of local plans and strategies that will support and be supported by, the strategy, including the Borough Plan (2023-27), Derbyshire County Council strategies and currently under review, the Local Plan (adopted April 2016). The strategy considers the local context in particular with regard to housing supply, housing need, housing condition, energy efficiency and fuel poverty.
- 7.7.1 Consultation on the draft strategy was initially undertaken internally across Council service areas. Appendix C contains consultation questions shared with a wide variety of stakeholders, through email and social media. 17 consultation responses were received, from: 11 residents, 1 councillor, 2 other local authority and 2 from internal Council service areas.
- 7.7.2 The consultation highlighted relevant strategies; including biodiversity strategy 'A plan for Nature' (2024), and revised 'Derbyshire Health and Wellbeing Strategy' (2024), information about these has been added to the Housing Strategy.
- 7.7.3 Several consultation comments related directly to planning policy matters which are considered within the High Peak Local Plan, currently under review. By way of example, there was support for the use of small infill and brownfield sites for new housing development, well connected to facilities and services including shops and bus services, including conversion of derelict buildings, rather than conservation areas or green field sites and focus on protection of wildlife areas/corridors.

Sustainable new build designs to address climate and nature issues (i.e. incorporate swift bricks, bee bricks, bat roosting places and permeable areas outside).

- 7.7.4 Several comments were made in relation to second homes and holiday lets and the impact specifically on local housing supply. Related data has been added to the strategy, 325 or 0.7% properties on the Council Tax base are second homes (as at 4.10.24), 2nd highest in Derbyshire (Derbyshire Dales 2.9% properties). Relevant government led initiatives are outlined (i.e. under Levelling Up and Regeneration Act 2023) and the Executive approved with effect from 1 April 2025, to implement the maximum Council Tax premium of 100% on second homes (a property that is no one's sole or main residence and is substantially furnished), making a total Council Tax charge of 200%. Properties that are available to let for more than 20 weeks (140 days) in a calendar year, would be liable for Business Rates (rather than Council Tax).
- 7.7.5 The consultation suggested additions in relation to recent government activity to support housing development, which includes;
- October 2024 budget including announcement of a £500m top up to Affordable Housing Programme;
 - Following consultation on proposed changes to the National Planning Policy Framework (NPPF) and the planning system- the new housing targets established for local authorities under a new method for determining how many homes should be built in each area each year. The new standard method for calculating indicative level housing need is 553pa for High Peak, previously 246pa, which represents 125% increase;
 - Recent updates to NPPF published 12 December 2024 concerning First Homes and planning authority needs assessments for residential accommodation.
 - Proposals and consultation to improve the energy performance of privately rented homes;
 - Changes to the Right to Buy scheme and consultation, including reductions in discounts, protections for newly built social housing, allowing councils to keep 100% of the receipts generated by RTB sales.
- 7.7.6 The majority of respondents agree or partly agree with the emerging three priorities identified within the strategy, those in disagreement (2) did not provide alternative suggestions.
- 7.7.7 Feedback in relation to priority 1: Increase supply of quality homes and affordable housing is summarised as follows;
- Genuinely affordable social housing, that remains affordable in perpetuity (doesn't pass to private sector);
 - Very important to build quality homes - decent quality means that inhabitants are less likely to become ill, homes are more likely to be accessible - meaning people can age in place, and more likely to be affordable in terms of energy usage
 - Properly affordable housing including, crucially, social housing, needs to be centre stage... with a greater proportion available to rent.... need among residents for modest 1- and 2-bedroom housing units, not developer-inspired 3-5 bedrooled units;

- We need more Council homes!
- Stop building houses until infrastructure improved.
- Aims and priorities are laudable. The devil is always in the detail, finding a balance between higher costs of quality build and (presumably) less affordable stock due to diminishing profit margins. Long term savings are evident re health and well-being, sustainability etc; exploring mechanisms to ensure both quality and scale will be key (potential mechanisms might include: use of MMC in building). Use of modular construction / design might help with future proofing, where it is (relatively) simple and economic to convert 1 bed apartments into 2 bed apartments (and vice versa) for when resident requirements change or when demographic needs shift;
- Densification could potentially lead to economies of scale re lower land footprints and additionally mean that more people are closer to amenities, potentially leading to lower car usage;
- Using local building companies to support local jobs / economy;
- The local governments should look to build elsewhere, as we are already very well populated
- Local families, who choose to stay local to where they want, I see people being priced out.

7.7.8 Feedback in relation to priority 2: Homes positively contribute to the health, wellbeing and independence of residents can be summarised as follows:

- Priority 1 feeds directly into contributing positively to health and well-being as there is less stress where housing is affordable and tenancies are secure; additionally, it provides continuity for children, vital when considering educational attainment;
- Quality built, accessible, affordable homes (rent and energy affordability) also promotes / prolongs independence, ultimately resulting in savings to both the individual and state. Better housing = better health, so less strain on healthcare;
- If all dwellings were built to M4(2) and Future Homes standards, then arguably, there would be less need for specialist housing, as M4(2) is suitable for most people; retrofitting (if / where required) should be less expensive, suggesting long term savings.

7.7.9 Feedback in relation to priority 3: Address the sustainability and zero-carbon challenges in new and existing can be summarised as follows;

- Net zero is key; building decent quality housing helps with lower energy usages likely to require more expensive and environmentally unsound retrofitting, or worse, demolition;
- For existing homes, the importance of council outreach role with partners including community groups, in offering energy advice and achieving small scale energy improvements to residents;
- Doesn't make any logical sense, carbon zero is not attainable;
- It is vital that we follow a rigorous green agenda, either through retrofitting homes or buy building new zero carbon homes.

7.8 Three emerging priorities are identified within the strategy

- Priority 1: Increase supply of quality homes and affordable housing;
- Priority 2: Homes positively contribute to the health, well-being and

independence of residents;

- Priority 3: Address the sustainability and zero-carbon challenges in new and existing housing.

7.9 To achieve Priority 1: Increase supply of quality homes and affordable housing, the following aims are identified:

- a) Deliver a range of housing types and tenures to meet need
- b) Maximise use of existing housing stock
- c) Facilitate custom and self-build housing

7.10 To achieve priority 2: Homes positively contribute to the health, well-being and independence of residents, the following aims are identified:

- a) Provide fit for purpose housing that meets the needs of HPBC tenants
- b) Provide effective housing estate management to manage and enhance the environment within our control and for the wider community
- c) Assist residents to adapt their properties where necessary through public and other funding sources, allowing them to remain in their own homes for longer
- d) Improve private sector housing conditions
- e) Improve oversight of supported housing provision
- f) Ensure residents have access to advice and support services to sustain accommodation and improve financial circumstances
- g) Prevent and reduce homelessness
- h) Support the reduction of crime in locality areas and support victims of crime
- i) Continue to work with partners in response to refugee resettlement schemes (including Afghan and Ukrainian schemes) and the wider asylum seeker dispersal plan

7.11 To achieve priority 3: Address the sustainability and zero-carbon challenges in new and existing housing, the following aims are identified:

- a) Take forward the climate emergency agenda by adopting a sustainable housing policy incorporating new and existing stock
- b) Support action including retrofitting to reduce fuel poverty, prevent health hazards relating to damp and excess cold, and reduce emissions from homes
- c) Improve the energy efficiency of HPBC owned homes to cut carbon, reduce fuel poverty, and improve housing quality, which will enable residents to live warmer, healthier, and happier lives.

7.12 The strategy is supported by a Delivery Plan which contains actions that will be reviewed and developed during the life of the strategy to ensure it remains fit for purpose, is responsive to emerging local and national context, policy and legislative changes, available opportunities and resources.