



**North East
Derbyshire**
District Council

**North East Derbyshire District Council
Housing Strategy & Private Sector Housing
Strategy Consultation Response Final Report
January 2025**

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January 2025

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Distribution	Issue	Date
Di Parker	Final Report	27/01/25
Lee Pepper	Final Report	27/01/25
Kath Drury	Final Report	27/01/25

Introduction

North East Derbyshire District Council undertook a consultation in November and December 2024 on the new draft Housing Strategy and Private Sector Housing Strategy. This report details the responses received from the consultation and highlights the key findings.

Methodology

A consultation survey was created, and this was made available to all North East Derbyshire residents with options to complete online, via the NEDDC website and through survey links via a social media campaign (paper copies of the survey were available upon request). The survey was open for 4 weeks with a closing date of Monday 16th December 2024.

Response Summary

In total 42 responses to the survey were received prior to the return deadline, all of which were completed online.

The percentages throughout the report may not always add exactly to 100% due to rounding.

Executive Summary

Section 1 – Housing Strategy

Objective 1 – The homes that North East Derbyshire needs.

- 29 of the 42 respondents to the consultation (69.0%) agreed with this objective, whilst 13 respondents (31.0%) did not.
- Respondents who did not agree with the objective cited ‘concerns re. partnership working / private investment’, ‘environmental concerns / loss of countryside and green belt areas’ and the ‘lack of downsizing options e.g. bungalows for older residents’, amongst their concerns.

Objective 2 – More opportunities to live independently.

- 39 of the 42 respondents (92.9%) agreed with this objective, with 3 respondents (7.1%) disagreeing.

Objective 3 – No one forgotten, no one left behind.

- 40 of the 42 respondents (95.2%) agreed with this objective, with 2 respondents (4.8%) disagreeing.

Section 2 – Private Sector Housing Strategy

Objective 1 – Improve property and management standards.

- 39 of the 42 respondents (92.9%) agreed with this objective, with 3 respondents (7.1%) disagreeing.

Objective 2 – Increasing and improving the supply of good quality, well managed homes in the Private Rented Sector.

- 38 of the 42 respondents (90.5%) agreed with this objective, with 4 respondents (9.5%) disagreeing.

Objective 3 – Ensuring that housing standards and living conditions in North East Derbyshire contribute towards better health outcomes for all.

- 40 of the 42 respondents (95.2%) agreed with this objective, with just the 2 respondents (4.8%) disagreeing.

Objective 4 – Ensuring all areas, neighbourhoods, and streets in North East Derbyshire, irrespective of housing tenure or type, are places where people want to live and are proud to live.

- All 42 respondents (100.0%) agreed with this objective.

Additional areas of importance.

- When asked if there was an area of importance to be considered that is not included in the identified objectives, the most commonly cited responses were 'environmental concerns – protect countryside and green belt areas', 'increased focus on energy efficient homes', 'infrastructure / service improvements required to support new housing developments' and 'increase suitable downsizing options e.g. bungalows, for elderly residents'.

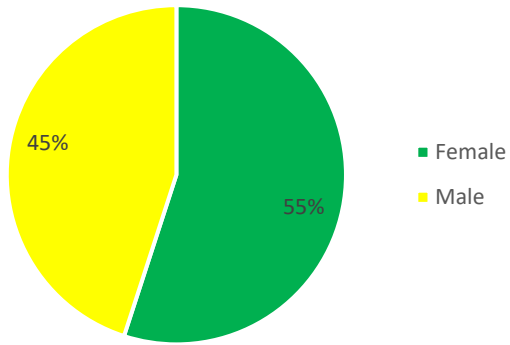
Respondent Profiling Information

Key demographic information was captured in the survey to help build a respondent profile and assist with equalities monitoring. A table of results is included below together with the summary of key points below which compares this information to the district's profile taken from the 2021 Population Census.

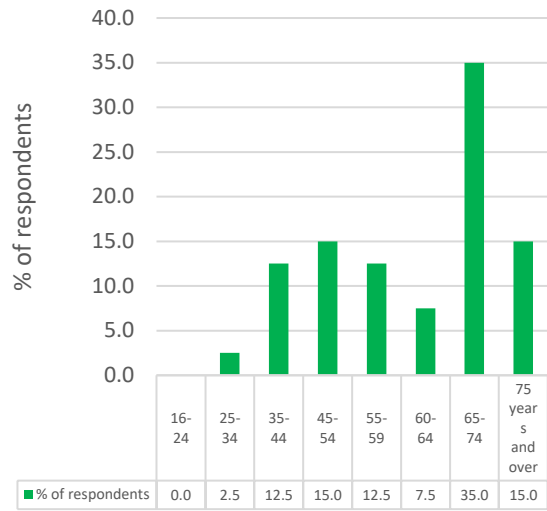
Respondent Characteristic	Overall Respondent Profile %	% Population Figures (2021 Census)
Gender		
Male	45	49
Female	55	51
		-
Age Group		
		(age % as proportion of 2021 population aged 16+)
16-24 years	0	10
25-34	3	13
35-44	13	13
45-54	15	17
55-59	13	9
60-64	8	8
65-74	35	16
75 & over	15	14
Ethnicity		
White British or Irish	97	96
Ethnic Minority (including white-other)	3	4
Disability		
Yes, limited a lot	15	11
Yes, limited a little	25	11
No	60	78

The profile of respondents was over representative of females and under representative of males when comparing to % population 2021 census figures. The survey was over representative of age categories 55-59 and particularly 65–74-year-olds, and under representative of age categories under 24 years and 25-34, the remaining age categories were roughly in line. Ethnic minorities are marginally underrepresented within the survey, whilst people who stated they had disability limitations to a lesser and greater extend are over represented and no disabilities under represented when benchmarked against the 2021 census.

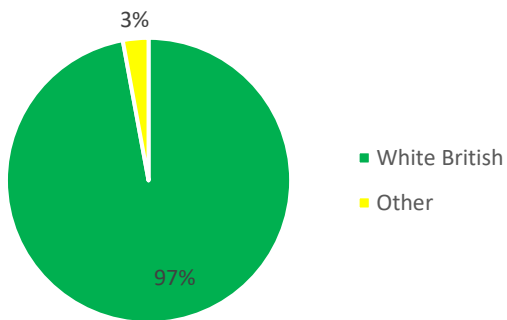
Sex / Gender profile



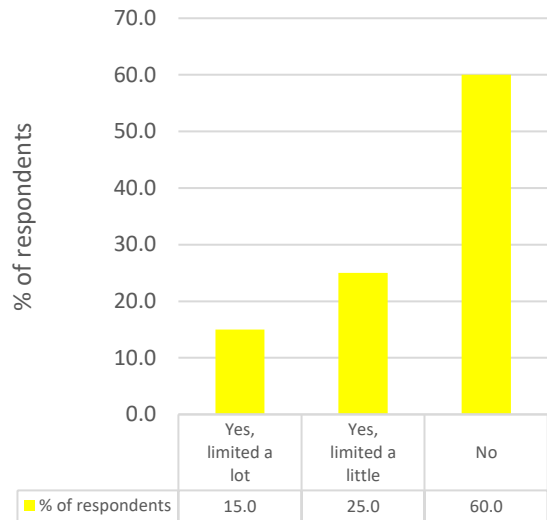
Age profile



Ethnicity profile



Disability profile



Survey Response Detail

Section 1 – Housing Strategy

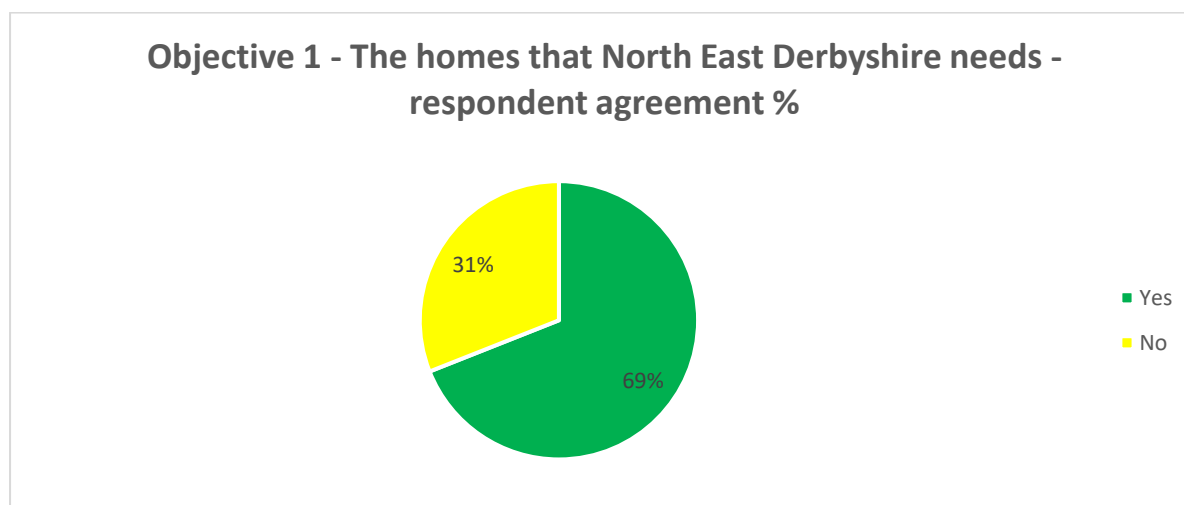
We want our new Housing Strategy to take account of the current challenges we face. The health and wellbeing of our residents, climate change, cost of living, the economy, and the regeneration and improvement of our communities are all themes and priorities that need to be addressed. The Housing Strategy set out three overarching objectives.

Objective 1 – The homes that North East Derbyshire needs.

‘Our Housing Strategy commits to working alongside partners, developers, and potentially investors to create opportunities to build new homes to meet the needs of residents, including those in need of Affordable Housing, young people looking to buy their first home, and families upsizing and rightsizing.

We have partners and developers who will build, and so we see our role as setting out very clearly what homes NE Derbyshire needs and helping to unlock any barriers that exist in delivery. This may mean the council will invest in the housing market and recycle funding in the future and we will consider new opportunities from external investment’.

When asked if they agreed with Objective 1, 29 of the 42 respondents to the consultation (69.0%) agreed with this objective, whilst 13 respondents (31.0%) did not agree.



The consultation asked respondents who did not agree with Objective 1 to explain why, these comments fell into the following categories: -

Consultation response category	No. of comments
Concerns re. partnership working / private investment	3
Environmental concerns – loss of countryside and green belt	2
Lack of downsizing options e.g. bungalows for older residents	2

Infrastructure/ services improvements needed to support new housing developments	1
Concerns re. additional traffic if new homes are built	1
Repurpose / redevelop empty / derelict buildings	1
Insufficient small homes for first time buyers	1
Concerns re. builders – plans / agreements not followed	1
Concerns re. economy / work opportunities	1
Prioritise social housing / supported accommodation	1
More housing is not required	1

See Appendix 1 for comment details.

Respondents were then asked for any further comments in regard to Objective 1, of which the comments fell into the following categories: -

Consultation response category	No. of comments
Lack of downsizing options e.g. bungalows for older residents	3
Infrastructure/ services improvements needed to support new housing developments	2
Concerns re. partnership working / private investment	2
Prioritise social housing / supported accommodation	2
Energy efficiency considerations with builds e.g. solar panels	2
Prioritise local residents	1
Repurpose / redevelop empty / derelict buildings	1
More housing for rent is required in the district	1
Concerns re. economy / work opportunities	1
Other comments	1

See Appendix 2 for comment details.

Objective 2 – More opportunities to live independently.

‘Having the right accommodation enables people who require supported and specialist housing to live rich and valued lives connected to their communities, increasing individuals’ resilience and independence.

Our priority is to promote sustainable communities and tenancies, and our primary focus is to ensure we have the correct services available to enable people to either live independently within their homes, or where this is not possible, in supported accommodation that is ‘inclusive for all’ and meets their primary support need; when people are ready to move on, they will be supported to successfully achieve this’.

When asked if they agreed with Objective 2, 39 of the 42 respondents to the consultation (92.9%) agreed with this objective, whilst 3 respondents (7.1%) disagreed.

**Objective 2 - More opportunities to live independently -
respondent agreement %**



The consultation asked respondents who did not agree with Objective 2 to explain why, these comments fell into the following categories: -

Consultation response category	No. of comments
Prioritise social housing / supported accommodation	2
Infrastructure/ services improvements needed to support new housing developments	1
Other comments	1

See Appendix 3 for comment details.

Respondents were then asked for any further comments in regard to Objective 2, of which the comments fell into the following categories: -

Consultation response category	No. of comments
Affordable / inclusive housing	2
Infrastructure/ services improvements needed to support new housing developments	1
Environmental concerns – loss of countryside and green belt	1
Prioritise social housing / supported accommodation	1
Plan for year-on-year improvement	1
Prioritise local residents	1
General (positive)	1
General (other)	1

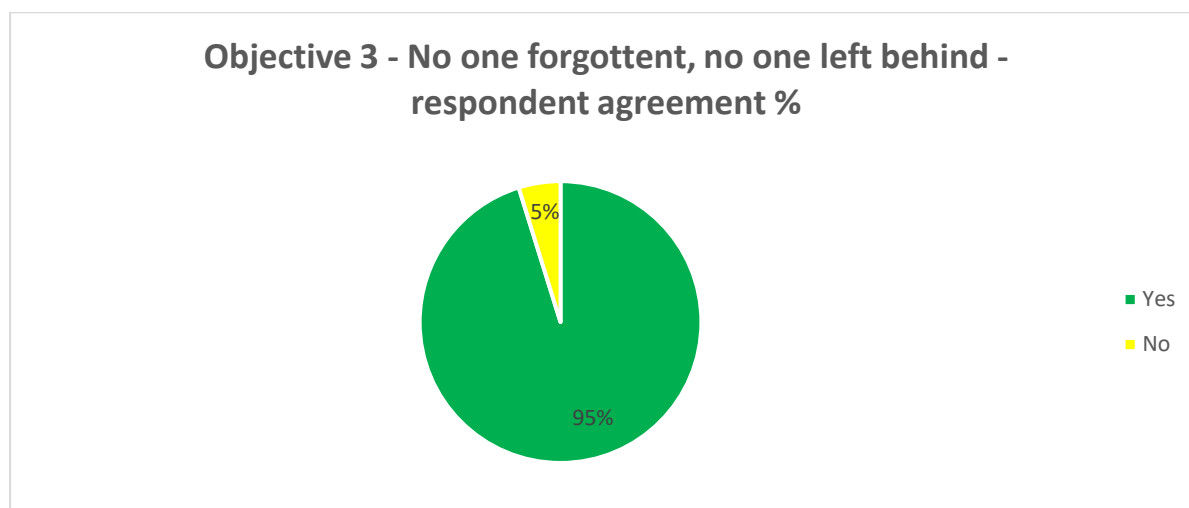
See Appendix 4 for comment details.

Objective 3 – No one forgotten, no one left behind.

‘Access to healthcare services, mental health support, and healthy food options are critical components of a healthy community. Being able to work, heat your home, and get a bank account are also essential. Being able to maintain your home, furnish it, and buy white goods can all impact on your ability to remain living in your home. With our partners, we are building on our existing support, creating and investing in new support services that encompass social, economic, health, and environmental

considerations to create well-rounded, vibrant communities in which residents can lead fulfilling, healthy, and prosperous lives’.

When asked if they agreed with Objective 3, 40 of the 42 respondents to the consultation (95.2%) agreed with this objective, whilst 2 respondents (4.8%) disagreed.



The consultation asked respondents who did not agree with Objective 3 to explain why, these comments fell into the following categories: -

Consultation response category	No. of comments
General comments	2

See Appendix 5 for comment details.

Respondents were then asked for any further comments in regard to Objective 3, of which the comments fell into the following categories: -

Consultation response category	No. of comments
Partnership working	2
Infrastructure/ services improvements needed to support new housing developments	2
General (positive)	2
Lack of downsizing options e.g. bungalows for older residents	1
Encourage healthier lifestyles	1
Availability of home improvement grants	1
Concerns re. economy / work opportunities	1
Homeless strategy to be considered	1
General (other)	1

See Appendix 6 for comment details.

Section 2 – Private Sector Housing Strategy

The Private Sector Housing Strategy is the first such strategy that North East Derbyshire Council has published and supports the council's over-arching Housing Strategy by setting out our detailed plans for both home ownership and private rented housing.

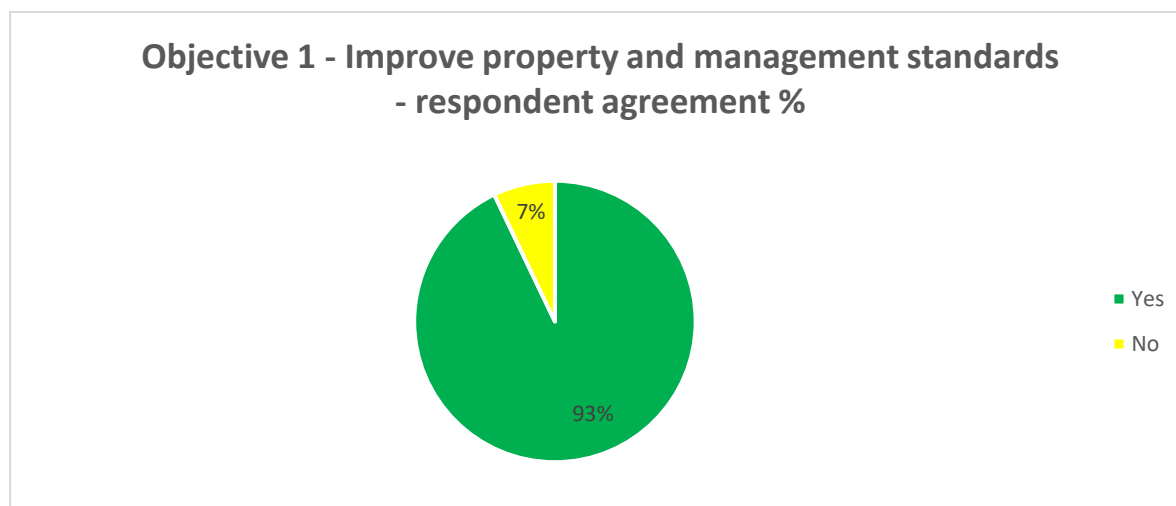
Private sector housing performs a vital role in supporting North East Derbyshire's economic growth and meeting housing need in the district. This strategy will meet the vision and aims through the delivery of four priorities.

Objective 1 – Improve property and management standards.

'Improving the housing stock is an essential part of protecting the health and wellbeing of our residents. Private Rented homes can play a very valuable role in helping to make more properties available to lower income households unable to access social housing, help vulnerable households to find suitable well-managed accommodation, and reduce homelessness. We believe everyone should have a good quality home no matter what tenure they live in.

All private housing should at least meet the minimum standards that comply with the legislative standards ensuring that the property does not cause a physical hazard or nuisance to residents and the local neighbourhood. We want to work with landlords to increase security, certainty, affordability, and stability for tenants'.

When asked if they agreed with Objective 1, 39 of the 42 respondents to the consultation (92.9%) agreed with this objective, whilst 3 respondents (7.1%) did not agree.



The consultation asked respondents who did not agree with Objective 1 to explain why, these comments fell into the following categories: -

Consultation response category	No. of comments
Concerns as to how quality of private rented homes can be monitored / policed	1
Concerns that profits are prioritised above living standards	1

See Appendix 7 for comment details.

Respondents were then asked for any further comments in regard to Objective 1, of which the comments fell into the following categories: -

Consultation response category	No. of comments
Ensure rents are affordable / restrict profiteering	4
Ensure standards of housing are acceptable	4
Prioritise local residents	1
Introduce energy efficiency targets	1
Prioritise social housing / supported accommodation	1
Concerns re. builders – plans / agreements not followed	1
Prioritise council owned affordable housing	1
Repurpose / redevelop empty / derelict buildings	1

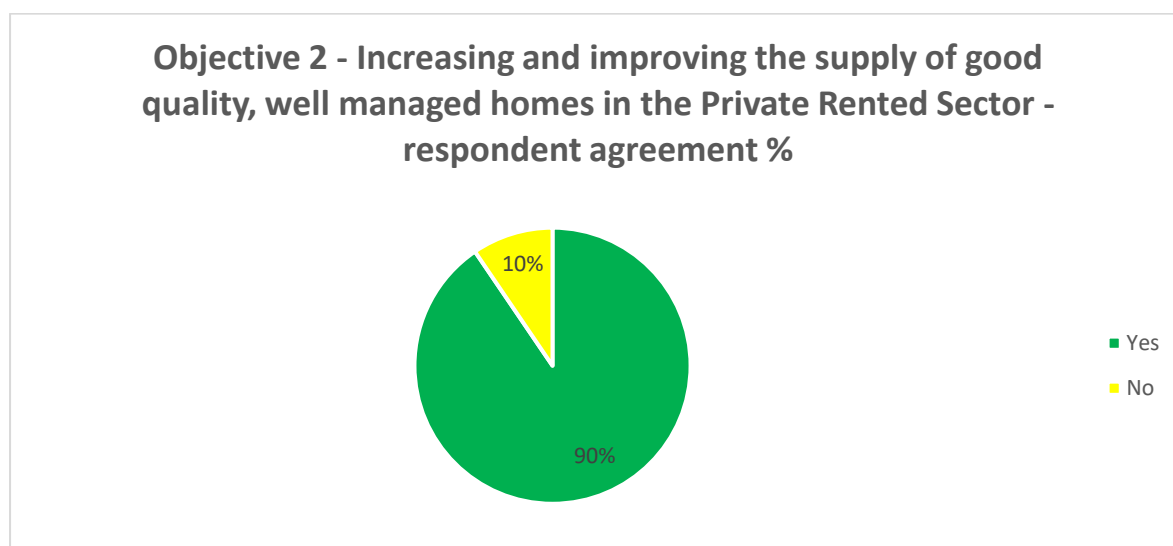
See Appendix 8 for comment details.

Objective 2 – Increasing and improving the supply of good quality, well-managed homes in the Private Rented Sector.

‘A priority for the council is to maximise the number of high-quality and genuinely affordable homes in the district for all our residents. Increasing access to the number of private sector homes which can be used to support move-on accommodation for people who are homeless is critical if we are to reduce our reliance on temporary accommodation and provide stable and secure homes for people.

We are building a dedicated team that will work to engage with private sector landlords and agents and explore new ways of securing access to the Private Rented Sector’.

When asked if they agreed with Objective 2, 38 of the 42 respondents to the consultation (90.5%) agreed with this objective, whilst 4 respondents (9.5%) did not agree.



The consultation asked respondents who did not agree with Objective 2 to explain why, these comments fell into the following categories: -

Consultation response category	No. of comments
Ensure rents are affordable / restrict profiteering	1
Infrastructure/ services improvements needed to support new housing developments	1
Prioritise local residents	1

See Appendix 9 for comment details.

Respondents were then asked for any further comments in regard to Objective 2, of which the comments fell into the following categories: -

Consultation response category	No. of comments
Ensure rents are affordable / restrict profiteering	3
Ensure standards of housing are acceptable	2
General (positive)	2
General (other)	2
Repurpose / redevelop empty / derelict buildings	1
Affordable housing for young people	1
Tenants should be vetted	1

See Appendix 10 for comment details.

Objective 3 – Ensuring that housing standards and living conditions in North East Derbyshire contribute towards better health outcomes for all.

‘Good quality housing is essential for everyone’s health and wellbeing; safe and sustainable housing can support good physical and mental health, reduce fuel poverty, decrease carbon emissions, reduce hospital admissions, and help people live independently for longer.

As well as promoting adaptations, we will be supporting older people or people with a disability or complex needs in the Private Rented Sector, exploring options to better inform and advise landlords of the challenges for older people living in unsuitable properties and the potential support landlords can offer’.

When asked if they agreed with Objective 3, 40 of the 42 respondents to the consultation (95.2%) agreed with this objective, whilst 2 respondents (4.8%) did not agree.

Objective 3 - Ensuring that housing standards and living conditions in North East Derbyshire contribute towards better health outcomes for all - respondent agreement %



The consultation asked respondents who did not agree with Objective 3 to explain why, these comments fell into the following categories: -

Consultation response category	No. of comments
Ensure rents are affordable / restrict profiteering	1
Elderly / disabled deserve long term commitment provided by Health and Social Services	1

See Appendix 11 for comment details.

Respondents were then asked for any further comments in regard to Objective 3, of which the comments fell into the following categories: -

Consultation response category	No. of comments
General (other)	3
Lack of downsizing options e.g. bungalows for older residents	2
General (positive)	2
Support to private landlords to make adaptations to property to support disabilities etc.	2
Ensure rents are affordable / restrict profiteering	2

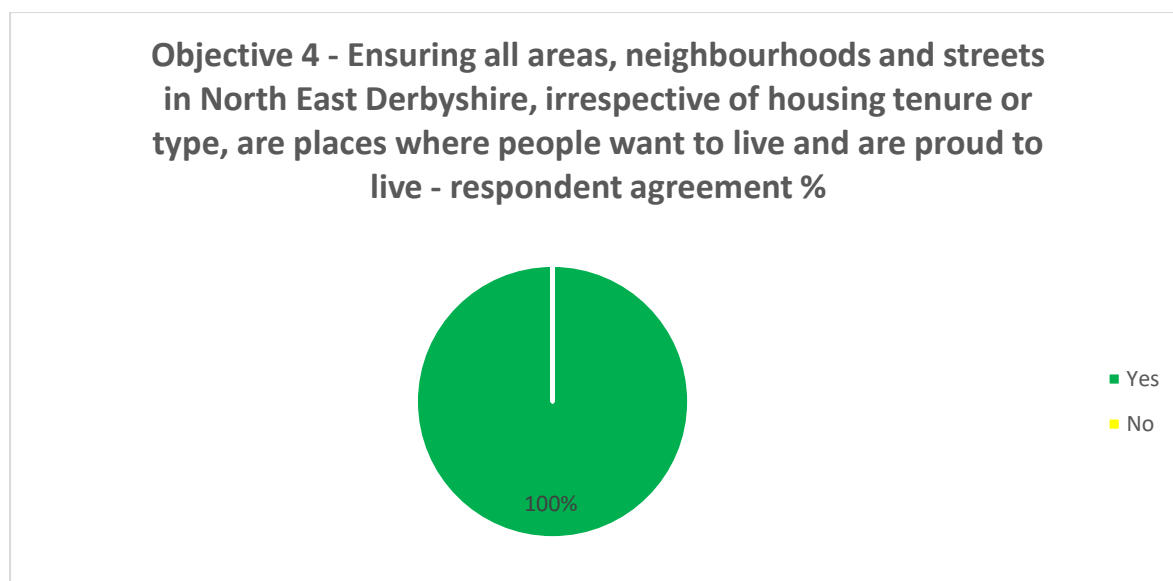
See Appendix 12 for comment details.

Objective 4 – Ensuring all areas, neighbourhoods, and streets in North East Derbyshire, irrespective of housing tenure or type, are places where people want to live and are proud to live.

A good mix of housing types and tenures is vital for creating sustainable communities and meeting the district’s housing needs. It is important that all our residential areas feel welcoming and safe and are locations where people are more likely to be invested in their homes and neighbourhoods.

As well as bringing empty homes back into use, we will support officers from both the council and its partner organisations to be able to report concerns by introducing a Triage Service, designed as a portal for professionals to report and discuss housing issues and explore potential solutions with housing colleagues.

When asked if they agreed with Objective 4, all 42 respondents to the consultation (100.0%) agreed with this objective.



With no respondents in disagreement to this objective, there were no comments in that regard. However, respondents were asked for any further comments in regard to Objective 4, of which the comments fell into the following categories: -

Consultation response category	No. of comments
Infrastructure/ services improvements needed to support new housing developments	2
General (other)	2
Concerns re. economy / work opportunities	1
The need to tackle antisocial behaviour	1
Prioritise social housing / supported accommodation	1
Repurpose / redevelop empty / derelict buildings	1
Appropriately sized homes to meet family circumstances	1
General (positive)	1

See Appendix 13 for comment details.

Additional areas of importance.

Finally, respondents were asked if there was an area of importance to be considered that is not included in the identified objectives, described previously. The responses fell into the following categories: -

Consultation response category	No. of comments
Environmental concerns – loss of countryside and green belt	6
Energy efficiency considerations with builds e.g. solar panels	6
Infrastructure/ services improvements needed to support new housing developments	5
Lack of downsizing options e.g. bungalows for older residents	3
Repurpose / redevelop empty / derelict buildings	2

General (other)	2
Prioritise social housing / supported accommodation	2
Prioritise areas of deprivation	1
Issues with availability of larger family homes	1
Policy / strategy to protect against rogue landlords	1
Affordable 1–2-bedroom homes for young people / first time buyers	1
Increase in care homes for elderly / disabled etc.	1
Right to buy policy / strategy	1
Tenant eviction if involved in ASB	1
Stop council house sales	1
Policy / strategy to tackle homelessness	1
Policy / strategy to ensure builders are building affordable homes for all	1
Appropriately sized homes to meet family circumstances	1
Concerns re. economy / work opportunities	1
Good quality housing for all	1
Policy / strategy to ensure long-term tenancies	1

See Appendix 14 for comment details.

Conclusions / Recommendations

Section 1 – Housing Strategy

All 3 Objectives received overall support, with 29 of the 42 respondents (69%) agreeing with Objective 1 – ‘The homes that North East Derbyshire needs’, 39 of 42 (93%) agreeing with Objective 2 – ‘More opportunities to live independently’, and 40 of 42 (95%) agreeing with Objective 3 – ‘No one forgotten, no one left behind’.

Clearly Objectives 2 and 3 are very strongly supported, Objective 1 whilst still supported did receive comparatively less support. The three primary respondent concerns were: -

Partnership working / private investment: -

- *‘I think the council should be very careful working with other partners. There have been many cases where this has gone awry’.*
- *‘If external investment is going to be selling housing stock, then that will not help going forward and will exacerbate the problem’.*
- *Private investment can be withdrawn at any time without warning leaving projects hanging in the balance’.*

Environmental concerns around the loss of countryside and green belt areas: -

- *‘There has been more than enough destruction of our countryside already’.*
- *‘Please leave our countryside alone’.*
- *‘Too many new housing estates being built on green fields - should be re-purposing empty / derelict buildings in and around town centre’.*

Lack of downsizing options e.g. bungalows for older residents: -

- *‘There is no mention of those wishing to downsize or for the need to increase the number of ground floor properties to buy such as bungalows for elderly and disabled residents’.*
- *‘If you build more homes, then build bungalows for elderly people. We are an ageing population and need more suitable housing for elderly people’.*

Recommendation 1

Strategic Housing Department to consider these concerns within their strategy documentation.

Section 2 – Private Sector Housing Strategy

All 4 Objectives received strong overall support, with 39 of the 42 respondents (93%) agreeing with Objective 1 – ‘Improve property and management standards’, 38 of 42 (91%) agreeing with Objective 2 – ‘Increasing and improving the supply of good quality, well managed homes in the Private Rented Sector’, 40 of 42 (95%) agreeing with Objective 3 – ‘Ensuring that housing standards and living conditions in North East Derbyshire contribute towards better health outcomes for all’, and all 42 respondents (100%) agreeing with Objective 4 – ‘Ensuring all areas, neighbourhoods, and streets in North East Derbyshire, irrespective of housing tenure or type, are places where people want to live and are proud to live’.

Additional areas of importance.

In regard to additional areas of importance, respondents were asked if there was an area of importance to be considered that is not included in the identified objectives, several were cited, but the most common themes were: -

Environmental concerns – loss of countryside and green belt: -

- *‘Please do not concrete over all the County. As things are going, Chesterfield to Clay Cross will be one town’.*
- *‘I think it is important to maintain our green belt areas free from development. Particularly where the land is farmed to a good standard’.*
- *‘New building should not be undertaken on green spaces. We’re reducing our green spaces, and these are vital for our health and wellbeing’.*

Energy efficiency considerations with builds and homes e.g. solar panels: -

- *‘Improving energy efficiency for all tenure should be a much higher priority since this will give most benefit to all residents particularly those on low incomes’.*
- *‘All new homes and council run homes should have solar and be carbon neutral’.*
- *‘The need for solar on all new home’s roofs’.*

Infrastructure and service improvements needed to support new housing developments: -

- *The infrastructure to support our existing and naturally expanding communities.*
- *I think that alongside increasing the supply of housing, consideration needs to be given to access to services such as NHS GPs and dentists, schools, shops and public transport. These are all things which people moving to the area will need access to, but which are already difficult to access in many areas.*
- *Ensuring infrastructure meets current needs before building more homes. We need more doctors, dentists, and roads that support traffic flow.*

Recommendation 2

Strategic Housing to consider whether any of these areas of importance detailed by respondents and others highlighted in Appendix 14 need to be added as objectives within the strategy documentation or incorporated into the previously outlined objectives.

Appendices

Please note: - it is not practical to include every comment within the report appendices, however, the comments below reflect the general feeling of the respondents and focus on the more popular response categories. A full list of comments has been sent to the stakeholder group and should be read in association with this summary report.

Section 1 – Housing Strategy

Appendix 1 – Objective 1 reasons for disagreement.

Concerns re. partnership working / private investment.

I think the council should be very careful working with other partners. There have been many cases where this has gone awry.

The issue is the council sell their housing stock, which contributed to the ongoing issue. If external investment is going to be selling housing stock, then that will not help going forward and will exacerbate the problem.

Private investment can be withdrawn at any time without warning leaving projects hanging in the balance.

Environmental concerns – loss of countryside and green belt.

There has been more than enough destruction of our countryside already. Please leave our countryside alone.

Too many new housing estates being built on green fields.

Lack of downsizing options e.g. bungalows for older residents.

There is no mention of those wishing to downsize or for the need to increase the number of ground floor properties to buy such as bungalows for elderly and disabled residents.

If you build more homes, then build bungalows for elderly people. We are an ageing population and need more suitable housing for elderly people.

Infrastructure / service improvements needed to support new housing developments.

There are not enough doctors or dentists etc. to cater for the houses here.

Clay Cross is gridlocked at times and getting worse, especially now with so many traffic lights.

Appendix 2 – Objective 1 further comments.

Lack of downsizing options e.g. bungalows for older residents.

Suitable options for downsizing including good design to meet older residents' needs would potentially free up 3 beds plus houses near to existing schools and facilities for young families.

Also need more affordable ground floor housing for the growing number of older people living independently for longer.

I will be interested to see detail about creating new and aspirational retirement / age-appropriate options which will help families to 'right size'.

Infrastructure / service improvements needed to support new housing developments.

I'm in favour of new housing, however, nothing should be built if surrounding infrastructure is not improved/increased. Already local amenities are overloaded and full yet more houses are being built adding to the load.

We do not have enough doctors, schools, and decent roads to accommodate yet more houses. We need roundabouts and traffic lights so we can actually drive around too.

Concerns re. partnership working / private investment.

Future housing development must not be for the profit of the developers and bring in outsiders to burden our already stretched infrastructure.

Generally, I agree but there should be safeguards and checks in place when investing Council funds into the housing market to ensure the right decisions are being made and the money is not put at risk.

Prioritise social housing / supported accommodation.

You should include supported housing for such as care leavers and those with a disability.

We need more social housing.

Energy efficiency considerations with builds / homes e.g. solar panels.

Make it that any new development is subject to solar panels.

The council should ensure that all have solar panels and battery storage

Appendix 3 – Objective 2 reasons for disagreement.

Prioritise social housing / supported accommodation.

Sheltered accommodation rather than extra dwellings would be a better idea. Extra houses would not make a contribution to independent living.

The other side to this is folks living isolated lives alone with a carer coming in a couple of times a day for 20 mins and no other interaction, whereas in supported accommodation they have the opportunity for more social interaction.

Infrastructure / service improvements needed to support new housing developments.

Building houses does not bring about independent living it is the facilities available that do this.

General (other)

This is just jargon, the word sustainable no longer means anything.

Appendix 4 – Objective 2 further comments.

Affordable / inclusive housing.

Inclusive is key, not overpriced retirement communities for the rich

People should be able to live in properties that meet their needs.

Infrastructure / service improvements needed to support new housing developments.

Services are not being provided for new builds though.

Environmental concerns – loss of countryside and green belt.

Even if derelict properties are demolished, then build new on those sites instead of green fields.

Appendix 5 – Objective 3 reasons for disagreement.

General comments

It's not the council's job to provide white goods, maybe interest free loans

How will you achieve this objective.

Appendix 6 – Objective 3 further comments.

Partnership working

It has to be a partnership between the council and individual to agree on the right criteria and review it in time, should it not work out.

Make sure its real partnership working.

Infrastructure / service improvements needed to support new housing developments.

It would be good to see some banking facilities in the towns. Also, properly maintained footways.

But need to ensure there is the support as building new properties without supporting doctors, dentist's schools etc.

General (positive)

I agree with the objective. This point must be fulfilled.

It sounds good, but how are you doing this?

Section 2 – Private Sector Housing Strategy

Appendix 7 – Objective 1 reasons for disagreement.

Concerns as to how quality of private rented homes can be monitored / policed.

I don't believe quality in private sector rented homes can be policed

Concerns that profits are prioritised above living standards.

Private rental property is primarily about maximising returns to investors, a direct conflict with the provision of safe, secure, affordable homes for people to raise a family and contribute to society generally. A long-term plan for affordable public housing is what we need.

Appendix 8 – Objective 1 further comments.

Ensure rents are affordable / restrict profiteering.

Very important that private rental comes with an affordable rent.

Look into comparative rents at the moment, private rental costs are astronomical and local authority rental properties are scarce.

Better to build more council owned affordable housing, but private landlords must be restricted in profit making and unscrupulous greed.

Private rented houses should not cost the earth.

Ensure standards of housing are acceptable / reasonable.

Very important that private rental has the right standards.

Can landlords be forced to do-up their properties?

Don't envy you here. It must be a very difficult balancing act, requiring landlords to maintain decent standards given that privately rented stock is becoming scarcer and placing a greater burden on NEDDC to find housing for its residents. Is there potential for a 'good landlord' scheme which helps landlords improve properties - either through advice or low-cost loans? Do letting agencies need to ensure that a property is of a decent standard before it can be let?

Private rented houses should be fit to live in.

Appendix 9 – Objective 2 reasons for disagreement.

Ensure rents are affordable / restrict profiteering.

Private sector provision is all about maximising returns for investors.

Infrastructure / service improvements needed to support new housing developments.

There is not enough infrastructure (e.g. doctor's, schools, high quality roads) for the current population, so increasing this would only add more strain on the services.

Prioritise local residents.

The private sector does not serve the needs of local people, only the profits of the developers. How many homeless are there in the local communities? Why are they homeless?

Appendix 10 – Objective 2 further comments.

Ensure rents are affordable / restrict profiteering.

Again, it is vital that the private section does not use it to get inflated rents for poor quality properties.

Not for profit should be the objective.

And housing benefit should allow more money to pay for private rental.

Ensure standards of housing are acceptable / reasonable.

Ensure poor quality properties are restricted.

Also, high standards must be maintained by private landlords.

General (positive).

Agreed in principle.

Excellent idea.

General (other)

Why? previous bad strategy.

Short of realistic actions.

Appendix 11 – Objective 3 reasons for disagreement.

Ensure rents are affordable / restrict profiteering.

The private sector is profit driven.

Elderly / disabled deserve long term commitment.

The elderly and mentally/physically disabled deserve long term commitment only
Health/Social Services should be able to supply.

Appendix 12 – Objective 3 further comments.

General (other)

I believe it is also very important to encourage retired people to do physical activities and do voluntary work in the community for their own wellbeing.

A heavily loaded question, very altruistic.

Unsure about this.

Lack of downsizing options e.g. bungalows for older residents.

There is a need for more bungalows for purchase to enable elderly residents to downsize and remain independence.

Build more social housing for elderly people, like bungalows, not just houses for families. This would also create communities on estates that represent all age groups.

Support to private landlords to make adaptations to property to support disabilities etc.

It's ok advising, private landlords need actual help to provide adaptations etc and recognise if a house not suitable for a person.

While there is security of tenure for rented accommodation the cost of placing any facilities in the house should be allied to some long-term contract.

Ensure rents are affordable / restrict profiteering.

Affordability is the key metric here.

Rents need to be affordable.

General (positive)

Another excellent idea.

Agreed in principle.

Appendix 13 – Objective 4 further comments.

Infrastructure / service improvements needed to support new housing developments.

Objective needs to be linked to wealth creation objective, homes without paid work doesn't work for anybody. Don't simply promote building houses, schools, hospitals and roads will follow We're back to wealth creation (attract businesses and make it easy to start new businesses).

We need to start with the basics, like clean pavements, additional litter and poo bins and removing weeds growing on the streets, then people may take more pride in where they live.

General (other)

Of course, nice areas to live are what everyone wants. Another question with a hidden agenda.

When will the Triage Service be introduced?

Appendix 14 – Additional areas of importance.

Environmental concerns – loss of countryside and green belt areas.

As I said before, please do not concrete over all the County. The way it's going Chesterfield to Clay Cross will be one town.

Our environment needs to be maintained, not eroded by unnecessary developments purely for profit.

I think it is important to maintain our green belt areas free from development. Particularly where the land is farmed to a good standard.

Reduce building developments on green fields to protect the countryside & environment.

New building should not be undertaken on green spaces. We're reducing our green spaces, and these are vital for our health and wellbeing. I feel there has been too much building on green spaces in our area S42.

Access to green spaces and providing opportunities for engagement in nature for all.

Energy efficiency considerations with builds / home improvements e.g. solar panels etc.

Improving energy efficiency for all tenure should be a much higher priority since this will give most benefit to all residents, particularly those on low incomes.

Where is the emphasis on doing more to improve the insulation and general condition of properties in NEDDC, greening properties, fitting solar panels or air source heat pumps etc.

All buildings should have solar panels built in as standard.

All houses to be fitted with solar panels to go towards heating costs builders to pay.

All new homes and council run homes should have solar and be carbon neutral.

The need for solar on all new home's roofs.

Infrastructure / service improvements needed to support new housing developments.

The infrastructure to support our existing and naturally expanding communities.

I think that alongside increasing the supply of housing, consideration needs to be given to access to services such as NHS GPs and dentists, schools, shops and public transport. These are all things which people moving to the area will need access to, but which are already difficult to access in many areas.

Doctors, schools, dentists, road/ transport traffic to be factored in.

Ensuring infrastructure meets current needs, before building more homes. We need more doctors, dentists, and roads that support traffic flow, not queues of people trying to get onto main roads.

Lack of downsizing options e.g. bungalows for older residents

As previously stated, there is a need for a higher proportion of bungalows to enable people to maintain their independence. National figures show that the number of bungalows required is far more than are ever built.

Facilitation of downsizing for older residents to better utilise existing housing stock.
Building homes for elderly people.

Repurpose / redevelop empty / derelict buildings.

As in my first answer, derelict and unused sites/properties should be first port of call.

Focus on regeneration of derelict / empty commercial properties in particular converting their use to attractive and affordable housing for the homeless and those who are unable to pay sky-high rents.

Prioritise social housing / supported accommodation.

Is the council looking to build more properties for rent, social housing etc?

Care homes for the elderly, we are clearly going to need more in the next 10 - 15 years for those who can't remain in their own homes. However, we need to ensure that appropriate resources are put in place to help as many older people as possible to remain in their own homes.