

APPENDIX 2

Current affordable housing stock and identified housing need across South Derbyshire

Council Housing Stock - Table 1

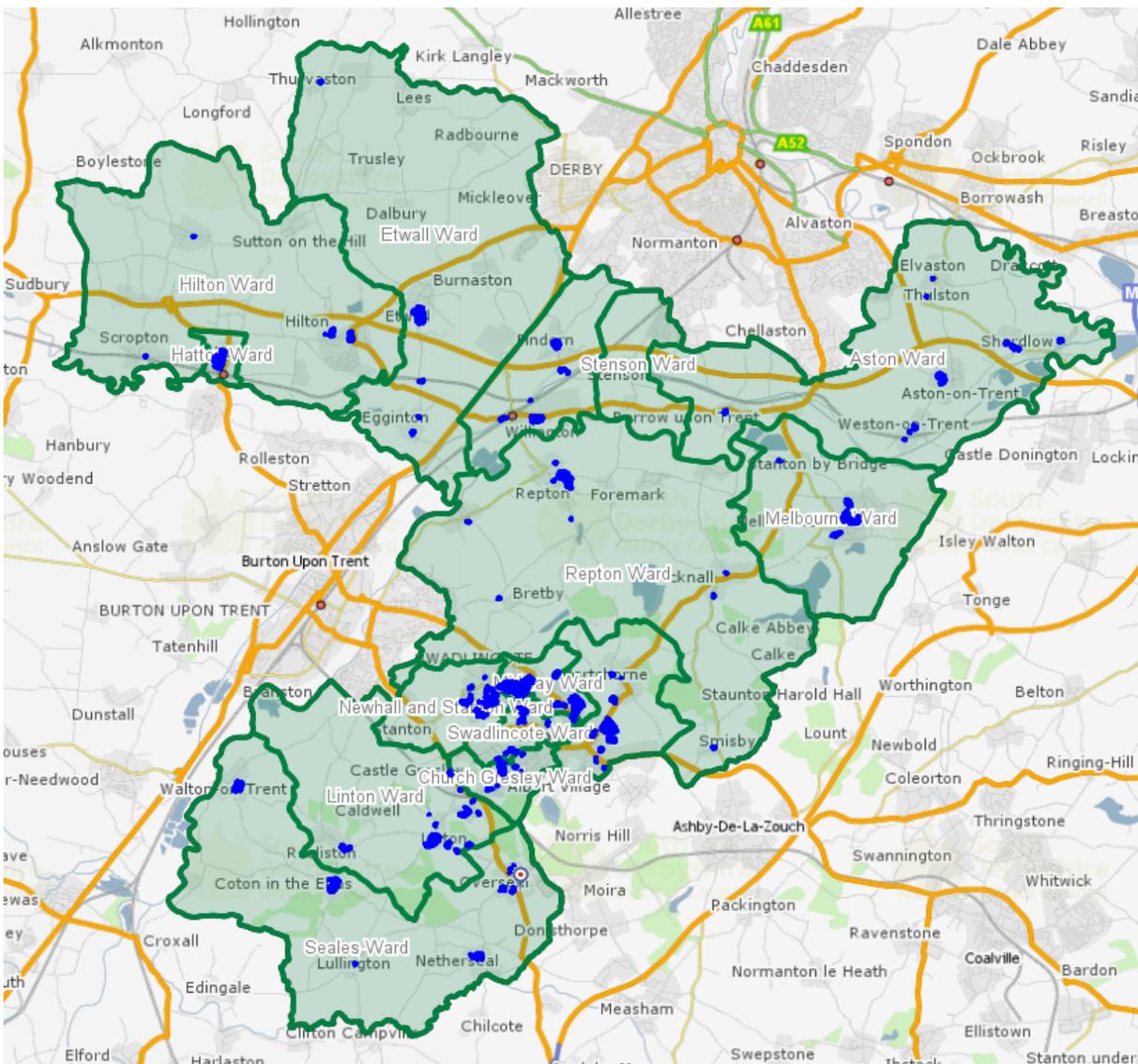
Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Stock	2965	3000	2984	2962	2969	2941
% change since 2015/16	-	1%	1%	-1%	0%	1%

Source; LAHS returns figures take March 2021

Right to buy (RTB) - Table 2

Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
RTB sales	17	23	22	22	16	9
Council New builds	-	10	-	-	15	16

In the last five years, the Council has lost on average 18 homes to right to buy sales a year. Below is a map of all previously RTB sales by ward.



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The table illustrates the total number of Right to Buy homes sold since the introduction of the legislation in 1981.

Sub Market / Ward	RTB homes sold	SDDC Stock	Net % loss
Derby Fringe Total	511	436	54%
Aston Ward	83	103	45%
Melbourne Ward	142	183	44%
Repton Ward	161	71	69%
Stenson Ward	-	-	-
Willington & Findern Ward	125	79	61%
North West Fringe Total	114	280	29%
Etwall Ward	47	107	31%
Hatton & Hoon Ward	38	102	27%
Hilton Ward	29	71	28%
Swadlincote & South Fringe Total	1281	2233	36%
Church Gresley Ward	36	184	16%
Linton Ward	85	190	30%
Midway Ward	495	489	50%
Newhall & Staton Ward	232	417	36%
Seales Ward	207	220	48%
Swadlincote Ward	93	399	18%
Woodville Ward	133	334	28%
TOTAL	1906	2949	39%

Source: SDDC stock list records at July 2021

Supply and Demand

The Council also has nomination rights to Registered Providers stock across the District. The majority of social housing is located with the Swadlincote and South Housing Market Area, this is also the area of highest demand.

Sub Market / Ward	Registered Providers and Council Stock	Demand (Those wanting to live in area)	Demand vs Stock % (Higher % = higher demand)
Derby Fringe Total	975	166	17%
Aston Ward	257	37	14%
Melbourne Ward	252	51	20%
Repton Ward	140	23	16%
Stenson Ward	77	24	31%
Willington & Findern Ward	249	31	12%
North West Fringe Total	498	85	17%
Etwall Ward	207	29	14%
Hatton & Hoon Ward	103	19	18%
Hilton Ward	188	37	20%
Swadlincote & South Fringe Total	3260	601	18%
Church Gresley Ward	368	73	20%
Linton Ward	258	33	13%

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Midway Ward	553	30	5%
Newhall & Staton Ward	566	81	14%
Seales Ward	253	31	12%
Swadlincote Ward	655	268	41%
Woodville Ward	607	85	14%
TOTAL	4733	852	18%

Source; Council monitoring sheet, Homefinder; July 2021

Breakdown of Registered Provider and Council Stock by type and bed size

	Bedsits	Flat			Bungalow			House				
<i>Bed size</i>	0	1	2	3	1	2	3	1	2	3	4	Total
Derby Fringe Total	0	87	106	2	75	78		22	304	279	22	975
Aston Ward		7	13		29	23		2	96	87		257
Melbourne Ward		39	38		37	19			45	71	3	252
Repton Ward		33	7	1	7	19			38	32	3	140
Stenson Ward			24						18	28	7	77
Willington & Findern Ward		8	24	1	2	17		20	107	61	9	249
North West Fringe Total	4	66	72	0	28	32	0	1	161	128	6	498
Etwall Ward	4	33	37			1		1	80	48	3	207
Hatton & Hoon Ward			8		28	3			27	35	2	103
Hilton Ward		33	27			28			54	45	1	188
Swadlincote & South Fringe Total	4	505	353	4	207	268	1	43	711	1100	64	3260
Church Gresley Ward		108	41	2	31	7		2	87	86	4	368
Linton Ward		18	12			39		8	56	107	18	258
Midway Ward		40	12	1	10	15			173	297	5	553
Newhall & Stanton Ward	4	123	22		38	87	1		71	203	17	566
Seales Ward		12	40		29	40		6	60	62	4	253
Swadlincote Ward		142	126	1	85	43		10	118	123	7	655
Woodville Ward		62	100		14	37		17	146	222	9	607
TOTAL	8	658	531	6	310	378	1	66	1176	1507	92	4733

Source; Council monitoring sheets July 2021

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Housing Register

Sub Market / Ward	1 bed need	2 bed need	3 bed need	4+ bed need	Total
Derby Fringe Total	64	70	19	13	166
Aston ward	14	16	2	5	37
Melbourne Ward	23	17	9	2	51
Repton Ward	8	11	4		23
Stenson Ward	5	13	1	5	24
Willington & Findern Ward	14	13	3	1	31
North West Fringe Total	39	31	12	3	85
Etwall Ward	12	11	5	1	29
Hatton & Hoon Ward	7	9	3		19
Hilton Ward	20	11	4	2	37
Swadlincote & South Fringe Total	268	206	87	40	601
Church Gresley Ward	29	30	9	5	73
Linton Ward	17	9	5	2	33
Midway Ward	7	11	9	3	30
Newhall & Staton Ward	31	30	10	10	81
Seales Ward	15	12	4		31
Swadlincote Ward	141	83	33	11	268
Woodville Ward	28	31	17	9	85
TOTAL	371 (43%)	307 (36%)	118 (14%)	56 (7%)	852 (100%)

Source; LAHS/Housing Register March 2021

From the housing register, the highest demand is for one bed units followed closely by two beds. Over half of those in need of a one bed are aged 55 and over.

	Under 35	Inbetweeners	55 and over	Total
Housing applicants	362	252	239	852
Percentage of register	42%	30%	28%	100%

Sub Market / Ward	Over 55 with 1 bed need
Derby Fringe Total	41
Aston Ward	7
Melbourne Ward	18
Repton Ward	5
Stenson Ward	1
Willington & Findern Ward	10
North West Fringe Total	26
Etwall Ward	7
Hatton & Hoon Ward	5

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Hilton Ward	14
Swadlincote & South Fringe Total	124
Church Gresley Ward	15
Linton Ward	8
Midway Ward	2
Newhall & Staton Ward	17
Seales Ward	11
Swadlincote Ward	61
Woodville Ward	10
TOTAL	191