

EREWASH



Affordable Housing

Supplementary Planning Document

April 2006

*A clean, healthy, vibrant, safe and sustainable borough
delivering the best for 'Erewash'*

EREWASH



EREWASH BOROUGH COUNCIL

AFFORDABLE HOUSING

SUPPLEMENTARY PLANNING DOCUMENT

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APRIL 2006

Affordable Housing SPD

Introduction

- 1.1 This Supplementary Planning Document (SPD) supports and amplifies the policies of the Erewash Borough Local Plan. The Local Plan provides a framework for the control of development in Erewash. The guidance has been prepared in consultation with the public and is the subject of a Council resolution, which means that weight can be attached to it in the development control process. This document was subjected to a six week consultation period and has been approved for adoption as Supplementary Planning Document by the Council.
- 1.2 Reference should also be made to all the Council's other SPD's, specifically Landscape, Design and Planning Obligations.

Policy Context

- 2.1 The following paragraphs set out the policy context for this SPD.

Government Policy

- 3.1 Circular 6/98 - Planning and Affordable Housing states that “a community’s need for affordable housing is a material planning consideration, which may properly be taken into account in formulating development plan policies and deciding planning applications.” Planning authorities may seek to negotiate a proportion of affordable housing to be provided on developments of 25 or more dwellings or residential sites of 1 hectare or more, irrespective of the number of dwellings. The level of provision sought should be based on a robust assessment of housing needs in the area and the authority must define what it considers constitutes affordable housing.
- 3.2 Planning Policy Guidance (PPG) 3 (Housing) acknowledges the importance of “mixed and inclusive communities, which offer a choice of housing ... [The Government] ...does not accept that different types of housing and tenures make bad neighbours”.
- 3.3 It should be noted that PPG3 is currently under review. The review considers lowering the thresholds for affordable housing to 15 dwellings and 0.5ha respectively. Should the review be successful it is intended to adopt these thresholds which are in line with those recommended in the Housing Needs Survey.
- 3.4 Sustainable Communities: Building for the Future (2003) - The Sustainable Communities Plan sets out the Government's agenda for providing sustainable communities, including increasing housing supply and tackling decent homes standards. It states that:

‘it will be essential for all development, especially new housing developments, to respect the principles of sustainable development and address potential impact of the environment alongside social and economic goals.’ (Key Action 3.11, Page 30)

‘We will improve the contribution made by good planning to securing affordable homes in our communities. We will update the existing guidance and support this with practical advice on what works well and where.’ (Key Action 3.13, Page 31)



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Regional Spatial Strategy for the East Midlands 2021

4.1 Policy 18 requires development plans to include policies to seek affordable housing as part of a range of dwelling types. Policies should be based on needs assessments over housing markets or journey to work areas. Provision of affordable housing should be well related to transport, services and employment. Provision should be monitored over the plan period and a regional indicator of 3950 affordable dwellings per annum is set. Policies also set out the need to make more efficient use of housing stock and to ensure that, in rural areas, local housing needs are met locally or in appropriate identified market towns.

Policies

5.1 This Document supports and amplifies the policies of the Erewash Borough Local Plan. The Local Plan provides a framework for the control of development in Erewash. The Policies relating to affordable housing are H6 -Affordable Housing, H7 – Special Needs Housing and GB7 – Low Cost Housing in the Green Belt these are contained in Appendix A of this document. To clarify, for the purposes of this SPD the terms 'Affordable Housing' and 'Low Cost Housing' should be taken to be the same.

5.2 The provision of affordable housing may take a variety of forms but would normally be RSL owned housing for rent, shared ownership or shared equity. The affordable housing provision will not normally take the form of housing for sale on the open market.

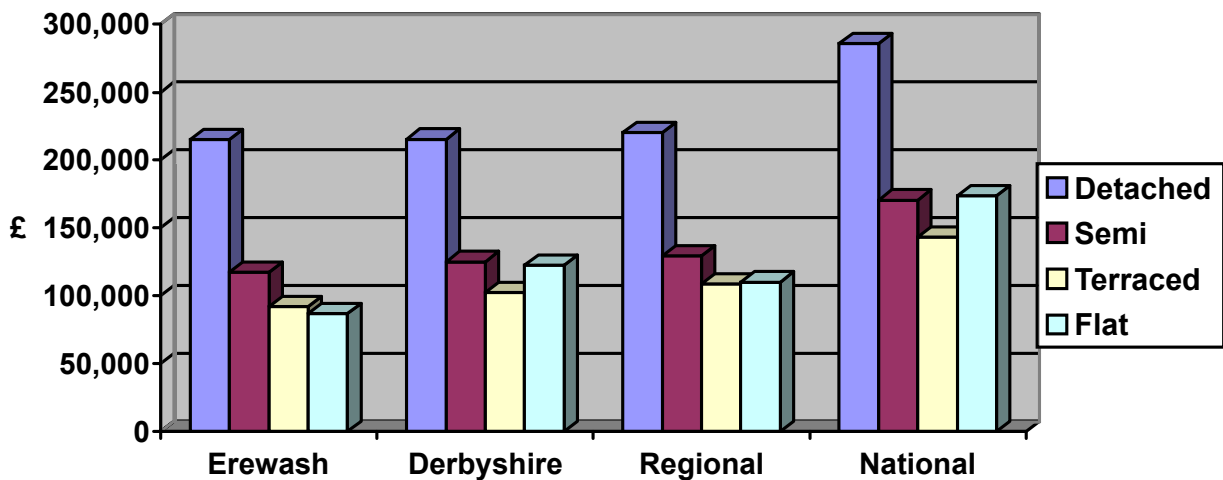


Figure 5.1 Average House Prices 2005



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- 5.3** Affordable housing in Erewash would be typically facilitated by a developer making available to the Borough Council or appointed RSL development partner, an agreed percentage of the total site area. The land or units would be transferred for development which ensures that the benefits of affordable housing are enjoyed by the successors as well as the initial occupiers of the property. Affordable housing sites should be integrated into residential developments, being located in clusters of not usually more than 10 units.
- 5.4** As the rural area of Erewash is designated Green Belt, it would not be appropriate to have an affordable housing policy, as only very limited housing development will be permitted. Policy GB8 detailed in Appendix A considers the provision of affordable housing in the Green Belt.

Housing Needs Information within the Borough

- 6.1** In July 2002 Erewash Borough Council commissioned DCA to undertake a Borough-wide Housing Needs Assessment and projection of housing need, as the basic building block in informing housing, planning and care strategies for the future.
- 6.2** Since November 2005, we have been compiling local needs information at ward level – including local house prices, demand for affordable rented housing, RSL housing stock, and local income data. We will be building on this information over the next few months. A further housing needs study is to be carried out during 2006.

Affordable Housing Definition

- 7.1** The Borough Council defines affordable housing as:

'Housing which can be accessed by households with an income that is on or below the median income for the Borough and such households whose income or employment status prevents them from accessing market housing. These households should not spend more than 30% of their gross household income on housing costs (housing costs mean rent, mortgage and service charges). At the current time –the current median gross household income for Erewash is £25,380. However, it should be noted that currently 40% of Erewash households are unlikely to be able access market housing, and 65% of these are unlikely to be able to access even intermediate housing such as shared ownership. (Source: Erewash Borough Council, 25 January 2006). Source: CACI Paycheck info.'

- 7.2** The Borough Council's assessment of affordability will be reviewed in the light of any new information, such as a new Housing Needs Survey which will be completed in 2006.

- 7.3** The types of affordable housing which comply with this definition are as follows:-

'Units for rent (the main group), shared ownership or shared equity where land value is retained to provide housing for sale at below market levels and where possible control of the 'equity discount' can be retained in perpetuity'.

The Housing Stock

- 8.1** Locally, the proportion of non-terraced houses and bungalows (79.9%) is well above the national average of 53%. The supply of terraced properties is 14.8%, well below the national average of 27%. And flats/maisonettes at around 5% are also well below the national average of 19%.



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Population Changes

- 8.2** An important feature in measuring housing needs is to forecast what is likely to happen over the next decade or so in order that provision for new housing can be planned. Population change in an area results from a number of factors – numbers of births and deaths, how the population is ageing, and the migration of people into and out of the area. The number of households rises and falls over time in response to these and is so affected by changes in the pattern of marriages and divorces and the general economic climate.
- 8.3** The strategic forecasts for the Structure Plan indicate that the population is projected to increase by approximately 200 people, 0.2% over the ten years to 2010. There will be an average rise in the population of Erewash of about 0.2% per annum over the forecast period.
- 8.4** The 20-29 age group, the main household forming group shows a decrease over the forecast period (-400; 3.3%). The main part of this reduction in numbers takes place between 2000 and 2004 (-1800; 14.9%). The age group then increases in numbers for the remaining forecast period (+1440; 13.6%).
- 8.5** The 30-44 age group, which also includes households forming or moving and is the main economically active group, shows a large decrease in population numbers overall (-1400; 5.5%). After showing a rise up to 2004 (+1600; +6.3%), the population then decreases for the remaining forecast period.
- 8.6** The figures indicate that Erewash continues to be an ageing population, the over 65 age group shows a significant rise in numbers over the forecast period. A steady projected increase was seen up to 2008 (+500; 2.8%), with the main increase occurring between 2008 and 2010 (+1200; 4.5%). Numbers in the 75+ age group are projected to increase by 500 (6.0%) up to 2010.
- 8.7** The 'older' retirement group, those 75 and over, grows by 6.0%, 500 more people by 2010. This group represents 8800 people in the Borough by 2010 that are much more likely to have care and support needs which require addressing.

Affordability and Access to Market Housing

- 9.1** The 2002 study indicated that at that time, house prices in the borough were rising and Erewash was identified as being among the ten boroughs with the fastest growing house prices in the country. Not only is this pricing out young first time buyers, but it is also making acquisition for development difficult.
- 9.2** The data from the 2002 survey indicated strongly that there is an affordability problem arising from the relationship between local incomes and the supply of affordable homes. House prices have risen sharply. At the current time these averages:

- Borough average price
- Terraced £92,020
- Semi-detached £117,532
- Detached £215,313
- Flats & maisonettes £87,087
- All properties £131,533

Source: UK house prices bbc.co.uk August 2005

The cheapest 2 bedroomed terraced houses in Ilkeston/Cotmanhay are currently selling for approx* £70,000.

- 9.3** This indicates that a household income of between **£23,500 and £30,000 is needed to access terraced accommodation by first time buyers. A household income of approx **£43,000 is needed for first time buyers to purchase an averaged price property of £131,000



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- 9.4** The 2002 house price and income study showed that over 70% of households living within an existing household were not able to afford even the cheapest available housing in the Borough. This figure is likely to have now increased. Current gross household income data indicates that market housing is unavailable to 40-50% of first time buyers.
- 9.5** Although a considerable spread of incomes is evident, a number of people live on relatively low incomes. Consequently, the two most important issues are the problem of affordability and the level of “concealed” households living within an existing household, the vast majority of whom are not recorded on a register of housing need.
- 9.6** Access to market housing is clearly dependent on the availability of an adequate supply of affordable dwellings, particularly critical for low income households. New entrants to the market purchase the cheapest properties either terraces or flats subject to availability at local level. At the time of the 2002 study, flats were almost non-existent in the private sector in supply terms and we would exclude them as a means as providing entry to housing in the private sector in Erewash Borough.
- 9.7** The level of housing need greatly exceeds the number of units likely to be able to be delivered from new delivery or conversions resulting in growing levels of unmet need each year.
- 9.8** Most new household demand for market housing is for the smaller and affordable type of housing, particularly flats and terraced houses, to meet the needs of new forming households. There is a shortfall of flats in the existing stock which should be addressed to ensure there is a mix of house types and sizes available in line with the principles in PPG3 Housing, the Government Guidance issued in March 2000.
- 9.9** A significant finding from the study is the projected 6% increase in the over 75 year old population between 2000 and 2010. In view of the relationship between increasing age and dependency, consideration will need to be given to the related housing, care and support needs of this particular sector. This should take into account both market housing, and affordable housing needs.
- 9.10** The total affordable housing need annually is for 697 units. Re-lets of the existing social stock average 476 units and is the major means of addressing the scale of need identified. After allowing for this level of supply, there will still be an annual affordable housing shortfall of 279 units which projected over the nine year period to 2011 is a total of 2511 units.
- 9.11** There is a need for low-cost market housing and planning policies and site development briefs should encourage a mix of types but mainly flats and terraced houses to meet the needs of single adults and couples and address the shortages in the stock.
- 9.12** Planning should be providing for balanced communities, which acknowledge the need for social compatibility if the problems of housing in the past are not to be repeated. The 2002 Housing Needs Survey recommends that affordable subsidised housing in mixed developments of new units negotiated via section 106 obligations should be sought at the level of 30%. This proportion includes both affordable housing for rent and intermediate housing such as shared ownership or shared equity. In view of the scale of need and the inability of an adequate number of sites to address it particularly in the period to 2007, affordable units will be negotiated on all suitable sites, which meet the thresholds contained in PPG3. The Borough Council will normally expect this to be at the level of 30%.
- 9.13** Erewash’s Housing Needs Assessment in 2002, plus 2005 information, shows strong waiting list demand for affordable housing for rent. There is a high demand for family accommodation, as well as for single people and couples. This would need to be addressed in the provision of affordable housing for rent (Source CACI Paycheck).
- 9.14** Income data indicates that of those households unable to access market housing, at least 65% would also be unable to access intermediate housing, such as shared ownership or shared equity. The affordable units provided would therefore normally be expected to be 65% affordable rent, and 35% intermediate housing such as shared ownership.



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9.15 The Housing Needs Survey 2002 and updated 2005 information did identify some locational differences in need throughout the borough. These may be taken into account when assessing house type and tenure mix.

The Distribution of Affordable Housing

10.1 The study showed that house prices relative to incomes are high throughout the borough. For this reason, and in order to help create mixed communities and overcome social exclusion, in the vast majority of cases, affordable housing should be provided on site. Provision of affordable housing in the Borough will therefore have potential to meet a wide range of need, and will accord with the Government's, and the Borough Council's objectives of delivering housing in sustainable locations with access to employment and services with less dependency on car-based travel.

10.2 In smaller settlements with a lesser range of services and accessibility to public transport, there may be occasions where a lower level of affordable housing provision is appropriate. However, much of the Borough is covered by Green Belt which restricts the opportunities for new residential development. Therefore, such cases are likely to be exceptional, and will be considered against policy GB8 in the local plan.

Off site provision and Commuted Sums

11.1 The need to provide balanced mixed communities and promote social cohesion will mean that only in exceptional circumstances will off site provision or commuted sums be appropriate in place of on site provision.

11.2 Exceptions may include:

- sheltered or specialist housing where warden or care services are provided on site, or
- sites where a particular dwelling type is being provided (e.g., conversion of a building to flats) but housing need in the locality would be better met by an alternative type of provision nearby, or
- for management reasons of the RSL (e.g., undue expense or impracticality).

11.3 In these circumstances, the Council and developer may agree to negotiate a commuted sum toward off site affordable housing provision. Alternatively, the developer may, subject to the Council's agreement, propose an alternative site on which the affordable housing is to be accommodated.

Delivery of Affordable Housing

12.1 On all sites providing affordable housing delivery will be secured through a planning condition or section 106 obligation which will include as a basis: level, type and tenure of provision, phasing, safeguarding of affordability to meet long-term needs, and the means by which the viable provision of affordable housing for those identified as in need is ensured.

Thresholds

13.1 Currently, in line with PPG3 affordable housing will be sought on developments of 25 or more dwellings or residential sites of 1 hectare or more, irrespective of the number of dwellings. These thresholds may be reviewed pending the review of PPG3. The 1 hectare threshold refers to the gross area for development and applications will not be accepted which sub-divide or reduce the area. Similarly, lowering densities on smaller sites to deliver less than 25 dwellings will generally not be acceptable.



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Long-term Affordability

14.1 Regional Planning Guidance and the housing needs study have indicated that the need for affordable housing is likely to remain and increase for the foreseeable future. For this reason it should be assumed that any affordable housing provided will remain affordable in perpetuity unless, exceptionally, it is agreed with the Council that a need no longer exists that it could satisfy. It is recognised that other legislation (such as Right to Buy / acquire) may override this guidance in some instances. If such a home ceases to be affordable, any subsidy should generally be recycled for additional affordable housing in the borough.

Site Costs

15.1 Negotiation over the level of affordable housing required will take account of the economics of site development and any abnormal costs and other planning objectives which affect the viability of the proposal. However, the Council considers that costs incurred in delivering a workable, high quality development are to be expected, they should be reflected in the price paid for the land, and will not normally reduce the ability of the site to contribute towards affordable housing provision. Such expected costs include site clearance, good quality design measures, landscaping, noise and other environmental attenuation, and appropriate infrastructure provision which may include highway and public transport measures. Developers will need to demonstrate any abnormal costs at the earliest stage in order that their impact on viability may be assessed.

Phasing

16.1 Construction and occupation of the affordable housing units will normally be controlled in relation to the construction and release of the rest of the site. Normally, construction of the affordable units must be commenced before 40% of the market housing is commenced, and should be available for occupation before 60% of the market housing is completed. Where a commuted sum is accepted in place of on-site provision, this will normally be payable before development commences.

Ownership & Management

17.1 It is the strong preference of the Council that developers work with RSLs in the provision of affordable housing; this offers a clear and efficient mechanism for planning, delivery and ongoing management of properties. Developers are encouraged to have early discussions with the Housing Strategy Officer both with regard to housing need, and to arrange partnership working with an RSL from the early stages of planning and development. The Borough Council is, at the present time, drawing up a list of preferred partner RSLs, who developers would normally be expected to work with. However, other approved RSLs will be considered. Please contact the Housing strategy Officer for details of preferred partners and other RSLs operating in the area.

17.2 Increasing demands on the Housing Corporation's Approved Development Programme and changes to funding mechanisms (including removal of The Local Authority Social Housing Grant (LASHG)) has resulted in reduced funding for the area. Developers are expected to negotiate with the RSL to transfer properties to them at a price which enables affordability for occupiers in perpetuity.



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Occupancy, nominations etc

18.1 Where an RSL is involved, occupancy will normally be controlled through their established criteria which are approved by the Housing Corporation. Where no RSL is involved conditions or section 106 obligations will generally be used to ensure that the occupancy of affordable properties is limited to people falling within an agreed cascade of categories. These will normally be based on the local RSL's Housing Register Allocation Policies and discussions with the Council's Housing Strategy Officer and will have sufficient flexibility to ensure that occupants can always be found for the accommodation.

Low Cost Market Housing

19.1 Where the Council accepts that low cost market housing will meet needs, this should usually be achieved through an RSL holding the freehold or long leasehold of the properties that will then ensure affordability for occupiers in perpetuity. The property price should be affordable to those whose incomes restrict access to unsubsidised market housing. The means of ensuring the ongoing affordability of these properties – for example, by applying restrictive covenants - should be set out in the S106 agreement.

Design and Layout

20.1 Properties should be designed to meet the Housing Corporation Scheme Design Standards or be capable of meeting them without incurring additional costs to the RSL. Affordable housing should be properly integrated into the overall layout of the site and its surrounding area. The Council considers that this is essential for the creation of balanced, mixed communities. It will not normally accept affordable housing which, either by its design or site layout, is separated from the general market housing.

Calculations of commuted sum

21.1 Where the Council accepts that the most appropriate affordable housing provision would be off-site, it will enter into a section 106 agreement with the developer to secure a commuted sum which is enough to facilitate equivalent provision elsewhere. This sum will be based upon current Housing Corporation norm grant rates for the negotiated number of properties. This equates to the Social Housing Grant that would be required to fund equivalent development elsewhere.

21.2 As with on-site provision, negotiations over the level of commuted sum will take account of any abnormal costs associated with the site development which affect the viability of the proposal. Developers will need to demonstrate any abnormal costs at the earliest stage in order that their impact on viability may be assessed.

21.3 The commuted sum will normally be payable prior to the occupation of the first dwelling on site unless otherwise agreed and will be held by the Council until it is invested into an appropriate affordable housing scheme within the Borough. The Council will encourage developers to bring forward a site for the affordable housing provision at the time of the funding development.

21.4 The payment will be held by the Council for a maximum of ten years, if it is not used to fund alternative affordable provision within that time which meets the Housing priorities of the Borough Council (normally through either new provision, conversion or refurbishment of existing dwellings) it will be returned to the developer.



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Further advice and information

- 22.1** If you are unsure as to whether your scheme will require an element of affordable housing, the Borough Council encourages you to speak to a planning officer at an early stage. This way any potential problems can be ironed out before plans are drawn up. The advice is free, and we are here to help you get your proposals through the planning process.
- 22.2** Tessa Paul, the Council's Housing Strategy Officer should also be contacted at an early stage to discuss housing need and partnership working with RSLs. She can be contacted on 0115 907 2269 or by e-mail at tessa.paul@erewash.gov.uk.

Alternatively you may e-mail us at planning@erewash.gov.uk. Our offices are located at Long Eaton and are open Monday to Thursday 9:00am to 5:00pm, and on Friday's from 9:00am to 4:30pm.

If you wish to write to us for informal comments on your proposals the Council's address is:

Erewash Borough Council
Development and Regulatory Services Directorate
Town Hall
Midland Street
Long Eaton
Derbyshire
NG10 1HU



Affordable Housing SPD

Local Plan Policies

Policy

Proposal H6 - Affordable Housing

Where there is evidence of a lack of affordable housing in a locality, the borough council will negotiate for an element of affordable housing within residential developments of 25 or more dwellings (or sites in excess of 1 hectare) in urban areas. The amount of affordable housing will be negotiated with the developer on the basis of housing need and all other material considerations in the catchment area. Section 106 obligations between developers and the council will be sought to ensure that affordable housing provision meets local need and remains affordable, and to facilitate land transfer, from a developer to the borough council.

In exceptional circumstances it may be preferable for a developer to make a financial or other contribution, towards providing affordable housing on another site in the area. In such cases legal obligations will be used to secure such an agreement.

Policy

Policy H7 – Special Needs Housing

In developments of 25 dwellings or more or on sites in excess of 1 hectare and where there is clear evidence of need, the borough council will negotiate with developers to provide a proportion of dwellings that are designed to special needs standards, particularly on level sites that are well served by shops, community services and public transport.

Policy

Proposal GB7 - Low Cost Housing in the Green Belt

Low cost housing within the green belt may be permitted on land that would not otherwise be released for development, provided that;

1. It meets a genuine demonstrable local housing need that could not otherwise be met;
2. The dwelling remains in the low cost sector in perpetuity;
3. The proposal is small in size and relates well to the existing settlement in terms of design and scale;
4. The proposal is not harmful to the character or appearance of the green belt;
5. That the development does not result in unacceptable coalescence or the narrowing of an important open break.

Applicants must provide evidence of how the dwellings will remain affordable in perpetuity and planning permission will only be granted subject to legal agreements to ensure that they remain affordable in perpetuity.



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Housing Associations Operating in Erewash

	<p>Three Valleys Housing (formally Erewash Housing Ltd) Mark Street Sandiacre Derbyshire NG10 5BJ</p> <p>Tel – 0115 875 5355 Fax – 0115 968 4077</p> <p>Website: www.threevalleyshousing.com</p>
<p>Derwent Housing Association 1 Centro Place PridePark Derby DE24 8RF</p> <p>Tel – 01332 346 477 (Derby office) Fax – 01332 295025</p>	<p>Friendship Charnwood Housing 25 Queen Street Irongate Derby DE1 3DS</p> <p>Tel – 01332 223 800 Fax – 01332 297 117</p>
<p>East Midlands Housing Association 65 Church Street Sutton-in-Ashfield Nottingham NG17 1FE</p> <p>Tel – 01623 556 656 Fax – 01623 556 691</p> <p>Website: www.emha.org</p>	<p>Guinness Trust Midlands Area 3.1 ClarendonPark Clumber Avenue Nottingham NG5 1AH</p> <p>Tel – 0115 962 8200 Fax – 0115 924 5216</p> <p>Website: www.guinesstrust.org.uk</p>
<p>English Churches Housing Group Suite 1 & 2 1st Floor, Chatsworth House PrimeBusinessPark Raynesway Derby DE21 7SR</p> <p>Call Centre – 0845 070 7073</p> <p>Website: www.echg.org.uk</p>	<p>Longhurst Housing Association 26-28 High Pavement Nottingham NG1 1HN</p> <p>Tel – 0845 309 0700 0115 9582199 Fax – 0115 9587461</p> <p>Website: www.longhurs-group.org.uk</p>



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<p>Metropolitan Housing Trust Raleigh House 68-84 Alfreton Road Nottingham NG7 3NN</p> <p>Tel – 0115 988 7100 Fax – 0115 988 7290</p> <p>Website: www.metropolitanhousingtrust.co.uk</p>	<p>NottinghamCommunity Housing Association Unit 3, Clumber Court Pelham Avenue Nottingham NG7 6LB</p> <p>Tel – 0115 910 4321 Fax – 0115 841 2610</p> <p>Website: www.ncha.org.uk</p>
<p>CanaanTrust 22 Clarence Road Long Eaton Nottingham NG10 3NQ</p> <p>Tel – 0115 9464903 Fax – 0115 9734103</p>	<p>Riverside Housing Association Riverside House 49 Weston Boulevard Leicester LE2 7HN</p> <p>Tel – 0845 330 4900 Fax – 0116 285 4895</p> <p>Website: www.riverside.org.uk</p>
<p>Salvation Army Housing Association Jarodale House 7 Gregory Boulevard Nottingham NG7 6LD</p> <p>Tel – 0115 9856637</p> <p>Website: www.saha.org.uk</p>	<p>Stonham Housing Association Brook House 79 Heanor Road Ilkeston Derbyshire DE7 8DY</p> <p>Tel – 0115 9328191 Fax – 0115 9328191</p>
<p>Tuntum Housing Association 90 Beech Avenue New Basford Nottingham NG7 7LW</p> <p>Tel – 0115 916 6066 Fax – 0115 916 6067</p>	<p>Walbrook Housing Association Central Office 1 Prospect Place Millenium Way PridePark Derby, DE24 8HG</p> <p>Tel – 01332 253200</p>



If you require this information in your language, please contact the Council using one of the below methods.

“જો તમારે આ માહિતીની તમારી પોતાની ભાષામાં જરૂર હોય, તો નીચેની પદ્ધતિઓમાંથી એકનો ઉપયોગ કરીને કાઉન્સિલનો સંપર્ક સાધો.”

如果您需要您自己语言的此信息，请通过以下方法之一与委员会联系。

“ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੋਵੇ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਹੇਠ ਲਿਖਿਆਂ ਵਿੱਚੋਂ ਕਿਸੇ ਇੱਕ ਤਰੀਕੇ ਦੀ ਵਰਤੋਂ ਕਰਦੇ ਹੋਏ ਕੌਂਸਲ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।”

“ اگر آپ کو یہ معلومات اپنی زبان میں درکار ہوتو، براہ کرم درج ذیل میں سے کوئی طریقہ استعمال کرتے ہوئے کونسل سے رابطہ کریں۔ ”



0845 907 22 44



communications@erewash.gov.uk



Ilkeston Town Hall, Wharnccliffe Road, Ilkeston, Derbyshire DE7 5RP

Long Eaton Town Hall, Derby Road, Long Eaton, Derbyshire NG10 1HU