



AMBER VALLEY
BOROUGH COUNCIL

Area Profile: Kilburn, Denby & Holbrook

Spatial Outline

The area of Kilburn, Denby and Holbrook is located to the south of Amber Valley Borough. The area, which is made up of three civil parishes, adjoins the district of Erewash and is approximately 5 miles north of Derby and 12 miles east of Nottingham. The area is linked to several communication corridors including the A38, A61 and the A609 all of which provide useful connections to other parts of the region and country. The area is noted for its framework knitting, pottery and coal mining industrial heritage elements of which are still evident. However, much of these industries are no more safe for the Denby Pottery but its housing market has grown significantly (approximately 20%) over the past two decades, which could be attributed to its emerging status as a commuter settlements for surrounding towns and the city of Derby.

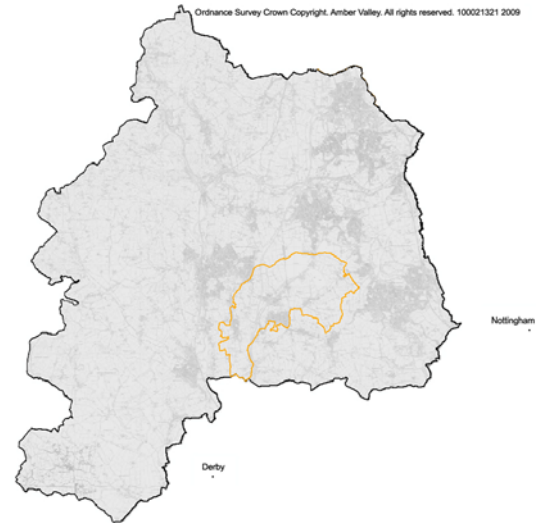


Figure 1. Inset Map Showing the Area of Kilburn, Denby and Holbrook

The Place and Its People

Land Area:	Kilburn, Denby and Holbrook covers 1688 hectares of land to the south of the borough
Population Profile:	The population of Kilburn, Denby and Holbrook at the 2001 census was 7306 People 50 years and over account for 63.6% of its population. The population based on 2006 Mid-year estimates is 7,513 up by 2.8%
Population Density:	The population density ¹ of the area is 4.3 people / hectare (slightly lower than the Borough average of 4.5 people / hectare). The area is fairly rural in nature with population concentrated in a few settlements and over half the population in this area is concentrated in the village of Kilburn.
Households:	There are 3,046 households in the area. Adult households (households without dependent children) make up 71% of total households.
Ethnicity:	The people living in Kilburn, Denby and Holbrook are predominantly White (99.6%) with only a small but diverse proportion of ethnic.

The Local Economy

Economic Activity:	The 2001 census showed that economic activity in the area was 71.2%, higher than the Borough average of 68% and Derbyshire average of 67.5%
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¹ Source - 2001 Census

² Source – DCC Monthly unemployment statistics

Employment Grade: In 2001, the proportion of people that were employed in Higher and Intermediate managerial/administrative/professional positions was 21.9 compared with the Borough average of 20%. The proportion of semi-skilled and unskilled manual workers was 16.9% compared with the borough average of 19.2% and the percentage of people on state benefit was 13.4% compared with the borough average of 15.6%.

Unemployment: In June 2007² the average rate of unemployment in the area was 1.3% which was lower than the Borough average of 1.7%. The rate of unemployment has however increased to 3.1% in June 2009 but it is still lower than the Borough average of 3.7%.

Household Income: The average household income for Kilburn, Denby & Holbrook is as follows: MEAN £32,763; MEDIAN £28,157; MODE 20-25k Sources: CACI 2008

54.1% of all households have an income that is on or below 30k. In 2004 this was 65%, in 2006 this was 57%. This can be broken down further – see table below

0-5k	5-10k	10-15k	15-20k	20-25k	25-30k	30-35k
2.4%	6.2%	10.1%	12.1%	12.2%	11.1%	9.5%

Table 1 Detailed Breakdown of Average Household Income in Kilburn, Denby & Holbrook

Employment Areas: There are no designated employment area in Kilburn, Denby and Holbrook but there is a proposed employment site of 56 hectares at Denby Hall, to the south of Ripley, which is now predominantly developed.

Retail Offer: There is a moderate/low provision of retail offer in Kilburn, Denby & Holbrook. There are no large superstores in the area but there are a small number of local shops that provide convenience and comparison shopping opportunities.

Local Industries: The manufacturing industry is the major employer in this area, accounting for 25.5% of persons employed. The wholesale and retail industry is the second most important employer in the area accounting for 14.7% of persons employed. The other major industries are Health & Social Work (12.1%) and Real Estate, Renting & Business Activities (10.8%)

Housing Market

Housing Tenure: According to the 2001 census, 82.1% of residents are owner-occupiers, 4.8% are renting privately and 11.2% are living in socially rented properties.

Household size: The size of households in the area is predominantly 2 persons per household (37.1%). One-person households are also very high in Kilburn, Denby and Holbrook accounting for 26.2% of Households.

One Person	All Pensioner	Married Couple family	Co-habiting Couple Family	Lone Parent	Other households
26.2	10.3	43.7	9.5	7.6	2.7

¹ Source - 2001 Census

² Source – DCC Monthly unemployment statistics

Table 2. Household Composition in Kilburn, Denby & Holbrook

Housing Supply:

In 2001 there were 3143 dwellings in the area, this has grown by 7.38% as at March 2009 to 3375 dwellings.

Housing Stock Condition:

Amber Valley Stock Condition Survey (2004) outlines the physical state of dwellings in the area.

% of non-decent homes	% of households lacking modern facilities	% of households lacking thermal comfort	% of households vulnerable households in non-decent homes	% of total dwellings in disrepair
31	2.5	24	5.3	8

Table 3. Housing Stock Condition in Kilburn, Denby & Holbrook

House Prices:

House prices in Kilburn, Denby and Holbrook.

Area	Detached	Semi-detached	Terraced	Average
Kilburn, Denby and Holbrook	£251,032	£133,178	£126,493	£160,732
Amber Valley	£227,121	£137,038	£106,467	£157,116

Table 4. House Prices in Kilburn, Denby & Holbrook

Source: <http://www.upmystreet.com> based on sales during April to June 2008 for Kilburn, Denby & Holbrook

Affordable Housing:

Only 11 affordable housing units have been built in Kilburn, Denby and Holbrook in the last 5 years.

Homelessness:

Homelessness applications per 1000 population in the past 6 years

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
Kilburn, Denby & Holbrook	2.9	3.2	1.8	1.8	0.8	0.5
Amber Valley	4.8	3	2.4	1.97	1.7	0.8

Table 5. Homelessness Applications in Kilburn, Denby & Holbrook

Housing Land:

The adopted Amber Valley Local Plan (2006) allocated 8.60 hectares of land for housing in Kilburn, Denby and Holbrook, although none of this allocation has been built to date. However, several potential sites for housing in this area have been submitted in the Strategic Housing Land Availability Assessment for Amber Valley.

Quality of Built and Natural Environment

Designated Areas/Buildings: Conservation areas make up 4.27% (72.16ha) of Kilburn, Denby and Holbrook. These include Kilburn, Holbrook & Holbrook Moor conservation areas, together with a small part of Coxbench Conservation area. A small part of its western boundary with Belper

¹ Source - 2001 Census

² Source – DCC Monthly unemployment statistics

falls within the Derwent Valley Mills World Heritage Site Buffer zone and therefore has additional protected status. There are 28 historic listings within the Area (accounting for 3.7% of listings in Amber Valley), statutorily designated because of their special architectural and historic significance.

Landscape Character Areas: The Kilburn, Denby & Holbrook area falls within the Nottinghamshire, Derbyshire and Yorkshire Coalfields and Derbyshire Peak Fringe and Lower Derwent Landscape Character areas. The area consists of Coalfields Village Farmlands character type and Wooded Slopes and Valleys character types to its western border with Belper.

Green Belt/Designated Sites: Approximately 82% of the area lies in the Amber Valley Borough Green Belt and there are 9 wildlife sites all of which are of significant local importance.

Water and Flood Risk: Bottle Brook is the only major river that runs through the Kilburn, Denby and Holbrook area, it is a tributary of the River Derwent that flows north to south through the area. According to the Amber Valley Level 1 SFRA, most of the Kilburn, Denby & Holbrook area falls within the flood zone 1 (low risk zone). However, a very small section of the area lies in flood zone 2 and 3a (Medium to High risk zone) which generally correspond to land areas in close proximity to Bottle Brook and other associated ordinary watercourses in the area- see map

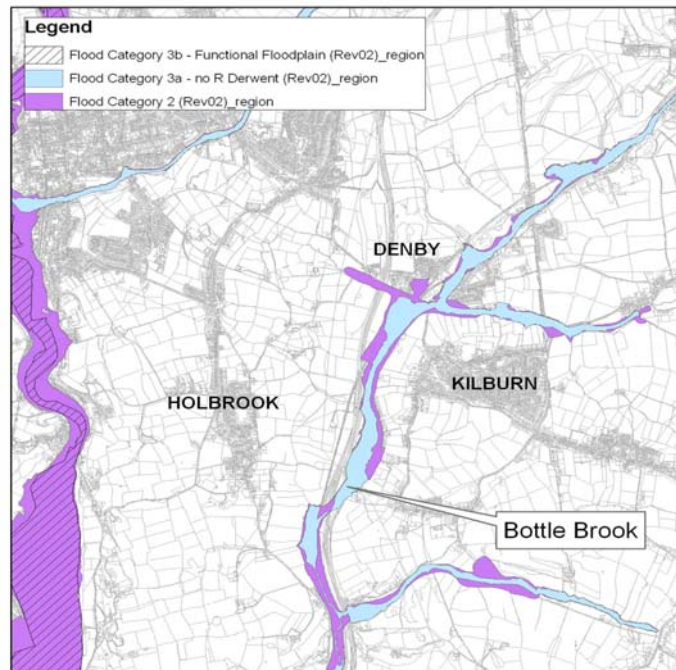


Figure 2. Flood Risk Map of Kilburn, Denby & Holbrook

Transport and Access- A Central Location

¹ Source - 2001 Census

² Source – DCC Monthly unemployment statistics

Transport Infrastructure: Several A classed roads serve the area. These include A38 and A61 that provide transport links to other parts of the country. Its road network also includes the A609, which provide access to other locations within and outside the borough. Several other minor roads also serve the area and there is easy access to the railway station at Belper

Other Infrastructure: The infrastructure to support sustainable modes of transport such as cycling, walking and other non-motorised transport has not been extensively developed in the Kilburn, Denby and Holbrook area. There is however a designated Disused Transport Route along the line of the dismantled railway running north-east to south-west through the area and this will help improve connections with other places in the borough.

Mode of Transport: 71.5% of residents that are of working age (16-74 years) and in employment travel to work by driving a car/van or motorcycle and only 11.2% use more sustainable means of transport (foot, cycle, train, bus) or work from home (8.6%).

Distance Travel to Work: According to the 2001 census, only 20.9% of people who work in Kilburn, Denby and Holbrook travel more than 10km to and within the area to work

Car Ownership: Car/van ownership in the area is high (82.2% own one car or more); this could be attributed to the fact that the area is a fairly rural and most of the economically active resident population work outside the borough.

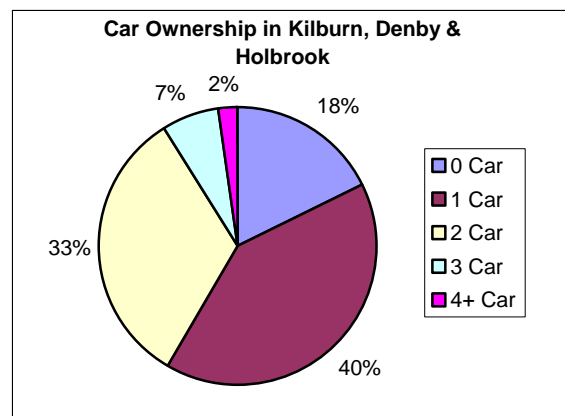


Figure 3. Car Ownership in Kilburn, Denby & Holbrook

Public Transport: Public transport services within the Kilburn, Denby and Holbrook area are relatively frequent with 7 once hourly services to Derby, 3 hourly services to Mansfield and 1 hourly bus to Chesterfield (although it is an express route only stopping at Kilburn Toll Bar). There is also one hourly service serving locations within the borough.

Health and Social Well-being of Local People

The people of Kilburn, Denby and Holbrook experience reasonably good health and enjoy a limited range of opportunities and facilities for leisure and exercise. Available data show that people living in the area achieve average scores on key health indicators.

Life Expectancy: Local people in the Kilburn, Denby and Holbrook area have a life expectancy very

Life Expectancy: 2000-2004	Males	Females
Kilburn, Denby and Holbrook	76.5	80.7
Amber Valley	76.5	80.7
England	76.3	80.8

¹ Source - 2001 Census

² Source – DCC Monthly unemployment statistics

similar to the borough and national average.

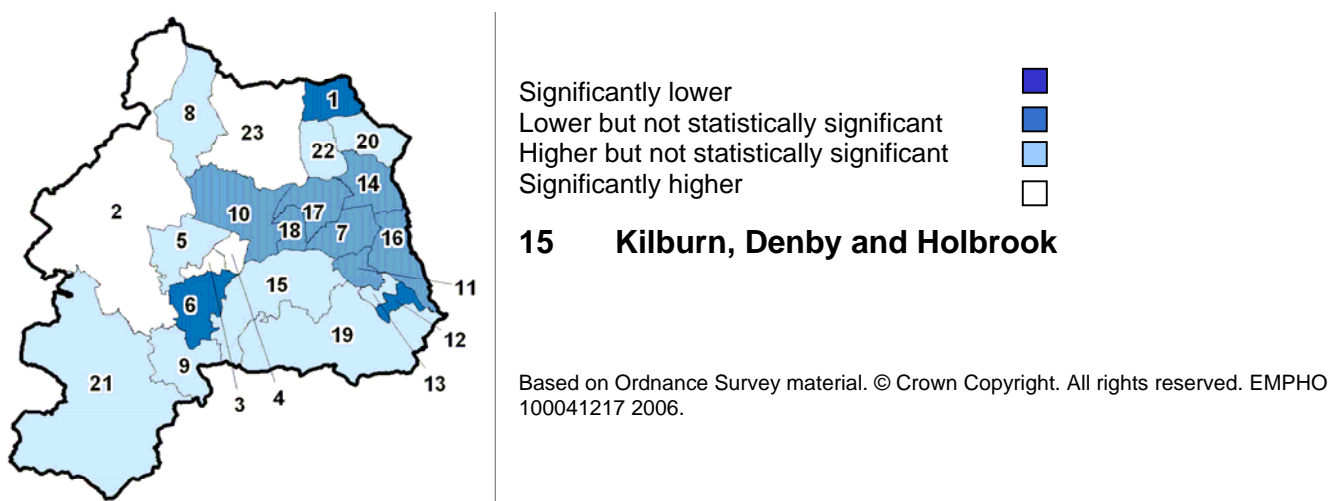


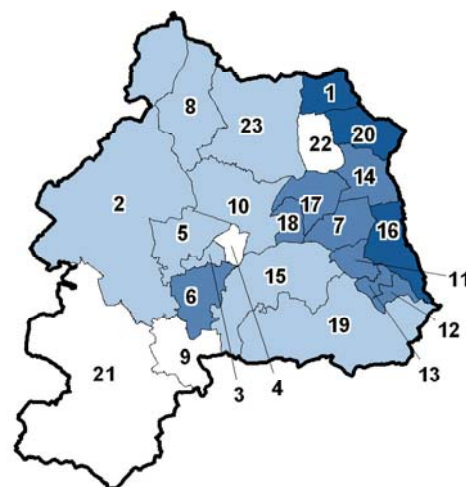
Figure 4. Life Expectancy Significantly higher Comparison to England average (78.5 years) 2000-04

General Health: The proportion of people who consider their health to be good (67.8%) is higher than the Borough average of 66%, while the proportion of people with limiting long-term illness (18.4%) is lower than the borough average of 19.7% (2001 census).

Health Inequalities: People in the area are experiencing varying levels of health inequality. The Governments Indices of Health Deprivation and disability ranks one neighbourhood in the area within the most deprived 12% in the Borough, while three others within the least deprived 30% in the Borough.

Most deprived 25%
Second most deprived 25%
Second least deprived 25%
Least deprived 25%

15 Kilburn, Denby and Holbrook



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Figure 5 Health Deprivation & Disability

Health Services: There are no providers of health services in the area (see Table 7); this situation still raises potential challenges in terms of provision and access to services. However, it could be argued that residents in the area can access health providers in Belper.

GP Surgery	Dentists	Hospitals	Clinics	Pharmacies
0	0	0	0	0

Sports and Recreation: There are a few sports and recreational facilities and spaces in Kilburn, Denby and Holbrook. These include a football pitch and bowling green at

¹ Source - 2001 Census

² Source – DCC Monthly unemployment statistics

Denby Bottles and a sports ground at Kilburn, all of which offer local people the opportunity for exercise and relaxation.

Multiple deprivation: The Index of Multiple Deprivation (IMD) published by the government in 2007 indicates that neighbourhoods in Kilburn, Denby and Holbrook are experiencing varying levels of deprivation, with three of its neighbourhoods ranked within the least deprived 20% and one neighbourhood ranked within the most deprived 20% in the Borough.

Cultural Amenity: the settlements of Kilburn, Denby and Holbrook date as far back as medieval times and are listed in the doomsday book of 1086. These areas also have very important historic ties with the pottery, frame knitting and coal mining industries in the region. Important cultural and architectural assets include the Denby Pottery Visitor Centre, a working factory offering pottery tours, factory shop, cookery demonstrations, gift shops and restaurant. Others include churches such as St Michael's Church, in 1761 (Holbrook), Wesleyan Methodist Chapel, built in 1891 (Kilburn) and the church of the Virgin Mary, which has a 14th century tower and spire and a 17th century alter table (Denby). Others include Holbrook Hall was built in 1646; Kilburn Hall built in 1712: and the Breach Cottage, which was a meeting place for Quakers from 1678 to 1834 and is where the remains of 200 members of the society are buried.

Leisure and Recreation: There is no local library in Kilburn, Denby and Holbrook but the area is served by 4 mobile library visits.

Parks & Gardens	Natural and Semi natural greenspaces	Green Corridors	Outdoor Sports Facilities	Amenity Greenspace	Children/ Young People	Civic spaces
0	0	4	1	1	8	0

Table 8. Open and Green Spaces in Kilburn, Denby and Holbrook

Community Safety:

The incidence of crime in Kilburn, Denby and Holbrook is quite low as with most rural settlements in Amber Valley. The area has one of the lowest crime rates in the Borough.

Crime Rates: The level of crime in Kilburn, Denby and Holbrook is below the borough average. Within a 12 month period (August 08- July 09) the number of crime committed per '000 people was 41.4 compared to the borough average of 65.2 per '000 population.

	Kilburn et al. Area	Amber Valley	Area Rank
Anti Social Behaviour	34	56	17 th
Serious Acquisitive Crime	7.9	11.6	16 th
Assault with Injury	4.3	7.2	15 th
Serious Violent Crime	0.1	0.5	18 th
Criminal Damage	12.7	15.2	15 th
Other Crime	16.4	30.7	13 th

Table 9. Key Crime figures for Kilburn, Denby and Holbrook (Rate per '000 population)

¹ Source - 2001 Census

² Source – DCC Monthly unemployment statistics

Fire and Accidents: The fire and rescue services attended to 36 incidences of fire in the area between 2002-2006 accounting for 4.2% of the Borough's total within the same period.

Education and Skills:

School Provision: There are 3 primary schools in Kilburn, Denby and Holbrook. These primary schools cater for approximately 500 pupils aged between 5-11 years old and 39 pupils aged between 3-5 years. There is 1 Secondary School with approximately 595 pupils attending. There is 1 special school but no provision for adult education.

Attainment: According to the 2001 census, 16.7% of the +16 population had achieved a Level 4/5 qualification, compared to the borough's average of 15.1%. Also the proportion of people with no qualification (31.5%) was lower than the borough average of 34.1%.

Summary:

The above baseline information sketches out the socio-economic and environmental profile of the Kilburn, Denby and Holbrook area in Amber Valley. It represents a preliminary collation of datasets and indicators that would be useful for identifying potentially significant issues. This profile document is however still in its draft stage and would evolve based on the receipt of new pieces of evidence and the outcome of consultation. If you would like to comment on the content of this document kindly use the questions below as a guide to your representations.

Consultation Questions:

- ✓ Is the profile information sufficiently accurate to facilitate the identification of key issues in the Kilburn, Denby and Holbrook Area?
- ✓ Is there any other information or indicator of relevance that should be included in the profile information for the Kilburn, Denby and Holbrook Area?
- ✓ Is there any socio-economic and/or environmental issue specific to the Kilburn, Denby and Holbrook Area that you would like to highlight?

Please send your comments to the Sustainability Officer, Community Planning Department, Amber Valley Borough Council DE5 3XE

¹ Source - 2001 Census

² Source – DCC Monthly unemployment statistics