

**Bolsover District Council**

**Executive**

**9<sup>th</sup> October 2017**

New Bolsover – Local Letting Scheme
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**Report of the Deputy Leader and Portfolio Holder – People and Places**

This report is open

**Purpose of the Report**

- To seek approval for a local letting scheme to be introduced for New Bolsover.

**1 Report Details**

- 1.1 The New Bolsover Model Village is within the Bolsover conservation area which restricts certain types of development; however the Council is upgrading, carrying out essential repairs and modernising all 196 council owned properties that help make-up the Model village. The Heritage Lottery Fund is funding improvements to private residents.
- 1.2 The project has seen an innovative community development programme to encourage local people and participants alike to feel proud of their local area and appreciate its rich history.
- 1.3 Due to the anticipated high level of lets within a short time frame (as property refurbishments become completed) a Local Lettings Scheme ensures a balanced, sustainable community.
- 1.4 The proposed Local Lettings Scheme is enclosed as an appendix to this report.
- 1.5 As far as possible, the scheme is designed to:
  - meet housing need within the district by making best use of properties in order to create balanced, sustainable communities
  - ensure that homes are allocated in a clear, fair and transparent manner
  - make sure the Council is complying with housing and related legislation

## **2 Conclusions and Reasons for Recommendation**

- 2.1 It is recommended that members agree the enclosed scheme.

## **3 Consultation and Equality Impact**

- 3.1 Local members have been consulted and are supportive of this scheme. Customer Services and Transformation Scrutiny have been consulted and are supportive of this scheme. The residents group, 'Friends of New Bolsover' have been consulted and are supportive of this scheme.

## **4 Alternative Options and Reasons for Rejection**

- 4.1 Not to introduce a scheme, rejected as the purpose of the scheme is to rebalance the existing imbalance of residents.

## **5 Implications**

### **5.1 Finance and Risk Implications**

- 5.1.1 Costs if very minor and can be contained within existing budgets.

### **5.2 Legal Implications including Data Protection**

- 5.2.1 Section 166A(6)(b) of the Housing Act 1996 enables housing authorities to allocate particular accommodation to people of a particular description outside the Council's standard allocations procedure, provided that overall the authority is able to demonstrate compliance with the requirements of S.166A(3) *'to give overall priority for an allocation to people in the reasonable preference categories'*
- 5.2.2 Additional information may be sought from applicants to assess their housing applications. Relevant forms contain a 'fair obtaining notice' and information will be used only for the purpose of making allocations.

### **5.3 Human Resources Implications**

- 5.3.1 None directly

## **6 Recommendations**

- 6.1 That members agree to the introduction of the enclosed local letting scheme, for all new allocations at Bolsover.
- 6.2 The scheme will be monitored on an ongoing basis to ensure that it remains appropriate to the scheme and continues to support the sustainability objectives. The scheme will be reviewed after 3 years or earlier if it is not meeting its objectives and is no longer viable.

## 7 Decision Information

<b>Is the decision a Key Decision?</b> A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: <i>BDC:       Revenue - £75,000   <input type="checkbox"/></i> <i>Capital - £150,000   <input type="checkbox"/></i> <i>NEDDC:   Revenue - £100,000 <input type="checkbox"/></i> <i>Capital - £250,000   <input type="checkbox"/></i> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	Yes
<b>District Wards Affected</b>	Bolsover
<b>Links to Corporate Plan priorities or Policy Framework</b>	Allocation Scheme

## 8 Document Information

Appendix No	Title	
1,	Proposed Local Letting Scheme for New Bolsover.	
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)		
Report Author		Contact Number
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