



To: Chair & Members of the Growth
Scrutiny Committee

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Tuesday, 8 December 2020

Dear Councillor

GROWTH SCRUTINY COMMITTEE

You are hereby summoned to attend a meeting of the Growth Scrutiny Committee of the Bolsover District Council to be held as a Virtual Meeting and in the Council Chamber (if required) on Wednesday, 16th December, 2020 at 10:00 hours.

Members will be sent the details on how to access the Virtual Meeting by email.

Virtual Attendance and Hybrid Meetings

I have provided the Leader and Deputy Leader with advice on the holding of "hybrid" meetings outlining the risks including to employees dealing with the Chamber and to Members. Hybrid meetings are those where some attendance is in person in the Council Chamber and some is virtual.

I would encourage you all to attend virtually.

Accordingly if you attend in person you will be deemed to have accepted the following disclaimer (overleaf) as applying.



We speak your language
Polish **Mówimy Twoim językiem**
Slovak **Rozprávame Vaším jazykom**
Chinese **我们会说你的语言**

**If you require this agenda in large print
or another format please call us on 01246 217753**

If you require an adjustment to enable you to participate in or access the meeting please contact the Governance Team at least 72 hours before the meeting starts.

Risk Assessment Disclaimer

When attending this meeting in person, I confirm that I have read and understood the contents of each of the following risk assessments and agree to act in line with its content.

- Covid-19 ARC RTW RA001
- Working in Offices At The Arc During Covid-19 Pandemic Guidance – ARC – SSW001
- Meetings – EM001 - Committee and Council Meetings during the Covid-19 pandemic

These documents have been emailed to Members and are available on the Modern.Gov App library.

The same advice is given to officers who are also encouraged to participate in the meeting remotely.

Register of Members' Interests - Members are reminded that a Member must within 28 days of becoming aware of any changes to their Disclosable Pecuniary Interests provide written notification to the Authority's Monitoring Officer.

You will find the contents of the agenda itemised from page 3 onwards.

Yours faithfully

A handwritten signature in black ink, reading "Sarah Steenberg". The signature is written in a cursive, flowing style.

Solicitor to the Council & Monitoring Officer

GROWTH SCRUTINY COMMITTEE AGENDA

Wednesday, 16th December, 2020 at 10:00 hours taking place as a Virtual Meeting and in the Council Chamber (if required)

Item No.		Page No.(s)
	<u>PART A - FORMAL</u>	
1.	Apologies For Absence	
2.	Urgent Items of Business To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4(b) of the Local Government Act 1972.	
3.	Declarations of Interest Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of: a) any business on the agenda b) any urgent additional items to be considered c) any matters arising out of those items and if appropriate, withdraw from the meeting at the relevant time.	
4.	Minutes To consider the minutes of the last meeting held on 23 rd October 2020.	5 - 13
5.	List of Key Decisions and Items to be Considered in Private	14
6.	Council Ambitions Performance Update - July 2020 to September 2020 (Q2 - 2020/21)	15 - 25
7.	Housing Strategy 2021-25 - Consultation	26 - 70
8.	Review of the Relationship between Bolsover District Council and Robert Woodhead Ltd (RWL) - Evidence Gathering (2nd Session)	71 - 76
9.	Work Programme 2020/2021	77 - 82

PART B - INFORMAL

The formal meeting of the Growth Scrutiny Committee ends at this point. Members will meet informally as a working party to carry out

their review work. This meeting is closed to the public, so members of the public should leave at this point.

10. Review Work

GROWTH SCRUTINY COMMITTEE

Minutes of a meeting of the Growth Scrutiny Committee of the Bolsover District Council held in a Virtual Meeting and in the Council Chamber on Friday, 23rd October 2020 at 10:00 hours.

PRESENT:-

Members:-

Councillor Jen Wilson in the Chair

Councillors Tricia Clough (Vice-Chair), Derek Adams, Jim Clifton, David Dixon, Chris Kane, Tom Kirkham and Tom Munro.

Officers:- Sarah Sternberg (Solicitor to the Council & Monitoring Officer), Pam Brown (Head of Leader's Executive and Partnerships), Karl Apps (Joint Housing Strategy and Growth Manager), Thomas Evans (Joint Empty Property Officer), Jessica Clayton (Partnership Strategy & Policy Officer), Joanne Wilson (Scrutiny and Elections Officer), Alison Bluff (Governance Officer) and Donna Cairns (Senior Governance Officer).

Also in attendance at the meeting were Councillors Councillor Sandra Peake (Portfolio Holder - Housing and Community Safety) and Councillor Mary Dooley (Portfolio Holder - Partnerships and Transformation).

GRO26-20/21 APOLOGIES FOR ABSENCE

Apologies were received from Councillors Peter Roberts and James Watson.

GRO27-20/21 URGENT ITEMS OF BUSINESS

There were no urgent items of business to be consider.

GRO28-20/21 DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

GRO29-20/21 MINUTES

Moved by Councillor Jen Wilson and seconded by Councillor Derek Adams

RESOLVED that the minutes of a meeting of a Growth Scrutiny Committee held on 9th September 2020 be approved as a true and correct record.

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GRO30-20/21 LIST OF KEY DECISIONS AND ITEMS TO BE CONSIDERED IN PRIVATE

Committee considered the List of Key Decisions and Items to be considered in private document.

Moved by Councillor Jen Wilson and seconded by Councillor Tricia Clough

RESOLVED that the List of Key Decisions and Items to be considered in private document be noted.

GRO31-20/21 UPDATE ON SUSTAINABLE COMMUNITY STRATEGY 2006-20 AND REVISED SUSTAINABLE COMMUNITY STRATEGY 2020-23 AND PARTNERSHIP RESPONSE TO COVID-19

Committee received a presentation from the Head of Leader's Executive and Partnerships and the Partnership Strategy and Policy Officer on the Sustainable Community Strategy and Partnership response to Covid-19.

The Partnership Strategy and Policy Officer explained to Members the meaning of "sustainable" in the context of the strategy. It was interpreted by the Partnership as a way of living which is resilient, viable and enduring, aiming for future generations to live as we do now, however improved without compromising their quality of life, the economy, the environment and society, working holistically with each other.

It was noted that the Sustainable Community Strategy was to enable the partnership to work together with the community with a common vision of "a diverse, healthy, fair and prosperous district, building on the strengths of our industrial past to become a vibrant and thriving community capable of meeting the challenges and opportunities of the future."

The Sustainable Community Strategy was the key document for Bolsover Partnership and for all participants in the Partnership to work towards. There were four sectors represented on the partnership: public, private, community and voluntary. Thematic Action Groups agreed the Partnership priorities, which were refreshed regularly. The Council's aims were to contribute to the Corporate Plan/Ambition.

The presentation outlined how the structure of the delivery of the Strategy was achieved, with Thematic Action Groups reporting to the Executive Board.

Committee had received copies of the April 2019 to March 2020 Funding and Performance Monitoring Report for Bolsover Partnership, from which examples were drawn on the impact and successes of the previous Sustainable Community Strategy, demonstrating the difference that had been made.

The first example provided was the contribution made to improving the environment. An issue that was raised years ago related to the unacceptable levels of litter. To highlight the difference that had been made, it was reported that in 2006 just 14% of waste was being recycled, now it was over 40% and growing.

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Another example was the sharing of the community's heritage and culture. Programmes included Limestone Journeys, First Art, and the Olympic legacy, with the Olympic Torch coming through the District; a legacy of sporting activities had continued since that time.

A further success reported was the rise in employment levels, particularly over the last few years. Bolsover District had consistently performed better than the East Midlands and England average, including a 7% jobs growth between 2007 and 2017. It was noted that a few years ago, employment growth and jobs in Bolsover District bucked the national trend due to collaboration between partners with local businesses to take advantage of opportunities that were arising.

It was also reported that gaps in health inequality had reduced, where public health indicators that tracked this showed the District had moved closed to national averages. The Chair of the Partnership had shared progress and best practice developed by the Partnership at a national conference in respect of public health improvements and the difference that can be made.

In relation to deprivation, improvements had been made which had moved Bolsover District from the 20th most deprived areas in England to 84th based on the Index of Multiple Deprivation. National funding streams had contributed to this area of work such as the Single Regeneration Budget, Neighbourhood Renewal Funding, Working Neighbourhoods Fund etc.

Improvements in housing stock across the District were also highlighted. In 2003, around 40% of housing stock was deemed to be not decent. Around half of that was local authority housing. In 2010, the Council and partners worked hard to achieve the decent homes standard.

The presentation went on to outline the development of the new Sustainable Community Strategy (SCS) for 2020 – 2023, the structure of the Bolsover Partnership and its work. The new timeframe for the Strategy aligned with the Council's Ambition (corporate plan).

Committee were advised that the Strategy had four key themes:

- A Safer Better Community
- Getting Better All The Time
- A Better Place to Live
- A Better Place To Learn, Thrive and Work

The Partnership worked through five thematic groups:

- Community Safety
- Health and Wellbeing
- Low Carbon, Housing and Environment
- Culture and Tourism
- Skills and Employment

Other associated groups and sectors that the Partnership worked with included Parish and Town Councils, young people, older people, community and voluntary sectors and local enterprise partnerships.

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Members were advised that in commissioning activity, the following steps would be taken. Action Groups would agree ideas and projects using SCS priorities for their theme, a focus would be jointly agreed and evidence would be used to support the specific need (using data, anecdotal information and community feedback). Consideration would be given to future sustainability, with plans put forward to the Commissioning Group for consideration. Successful projects would be recommended to Executive Board for ratification.

The presentation also set out how performance is monitored to ensure that more people are in work, getting healthier, and less deprived, and that the economy is growing. Performance monitoring included early notification of things not going to plan, data and outcomes captured and social return on investment calculations being undertaken. Action would also be taken to redirect projects and funding where necessary.

Examples of projects lead or supported by Bolsover Partnership included:

- Raising Aspirations, which had started in the District but had now spread across the county.
- Bolsover Wellness
- I-Venture/Namibia Bound
- Working Together for Older People
- Extreme Sports Academy

Members queried page 23 of the Strategy which referred to the provision of positive activities for young people being linked to anti-social behaviour. It was commented that it was not only young people who caused anti-social behaviour and it was suggested that this be widened to other groups. The Partnership Strategy and Policy Officer agreed to pass this recommendation on to the Community Safety Partnership as it was their Action Plan.

Committee queried the composition of the Thematic Action Groups and the Executive Board and it was explained that the Thematic Action Groups were made up of relevant officers and leads from across the partnership organisations, including council officers. For example, the Health and Wellbeing group is led by DCC Public Health and the Community Safety group was led by the Council's Community Safety Partnership and the Police. The Executive Board was made up of representatives from across the partner organisations and each Thematic Group.

Members queried how Growth Scrutiny Committee can better align its work with the Employment and Skills Group and find out more about the work of the Group. It was reported that the Group is led by the Council's Partnership Team and current areas of work included a Skills Audit of the district and being part of a bid for the establishment of an Institute of Technology. Members were encouraged to approach the Partnership Team to connect with the work of any of the Thematic Groups.

Response to Covid-19

The Head of Leader's Executive and Partnerships went on to present an outline of the Council's response to the Covid-19 pandemic through partnership working. The Head of Leader's Executive and Partnerships created a Community Response Team. The Team incorporated staff from the Leisure Service, who were furloughed and the services of

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contact centre staff to receive front line calls for support.

The Team was swiftly operational and provided food parcels and supported prescription/medicine requests and deliveries. The Team also co-ordinated the supply of Personal Protective Equipment (PPE)

The project had extensive impact on the team from a wellbeing perspective, taking quite distressing calls from customers, some who were elderly, lonely and isolated. This work had been a big support for those customers.

The success of the project was recognised, as no-one was refused support. All service areas went above and beyond what was required in difficult circumstances. The Leisure Operations Manager and Customer Services Manager were praised for the work in leading the Leisure and Contact Centres input.

During this time, the Partnership Team had also been responsible for processing a number of government grant schemes to support local business re-opening and continuing to operate, for example, grants for equipment to put Covid-Secure arrangements in place.

The Leader had commended the way in which all staff involved ensured the Council responded to the situation positively.

As a rise in Covid-19 cases was being observed, with a second wave, it was noted that the situation was changing daily and was being closely monitored. The District was in Tier 1 currently however it was anticipated that this may change in the near future. The Council would be ready to respond to any increase in demand for community support, however it was noted that other community organisations were also operating well, such as food banks, and it was anticipated that more partnership working with voluntary and community sector organisations would take place.

Members praised all Council staff for their response to the Covid-19 pandemic, particularly the Community Support Team. It was noted that new skills and functions had to be used by staff across the Council and they had all responded well in the challenging circumstances.

It was queried whether the Community Support Team required the Leader's authorisation to be set up. The Head of Leader's Executive and Partnerships confirmed the Council would have set this up in any event, but that the Leader's support was instrumental in driving it forward.

It was also discussed that more economic support would become available for local businesses if the District were to move into Tier 2 restrictions.

Councillor Mary Dooley, Portfolio Holder – Partnerships and Leisure, commented that she was extremely proud to be Portfolio Holder for these service areas and that the teams had done a fantastic job in their achievements with the Community Support Team and the Partnership Team more widely through Bolsover Partnership.

The Portfolio Holder and officers were thanked for attending the meeting and for providing the presentation.

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Moved by Councillor Jen Wilson and seconded by Councillor Tricia Clough

RESOLVED – that the objectives of the new Strategy and the performance update to Committee be noted.

GRO32-20/21 BDC EMPTY PROPERTY STRATEGY 2021-24 - CONSULTATION

Committee considered a report on the first draft of the Empty Property Strategy. The Strategy set out the Council's objectives in relation to bringing empty properties back into use.

Members were informed that there were approximately 750 properties in the District that had been empty for more than 6 months as at August 2020. This was an increase of approx. 100 since 2019, however it was noted that comparatively, this was not as bad as some other local authority areas which had seen numbers double due to the Covid-19 pandemic. It was believed that many of these empty properties were short term 'transactional' cases and it was anticipated that this number would decrease again in coming months as estate agents had reported seeing sales and lettings levels increase recently.

Empty properties represented a waste resource and were the main focus of the empty property strategy.

The draft strategy tied together the three main strands of empty property work: advice, assistance and enforcement, and it presented a framework for co-ordinated work to shape an Empty Property Action Plan. The strategy was also to have a key role in helping to secure potential external funding for housing related projects across the District.

The Joint Empty Properties Officer took Committee through the Strategy, explaining the key parts and their rationale. The promotional work undertaken by the service was outlined, demonstrating the steps taken to actively engage with owners of empty properties. This included highlighting available support/ financing for options to bring the property back into use.

Councillor Tom Munro joined the meeting and Councillor Tricia Clough left the meeting at this point.

Committee were advised that legislation enabled the Council to charge an additional premium, or uplift, on council tax for empty properties, increasing for each additional year it remained vacant. For example, 200% of the usual council tax rate could be charged for a property empty for over two years. This power was not yet used by the Council however a working group had been set up to explore this option.

The Joint Empty Properties Officer informed Members that he works closely with Environmental Health and other services through the Corporate Enforcement Group, to work collaboratively to tackle empty properties where they cause issues in the community.

Consultation on the strategy was to be carried out at various stages throughout the development process with internal and external organisation, including public, private and voluntary sectors.

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Members were concerned that the VAT discount on refurbishments after a property was empty for two years might act as an incentive to leave the property empty until it was eligible for the discount. The Joint Empty Properties Officer advised that this was unlikely as the discount was not well known and only promoted to owners/landlords with properties already empty for two years.

A Member queried whether the Compulsory Purchase Order power could be used in respect of properties where tenants were causing anti-social behaviour. The Joint Empty Properties Officer advised that in relation to the empty property procedure, the property would have to be vacant, unless the occupants were only squatters. The Solicitor to the Council commented that there were various circumstances in which h Councils could use Compulsory Purchase Orders but she believed that anti-social behaviour caused by private sector rental properties was not one of them.

It was noted that the use of Compulsory Purchase Orders was only considered as a last resort.

Committee discussed the proposal to consider Council Tax premiums for long term empty properties and asked how this proposal would be determined. It was confirmed that an officer working group was looking at the options and this would be reported to Executive and Council for approval when setting the Council Tax rates. A Member commented that there would be a conflict of interest for Members with second homes.

A Member also queried whether there was any schemes in which veterans could be involved in bringing empty properties back into use. The Joint Housing Strategy and Growth Manager advised that there had been similar schemes run previously by Groundwork Creswell, however nothing was currently planned. It was possible that this could be incorporated in any apprenticeship and kick-starter schemes as part of the Bolsover Homes programme.

The Scrutiny and Elections Officer advised Committee that the Customer Service and Transformation Scrutiny Committee had been conducting a review of the housing allocations policy and this included consideration of the priority given to veterans.

Committee discussed empty commercial properties and whether Council owned vacant units could be offered at low rents for start-up businesses. The Joint Housing Strategy and Growth Manager advised that this was a matter for the Estates team in liaison with economic growth. However it was noted that the market for commercial units such as office spaces had changed due to the pandemic and demand for office space had decreased with more people working from home. Many businesses were looking to downsize.

In relation to privately owned commercial properties that were vacant, these were often converted to residential dwellings. Whilst this had an impact in reducing available commercial units, it could also be seen to have a positive impact on Town Centres when empty units in these areas become dwellings due to the increase in footfall and local shopping as a result.

A Member gave an example of an empty property in their ward, the former Co-op building in Whitwell, and how it was in the process of being converted into flats. It was commented that this would help to meet the demand for affordable single occupancy accommodation in the area.

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It was queried whether there were any powers or options for dealing with empty properties that were not covered in the Strategy. The Joint Empty Properties Officer confirmed that an option to identify a mortgage lender where a property has a mortgage on it, and to contact the lender to encourage the owner to take action, particularly if they may be in breach of mortgage conditions where the property has been left empty. He agreed to add reference to this into the Strategy.

Committee also discussed whether a selective licensing scheme could be introduced. The Joint Empty Properties Officer advised that these schemes could only be introduced where there are issues in a particular area caused by the private rental sector. He did not believe that there were any such areas within Bolsover District at this time, however Members were requested to contact him if they were aware of any issues within their wards. It was noted that there had previously been issues in Shirebrook with private landlords, however through working with other departments such as Environmental Health, it was considered that these issues had significantly improved and a selective licensing scheme would not be necessary.

The Scrutiny and Elections Officer also passed on the comment from another Member who was not present, that the action plan attached to the Strategy did not contain any specific mention of involvement with Members. The Joint Empty Property Officer confirmed he was keen to have input from Members with knowledge of their local areas.

Councillor Sandra Peake, Portfolio Holder – Housing, offered her thanks to the Joint Empty Property Officer and the Joint Housing Strategy and Growth Manager for their presentation of the Strategy. She also praised the team for their work in this area, commenting on how difficult it can be to get in touch with owners and that this can involve dealing with very difficult and varied circumstances. She encouraged all Members to contact the team with details of any properties in their area that they suspect are empty or are causing issues.

The Portfolio Holder and Officers were thanked for attending the meeting and for providing the presentation.

Moved by Councillor Jen Wilson and seconded by Councillor Derek Adams

RESOLVED – that the Committee notes the report and agrees to support the initial draft of the Empty Property Strategy.

Councillors Chris Kane, Mary Dooley and Sandra Peake left the meeting at this point.

GRO33-20/21 WORK PROGRAMME 2020/2021

Committee considered their Work Programme 2020/21.

Members were advised that the scheduled meeting in November could not go ahead as a formal meeting due to resourcing issues. It was agreed that this meeting could be held informally if officers would be available. If not, an alternative date would be agreed.

If possible, the Housing Strategy item would be deferred until the December meeting. It was agreed that the informal part of the December meeting should be held on a separate date unless the length of the formal part is reduced.

GROWTH SCRUTINY COMMITTEE

Moved by Councillor Tom Munro and seconded by Councillor David Dixon
RESOLVED that the work programme be noted.

The meeting concluded at 12:00 hours.



List of Key Decisions and items to be considered in private

The latest version of the Forward Plan can be found here:

<https://committees.bolsover.gov.uk/mgListPlans.aspx?RPId=1147&RD=0&bcr=1>

Members should contact the officer whose name appears on the List of Key Decisions for any further information.

NB: If Members wish to discuss an exempt report under this item, the meeting will need to move into exempt business and exclude the public in accordance with the Local Government (Access to Information) Act 1985 and Local Government Act 1972, Part 1, Schedule 12a for that part of the meeting only.

Bolsover District Council

Growth Scrutiny Committee

16th December 2020

Council Targets to Deliver the Ambition 2020-2024

Performance Update – July to September 2020 (Q2)

Report of the Information, Engagement & Performance Manager

This report is public

Purpose of the Report

- To report the quarter 2 outturns for the targets supporting the Council's Ambition 2020-2024 and relevant supporting service indicators.

1 Report Details

- 1.1 The attached contains the performance outturn for targets which sit under the 'Our Economy – by driving growth, promoting the District and being business and visitor friendly' aim as of 30th September 2020 and relevant targets from other council aims. Also included are the Q2 outturns for the relevant service indicators (Information compiled on 23rd November 2020).
- 1.2 A summary is provided below:
 - 11 targets in total
 - 11 targets are on track
- 1.3 **Service Indicators - quarterly**
 - 5 indicators in total
 - 5 indicators have a positive outturn.
- 1.4 **Service indicators – half yearly**
 - 5 indicators in total
 - 2 have a positive outturn and 3 are negative at the half way point.
- 1.5 As noted in the appendix a few strategies are in development (Business Growth, Housing, Empty Properties and Tourism). Once these have been approved consideration will be given to pulling through relevant performance indicators for Scrutiny's information.

2 Conclusions and Reasons for Recommendation

- 2.1 All 11 targets are on track.

- 2.2 All quarterly service indicators (5) have a positive outturn (100%).
- 2.3. With regards to the half yearly indicators – 2 (40%) are positive and 3 (60%) are negative.
- 2.4 This is an information report to keep Members informed of progress against the council targets noting achievements and any areas of concern. It also provides information on relevant service indicators to inform of operational performance.

3 Consultation and Equality Impact

- 3.1 None

4 Alternative Options and Reasons for Rejection

- 4.1 Not applicable to this report as providing an overview of performance against agreed targets.

5 Implications

5.1 Finance and Risk Implications

None

5.2 Legal Implications including Data Protection

None

5.3 Human Resources Implications

None

6 Recommendations

- 6.1 That outturns against the Council's Ambition 2020-2024 targets and relevant service indicators be noted.

7 Decision Information

<p>Is the decision a Key Decision? 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:</i> <i>Revenue - £75,000</i> <input type="checkbox"/> <i>Capital - £150,000</i> <input type="checkbox"/> <i>NEDDC:</i> <i>Revenue - £100,000</i> <input type="checkbox"/> <i>Capital - £250,000</i> <input type="checkbox"/></p>	<p>No</p>
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<input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
Has the relevant Portfolio Holder been informed	Yes
District Wards Affected	Not applicable
Links to Council Plan priorities or Policy Framework	Links to all Ambition 2020-2024 aims and priorities

8 Document Information


Appendix No	Title	
1.	Council Ambition Performance Update – Q2 July to September 2020	
Background Papers		
All details on PERFORM system		
Report Author		Contact Number
Kath Drury, Information, Engagement and Performance Manager		01246 242280

Bolsover District Council
Council Ambition Performance Update – Q2 – July to September 2020


Status key

Target Status	Usage
 On Track	The target is progressing well against the intended outcomes and intended date.

Aim: Our Customers – Providing excellent and accessible services

Council Target	Directorate	Status		Q2 2020/21 Progress Update	Target Date
CUS.04 - Work with partners to deliver the Sustainable Communities Strategy and publish an evaluation report annually	Corporate Resources	On track		Delivery against the SCS continues through the Thematic Action Groups which have continued to meet electronically during the pandemic. Naturally focus has shifted slightly to accommodate community needs during this time.	Sun-31-Mar-24

Aim: Our Economy – by driving growth, promoting the District and being business and visitor friendly

Council Target	Directorate	Status		Q2 2020/21 Progress Update	Target Date
ECO.01 - Deliver a Business Growth Strategy by March 2021 that will support enterprise, innovation, jobs and skills and makes the best use of our assets.	Development	On track		Work on refreshing the Council's economic recovery plan has taken place over the last quarter. This work feeds into the business growth strategy because it contains a number of actions that are intended to support enterprise, innovation, jobs and skills alongside making best use of our assets. The next steps are to complete any outstanding actions related to recovery from the first lockdown and move towards actions aimed at supporting business resilience through further lockdowns / restrictions and Brexit alongside implementing our medium term objectives. These actions will form the foundations of the longer term business growth strategy aimed at securing sustainable and inclusive growth throughout the District.	Wed-31-Mar-21

Council Target	Directorate	Status	Q2 2020/21 Progress Update	Target Date
ECO.02 - Optimise business growth (as measured by gross Business Rates) by £2m by March 2023.	Corporate Resources	On track	Outturn Q2 2020/21 £65,166,356, Baseline (Outturn 2019/20) £65,445,968 = difference - £279,612 (-0.43%).	Fri-31-Mar-23
ECO.03 - Working with partners to bring forward employment and development opportunities at Coalite and Clowne Garden Village strategic sites by 2023.	Development	On track	Coalite: The developers of the former Coalite site have recently received a £15.25 million joint loan from The South Yorkshire Pension Fund and SCR JESSICA Fund. The debt facility will support the development of infrastructure for the scheme. Clowne Garden Village: Highways England and Derbyshire County Council have recently refreshed their guidance on the required highway improvements at J30 of the M1 and the 'Treble Bob' roundabout. Further work is now required by the developer to allow the discussion on the phasing and delivery of the required highway works to progress.	Sun-31-Mar-
ECO.04 - Prepare and adopt new Housing Strategy by January 2021.	Environment	On track	Housing Strategy is being developed and is going to November Growth Scrutiny Committee. The timetable has slipped by a month and it will be ready for adoption in February 2021	Sun-31-Jan-21
ECO.05 - Annually review housing delivery in the district and facilitate delivery to meet the annual target of 272 new homes	Environment	On track	The survey work that underpins the information is collected on an annual basis (usually end of March / beginning of April) and so we don't currently have a figure to provide on a quarterly basis. However, from an informal monitoring of the number of houses being built by developers on approved sites across the District, progress is being made on sites and this indicates that we are on track to meet the annual target when we report comprehensively on this Q1 2021/22.	Sun-31-Mar-24
ECO.06 - Work with partners to deliver an average of 20 units of affordable homes each year.	Development	On track	The final figure for 2019/20 was revised upwards to 38 affordable homes brought forward, once all the information was collated. The original reported figure was 28 affordable homes	Sun-31-Mar-24



Council Target	Directorate	Status	Q2 2020/21 Progress Update	Target Date
			We are aware of 8 affordable housing completions in quarter one of the current year and a further 5 in quarter two, so at mid-year this indicator is on target	
ECO.07 - Deliver 150 new homes through the Bolsover Homes Programme by March 2024	Development	On track	Contracts are signed for the Whitwell Cluster comprising of Doles Lane, Bakestone Moor, Longcroft View and Claylands Rd (2) and construction is beginning in a phased approach on the 12th October 2020. The cluster will deliver 16 properties. Planning permission has been granted on the Sandy Lane/Thorpe Avenue scheme at Whitwell and detailed design is ongoing with a target of starting on site early in 2021. Housing management are working with the remaining tenants to identify decant/permanent property moves. A list of schemes has been collated and Phase 1 & 2 investigation reports are due to be carried out over the next few months with priority sites identified to follow on.	Sun-31-Mar-24
ECO.10 - Working with partners to grow the visitor economy, the number of tourists and the amount of tourism spending in the District by 2023.	Development	On track	Work is continuing on revisions to the draft tourism strategy; primarily work on an accessibility chapter is being completed. A significant amount of work is being carried out on the draft cycling infrastructure strategy; this should be ready to go out to consultation before the end of 2020.	Fri-31-Mar-23

Aim: Our Environment – protecting the quality of life for residents and businesses, meeting environmental challenges and enhancing biodiversity

Council Target	Directorate	Status	Q2 2020/21 Progress Update	Target Date
ENV.07 - Prepare and adopt a new Empty Property Strategy by January 2021 to support the Council's vision to bring empty properties back into use.	Development	On track	A 1st draft has been written and this is due to be consulted with Members at scrutiny on 23 October 2020. The strategy is on target to be completed for early 2021.	Sun-31-Jan-21
ENV.08 - Bring 5 empty properties back into use per year through assistance and enforcement measures.	Development	On track	<p>Action Housing are progressing with the work on the Old Co-op building in Whitwell. There have been some delays due to issues with the water authority - however these have now been resolved and it is expected that the building will be ready for reoccupation before the end of the year. This will provide 5 units of affordable accommodation.</p> <p>The Empty Property Officer continues to work with Environmental Health and Planning Enforcement to take action on 4 properties and bring them back into use through enforcement measures. It is expected that the enforcement process will conclude over the next 12 months on each of these properties. 1 property is in the process of being considered for a Compulsory Purchase Order and approval is being sought from the executive team to carry out a structural survey on the property, due to its poor condition.</p> <p>2 further properties have been referred to Action Housing for their leasing scheme which - if appropriate - will provide a further 2 units of affordable accommodation.</p> <p>A long term empty property in Palterton has begun the process of being brought back into use with the assistance of an energy company, this is as a result of intervention from the Empty</p>	Sun-31-Mar-24






Council Target	Directorate	Status	Q2 2020/21 Progress Update	Target Date
			<p>Property Officer. The property has been empty for more than 10 years and has caused a number of issues for local residents.</p> <p>A meeting has been arranged at the end of October to discuss introducing the Council Tax Premium. This will then be consulted and implemented through the usual channels if approved. This could potentially be introduced in April 2021 and would hopefully encourage owners to bring their properties back into use, rather than leaving them empty.</p> <p>To date 1 empty property has been brought back into use, providing 2 units of affordable accommodation.</p>	

Service Indicators

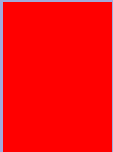
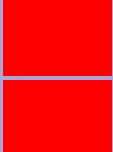
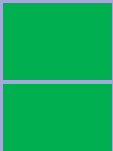

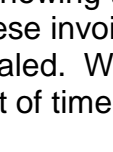
Target Status	Usage
 Positive outturn	The outturn is above target or positive (for some targets a positive outturn requires the result to be below the target set).
 Negative outturn	The outturn is below target or negative (for some targets a negative outturn requires the result to be above the target set).

Planning

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Planning	Q2 Target	Q2 Outturn	Status
PLA 157A Determining "Major" applications within target deadlines (Quarterly)	70%	100%	 On / Above Target
PLA 157B Determining "Minor" applications within target deadlines(Quarterly)	70%	97%	 On / Above Target
PLA 157C Determining "Other" applications within target deadlines(Quarterly)	85%	100%	 On / Above Target
PLA204 Quality of decision making - Appeals (special measures target) Number of appeals on "major" applications overturned on appeal as a proportion of "major" applications determined during the relevant two year period (quarterly).	10%	3%	 Below Target (Positive)
PLA204A Quality of decision making - Appeals (special measures target) Number of appeals on "non-major" applications overturned on appeal as a proportion of "non-major" applications determined during the relevant two year period (quarterly).	10%	1%	 Below Target (Positive)

Half yearly indicators

Growth Targets	2020/21 Target	Half year Outturn	Status
Level of income generated through letting property owned by the Council but not occupied by the Council, not including Housing, The Tangent and Pleasley Vale	£235,747	Actual (122,661)	 Below Target
Financial performance for the Tangent in line or exceeding budget forecast.	£66,687	Actual (7,447)	 Below Target
Financial performance of Pleasley Vale Mills in line or exceeding budget forecast.	£207,047	Actual (71,280)	 Below Target
Number of Business Growth Fund grants awarded	4	83	 On / Above Target
Value of Business Growth Fund grants awarded	£20,000	£82,552	 On / Above Target

24

Exceptions

Level of income generated through letting property owned by the Council but not occupied by the Council, not including Housing, The Tangent and Pleasley Vale	Although the income looks on target this is just showing the amount of invoices raised on the Financial Management System. Some of these invoices may well not yet be paid as the financial effects of Covid continue to be revealed. We have agreed payment terms with a number of our customers to extend the amount of time they can settle their bills with us. Some may not yet have contacted us.
Financial performance for the Tangent in line or exceeding budget forecast.	The Tangent is currently under occupied and this budget will be reduced at revised budget time. These businesses are also affected by Covid and a number are facing financial difficulties. The nature of some of the expenditure such as hired + contract services and business rates mean the budget has already been committed for the full 12 months making the expenditure look overspent.

Financial performance of Pleasley Vale Mills in line or exceeding budget forecast.	The explanation above also applies here for Pleasley Vale rents. For the electricity trading side, the lockdown meant less electricity was used by businesses because they weren't in the building which obviously means there is less to recharge. The expenditure budgets will be reduced too as part of the revised budget process in Q3.
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Bolsover District Council

Growth Scrutiny Committee

16th December 2020

Housing Strategy 2021-2024

Report of the Portfolio Holder for Housing

This report is public

Purpose of the Report

- To update on the first draft of the Housing Strategy 2021 - 2024
- To approve to proceed with the public consultation

1 Report Details

- 1.1 The Housing Strategy sets out the Council's strategic framework to meet the district's housing growth ambitions and housing related support needs.
- 1.2 Housing is a key factor in contributing to a person's health and well-being. Nationally, the coronavirus crisis highlighted the need for secure, high quality, affordable homes and has identified house building as a central component to the post Covid-19 recovery, which will also create jobs and boost the economy.
- 1.3 The Housing Strategy will set out the strategic framework for meeting the Council's housing priorities and link with the wider initiatives. It will ensure that resources are targeted effectively and in a coordinated way.
- 1.4 The key housing priorities highlighted in the Strategy complement the Council's vision for housing whilst having due regard to local and national policy. The Key Strategic Housing Priorities identified are:
 - Key Priority 1 – Providing Good Quality Housing
 - Key Priority 2 – Enabling Housing Growth
 - Key Priority 3 – Supporting Vulnerable and Disadvantaged People
- 1.5 The Strategy forms a plan on how the Council will work with partners in the public, private and voluntary sectors to enable housing growth across all sectors, and the quality and range of housing to meet the resident's needs of the district, including housing and support for the most vulnerable.
- 1.6 The strategy will also have a key role in helping to secure potential external funding for housing related projects across the district.

- 1.7 In order that we may respond to emerging issues as they arise, the strategy will be for three years with a commitment to review after one year in light of any central government changes impacting on the local community.

2 Conclusions and Reasons for Recommendation

- 2.1 The previous Economic Development and Housing Strategy is due to expire in 2020, therefore this needs replacing.
- 2.2 The new Strategy focuses on the Council's current Housing and housing related priorities and obligations for the next three years.
- 2.3 The Strategy will help to secure external funding where possible and provide an evidence base for partner organisations.

3 Consultation and Equality Impact

- 3.1 Departmental consultation has been carried out and stakeholder and public consultation will be conducted.
- 3.2 An Equality Impact Assessment will be completed to ensure compliance with the Equality Act 2010 and the protected characteristics.

4 Alternative Options and Reasons for Rejection

- 4.1 The alternative option is to not have a Housing Strategy, however this was rejected as the Strategy will set out a clear housing plan, which will be a key driver for Housing growth in the district, including supported housing for the most vulnerable.

5 Implications

5.1 Finance and Risk Implications

- 5.1.1 There are no risk implications.

5.2 Legal Implications including Data Protection

- 5.2.1 The Strategy will have due regard to local and national policy and be compliant with legislation, including data protection laws.

5.3 Human Resources Implications

- 5.3.1 Existing employees will develop and monitor the Strategy, therefore there is no Human Resources implications.

6 Recommendations

- 6.1 To approve the first draft of the Housing Strategy 2021 – 2024 and begin the wider consultation process.

7 Decision Information

Is the decision a Key Decision? 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: BDC: Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> NEDDC: Revenue - £100,000 <input type="checkbox"/> Capital - £250,000 <input type="checkbox"/> <input checked="" type="checkbox"/> Please indicate which threshold applies	No not at this stage. Approval of the final version of the Strategy will be a Key Decision as it forms part of the Budget & Policy Framework.
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
Has the relevant Portfolio Holder been informed	Yes
District Wards Affected	All
Links to Corporate Plan priorities or Policy Framework	All

8 Document Information

Appendix No	Title
1	Housing Strategy 2021 - 2024
Background Papers (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
Diane Parker	01246 217292 / Mobile: 07980701119



Housing Strategy

(2021 - 2024)



We speak your language

Polish

Mówimy Twoim językiem

Slovak

Rozprávame Vaším jazykom

Chinese

我们会说你的语言

If you require this publication in
large print or another format
please call us on **01246 242424**

CONTROL SHEET FOR (strategy title here)

Strategy Details	Comments / Confirmation (To be updated as the document progresses)
Strategy title	Housing Strategy 2021 - 2024
Current status – i.e. first draft, version 2 or final version	First draft
Strategy author (post title only)	Housing Policy and Intelligence Officer
Location of strategy (whilst in development)	Housing Strategy S drive
Relevant Cabinet Member (if applicable)	Councillor Peake
Risk Assessment completed (if applicable)	
Equality Impact Assessment approval date	
Partnership involvement (if applicable)	
Final strategy approval route i.e. Executive/ Council	
Date strategy approved	
Date strategy forwarded to Performance & Communications (to include on Extranet and Internet if applicable to the public)	

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1. Introduction

The Council's Housing Strategy 2021-2024 is set within a legislative framework and must reflect National, Regional and Local Policy. The key Government agendas which impact our residents and communities locally, will be incorporated into this Strategy.

The key strategic housing priorities will be driven by the Council's overarching "ambitions" which is flexible and adaptable. It has *"the scope for new projects to be delivered whilst having the preparedness to address uncertainties such as reductions in funding and income we receive, changes in legislation that affect our services or influences that affect our local communities and their way of life"*.

Housing is not just about bricks and mortar, it is a key factor in contributing to a person's health and well-being. The Council works closely with partners including, Derbyshire County Council, developers, Registered Providers, Local Enterprise Partnerships, care and support providers and the voluntary sector to enhance housing stock, but also to meet the essential care needs of our residents, including those who have complex needs or live chaotic lifestyles.

The Housing Strategy will set out the strategic framework for meeting the Council's housing priorities and link with the wider initiatives. It will ensure that resources are targeted effectively and in a coordinated way.

The Key Strategic Housing Priorities identified are:

Key Priority 1 – Providing Good Quality Housing

Key Priority 2 – Enabling Housing Growth

Key Priority 3 – Supporting Vulnerable and Disadvantaged People

Nationally, the coronavirus crisis highlighted the need for secure, high quality, affordable homes and has identified house building as a central component to the post Covid-19 recovery, which will also create jobs and boost the economy.

In order that we may respond to emerging issues as they arise, the strategy will be for three years with a commitment to review after one year in light of any central government changes impacting on the local community.

2. Shaping the Strategy

Housing is a key priority for the council, its partners and residents. It affects people's health and wellbeing, their life opportunities and their living standards. Working with a wide range of residents and partner agencies is essential in delivering the priorities.

2.1 Evidence Base

The Strategy is based on evidence, including data gathered from:

- The North Derbyshire and Bassetlaw Strategic Housing Market Assessment OAN update 2017

- Bolsover Private Sector Stock Condition Survey
- Data sources such as Office of the National Statistics (ONS), Census, Housing Register and Hometrack
- The Local Plan for Bolsover District
- National Planning Policy Framework
- Bolsover District Council's Five Year Land Supply
- Bolsover Strategies, Policies and Plans
- Derbyshire County Council (DCC) strategies and policies
- National legislation

2.2 National, Sub Regional and Local Policy Context

The development of the Housing Strategy has been influenced by national and local policy initiatives.

Many of these bring with them additional resources in the form of funding, expertise, best practice and support from central Government and other key funders, such as Homes England, Ministry for Housing Communities and Local Government (MHCLG), the Sheffield City Region (SCR) Local Enterprise Partnership (LEP) and D2N2 (Derby & Derbyshire and Nottingham & Nottinghamshire) LEP.

For further details of National, Local and Sub Regional Policy see **Appendix 1**

3. District Profile

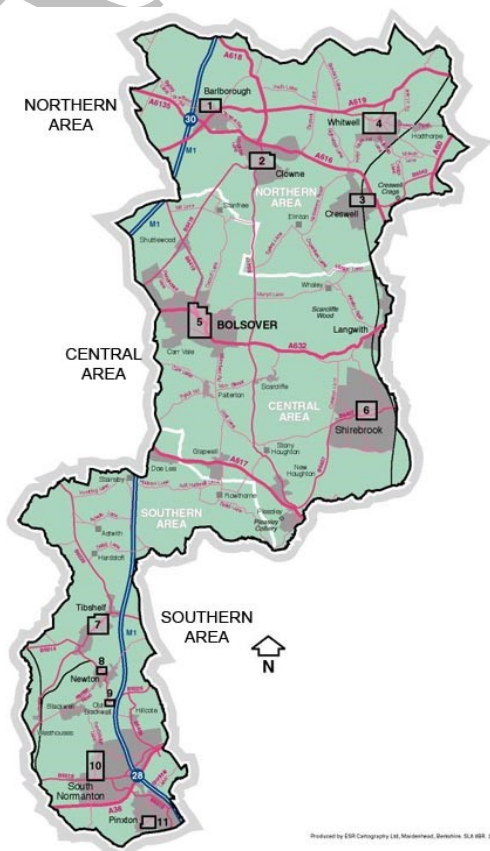
The District is located in Derbyshire within an area of around 160 square kilometers which is mainly rural and has strong links to its mining past.

There are a number of smaller communities scattered throughout the district, but contains four market towns; Clowne, Bolsover, Shirebrook and South Normanton.

The towns offer retail, social, employment and housing opportunities for their surrounding communities.

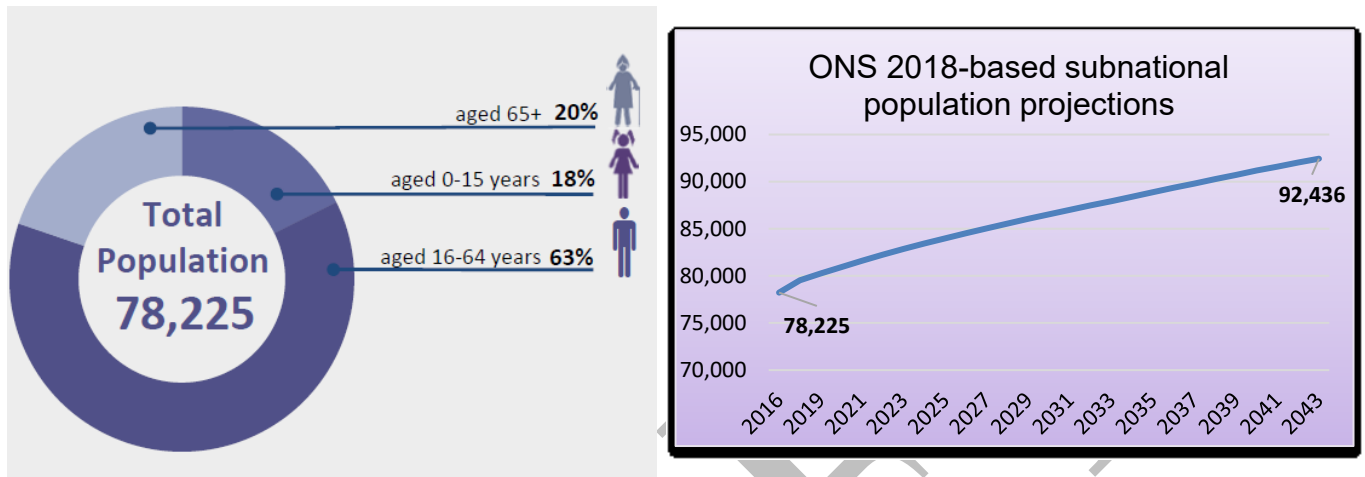
Easy access to the M1 motorway is via junctions 28, 29, 29a and 30 all of which sit within the District.

The District includes attractive countryside and important visitor attractions including Bolsover Castle, Hardwick Hall, and Creswell Crags (the latter being the UK's only verified example of Paleolithic cave art).



At the time of the 2011 Census the district's population was 75,866, however the 2016 ONS mid-year population estimates that it has increased to 78,225 and is projected to rise by 18% from 2018 to 2043, totaling 92,436.

The majority of the population are aged between 16 to 64 and 24% of the population's day-to-day activities are limited due to poor health.



The district has 32,801 households, of which the majority are owner occupiers with a small percentage renting in the private rented sector. *Source 2011 Census*

Household Tenure					
	Owner Occupied	Shared Ownership	Social Rented	Private Rented	Other
Bolsover District	67.0	0.3	18.2	13.0	1.5
East Midlands	67.3	0.7	15.8	14.9	1.3
England	63.4	0.8	17.7	16.8	1.3

The district has more Semi-Detached properties than any other Property type, which is higher than East Midland region and England. *Source 2011 Census*

Property Type				
	Detached %	Semi – Detached %	Terraced %	Flat / Maisonette %
Bolsover District	29	44	22	6
East Midlands	33	36	20	11
England	23	31	25	21

3.1 Housing Need and Demand/Affordable Housing

House prices in the district are below the East Midlands regional average. The simple average house price for Bolsover district in October 2020 was 64% of the regional average. However, average incomes are lower too. Affordability and housing need relates to the relationship between house prices and incomes and whether people are able to meet their own needs in the market. Lower house prices mean that house purchase is more affordable, but the corresponding lower incomes also mean that some people are still in housing need. The house price to income ratio in Bolsover district at October 2020 is 5:1. (Source: *Hometrack Housing Intelligence October 2020*)

	Bolsover District	East Midlands	England
Simple Average House price	£155,100	£241,700	£331,560

It is estimated that 24% of First Time Buyers cannot afford to purchase a flat and 36% cannot afford to buy a terraced house in the district. (Source: *Hometrack Housing Intelligence October 2020*)

Based on 3.5 times income

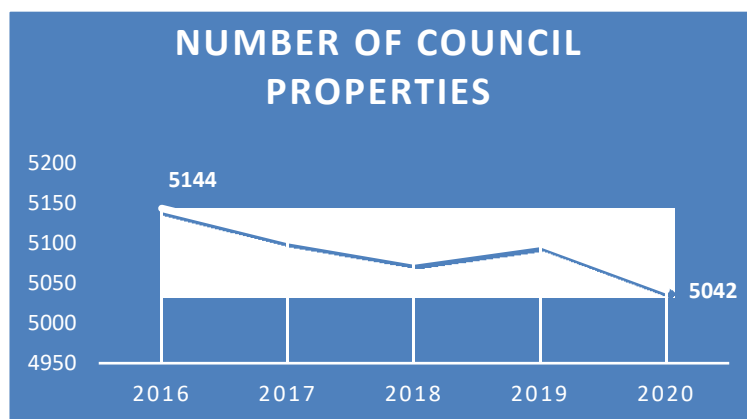
Bolsover District	
Percent of households priced out of market	
FTB households - Flats	24.19%
FTB households - Terraced houses	36.55%
FTB households - Semi-detached houses	46.72%
FTB households - Detached houses	69.73%
Owner occupier - Flats	24.19%
Owner occupier - Terraced houses	24.19%
Owner occupier - Semi-detached houses	46.72%
Owner occupier - Detached houses	63.46%

The Strategic Housing Market Assessment OAN Update 2017 estimated that to meet all housing need in the district 126 affordable homes would have to be brought forward every year to 2034. This is an indicator of the theoretical level of affordable housing need in the district at a point in time, but it is subject to market changes, the existing supply of affordable housing, and people's choices as to how much of their income they are prepared to use for housing.

The Private Rented Sector has increased over recent years and does provide a housing option for those not wanting, or able, to purchase a property. There can be issues over quality and security of tenure in the Private Rented Sector which means it is not always a tenure of choice.

The Council has a housing stock of 5,042 rented properties, whilst Registered Providers have 1,133 affordable homes in the district.

The number of Council owned properties have decreased over the last 5 years, this is primarily due to the Right to Buy scheme, which enables council tenants to buy their current homes at a discounted price. (Source: Local Authority Housing Statistics (LAHS 2020) and Government Statistics for Number of Dwelling 2019)



As at 31 March 2020, there were 1,670 applicants on the Council's Housing Register. Which indicates a need for Council accommodation. (Source: LAHS 2020)

To increase the number of Council owned properties on 29 October 2018, the government confirmed that the HRA borrowing cap was abolished with immediate effect. As a result, local authorities with an HRA are no longer constrained by government controls over borrowing for housebuilding and are able to borrow against their expected rental income, in line with the Chartered Institute of Public Finance and Accountancy (CIPFA) Prudential Code and framework.

All capital schemes have to demonstrate affordability over the life of the 30 year HRA business plan along with a clear case for demand/need in the district and the ability to generate additional rental income.

Affordable housing need will be addressed through the provision of new homes, developed by either the Council or by Registered Providers with grant funding from Homes England, or through market-led housing developments as a requirement through a Section 106 agreement. The Local Plan for Bolsover District, through Policy LC2, makes provision for all new housing proposals of 25 or more dwellings to provide 10% as affordable housing.

Registered Providers are key partners in the provision of affordable housing and will continue to be so. Smaller numbers of affordable housing are gained through empty properties being brought back into use and let as affordable housing.

The Affordable housing definition is set out in the National Planning Policy Framework Annex 2: Glossary. **See Appendix 2**

4. Neighbourhood Planning

The Local Plan for Bolsover District will incorporate policies that protect and enhance the district's natural environment, this will be key in the regeneration of the Council's neighbourhoods.

Neighbourhood Planning enables Town and Parish Councils or Neighbourhood Forums to prepare in partnership with the community they represent a range of initiatives for planning in their local area. The Council will support communities seeking to put in place Neighbourhood Plans or other neighbourhood planning initiatives. To assist with this, the Council has adopted a Neighbourhood Planning Protocol to give advice on the process.

5. Key Achievements, Challenges and Priorities

Key Achievements: over the last 5 years.

- -----New Build properties completed
- 339 Affordable properties completed
- New Bolsover Model Village Project completed
- Dragonfly Housing Company established to deliver Market Sale Housing
- Empty Property Officer appointed
- 11 long term empty properties back into use which has created 49 units of affordable accommodation (in partnership with Action Housing)
- The Council and Action Housing won 'Best Partnership' at the National Empty Homes awards in 2018 and the project was also the subject of a BBC documentary due to its success.
- Enforced Sale procedure adopted.
- Landlord forum set up and held 3 events
- Landlord Accreditation Scheme promoted to Landlords
- Custom and Self Build Officer appointed
- Custom and Self Build register implemented – 38 applicants on register
- Custom and Self Build sites identified
- Armed Forces Covenant signed and actions in the Allocations Policy completed
- Care Leavers Covenant signed
- Implemented the reformed homeless legislation (Homeless Reduction Act 2017)
- Prevented homelessness to 116 households during 2019/20
- Introduced a new housing system and amended the Allocations policy
- Delivered the Ambition Housing Project to approximately 3,000 students
- Delivered the 'No Second Night Out' project
- Call B4 You Serve scheme implemented
- Covid-19 Recovery Service implemented with partner Local Authorities and Derbyshire County Council

Key Challenges:

- Continued impact of Welfare Reform on household debt
- Market housing affordability remains an issue for many people in the district
- Housing design - ensuring good quality design, including Carbon reduction on new builds
- Reduction of the Carbon footprint
- Protect and enhance heritage sites
- Equality – ensuring equality inclusion and sustainable communities
- Shortage of suitable properties in the private rented sector
- Continued homelessness in the district
- Lack of supported housing for people with complex needs, such as mental ill health, learning disability and Autism
- 754 long term empty properties (August 2020)
- Climate change
- Coronavirus Pandemic (Covid-19)

This Housing Strategy identifies how the Council will address the key challenges to deliver housing and housing related health and well-being across the district.

The Council will deliver the following key strategic housing priorities to address the challenges highlighted.

Key Priority 1 – Providing Good Quality Housing

- Build New Council Housing
- Ensure Design and Quality to Reduce the Carbon Footprint (Council and Private)
- Refurbishment/regeneration to existing Council Housing Stock
- Making best use of the Council's Housing Stock

Key Priority 2 – Enabling Housing Growth

- Regeneration
- Local Plan for Bolsover District/five year housing supply
- Partnership working to enable housing growth
- Bringing Empty Properties Back into Use (private sector)
- Support Custom and Self Build
- Support Gypsy and Travellers

Key Priority 3 – Supporting Vulnerable and Disadvantaged People

- Prevent and Relief Homelessness
- Enable Supported Housing/Housing with Care for People with Physical Disability/Mental ill health/Domestic Violence/Complex Needs
- Older People's Housing Accommodation and Support – including Careline
- Support Care Leavers
- Support Armed Forces
- Disabled Facilities Grant /Home Improvements/Energy Efficiency

6. Key Priority 1 – Providing Good Quality Housing

Key Priority 1 – Providing Good Quality Housing

- Build New Council Housing
- Ensure Design and Quality to Reduce the Carbon Footprint (Council and Private)
- Refurbishment/regeneration to existing Council Housing Stock
- Making best use of the Council's Housing Stock
- Private Sector (including Stock Condition Survey)

6.1 New Council Housing

Bolsover Homes

The home building initiative, called Bolsover Homes, forms part of Bolsover District Council's Local Plan to achieve sustainable growth and create a prosperous and flourishing district.

Bolsover District Council in partnership with the local contractor Robert Woodhead Limited has set out an ambitious plan to deliver 400 new homes across the District over the next 4 years as part of its social housing building programme. Initially 200 new homes will be delivered to work towards this goal, with the launch of the programme underway in the Whitwell area.

The investment will inject in the region of £32m into the local economy. The partnership will provide a collaborative approach to plan social housing to meet local needs by building in the right places with the right mix of house types for families, older people and people with additional needs.

Robert Woodhead Limited are based just 10 miles from Bolsover. They have set a target to invest heavily in the local area by spending locally, sourcing 80% of subcontractors within 20 miles of sites. A range of apprenticeship and training opportunities will be created, boosting skills and providing jobs across the district.

They have a strong track record in delivering high quality homes, having worked previously with Bolsover District Council under the B@Homes scheme, which was procured through the Efficiency East Midlands (EEM), to deliver 103 homes, securing two awards along the way. 10 of the new homes were bungalows, including 3 bedroom wheelchair adapted bungalows.

Private Development Opportunities

The Council will seek opportunities to purchase properties from private development companies to increase the Council's housing stock under Section 106 agreements.

As of October 2020 the Council is in agreement with three developers to purchase Section 106 properties. The current agreements will deliver an additional 25 properties into the Council's housing stock, these are;

- Keepmoat Homes – 13 properties
- Rippon Homes – 3 properties
- Avant Homes – 9

6.2 Design and Quality to reduce the Carbon Footprint (Council and Private)

As a planning authority the Council will aim to create sustainable communities and ensure there is the right balance between high quality design and timely, cost-effective housing delivery.

The Successful Places Guide supports the design policies in the Local Plan for Bolsover District. The guidance set out in the Sustainable Design and Construction Supplementary Planning Document complements existing Policies and is aimed at achieving low carbon and sustainable developments in the district.

Protecting and managing the districts heritage sites is key when considering development opportunities, the Council has adopted a Heritage at Risk Strategy and has set out its priorities within its Historic Environment Scheme.

The Council recognises that affordable homes relates to the running of a home as well as the construction of a home, therefore by liaising with local businesses bespoke low energy housing development options can be procured, including for developments on Council owned land.

Local authority planning functions are a key lever in reducing emissions and tackling the effects of climate change. Through the planning process the Council will drive the delivery of energy efficient homes and green infrastructure.

The component elements of green infrastructure can include parks, private gardens, agricultural fields, hedges, trees, woodland, green roofs, green walls, rivers and ponds. The term covers all land containing these features, regardless of its ownership, condition or size.

The Council will continue to explore options to reduce the district's carbon impact and improve the neighbourhoods to make pockets of land more inspiring to the local communities.

The Council aims to develop projects by working in partnership with key stakeholders to encourage the growth of low energy housing, including for first time buyers and those looking for affordable, cheap to run energy efficient homes.

6.3 Refurbishment/regeneration to existing Council Housing Stock

In 2014 a detailed stock condition survey of the council's housing stock was completed. This study surveyed 94% of the council's housing stock, providing the council with a detailed understanding of the stock condition. Particular challenges highlighted by the study were:

- Issues around solid walls and difficult to heat homes
- 78 pre-1919 terrace homes
- Sheltered housing, especially in low demand areas
- New Bolsover Model Village

Since the survey the Council has completed a number of targeted repairs, refurbishment and regeneration to improve the housing stock.

Some examples of current works being delivered or to be delivered across the district are as follows:

- Electrical works – April 2020 to March 2024 – upgrades to approximately 900 properties.
- Efficiency East Midlands (EEM) Framework – New windows and doors
- Replacement Kitchens
- Bolsover Safe and Warm Scheme
- Re-roofing programme
- External Wall Installation (EWI) scheme

The Council will continue to seek funding opportunities for future refurbishment to Council owned stock, the Council will build on their experience to deliver further targeted programmes.

New Bolsover Model Village

New Bolsover Model Village is a collection of buildings and facilities built by Bolsover Colliery Company in 1891 to accommodate their workforce at the nearby Bolsover Colliery. The buildings were listed in 1989 and again in 2004. The properties all lie within the Bolsover Conservation Area, which was originally designated in July 1971.

A £10million project to breathe new life into the New Bolsover Model Village has been completed after a successful bid to the Heritage Lottery to carry out essential repairs and restore original architectural features on the dwellings that make-up the Model Village. The project has delivered external improvements to 192 properties with internal wall insulation to 134 council owned properties.

Group Dwelling Refurbishment programme

The Council has a number of improvement programmes being delivered across the district, which includes a Group Dwelling Refurbishment Programme to Sheltered housing properties for older people. The final programme to the smaller independent properties is currently underway and the larger Sheltered Housing programme has started at Ashbourne Court which will be followed by Parkfields.

These schemes deliver wet rooms, new kitchens, fully controllable heating, sprinklers and internal alterations to remove bedsits as well as external improvements.

Decent Homes

The Local Authority Housing Statistics (LAHS) 2018/19 shows as at 1 April 2018 there were 470 non-decent Council owned properties, however 106 of these tenants refused to have work completed to bring up to the decent homes standard. These properties will be brought up to the decent homes standard once the properties have become void.

1,432 properties received works to prevent them from becoming non-decent during the same reporting period. The average cost per dwelling was £1,648.35 funded through the Capital Works Programme.

6.4 Making Best Use of the Council's Housing Stock

Policies will be reviewed periodically in line with any legislative or demographic changes to deal with housing issues to make the best use of the Council's housing stock.

The Allocations Policy sets out how properties are allocated to applicants on the Housing Register which includes maximising opportunities for older people to downsize to more appropriate accommodation, helping people to transfer to smaller homes when under occupying their current home and helping people to access alternative suitable housing which meets their changing needs.

The Council has a small number of difficult to let properties which are reviewed and assessed to determine and rectify any issues highlighted. As an example, a block of flats could lead to amendments to age specific allocations to align with the demographics of the area. Other properties may require repair work or become part of a regeneration programme. Identifying and assessing these properties is an ongoing process as issues arise.

6.5 Private Rented Sector

Bolsover District has a relatively low amount of private rented accommodation making up 13% of the properties in the district. Most properties in this sector are owned by landlords who own one property or a very small number.

The English Housing Survey, Private rented sector, 2016-17 shows that the sector has grown over the last 20 years and will continue to grow as a preferred renting option, attracting all age groups and household compositions.

Planning rules have been amended so councils can proactively plan for more long-term Build to Rent homes. The National Planning Policy Framework (2018), which sets out the Government's planning policies for England, and how these should be applied, has amended the definition of affordable housing to include affordable private rented properties.

By working with developers to deliver purpose built affordable private rented housing it will be a way to improve quality and choice with longer tenancies, in turn offering more sustainability.

To promote an existing healthy private rented sector, since 2016 the Council has held 3 annual landlord events in partnership with North East Derbyshire District and Chesterfield Borough Councils. The events give landlords the opportunity to share best practice but are also attended by numerous external organisations to provide information, for example, new legislation, energy schemes and welfare reforms. Each event has been well attended and has received excellent feedback.

To help improve the private rented sector the Council has worked in partnership with DASH (Decent and safe Homes) Services since 2005, which is an award winning region-wide

scheme that encourages and rewards good property standards and management practice in the private rented sector. <https://www.dashservices.org.uk/>.

The Council will hold an annual landlord event over the next 3 year and continue to work with partners, including DASH to promote a healthy private rented sector.

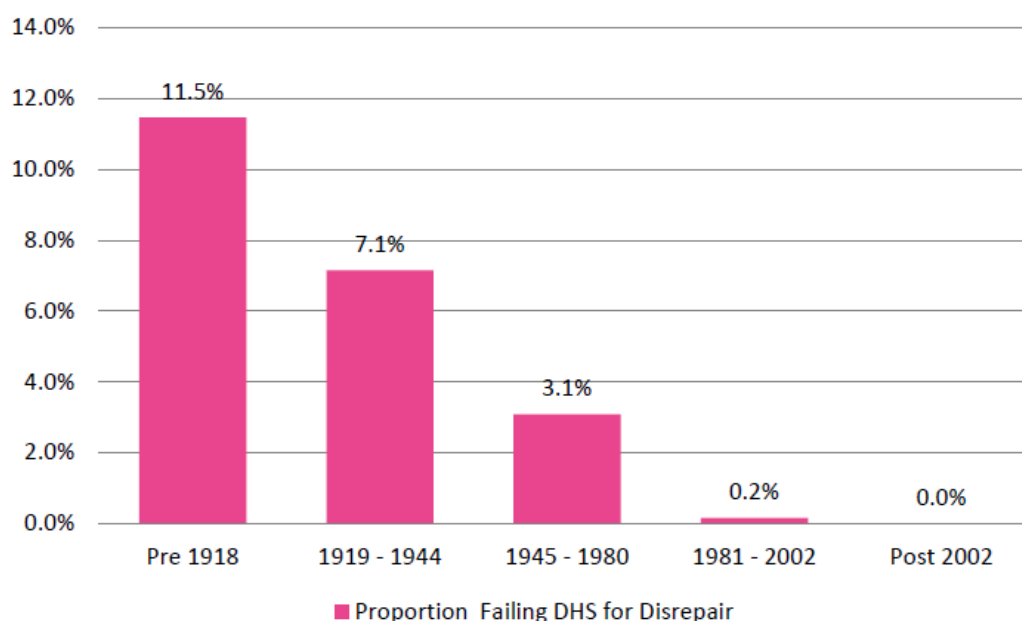
6.6 Private Sector Stock Condition Survey

Local Authorities have a legal duty under the Housing Act 2004 to keep the conditions of homes in their areas under review, with a view to identifying any action that may need to be taken.

Stock Condition Surveys are a vital source of information for local housing authorities and the data is important to validate housing standards. A Private Sector Stock Condition Survey was conducted as part of the Derby and Derbyshire Desktop Housing Stock Condition and Health Survey.

The survey concluded that 1,443 homes in the district of Bolsover fail the Decent Homes criteria, the majority are properties built pre 1918.

Proportion of Homes Failing the Decent Homes Criteria Disrepair by Age of Home

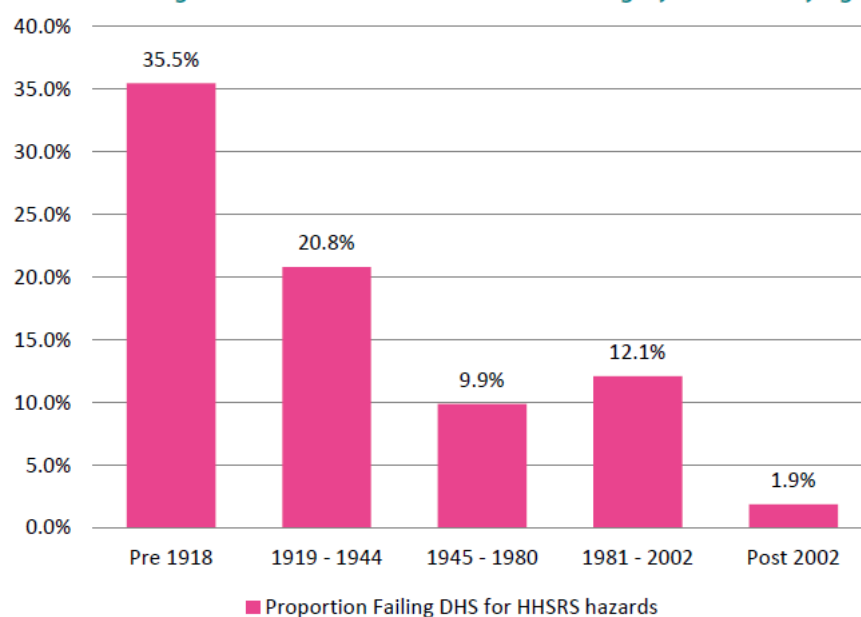


Approximately 16.9% (5,110) homes contain a Housing Health and Safety Rating System (HHSRS) category 1 hazard, this is higher than the East Midlands Region (13.8%) and England (12.2%).

It is estimated that 18.6% of HHSRS category 1 hazard are homes in the private rented sector and 16.3% are owner occupied homes.

The majority of the proportion of homes failing the HHSRS Category 1 hazard criteria are properties built before 1918, however a small proportion built more recently, from 2002, are affected.

Proportion of Homes Failing the Decent Homes Criteria HHSRS Category 1 Hazards by Age of



The private rented sector plays a significant role in meeting housing need, but the survey highlights it is often poor quality housing.

We will develop a Private Sector Strategy and Action Plan to deliver the recommendations identified in the Stock Condition Survey, which are:

- Continue to work with partners (Derbyshire County Council, Derby City Council, NHS and other Districts) to examine how housing and health data can be collated to maintain a database that can be updated on a regular basis and used more systematically.
- Working with partners, use the data to inform both health and housing policy with a view to increasing housing interventions in support of addressing health inequalities and improving health and wellbeing of residents.
- Use the data to develop an action plan to address specific housing issues identified within the report to improve health outcomes.

7. Key Priority 2 – Enabling Housing Growth

Key Priority 2 – Enabling Housing Growth

- Regeneration
- Local Plan for Bolsover District/five year housing supply
- Partnership working to enable housing growth
- Bringing Empty Properties Back into Use (private sector)
- Support Custom and Self Build
- Support Gypsy and Travellers

7.1 Regeneration

The Local Plan for Bolsover District highlights that brownfield sites will be brought back into productive use providing regeneration benefits to the local community and improvements to the natural environment.

Development in the towns and larger villages and the town centres that serve local residents will be vibrant, attractive and distinctive places. Rural settlements will benefit from appropriate and sensitive development to meet the needs of their local communities.

Town Centre Regeneration Framework Strategy

The Regeneration Framework Strategies provide a long term vision for the Council and focusses on the districts four largest settlements – Bolsover, Clowne, Shirebrook and South Normanton and their connections with local villages and hamlets.

The Framework provides a plan to deliver regeneration which requires public and private funding, it provides an evidence base to influence, guide and steer development.

The town centre Regeneration Framework will encourage inward investment by demonstrating the Council's commitment to the District's regeneration through co-ordinated and targeted interventions.

The Framework acknowledges that current housing shortage extends to smaller units for social and affordable housing of mixed property types. To meet housing need 'in fill' sites will be identified for development, the Council will also seek opportunities to convert empty upper floors to housing. Larger development sites will provide mixed use of retail and housing developments to enhance the towns and surrounding villages and create sustainable communities.

The Housing Strategy will complement the Council's Regeneration Framework to strengthen housing links to the Town Centre Regeneration programmes by building the right property types and tenure to meet local housing need.

7.2 Local Plan for Bolsover District

The Local Plan for Bolsover District was adopted on 4th March 2020, and is set to the year 2033, but will be reviewed every 5 years.

The Local Plan states: *“the Local Plan is about providing for the future development of an area in a way that benefits people the most. It helps to deliver places with a high quality of life where people want to live, work and visit. Perhaps most importantly it offers a means for people to shape the future of the communities in which they live”.*

The Housing Strategy will support the local plan including its key objectives to Meet Housing Needs:

- To provide housing that addresses the needs of all sectors of the community
- To improve existing housing stock and promote lifetime homes
- To help to build / expand communities rather than just providing new housing

Strategic policies set within the plan address priorities for the development and use of land in the district. By allocating sites for development it provides certainty for both developers to invest, and some clarity for local residents to see how their area is expected to change.

Policy SS3: Spatial Strategy and Distribution of Development in the Local Plan for Bolsover District sets out the Settlement Hierarchy which is the basis for determining the appropriate level of new housing for each settlement.

Policy SS3: Spatial Strategy and Distribution of Development

Type of settlement	Place	Residential (dwellings)	Employment (hectares)
Urban: Small Town	Bolsover Shirebrook	1,769	0 ha
		786	10.82 ha
Transitional: Emerging Town	South Normanton Clowne	380	25.31 ha
		1,494	20 ha
Rural: Large Village	Creswell	289	0.46 ha
	Whitwell	218	5.50 ha
	Pinxton	56	1.23 ha
	Tibshelf	306	0 ha
	Barlborough	159	6.12 ha
Rural: Small Village	Blackwell	1	0 ha
	Bramley Vale / Doe Lea	1	0 ha
	Glapwell	36	0 ha
	Hilcote	0	0 ha
	Hodthorpe	39	0 ha
	Langwith	2	0 ha
	New Houghton	71	0 ha
	Newton	37	0 ha
	Palterton	11	0 ha
	Pleasley	23	0 ha
	Scarcliffe	0	0 ha
	Shuttlewood	0	0 ha
	Westhouses	10	0 ha
	Whaley Thorns	11	0.58 ha
Non-settlement		34	21.54 ha
TOTAL		5,723	92 ha

Five year Housing Supply

To be inserted once the five year housing supply is complete

7.3 Partnership Working to Enable Housing Growth

Dragonfly Homes

Dragonfly Homes is a joint venture between Bolsover District Council and Woodhead Regeneration Limited. The partnership was set up to deliver high quality, energy efficient homes to buy on the open market at an affordable price.

The first development, Meadow View, at South Normanton has been completed delivering 10 x 3 bedroom homes; all 10 properties have been sold.

A second development is to follow at Castle Fields which will be an intimate development of 2 and 3 bedroom properties with contemporary features, traditional build techniques and sizeable interiors with plenty of natural light.

Dragonfly Homes can assist first time buyers to purchase their first homes through the Government's 'Help to Buy' scheme.

The Council is continuing to identify potential sites to deliver additional properties through this housing delivery company.

Homes England

The Council is working closely with Homes England to identify opportunities where their investment may bring housing delivery, including bringing forward stalled schemes.

Homes England is the government's housing accelerator who have the influence, expertise and resources, including funding programmes, to drive positive market change.

Homes England's responsibilities are:

- increasing the number of new homes that are built in England, including affordable homes and homes for market, sale or rent
- improving existing affordable homes and bringing empty homes back into use as affordable housing
- increasing the supply of public land and speeding up the rate that it can be built on
- helping to stimulate local economic growth by using public land and investment, and attracting private sector investment in local areas.

Registered Providers/Supported Housing Providers

Registered Providers are key partners in the provision of delivering housing growth in the district. The Council works with Registered Providers to try to increase the provision of affordable housing, including housing for social rent, affordable rent and low cost home ownership. This includes specialist housing providers to enable purpose built suitable accommodation for residents who have supported housing/care needs.

On relevant development sites private developers are under obligation to supply a percentage of affordable housing, the Council will assess the site for the affordable housing element, property types and tenure to meet local housing need. Most developers rely on Registered Providers to buy and manage these properties.

A portion of Registered Provider's properties are allocated through the Council's Housing Register, this helps to meet housing need, fulfil the legal obligations through the homelessness process and make best use of the districts social housing stock.

Private developers

Private developers build homes within the private sector, most of the properties are to buy on the open market. On larger sites Section 106 agreements can require a percentage of properties to be affordable tenure, smaller sites may require a commuted sum to be paid to the Council. The Council will continue to work with private developers to increase housing growth in the district and gain more affordable properties.

Local Authority Mortgage Scheme

In February 2017 the Council joined a national scheme to assist first time buyers to access the housing market.

The Local Authority Mortgage Scheme (LAMS) helps first-time buyers who, whilst they can afford mortgage payments, do not have access to a 20-25% deposit as is required by most mortgage lenders. The financial indemnity (in the form of a guarantee) provided by the council, allows the buyer to obtain a 95% mortgage on similar terms to a 75% mortgage as the risk to the lender is reduced.

7.4 Bringing Empty Properties Back Into Use

At a time when there is a national shortage of housing and local authorities are being encouraged and incentivised to provide new homes, the reduction of empty properties has never been more of a priority. Bringing empty properties back into use can contribute to address this shortage.

Empty properties are a wasted resource and are often associated with a number of negative factors, including crime and anti-social behaviour in addition to having a negative impact on the local community.

As at August 2020 there were 754 long term empty properties in the District, approximately one third of these have been empty for more than 2 years. The Council has the resource of an Empty Property Officer, who works with owners to help them bring their empty properties back into use through a variety of different methods including assistance and enforcement.

The Council has developed a number of strong partnerships with organisations who recognise the importance of partnership working to bring empty properties back into use, including as affordable and supported housing.

At a time when Local Authorities have seen a reduction in funding, it is essential that Councils look at alternative methods to deliver their objectives, whilst continuing to deliver essential services.

The Council has developed an excellent working relationship with Action Housing, who are a local Social Housing Provider. Through this partnership 11 long term empty properties have been brought back into use and have been converted into 49 units of affordable accommodation. Three of these buildings had lain empty for over 10 years and had been subject to numerous incidents of anti-social behaviour and fire damage. These buildings have now been converted into flats and due to the success of the schemes, the Council and Action Housing were awarded the 'Best Partnership' Award at the National Empty Homes Conference in 2018 and the project was also the subject of a BBC documentary due to its success.

Whilst the Council has worked hard to offer assistance and incentives, there are a number of owners who refuse help, resulting in properties becoming problematic and a drain on the Council's resources. Local Authorities have access to a number of enforcement powers including Compulsory Purchase Orders (CPOs), Enforced Sale and Empty Dwelling Management Orders (EDMOs). These should be used as a last resort, however it is important to exercise these powers, where properties are having a detrimental effect on communities, to improve residents' quality of life and to deter other owners from leaving their properties empty.

The Council will develop an Empty Property Strategy which outlines the work that has been carried out in previous years to help reduce the number of empty properties in the District. It will also set out future targets and objectives to ensure a strengthened approach.

7.5 Custom and Self Build

The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a mechanism for individuals or groups who wish to build their own homes. The legislation requires Local Authorities to keep a register of individuals and groups who are seeking to acquire serviced plots of land for this type of construction in the authority's area. The Council will have due regard to the register when carrying out housing and planning functions.

Through the Custom and Self-build programme, the Council will aim to increase housing supply, encourage modern modular construction (MMC) and alternative home production techniques as well as encourage investment in low energy housing options.

The Council's Custom and Self-Build register has been growing every year and is demonstrating an increasing number of people wanting to design and develop their own homes. We aim to sell District Council land and liaise with local Developers to free up plots to enable custom and self build developments.

The Council is enabling and encouraging people to invest both financially and emotionally in local communities, use local contractors and boost investment.

Key Facts:

- 38 people on the Custom and Self-build register up to the end of April 2020, which is steadily increasing, of these;
 - 8 people specifically want to build a bungalow
 - 14 people specifically want to build a house
 - 2 of the applicants are from groups of people

Not only does the Council seek to encourage the growth of custom and self-build in its district, it also aims to secure a regular income through the sale of land suitable for housing construction through the Custom and Self-Build Programme.

Local Modern Modular Construction (MMC)

Custom and Self Build applicants may look at developing MMC homes. With some innovative construction methods the Council will seek the feasibility of smaller low energy construction systems and, where possible, use Local Enterprises to make the units and locally trained people to build energy efficient homes.

Local Development Orders

The Council aims to sell land to Custom and Self Build applicants that have a Local Development Order attached to it. It simplifies the Planning application as well as gives the buyer the confidence that planning permission will be granted for housing, although some provisos may be attached. This will reduce the planning risks of the development and encourage the growth of custom and self build homes.

7.6 Gypsy and Travellers

A Gypsy and Traveller Accommodation Assessment (GTAA) was completed in 2015 by RRR Consultancy on behalf of all Local Authorities in Derbyshire.

The assessment covers a twenty year period from 2014-2033. The table below sets out the District's objectively assessed need for Gypsy and Travellers accommodation.

	Additional Need				Total Need
	2014 - 2019	2019 - 2024	2024 - 2029	2029 - 2034	2014 - 2034
Residential Pitches	9	2	3	3	17
Housing	1	2	2	2	7
Showpeople's plots	8	1	2	2	13

To alleviate the assessed need, 7 pitches have been allocated in the Local Plan for Bolsover District for Gypsy and Travellers and a site with 14 plots for Travelling Showpeople.

An existing caravan park and a further 6 existing permanent pitches will be safeguarded for use by Gypsies and Travellers, and 3 existing plots for Travelling Showpeople, unless it is demonstrated the sites are no longer suitable for such use.

8. Key Priority 3 – Supporting Vulnerable and Disadvantaged People

Key Priority 3 – Supporting Vulnerable and Disadvantaged People

- Prevent and Relief Homelessness
- Enable Supported Housing/Housing with Care for People with Physical Disability/Mental ill health/Domestic Violence/Complex Needs
- Older People's Housing Accommodation and Support – including Careline
- Support Care Leavers
- Support Armed Forces
- Disabled Facilities Grant /Home Improvements/Energy Efficiency

8.1 Homelessness

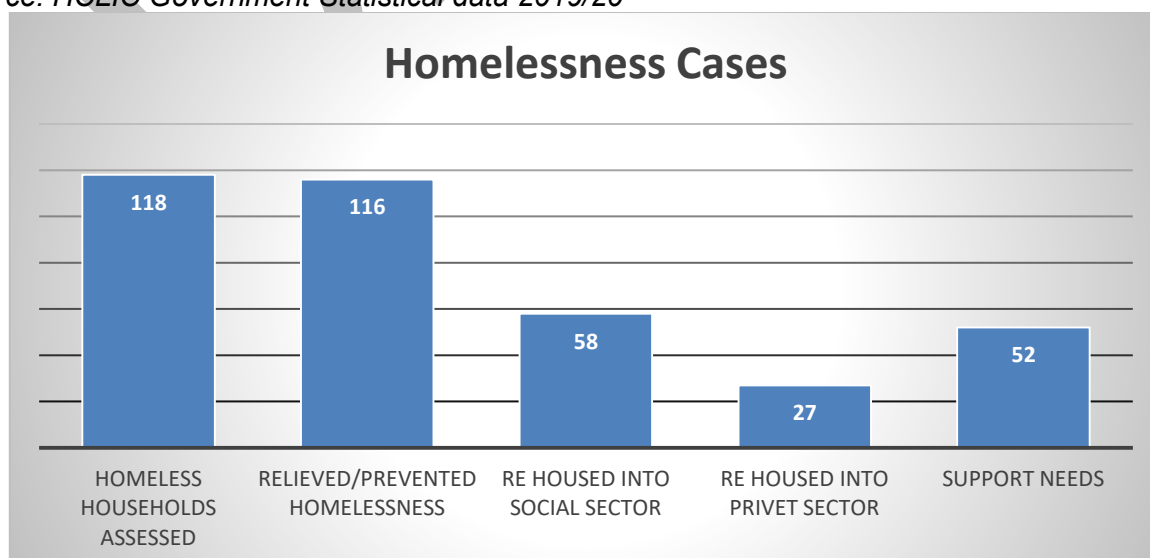
The Homelessness Reduction Act (HRA) 2017, introduced on 3rd April 2018, places new legal duties on local authorities so that everyone who is homeless or at risk of homelessness will have access to meaningful help, irrespective of their priority need status, as long as they are eligible for assistance.

The Council is committed to preventing homelessness by providing effective advice and assistance at the earliest opportunity and to provide support for those that are homeless.

During the financial year 2019 to 2020 the Council assessed 118 households that approached the Council as homeless or threatened with homelessness. 116 of these were helped to either remain in their accommodation or find somewhere else to live. 58 households were re housed into social housing and 27 households were helped to secure accommodation in the private rented sector.

52 (44%) households had some form of support needs, including people with physical disabilities, mental health problems, drug/alcohol dependency and those fleeing domestic violence.

Source: HCLIC Government Statistical data 2019/20



The two biggest causes of homelessness in the district are people leaving private rented accommodation or being asked to leave by parents, family and friends, 14 (12%) applicants had no fixed abode at the time the homelessness application was made.

The Council will continue to work jointly with the Derbyshire Districts to develop, fund and manage services for homeless people. This approach has resulted in securing successful bids from the MHCLG funding provision. This joint approach enables homeless support provision from external providers such as Derbyshire Law Centre (DLC), P3, Action Housing and Pathways.

As a mechanism for effective collaborative working across districts the Council is developing a new North Derbyshire Homelessness Strategy in partnership with North East Derbyshire District Council and Chesterfield Borough Council.

Homelessness Covid-19 response

At the beginning of a national lockdown due to the Covid-19 pandemic, Councils in England were asked to bring in everyone who was rough sleeping, and subsequently everyone who became homeless during the lockdown period.

Bolsover District Council in partnership with North East Derbyshire District Council, Chesterfield Borough Council, Amber Valley Borough Council and Derbyshire Dales District Council, with support from Derbyshire County Council collaborated on the temporary acquisition of a hotel for the period between 2nd April 2020 and 25th June 2020.

This was to provide a housing solution to provide a safe space for all rough sleepers and people who presented as homeless to self-isolate and protect themselves and others from the COVID-19 virus.

This jointly funded initiative, despite its challenges was a major success and several agencies and organisations including homeless and rough sleeping out-reach services, drug and alcohol teams, National Health Service (NHS) teams, Police and council housing worked together to look after some of the most vulnerable people in society through the worst times of the Covid-19 crisis. As a result of this support, 56 people were successfully rehoused.

‘KEEPING EVERYONE IN’ A Call to Arms Service Proposal

Our work shielding the homeless cohort through lockdown led to a sea change in collaborative working and there is now a consensus in Derbyshire that Homelessness affects all services.

Through the experience and current service delivery of key partners including P3 and Pathways of Chesterfield an intensive wrap-around support service for individuals in Derbyshire and who were placed in temporary accommodation by the Local Authorities during the Covid-19 pandemic was created. These individuals experience overlapping and challenging issues such as offending, drug and alcohol misuse and poor mental health.

For the new recovery service **£320,000** was raised from;

- District and Borough councils

- Derbyshire County Council
- Police & Fire Services
- NHS and the Probation Service

The funding will provide 7 intensive support workers to help people find and keep accommodation during the on-going pandemic.

8.2 Supported Housing/Housing with Care

The definition of 'Supported housing' is housing which provides residents with care, support or supervision, supplied by the landlord even if this is through a sub-contractor. Supported housing ensures that people with support needs can lead a healthy, independent life in the most appropriate accommodation with the best care package, which is person centred to suit individual needs.

The Local Plan for Bolsover District supports the provision of housing for older people and specialist housing across all tenures, including level access flats, houses, bungalows, and sheltered housing or extra care schemes.

Housing can be a primary factor in a person's health and wellbeing, therefore the Council will work in partnership with Derbyshire County Council and other organisations to create homes that are safe, suitable and stable to enable independent living. This will help prevent a person from living in residential care and alleviate the risk of becoming institutionalised.

There are a number of ways to increase the number of supported and specialist housing in the district, but robust partnership working will be essential to ensure the correct care and support is given, these may include:

- Build new purpose built properties (either developed by the Council or through their delivery company or by a Registered Provider)
- Leasing existing council properties to supported housing providers (housing provider will do any refurbishments/adaptations)
- Bring private empty properties back into use and through the Private Sector Leasing scheme, lease the properties to supported housing providers (housing provider will do any refurbishments/adaptations)
- Refurbish and adapt existing council owned properties
- De-designate not fit for purpose older peoples properties for people with support needs
- Continue to work with external service providers to improve protocols and pathways to supported housing

Specialist Accommodation and Support Strategy 2019 - 2024

The Derbyshire County Council Specialist Accommodation and Support Strategy 2019 – 2024 is a commissioning Strategy for Derbyshire to assess specialist accommodation across the County. The Strategy highlights a partnership approach to create new opportunities to enable people to live well and independently, including in their own home.

The Derbyshire Sustainability and Transformation Plan (STP), Joined Up Care Derbyshire (JUCD).

The NHS, local councils and the voluntary and community sector have come together to improve health and care by forming a new partnership to plan jointly for the next few years. The partnership brings together twelve partner organisations and sets out ambitions and priorities for the future in its Sustainability and Transformation Plan, 2016.

The plan mentions a future for 'place based' health and social care proposing to move more services from acute hospital care to community based services.

Physical Disability

People who have a physical support need may have mild or more profound physical disabilities, they may also have more complex needs, for example, a learning disability or mental health problems. Whatever the level, person centred support from multiple agencies is critical to enable people to engage, as far as possible, with all aspects of their life including sustaining a tenancy.

People with physical disabilities will need accommodation that is suitable to their needs, including wheelchair accessibility and adaptations.

Dependent on age, Extra Care housing or sheltered housing schemes may be an option, currently these are primarily for older people from the age of 55 or 60+, but exceptions may apply if no other housing option is available, although it is not ideal for a younger person living in an older person's complex.

Other forms of housing available are Council and Registered Provider owned bungalows, these are not age restricted to people with a physical disability however not all are wheelchair accessible. Residents may require floating support from multiple agencies or live-in carers to meet the tenants housing and care needs.

The Council will make the best use of its housing stock through refurbishment programmes and build new homes on appropriate development sites and through the regeneration programmes for people with a physical disability. The Council will also work in partnership with Derbyshire County Council and housing and care providers to help increase suitable accommodation.

Mental Ill Health and Complex Needs

Approximately 1 in 4 people suffer with some form of mental ill health in the UK (*source: Mental Health Foundation*).

People with mental ill health may also be suffering multiple complex needs, for example:

- mental ill health
- substance misuse
- offending behaviour
- mental health problems
- learning and physical disability
- homelessness

Poor housing conditions, including homelessness and social isolation can be contributed to a person's mental ill health but also people suffering mental ill health or those with complex needs can find it harder to sustain a tenancy.

The Commission on Acute Adult Psychiatric Care found that, nationally, issues with hospital bed occupancy and supply were strongly influenced by delayed discharge due mostly to the lack of available housing.

Patients discharged from hospital may be placed out of the area they currently live to receive the care and support required. NHS England's 2018/19 Five Year Forward View for Mental Health's Delivery Plan has a performance indicator to;

Adequately invest in core community, crisis, acute and local authority mental health services, including housing, to maintain system capacity.

<https://www.england.nhs.uk/mental-health/taskforce/imp/mh-dashboard/>

People with complex needs may have issues of rent arrears, anti-social behaviour, offending and drug use which are common reasons for eviction or abandonment of housing. These same issues can also create difficulties in maintaining accommodation, restrict housing options due to the lack of accommodation with support and is often a barrier to access general needs housing.

The rise in number of families and individuals presenting with complex needs has had a significant impact on housing management time and resource. Solutions can only be achieved through effective partnership working with other local agencies.

Community Safety Partnership (CSP)

The Community Safety Partnership is made up of a Community Safety Officer, an assistant Community Safety Officer and a Domestic Abuse Officer (IDVA)

The CSP published a new Partnership Plan in April 2020, which will run until 2023. This plan sets out how the CSP will work together with the communities of Bolsover District to reduce crime, disorder, anti-social behaviour, substance misuse and re-offending in order to keep Bolsover district a safe place to live, work and visit.

The CSP have chosen 6 new priorities within its plan with one cross cutting theme of "Building Confident and Cohesive Communities". The priorities are:

- Reducing and Managing Anti-Social Behaviour and Criminal Damage
- Reducing Domestic Abuse and Violent Crime and Sexual Offences
- Prevent (Counter Terrorism)
- Reducing and Preventing Acquisitive Crime
- Reducing Alcohol and Substance Misuse
- Reducing the Risk of Child Exploitation (CRE)

The Community Safety Partnership remains central for tackling the more escalated Anti-Social Behaviour (ASB) issues that impact on the lives of local communities.

Learning Disability and Autism

It is estimated by 2030, 9,740 people in Derbyshire will have a learning disability and/or autism an increase of 8% from 2017. (Source: Derbyshire's Specialist Accommodation and Support Strategy)

A learning disability means that people find it harder to learn certain life skills, however the problems experienced vary from person to person, but may include aspects such as learning new things, communication, managing money, reading, writing, or personal care.

Autism Spectrum Disorder (ASD) is a condition affecting how people interact, communicate and behave, as well as how people make sense of the world. ASD can be an 'invisible' disability and is hard to gauge how each individual is actually affected, therefore independence and skills development are needed for a range of practical housing support tasks.

From the Transforming Care Programme the Directory of Adult Social Services, Local Government Association and NHS England published a paper, 'Building the Right Home', to provide guidance on building the right homes for commissioners of health and care services for children, young people and adults with learning disabilities and/or autism who display behaviour that challenges.

The paper highlighted that people should have choice about where they live and who they live with. Inappropriate housing arrangements increase the likelihood of people displaying behaviours that challenge, which can lead to placement breakdown and an avoidable admission or readmission to hospital.

The housing principles in the NHS England's Transforming Care programme are:

- **Settled accommodation** - is accommodation where the occupier has security of tenure/residence in the medium- to long-term, or is part of a household whose head holds such security of tenure/residence
- **Short-term accommodation** - is a place where a person can go for a short period, for example, to prevent an avoidable admission into a hospital setting.

We will work in partnership with Derbyshire County Council and the NHS housing and specialist care providers to help secure suitable accommodation for people with a Learning Disability or those with Autism.

Domestic Violence (DV) and Sexual Abuse (SA)

Domestic Violence (DV) and Sexual Abuse (SA) can affect anyone regardless of their age, gender identity or reassignment, race, religion, class, sexual orientation and marital status. There is no legal definition of domestic violence, however the cross-government definition of domestic violence and abuse is:

"Any incident or pattern of incidents of controlling, coercive, threatening behaviour, violence or abuse between those aged 16 or over who are, or have been, intimate partners or family members regardless of gender or sexuality. The abuse can encompass, but is not limited to:

- *psychological*
- *physical*

- *sexual*
- *financial*
- *emotional”*

For victims having to flee from their perpetrator, refuge accommodation for a single male/female or for families are needed away from their current location. There are a number of refuges within Derbyshire, these can be used by any victims from any location across England.

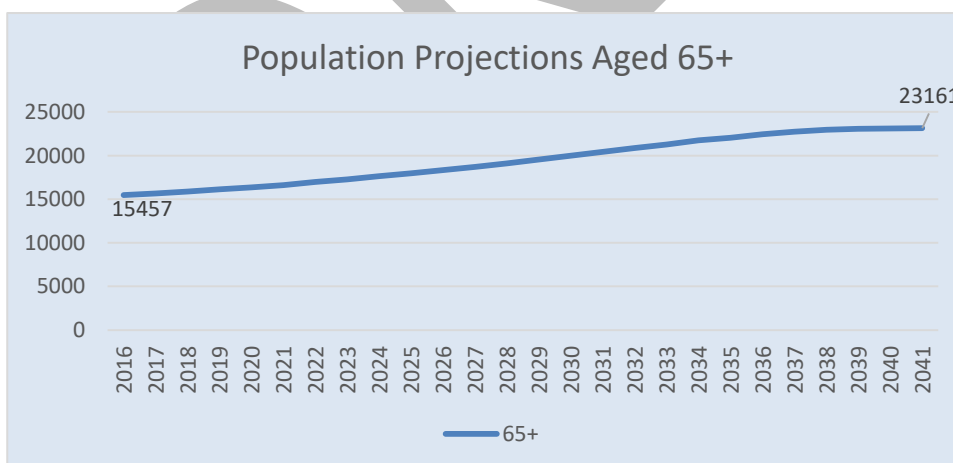
The Council has dedicated a dedicated Domestic Abuse Officer and Independent Domestic Violence Advisor (IDVA), their role is to provide support to victims and refer high risk cases to the Multi Agency Risk Assessment Conference (MARAC). This officer has seen their number of cases double in the last year. The Domestic Abuse Officer also delivers the Freedom Programme which raises awareness about domestic abuse and helps to improve self-esteem and confidence. This service is a valuable resource for the Council and to vulnerable people who require a safe environment. Also working with the Elm Foundation who offer a range of support, including refuge accommodation, will optimize the scope of help and advice available in the district.

The Council's Housing Register for social housing gives victims of DV & SA a priority banding for allocations into social housing accommodation, enabling victims of domestic violence secure settled homes.

8.3 Older People's Housing

The ONS 2016-based subnational population projections estimate the population aged 65 and over in the district of Bolsover was 15,457, this is estimated to increase by 49.8%, so that in 2041 the population aged 65 and over will be 23,161.

Population Projection for People Aged 65 and Over. Source: The Office for National Statistics (2016-based subnational population projections)



48% of the Council's housing stock are designated as older people's accommodation. There is a mixture of property types consisting of bungalows, ground floor flats and Sheltered Housing Schemes. However some of these properties may not be suitable for those with a physical disability or those that are less mobile.

Throughout the district there are 9 residential care homes for the elderly providing 390 bed spaces.

The Derbyshire County Council's Older Peoples Housing Strategy, has assessed that Bolsover District Council needs 278 additional units of older people's designated housing to 2035, with a further 278 residential care beds and 875 nursing care beds.

The assessment acknowledges that there is an ongoing modest need for additional older person's age designated housing across the district, with a focus on developing 'care ready' retirement housing for rent. Shared ownership is less favourable due to low equity values so schemes which have an affordable rent element would be preferable.

Provisions will need to be put in place for development proposals to provide accessible and adaptable dwelling, provisions for specialist housing such as Extra Care, Sheltered housing schemes and beds spaces in residential care homes should also be a consideration.

Helping people to remain in their own homes by adapting their current properties to enable independent living is essential as well as providing alternative accommodation.

The Council will seek to ensure that the housing needs of older people are met, across tenure, and that they are not restricted in their choice of housing. The Council will continue to refurbish its housing stock and work with partners and developers to create more accessible properties, including 'lifetime' homes.

Derbyshire County Council are keen to explore housing delivery options with the Council, including funding opportunities to enable specialist housing delivered by the Council, external developers and Registered Providers.

Working with partners, including Housing with Care providers will be essential to meet the needs of this group.

Careline and Support

Bolsover Careline is an emergency community alarm service that allows people to live independently whilst having access to help in the event of an emergency.

If further assistance is required a Mobile Warden can visit the home on a regular basis.

These services are for the district's older residence and those most vulnerable and is available across all tenure. Information of the service is as follows;

- **Bungalows and flats** - all with the support of Careline, emergency response and Floating Support Service (including falls recovery).
- **Bolsover Careline** - call monitoring for over 3,000 customers of all tenures with the provision of all telecare equipment.
- **Floating Support Service** - 2,500 customer of all tenures, 24 hour emergency response service (including falls recovery) and visiting service.

With effective marketing and promotion the service has the capacity to grow.

8.4 Care Leavers

Section 2 of the Children & Social Care Act 2017 requires each local authority (including District Councils) to publish a “Local Offer” for its care leavers (18 – 25 years). Derbyshire County Council and the District/Borough Councils agreed to collaborate to create one single ‘Local Children in Care and Care Leaver Offer’, which was adopted by Bolsover District Council in November 2019.

Moving into suitable, safe accommodation, is often one of the main concerns for those leaving and preparing to leave care. Successful transitions into independent living can be significantly affected by the young person’s accommodation and the avoidance of moving too far away from their settled area.

Housing and Accommodation offer:

The Council will work with other District and Borough Councils and Derbyshire County Council’s Children’s services to review and refresh the joint working protocols to ensure that they are fit for purpose and deliver positive outcomes for care leavers across the County. In terms of housing this work will focus on the following:

- **Local Connection** –The Council will work to ensure that a young homeless care leaver has a local connection to the area of the local authority that looked after them or, if it is different, the area where they normally live and have lived for at least 2 years including some time before they reached 16. This will make it easier for them to get help in whichever of these areas they feel most at home.
- **Intentionally Homeless** –. The Council will work to ensure that when it comes to a young homeless care leaver, all facts will be taken into account. The Council will consult with DCC Children’s Services to obtain advice and information as to the young person’s emotional and mental well-being, maturity and general ability to understand the impact of their actions.

Care Leaver Covenant

In July 2016, the Government published a major new policy document ‘Keep on Caring’ to support young people from care to independence. A key policy commitment in the paper is a strategic pledge to introduce a Care Leaver Covenant.

The Covenant is a promise made by the private, public and voluntary sectors to provide support for care leavers aged 16-25 to help them live independently.

The aim of the Care Leaver Covenant, to which organisations commit, is to provide additional support for those leaving care; making available a different type of support and expertise from that statutorily provided by local authorities.

The Care Leaver Covenant outcomes will ensure that care leavers:

- Are better prepared and supported to live independently.
- Have improved access to employment, education and training.
- Experience stability in their lives and feel safe and secure.
- Have improved access to health and emotional support.

- Achieve financial stability.

Along with the districts 'Children in Care and Care Leavers Offer', there is an opportunity to work collaboratively with Derbyshire County Council, other District/Borough Councils and other partners and stakeholders across all sectors within the county, to develop a 'Derbyshire Care Leaver Covenant'. It is hoped that this commitment would form the foundation to identifying further measures to support children in care and care leavers across the county.

8.5 Armed Forces

The Armed Forces Community Covenant is a promise by the nation ensuring that those who serve or who have served in the armed forces, and their families, are treated fairly.

The Council is proud to support ex-service personnel and to commit to the Armed Forces Community Covenant for Derbyshire. The Council signed up to the Covenant in 2012 which pledged our commitment and support to Armed Forces personnel and their families residing in the district.

Working with the local Clinical Commissioning Groups (CCGs) and other partners will identify provision, co-ordination and promotion of health services to current and veteran armed forces personnel, particularly on issues which have a direct impact upon their health and well-being. This will help signpost veterans to a range of available support and identify other opportunities for veterans which could be offered. This may include funding opportunities through the Covenant Fund, which is a grant given by the government to projects that will benefit the armed forces and their community.

In terms of housing the Council works with Armed Forces personnel and their families to prevent homelessness and the Housing Allocations Policy gives priority on the Housing Register to help provide secure homes.

8.6 Home Improvements/Energy Efficiency

The Derbyshire Observatory indicates 10.8% of households in Bolsover District were in fuel poverty in 2018, this is slightly higher than Derbyshire and England (10.6% and 10.3% respectively).

Local Authorities are required under the Home Energy Conservation Act (2013) to report on work to address fuel poverty and create affordable warmth initiatives. The Council carries out work through a coordinated and targeted approach to increase the number of hard to reach/vulnerable households who need support to access affordable warmth/energy efficiency interventions.

Across Derbyshire there are a number of local and government initiatives to help tackle fuel poverty and enable more energy efficient homes.

The Council is committed to tackling fuel poverty to help reduce fuel bills and increase energy efficient homes, its outreach service has provided over 500 households with free, impartial advice to inform them of the schemes and funding available.

Key facts:

- 205 households received boiler advice
- 59 households were referred to the Occupational Therapist (OT) for adaptations
- 61 households were enabled to receive heating systems worth £210,959 under the Derbyshire County Council's Warm Homes Scheme

The Council will continue to seek funding opportunities to help household's access affordable warmth/energy efficiency interventions.

Warm Home Fund

To tackle fuel poverty, when National Grid became Cadent they created a Warm Home Fund which is a £150,000,000 fuel poverty pot, the Council secured approximately £600,000 to fit new gas connections to homes on solid fuel heating systems and have also used this funding to fit new boilers.

£128,000 has been assigned to the Bramley Vale estate, however a number of projects have already been completed under this scheme, which is highlighted in the table.

Address	Village	Saving Made
Recreation Close	Clowne	10,000 fuel poor vouchers
Hides Green	Bolsover	60,264
Sandhills & Orchard	Bolsover	had existing supply
Queens Court	Creswell	26,784
Park View	Barlborough	35,465
Pattison Street	Shuttlewood	62,342
The Paddock	Bolsover	66,960
Total		£251,815

Green Grants Scheme

The Green Grants Scheme is a government initiative to help reduce the carbon footprint. The grants are awarded to individual households to improve homes in the private sector, for works such as external wall, cavity wall and underfloor insulation along with double glazed windows.

The grant can also be used for the installation of low carbon heat measures such as air or ground source heat pump, solar thermal or biomass boilers.

These measures will not only reduce carbon, which is a big damaging factor to the planet, but could also save residents hundreds of pounds a year on utility bills.

The Energy Company Obligation (ECO) Scheme

The Energy Company Obligation (ECO) is a government energy efficiency scheme to help reduce carbon emissions and tackle fuel poverty.

Under the ECO scheme, obligated energy suppliers must mainly promote measures which improve the ability of low income, fuel poor and vulnerable households to heat their

homes. This includes actions that result in heating savings, such as the replacement of a broken heating system or the upgrade of an inefficient heating system.

8.7 Disabled Facilities Grants/Adaptations

The Council is a member of the National Home Improvement Agency (HIA) scheme which provides help for older and disabled people across all tenure, including making homes warm, safe and secure. Some examples of the help and advice available are:

- Fitting small Adaptations
- Disabled Facilities Grant works
- Handyperson Service
- Hospital Discharge
- Falls and Accident Prevention
- Energy Efficiency
- Security
- Housing Options Advice

The Council, if able, will carry out adaptations to its own housing stock, this can help people remain in their current home, improving their health and wellbeing. During 2019/20 368 adaptations were carried out to council owned stock.

The Disabled Facilities Grant (DFG) is capital funding for the provision of private sector home adaptations to help older and disabled people to live as independently and safely as possible. £999,472 of the Derbyshire DFG funding was allocated to Bolsover District Council in 2020-21.

Through this, and future DFG funding, we aim to reduce the long-term cost to health, social care and support services by continuing to support people to remain in their own homes.

9. Delivery of the Strategy

The Action Plan has been developed to enable the delivery of the Strategy and will be monitored internally by the Council's Housing Strategy Team.

Internal resources together with effective partnership working with key stakeholders and agencies will enable the delivery of the Strategy.

In addition to staff resources, a key element of delivering this strategy will be by sourcing any available funding, including procuring external funding through joint partnership working and by maximising national and local bidding opportunities as they arise.

10. Glossary of terms (if applicable)

Carbon Footprint	The amount of carbon dioxide released into the atmosphere as a result of the activities of a particular individual, organization, or community
Covenant	A formal binding agreement
Emission	Something that has been released or discharged especially gas
Extra Care Housing	Housing with varying levels of care and support available on site
Housing Register	A list of people who qualify for council or Housing Association housing
Intermediate Housing	Includes homes for rent and sale provided at a cost above social rent but below market levels
Section 106	Legal agreements between Local Authorities and developers; these are linked to planning permissions and can also be known as planning obligations
Tenure (Housing)	The conditions under which a property is occupied, for example: owner occupiers, private renters and social renters

National Context

1. Localism Act 2011

The Localism Act 2011 introduced a number of significant social housing reforms, the key changes are; Housing Revenue Account (HRA) Reforms, Introduction of the affordable rent model, flexibility on how local authorities and social housing providers allocate their properties, the ability to discharge homelessness duty into the private rented sector, increased right to buy discounts for social tenants, introduction of the New Homes Bonus (NHB) and introduction of the Welfare Reforms. It also introduced greater powers for parish and town councils to produce their own Neighbourhood Plans.

<http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>

2. National Planning Policy Framework (Revised February 2019)

The National planning policy framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. It also re defines Affordable Housing to include a wider range of low cost home ownership products.

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

3. Housing and Planning Act (2016)

The Housing and planning act 2016 introduced new measures to make provision about housing, estate agents, rent charges, planning and compulsory purchase.

<http://www.legislation.gov.uk/ukpga/2016/22/introduction/enacted>

4. Welfare reform act 2012 and welfare reform and work act 2016

The Welfare reform act 2012 introduced Universal Credit, the benefit cap and the Under occupation charge ('bedroom tax') amongst a number of other changes.

<http://www.legislation.gov.uk/ukpga/2012/5/contents/enacted>

5. Homeless Reduction Act 2017

The Homelessness Reduction Act 2017 came into force on 3 April 2018. It is the biggest change to homelessness legislation in 40 years and brings in new duties to prevent and relieve homelessness.

<http://www.legislation.gov.uk/ukpga/2017/13/contents/enacted>

6. Care Act 2014

The Care Act aims to ensure the wellbeing of people in need of care and support services. It also aims to bring about the personalisation of care services, putting the person at the centre of the process to reform the way the adult social care system works in England including how care is delivered.

<https://www.legislation.gov.uk/ukpga/2014/23/contents/enacted>

7. Homes England Strategic Plan 2018/19 – 2022/23

Homes England Strategic Plan sets out how Homes England is going to accelerate housing growth and improve neighbourhoods, by working with a range of developers in the public and private sector.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752686/Homes_England_Strategic_Plan_AW_REV_150dpi_REV.pdf

8. Children and Social work Act 2017

An Act to make provision about looked after children; to make other provision in relation to the welfare of children; and to make provision about the regulation of social workers.

<https://www.legislation.gov.uk/ukpga/2017/16/introduction/enacted>

9. Fixing our broken housing market

The Government's white paper 'Fixing our broken housing market' (2017) set out plans to reform the housing market and boost the supply of new homes, including measures that aim to: plan for the right homes in the right places; build homes faster; diversify the housing market; and help people buy their own homes.

<https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

10. Homes fit for human habitation act 2018

This new act amends the Landlord and Tenant Act 1985 to require that any property let by a landlord (private or social) is fit for human habitation when a tenancy is granted and remains so for its duration. The act came into force from 20 March 2019 and covers all tenancies less than seven years in length in both the social and private rented sectors.

<http://www.legislation.gov.uk/ukpga/2018/34/enacted>

Sub Regional Context

11. Local enterprise partnerships

Bolsover District is a member of – the 'D2N2' (Derbyshire and Nottinghamshire Local Enterprise Partnership) and a non-constituent member of the Sheffield City region Mayoral Combined Authority. Through these partnerships the Council has been successful in drawing down funding for infrastructure investment for regeneration projects in the district. Both LEP's identify the A61 corridor as a priority for housing and employment growth.

Local Context

12. Strategic Alliance

In April 2011 Bolsover District Council entered into a formal strategic Alliance with North East Derbyshire District Council. The partnership was formed to allow both councils to manage costs in delivering their functions and services and provide greater efficiency. The partnership continues to deliver work in a joined up way wherever this is possible.

13. The Local Plan for Bolsover District 2014 – 2033

The Local Plan for Bolsover District 2014 – 2033 sets out the Council's planning framework for future development in the District until 2033. The plan aims to ensure that a wide choice of good quality housing is provided in the District to meet the needs of all sections of the community and provide for a sufficient quantity and type of housing in the right locations.

<https://www.ne-derbyshire.gov.uk/index.php/resident/local-plan>

14. Strategic housing market assessment update (2017)

The Strategic housing market assessment update 2017 (SHMA) is a piece of evidence used in the development of the Local Plan 2014 – 2033. The Strategic Housing Market Assessment (SHMA) update identifies the Objectively Assessed Need (OAN) for housing as 283 dwellings per year. The Updated analysis in the SHMA points to an overall need for affordable housing of 172 affordable units per annum.

15. Growth strategy

The Growth strategy sets out the Council's growth ambition, priorities and approach to enable the growth of the local economy and housing to create stability and prosperity.

<https://www.ne-derbyshire.gov.uk/documents/local-plan-examination-library/05-current-planning-documents/council-strategies/cd-csf1-north-east-derbyshire-growth-strategy>

16. North Derbyshire Homelessness & Rough Sleeping Strategy (2016)

The North Derbyshire Homelessness & rough sleeping Strategy 2016 - 2021 is the first Homelessness Strategy to be developed as a joint strategy through a partnership approach and sets out proposals to tackle homelessness across Bolsover District, North East Derbyshire and Chesterfield. Following the release of the Government's own rough sleeping strategy in 2018 a new table of commitments has been developed to sit along-side the existing strategy until 2021.

<https://www.ne-derbyshire.gov.uk/documents/repository/n/north-derbyshire-homelessness-rough-sleeping-strategy>

17. Tenancy strategy (2018 - 2021)

Every Local Housing Authority is required to have a tenancy strategy in place, which links to the council's Homelessness Strategy and Allocations Policy in terms of providing a framework for how social rented housing is provided in the district. Registered Providers of social housing should have due regard to the framework provided by this strategy when formulating their own tenancy policies to enable partnership working to provide the best housing options and outcomes for residents.

<https://www.ne-derbyshire.gov.uk/index.php/resident/housing>

18. Joint strategic needs assessment

The Joint strategic needs assessment (JSNA) reports on the health and wellbeing of people in Derbyshire – including those in Bolsover . This information then guides the future planning and commissioning of health and wellbeing services within Derbyshire.
<https://www.derbyshire.gov.uk/social-health/health-and-wellbeing/about-public-health/health-and-wellbeing-board/joint-strategic-needs-assessment/joint-strategic-needs-assessment.aspx>

19. Older People's Housing, Accommodation and Support (2019 -2035)

The DCC's strategy and delivery plan builds on the Strategic Vision for Older People's Housing and Accommodation, which outlines the increasing demand for housing and accommodation that is tailored to meet the needs of older people in Derbyshire.
<https://www.derbyshire.gov.uk/site-elements/documents/pdf/social-health/adult-care-and-wellbeing/accommodation-and-housing/older-peoples-housing-commissioning-strategy-for-derbyshire-2019-to-2035.pdf>

20. Specialist Accommodation and Support Strategy 2019 -2024

DCC's vision is that by 2024 more adults with complex needs in Derbyshire will have access to lifetime tenancies, supported housing and targeted community support to enable them to sustain their own home and live independent and fulfilling lives.
<https://www.derbyshire.gov.uk/site-elements/documents/pdf/social-health/care-and-health-service-providers/commissioning-services/strategies-and-market-shaping/specialist-accommodation-and-support-strategy-2019-to-2024.pdf>

21. The Derbyshire Sustainability and Transformation Plan (STP), Joined Up Care Derbyshire (JUCD), Refreshed Draft 2019

The NHS, local councils and the voluntary and community sector have come together to improve health and care by forming a partnership to plan jointly for the next few years. The partnership brings together twelve partner organisations and sets out ambitions and priorities for the future in **its Sustainability and Transformation Plan, 2016**. The 2019 refreshed STP has been submitted as a draft document to NHS England.
<https://joinedupcarederbyshire.co.uk/about/our-plans>

22. The British Deaf Association (BDA)

The BDA's British Sign Language Charter sets out a number of key pledges to improve access and rights for Deaf people who use sign language.
<https://bda.org.uk/project/bsl-charter/>

National Planning Policy Framework Annex

2: Glossary

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Review of the relationship between Bolsover District Council and Robert Woodhead Ltd (RWL) – Evidence gathering (2nd session)

Query (iii) – An assessment of the sufficiency of the required performance of the framework, against payments to Woodhead.

I have assumed in this response that sufficiency relates to the condition or quality of being adequate or sufficient in relation to Performance.

The framework contains no payment mechanism and is purely an agreement outlining the outcomes required by Bolsover District Council (BDC). It holds BDC in no legal obligation to enter into contracts for schemes with Robert Woodhead Ltd (RWL).

Each scheme is priced individually with each element being scrutinised by the external Quantity Surveyor (QS) against the framework costs submitted at tender stage. Any works falling outside of these agreed costs are tested against current national prices and only when all these checks have been undertaken and the external QS satisfied is a value for money statement issued to BDC. This then forms part of the contract as it agrees the contract sum.

Payments are only made to RWL against the agreed contract sum for a scheme and these payments are made following a clear process involving;

1. The actual work undertaken being checked at an agreed time with both RWL's QS and BDC's external QS on site to check each element of the claim.
2. A request for payment for work undertaken being made by RWL
3. The claim being checked against those works viewed on site and the framework prices agreed by BDC's external QS
4. Payment being authorised by the external QS and made by BDC.

Wherever items are not accepted as being completed or do not meet the required standards then payment is withheld against that element.

Query (iv) – Investigation into how the quality of housing built is monitored and the penalties and mitigation measures in place.

There is a clear process to be followed from the inception of a design through to handover that must be followed

Design Phase

The house designs must meet the specification agreed over the 4 years of B@home (Updated following every scheme with lessons learned)

- All homes have been designed to meet the Lifetime Homes standard making them 45% cheaper to run compared to existing Bolsover District Council properties.
Other standards met include:
- Secure by Design
- Built for Life 12
- Successful places

- Built to the standards of Code for Sustainable Homes Level 3 or greater.

Regular design team meetings are held throughout the framework with new schemes being discussed and decisions made as a group.

Construction Phase

All construction sites are visited regularly by the contract team at Bolsover to ensure the quality standards required are being achieved. The contract team consists of officers who are time served bricklayers with years of experience.

In addition to this there are monthly formal site meetings where H&S is assessed by the Principle Designer and performance is discussed with the whole project team present.

There have been very few issues with quality on the B@home and Bolsover Homes sites but where we have purchased section 106 properties from the more volumetric housebuilders, we have instructed a full gable wall to be taken down and re-built, Bricks to be chopped out and renewed, refused to accept handovers. An example of where this technical knowledge was evidenced was where they identified that the technical drawings weren't being followed and an item had been missed. This resulted in a number of courses of brickwork being taken down and the missing detail being added.

Aftercare

Woodhead's have also demonstrated commitment to providing defect free properties at handover and where repairs are required during the first 12 months their dedicated Customer Care department, have been prompt in responding to all aftercare issues. Intelligence from this feeds into the specification and choice of sub contractors for other schemes.

Following each project a customer satisfaction survey is also filled in which highlights any issues throughout the build programme.

Penalties & Mitigation

We do not build financial penalties into the contract as this would increase costs as contractors look to mitigate risk. However as each scheme requires a separate contract and a decision from Exec, failure to achieve the required quality standards would mean they could receive no further work through the partnership.

Energy Efficiency and Sustainability

Woodhead's adopted a 'fabric first' approach to deliver sustainable new homes, making homes more energy efficient by using building techniques that are built into the fabric of the building. For example increasing insulation in the walls and roofs, and installing efficient heating systems to create even better efficiencies and tackle fuel poverty.

They contain products that BDC local authority are familiar with and currently use across our portfolio to assist with our asset management and procurement.

The average energy performance rating of current housing stock was “D”, the new homes delivered were independently assessed as a “B”

Query (v) – Investigation of the robustness of the monitoring of the 80% local employment usage commitment with associated penalties, remedies and reputation mitigation plans.

We have added contact details for sub contractors/suppliers to each site sign.

The RWL Project manager is approaching local contractors for all elements not yet procured.

Additional detail within the contractors report No.1

SOCIAL VALUE UPDATE - NOVEMBER 2020

The Bolsover School 09/11/2020 - Virtual Meeting with The Bolsover School.

- Discussed the following:
- Relaunching the BIG Partnership
- Discussions around a School Construction Academy
- Setting the students some projects including
- Programme of works challenge & Setting up a site project
- Deliver a virtual school assembly

Shirebrook Academy

15/10/2020 - Delivered a virtual Careers talk to **26 students** studying construction.

Future activities subject to change include:

- Support for work experience in 2020
- Mock interview x 2 days in January (was November)

Whitwell Primary School

- Awaiting call back from them to link with Whitwell Cluster

My Future Platform

- Virtual careers stand on hub – 1 of 100 businesses statistics are provided on number of hits to the Woodhead Group stand
- Video case study of Woodhead's

Kick Start Programme

- We are planning to roll out across the company a number of opportunities for the Kick Start programme, mainly focusing on labouring positions. One of the first projects we hope to trial this on is the Whitwell Cluster.

Considerate Constructors Scheme

- Doles Lane site registered – work on going with the site team

BDC Housing Maintenance Apprentices

- Spoke to Andy Clarke re BDC Apprentices getting some time on site
- Futures have arranged a H&S visit on site before Apprentices can spend time on there

Other initiatives

- Talking with Chesterfield College re: work experience programme
- Working with Derbyshire Education Business Partnership re: linking to schools

Bolsover Homes Partnership – Update Briefing November 2020

- Looking at developing a series of short videos to inspire careers in construction
- Developing a form for sub-contractors to send back to us on any social values they have delivered as part of the projects

Additional detail to Evidence session 1:

Query (i) – An investigation of the pricing structure of the framework with emphasis on the apparent divergence in costs submitted at tender and costs charged for the first element of the framework

I am not really sure what is being asked here and I have asked for further clarification.

Use of a framework

I think members were satisfied that the procurement process had been followed but I felt there was a question over the use of a framework rather than an open tender.

Using an open tender means that many of the firms who submit responses do not meet the minimum financial criteria or realistically would be unable to meet the demands of the Bolsover Homes framework. The resource to evaluate a large amount of tender responses especially one as complex as this would have been huge and at the time there was a willingness to continue straight on from the work undertaken through the B@Home partnership in order to not lose momentum. A scheme of this size would also have attracted a nationwide interest where the aim was to focus on more local spend. The EEM framework is based in the region and although can offer national coverage is more focused on local contractors who employ sub contractors closer to home. I have included information on the EEM framework we used have below.

EEM undertook an OJEU compliant open tender procurement procedure to establish the framework. The tender was advertised via Tenders Electronic Daily, Contracts Finder and local advertisement portals. As part of the procurement and evaluation process bidders were asked to complete the Standard Selection Questionnaire as published by the cabinet office . THE SQ covers all of the minimum assessment requirements from equality and diversity through to financials and health and safety competency. EEM also undertake credit checks on organisations .

In addition to the SQ assessment review we establish an evaluation criterion based on cost and quality to assess tender submissions. For EEM0059 Main Management Contractors, tender submissions were assessed on a 70% price/ 30% quality basis.

Organisations were asked to respond to a number of quality questions and their responses were scored against the set marking criteria . The quality assessment was allocated a weighting of 30% and split as follows:

- Proposed Technical Management Solution - 6%
- Capacity Proposals for Processes and Quality Management - 6%
- Proposals for Research and Development and Managing and Improving Value and Performance 6%
- Proposals for Environmental Sustainability 6%
- Proposals for Community and Corporate Social Responsibility 6%

The price evaluation was allocated 70% and was made up of small ,medium and large schemes and property types were given a % weighting for each scheme size.

The framework allows for selection via direct call off and mini competition in accordance with the framework terms. Members selecting via direct call of must obtain internal approval and justification for the reasons for direct selection to ensure their internal procurement procedures are followed. Mini competitions are run in accordance with the framework terms and members requirements ensuring price models and quality questions can be tied back to the original framework format.

Both mini competition's and direct selections via the framework ensure a compliant route for members and an obvious reduction in time and cost associated in undertaking an open tender procurement process. All frameworks are procured to try and achieve best value and quality for our membership.

In order for BDC to maintain quality we changed the criteria to a 60:40 cost:quality split and opted for the framework as this would ensure that all those on the framework were able to deliver the quality we were looking for with the benefits of the EEM framework in terms of an efficient procurement process.

Although the responses were disappointing I believe this was down to the size and complexity of the tender documents to protect BDC and reduce opportunities for additional cost allied to the focus on quality and social value.

We did receive two returns which allowed us to have some comparison and the closeness of the sums tendered for the Sandy scheme indicates that it was

competitive. In addition the submissions were evaluated externally to ensure we were able to compare the costs element effectively.

It is impossible to compare the prices we pay through section 106 schemes or to look at prices for other authorities schemes as they are not using our properties which are as evidenced above built to a very high standard and I firmly believe are better than the products we buy or see when visiting other authorities. In addition there is our commitment to use the smaller bits of land we own that are bringing little income or suffering from anti-social behaviour etc. This is more challenging and expensive than using a lovely flat green field (That unfortunately we don't own).

Bolsover District Council

Growth Scrutiny Committee

16th December 2020

Scrutiny Committee Work Programme 2020/21
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Report of the Scrutiny & Elections Officer

This report is public

Purpose of the Report

- To provide members of the Scrutiny Committee with an overview of the meeting programme of the Committee for 2020/21.

1 Report Details

- 1.1 The main purpose of the report is to inform members of the meeting programme for the year 2020/21 and planned agenda items (Appendix 1).
- 1.2 This programme may be subject to change should additional reports/presentations be required, or if items need to be re-arranged for alternative dates.
- 1.3 Review Scopes submitted will be agreed within Informal Session in advance of the designated meeting for Member approval to ensure that there is sufficient time to gather the information required by Members and to enable forward planning of questions.
- 1.4 Members may raise queries about the programme at the meeting or at any time with the Scrutiny & Elections Officer should they have any queries regarding future meetings.

2 Conclusions and Reasons for Recommendation

- 2.1 This report sets the formal Committee Work Programme for 2020/21 and the issues identified for review.
- 2.2 The Scrutiny Programme enables challenge to service delivery both internally and externally across all the Council Ambitions.
- 2.3 The Scrutiny functions outlined in Part 3.6(8) of the Council's Constitution requires each Scrutiny Committee to set an annual work plan.

3 Consultation and Equality Impact

- 3.1 All Scrutiny Committees are committed to equality and diversity in undertaking their statutory responsibilities and ensure equalities are considered as part of all Reviews. The selection criteria when submitting a topic, specifically asks members to identify where the topic suggested affects particular population groups or geographies.
- 3.2 The Council has a statutory duty under s.149 Equality Act 2010 to have due regard to the need to advance equality of opportunity and to eliminate discrimination.
- 3.3 As part of the scoping of Reviews, consideration is given to any consultation that could support the evidence gathering process.

4 Alternative Options and Reasons for Rejection

- 4.1 There is no option to reject the report as the Scrutiny functions outlined in Part 3.6(8) of the Council's Constitution requires each Scrutiny Committee to set an annual work plan.

5 Implications

5.1 Finance and Risk Implications

- 5.1.1 None from this report.

5.2 Legal Implications including Data Protection

- 5.2.1 In carrying out scrutiny reviews the Council is exercising its scrutiny powers as laid out in s.21 of the Local Government Act 2000 and subsequent legislation which added to/amended these powers e.g. the Local Government and Public Involvement in Health Act 2007.

5.3 Human Resources Implications

- 5.3.1 None from this report.

6 Recommendations

- 6.1 That Members note this report and the Programme attached at Appendix 1. All Members are advised to contact the Scrutiny & Elections Officer should they have any queries regarding future meetings.

7 Decision Information

Is the decision a Key Decision? 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
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
Has the relevant Portfolio Holder been informed	N/A
District Wards Affected	N/A
Links to Corporate Plan priorities or Policy Framework	All

8 Document Information

Appendix No	Title
1.	Work Programme 2020/21
Background Papers (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)	
Previous versions of the Committee Work Programme.	
Report Author	Contact Number
Joanne Wilson, Scrutiny & Elections Officer	2385

Growth Scrutiny Committee

Work Programme 2020/21

Formal Items – Report Key

Performance Review	Policy Development	Policy/Strategy/ Programme Monitoring	Review Work	Call-In/Review of Executive Decisions	Petition

Date of Meeting	Items for Agenda		Lead Officer
10 th June 2020	Part A – Formal	<ul style="list-style-type: none"> Call-In of DD-025-20-DC 	Scrutiny & Elections Officer
	Part B – Informal	<ul style="list-style-type: none"> CANCELLED 	Scrutiny & Elections Officer
15 th July 2020	Part A – Formal	<ul style="list-style-type: none"> Corporate Plan Targets Performance Update – January to March 2020 (Q4 – 2019/20) 	Information, Engagement and Performance Manager
		<ul style="list-style-type: none"> Draft Tourism Strategy 	Assistant Director of Development/ Tourism & Town Centre Officer
		<ul style="list-style-type: none"> Council's response to Covid-19 and Recovery Plan (Verbal Report) 	Director of Development/ Assistant Director of Development
		<ul style="list-style-type: none"> Post-Scrutiny Monitoring: Review of Income Generation – Final Report (EXEMPT) 	Scrutiny & Elections Officer
		<ul style="list-style-type: none"> Agreement of Work Programme 2020/21 	Scrutiny & Elections Officer
	Part B – Informal	<ul style="list-style-type: none"> CANCELLED 	Scrutiny & Elections Officer
9 th September 2020	Part A – Formal	<ul style="list-style-type: none"> Council Ambitions Performance Update – April to June 2020 Q1 – 2020/21) 	Information, Engagement and Performance Manager
		<ul style="list-style-type: none"> Growth Strategy Update Q3 & Q4 2019/20 and Growth Performance Indicators Q3 & Q4 2019/20 	Information, Engagement and Performance Manager
		<ul style="list-style-type: none"> Work Programme 2020/21 	Scrutiny & Elections Officer
	Part B – Informal	<ul style="list-style-type: none"> CANCELLED 	Scrutiny & Elections Officer
23 rd October 2020	Part A – Formal	<ul style="list-style-type: none"> Update on Sustainable Community Strategy 2006-20 and revised Sustainable Community Strategy 2020-23 	Partnership Team

Date of Meeting	Items for Agenda		Lead Officer
*Note change of date from 21 st Oct		<ul style="list-style-type: none"> Partnership response to Covid-19 BDC Empty Property Strategy 2021-24 – Consultation 	Joint Housing Strategy & Growth Manager
		<ul style="list-style-type: none"> Work Programme 2020/21 – Agreement of Review Scope 	Scrutiny & Elections Officer
	Part B – Informal	<ul style="list-style-type: none"> Review work – Agreement of key lines of enquiry for Review 	Scrutiny & Elections Officer
18 th November 2020	Part A – Formal	<ul style="list-style-type: none"> CANCELLED 	
	Part B – Informal	<ul style="list-style-type: none"> Review of the relationship between Bolsover District Council and Robert Woodhead Ltd (RWL) – Evidence gathering (1st session) 	Head of Housing Repairs & Property; Procurement team
16 th December 2020	Part A – Formal	<ul style="list-style-type: none"> Council Ambitions Performance Update – July 2020 to September 2020 (Q2 – 2020/21) <i>(*remaining Growth Report (Performance Indicators) – April 2020 to September 2020 embedded – pending agreement of new Strategy)</i> BDC Housing Strategy 2021-25 – Consultation Review of the relationship between Bolsover District Council and Robert Woodhead Ltd (RWL) – Evidence gathering (2nd session) Work Programme 2020/21 	Information, Engagement and Performance Manager
			Joint Housing Strategy & Growth Manager
			Head of Housing Repairs & Property
			Scrutiny & Elections Officer
	Part B – Informal	<ul style="list-style-type: none"> Review of the relationship between Bolsover District Council and Robert Woodhead Ltd (RWL) – agreement of next phase 	Head of Housing Repairs & Property
22 nd January 2021	Part B – Informal	<ul style="list-style-type: none"> Development of BDC Business Growth Strategy – Scrutiny Consultation 	Assistant Director of Development
17 th February 2021	Part A – Formal	<ul style="list-style-type: none"> Council Ambitions Performance Update – October 2020 to December 2020 (Q3 – 2020/21) Work Programme 2020/21 	Information, Engagement and Performance Manager
			Scrutiny & Elections Officer
	Part B – Informal	<ul style="list-style-type: none"> TBC 	
17 th March 2021	Part A – Formal	<ul style="list-style-type: none"> BDC Business Growth Strategy (Final Draft) – <i>PROVISIONAL</i> Work Programme 2020/21 	Assistant Director of Development
			Scrutiny & Elections Officer
	Part B – Informal	<ul style="list-style-type: none"> TBC 	Scrutiny & Elections Officer

Date of Meeting	Items for Agenda		Lead Officer
12 th May 2021	Part A – Formal	<ul style="list-style-type: none"> Council Ambitions Performance Update – January 2021 to March 2021 (Q4 – 2020/21) <i>(*remaining Growth Report (Performance Indicators) – October 2020 to March 2021 embedded – pending agreement of new Strategy)</i> 	Information, Engagement and Performance Manager
		<ul style="list-style-type: none"> Work Programme 2020/21 	Scrutiny & Elections Officer
	Part B – Informal	<ul style="list-style-type: none"> TBC 	Scrutiny & Elections Officer