

The Arc
High Street
Clowne
S43 4JY

To: Chair & Members of the Council

Contact: Angelika Kaufhold

Telephone: 01246 242529

Tuesday, 26 November 2024

Email: angelika.kaufhold@bolsover.gov.uk

Dear Councillor


COUNCIL

You are hereby summoned to attend a meeting of the Council of the Bolsover District Council to be held in the Council Chamber, The Arc, Clowne on Wednesday, 4th December, 2024 at 10:00 hours.

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 on page 3 onwards.

Yours faithfully



Solicitor to the Council & Monitoring Officer

Equalities Statement

Bolsover District Council is committed to equalities as an employer and when delivering the services it provides to all sections of the community.

The Council believes that no person should be treated unfairly and is committed to eliminating all forms of discrimination, advancing equality and fostering good relations between all groups in society.

Access for All statement

You can request this document or information in another format such as large print or **language** or contact us by:

- **Phone:** [01246 242424](tel:01246242424)
- **Email:** enquiries@bolsover.gov.uk
- **BSL Video Call:** A three-way video call with us and a BSL interpreter. It is free to call Bolsover District Council with Sign Solutions, you just need WiFi or mobile data to make the video call, or call into one of our Contact Centres.
- Call with [Relay UK](#) - a free phone service provided by BT for anyone who has difficulty hearing or speaking. It's a way to have a real-time conversation with us by text.
- **Visiting** one of our [offices](#) at Clowne, Bolsover, Shirebrook and South Normanton

COUNCIL AGENDA

Wednesday, 4th December, 2024 at 10:00 hours taking place in the Council Chamber, The Arc, Clowne

Item No.		Page No.(s)
1.	Apologies For Absence	
2.	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 matters arising out of those items	
	and if appropriate, withdraw from the meeting at the relevant time.	
3.	Chair's Announcements	
	To receive any announcements that the Chair of the Council may desire to lay before the meeting.	
4.	Minutes	4 - 9
	To approve the Minutes of the Council meeting held on 9 th October 2024.	
5.	Questions from the Public	10
	In accordance with Council Procedure Rule 8, to allow members of the public to ask questions about the Council's activities. The following submission was received:	
	(a) Question submitted by Dominic Webb to the Portfolio Holder for Growth.	
6.	Recommendations from the Employment and Personnel Committee	11 - 14
7.	Long-Term Empty Properties Premium	15 - 25
8.	Housing Strategy 2024-2029	26 - 91
9.	Pleasley Vale Regeneration Project - Update	To follow
10.	Chairman's Closing Remarks	

COUNCIL

Minutes of a meeting of the Council of the Bolsover District Council held in the Council Chamber, The Arc, Clowne on Wednesday, 9 October 2024 at 10:00 hours.

PRESENT:-

Members:-

Councillor Tom Munro in the Chair

Councillors Rita Turner (Vice-Chair), David Bennett, Anne Clarke, Rowan Clarke, Amanda Davis, Mary Dooley, Will Fletcher, Louise Fox, Steve Fritchley, Justin Gilbody, Mark Hinman, Cathy Jeffery, Chris Kane, Tom Kirkham, Clive Moesby, Sandra Peake, Jeanne Raspin, Sally Renshaw, John Ritchie, Phil Smith, Emma Stevenson, Janet Tait, Ashley Taylor, Catherine Tite, Vicky Waplington, Deborah Watson, Jen Wilson, Carol Wood and Jane Yates.

Officers:- Karen Hanson (Chief Executive), Steve Brunt (Strategic Director of Services), Jim Fieldsend (Director of Governance and Legal Services & Monitoring Officer), Pam Brown (Director of Executive and Corporate Services), Claire Bamford (Deputy S151 Officer), Fiona Herrington (Deputy S151 Officer), and Angelika Kaufhold (Governance and Civic Manager).

CL40-24/25 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Donna Hales, Duncan Haywood, Rob Hiney-Saunders and Duncan McGregor.

CL41-24/25 DECLARATIONS OF INTEREST

There were no declarations made at the meeting.

CL42-24/25 CHAIR'S ANNOUNCEMENTS

The Chair extended council's welcome to Angelika Kaufhold, the interim Governance and Civic Manager who had recently joined the council.

The Chair also reminded members and officers that the Annual Civic Dinner was arranged for Friday 29 November 2024 and that menu options were now available and will also be emailed out by the Governance Team. Tickets were available at £40 for the dinner and entertainment. Proceeds would be going to this year's charity which was the Chesterfield Royal Hospital NHS Trust which had done fantastic work in developing a well-being centre open to all its staff.

COUNCIL

CL43-24/25 MINUTES

Moved by Councillor Rita Turner and seconded by Councillor John Ritchie
RESOLVED that the minutes of the meeting of Council held on 31 July 2024 be approved as a true and correct record.

CL44-24/25 MOTIONS

In accordance with Council Procedure Rule 10, Councillors were able to submit Motions on Notice for consideration at meetings of Council.

Prior to formally moving the motion, Councillor Will Fletcher summarised the concerns received from constituents relating to the removal of the winter fuel payment and shared his concerns as to how this would impact Bolsover residents. Concerns were raised that this not only impacted those who were slightly above the threshold for receiving Pension Credit but also those who chose, for whatever reason, not to claim this benefit despite being entitled.

In response it was confirmed by Councillor Steve Fritchley and Councillor Mary Dooley that the Council was already taking a range of actions with partners to raise awareness, for example on Bolsover TV, including an article in the council's InTouch magazine, guidance on council and other websites as well as information leaflets in a range of places including contact centres.

Following discussion Councillor Will Fletcher agreed that the motion be amended as shown below:

Motion on winter fuel payment

This Council Notes:

The Labour Government's recent decision to restrict the Winter Fuel Payment to only pensioners in receipt of means-tested benefits like Pension Credit, as announced by Chancellor Rachel Reeves.

The estimated impact of this decision, which Age UK says will mean 2 million pensioners who badly need the money to stay warm this winter will not receive it.

The significant role that Winter Fuel Payments play in helping older residents of Bolsover District and across the UK afford heating during the coldest months, thereby preventing 'heat or eat' dilemmas and safeguarding health.

The criticism from Age UK, the Countryside Alliance and other charities, highlighting the social injustice and potential health risks posed by this sudden policy change.

The additional strain this decision will place on vulnerable pensioners, many of whom do not claim Pension Credit despite being eligible, further exacerbating their financial hardship.

This Council believes:

COUNCIL

That the Winter Fuel Payment has been a lifeline for many older people across the UK and that restricting its availability solely to those on Pension Credit risks leaving many pensioners in financial hardship.

While some pensioners currently in receipt of the Winter Fuel Payment may not require it, many thousands across Bolsover District sit just above the cut-off for Pension Credit and will now lose their allowance.

The decision to means-test Winter Fuel Payments, especially with such short notice and without adequate compensatory measures, is deeply unfair and will disproportionately affect the health and well-being of our poorest older residents.

The government's approach fails to consider the administrative barriers and stigma that prevent eligible pensioners from claiming Pension Credit, leaving many without the support they desperately need.

This Council resolves to:

*~~Bring forward a~~ **acknowledge the** Council-led local awareness campaign to alert those eligible of Pension Credit which in some respects will help access to the Winter Fuel Payment for those most in need.*

Request that the Council Leader write to the Chancellor of the Exchequer, urging a review of the decision to means-test the Winter Fuel Payment and asking the government to ensure that vulnerable pensioners, particularly those who do not claim Pension Credit, are protected from fuel poverty.

~~Commit the Council to signing the 'Save the Winter Fuel Payment for Struggling Pensioners' petition being run by Age UK and write to all members offering them the opportunity to sign the petition themselves.~~

*Encourage **to acknowledge the council's** local efforts to promote Pension Credit uptake through council services and partnerships with local charities and community organisations to ensure that all eligible pensioners in Bolsover District are supported in claiming their entitlement.*

Councillor Will Fletcher moved the motion, and it was seconded by Councillor Carol Wood.

On being put to the vote the motion was carried.

RESOLVED that this Council:

- (1) acknowledges the Council-led local awareness campaign to alert those eligible of Pension Credit which in some respects will help access to the Winter Fuel Payment for those most in need;
- (2) requests the Council Leader write to the Chancellor of the Exchequer, urging a review of the decision to means-test the Winter Fuel Payment and asking the government to ensure that vulnerable pensioners, particularly those who do not claim Pension Credit, are protected from fuel poverty; and

COUNCIL

- (3) acknowledges the council's local efforts to promote Pension Credit uptake through council services and partnerships with local charities and community organisations to ensure that all eligible pensioners in Bolsover District are supported in claiming their entitlement.

CL45-24/25 MEDIUM TERM FINANCIAL STRATEGY

Council considered a report relating to the Medium-Term Financial Strategy, members' approval for the Medium-Term Financial Strategy which set out the Council's strategic approach for the management of its finances over the next few years. This strategy related purely to the General Fund as the Housing Revenue Account (HRA) assumptions were based on a 30-year business plan.

Councillor Moesby introduced the report and outlined the main reasons for the recommendations including:-

- the strategy was designed to outline the council's strategic approach to setting and managing its General Fund budget;
- the legal requirement for the Council to set and deliver a balanced and robust budget;
- anticipation that the Council would not receive confirmation of the Government's settlement until after the Autumn Spending Review and this would likely be a one year settlement;
- the Council's intention for the maximum council tax increase of 2.99% (below the threshold where a referendum would be required)
- Maintenance of a financial reserve of £2m which equated to 14% (the CIPFA guidance was between 5% to 100%). The level of the reserve would be monitored.

Moved by Councillor Clive Moesby and seconded by Councillor Steve Fritchley

RESOLVED that the:

- (1) Medium-Term Financial Strategy be approved;
- (2) General Fund revenue base budget continued to be funded from the full amount of New Homes Bonus (and related grants such as Services Grant) allocated by Government;
- (3) Council continued to be a member of the Derbyshire Business Rates Pool whilst it remained financially advantageous for the Council to do so;
- (4) strategic intention to raise Council Tax by the maximum allowed in any given year, without triggering the need for a Council Tax referendum, be set; and
- (5) minimum level of Balances for the Resources Fund of £2m be maintained.

CL46-24/25 SCRUTINY ANNUAL REPORT 2023/24

Council considered a report presented by Councillor Catherine Tite which summarised the work of the Scrutiny Committees and reviews which had taken place during 2023/24

COUNCIL

as well as tracking the recommendations agreed by the Executive. The Overview and Scrutiny Annual Report was attached to the report at Appendix 1.

Moved by Councillor Catherine Tite and seconded by Councillor David Bennett
RESOLVED that the Annual Report of the Scrutiny Committee's activities, in accordance with the Council's Constitution be noted.

CL47-24/25 RECOMMENDATIONS FROM THE EMPLOYMENT AND PERSONNEL COMMITTEE

Council considered a report of the Chair of the Employment and Personnel Committee presented by Councillor Deborah Watson (Vice-Chair), which sought agreement for budget increases for the establishment a new customer services post and restructure of the Governance team which had been agreed at the Employment and Personnel Committee on 11 September 2024

The proposals agreed at the Employment and Personnel Committee required an increase to the Council's General Fund budget as follows:

- Establishment of a full-time Customer Advisor/Complaints Administrator as a Grade 5 post necessitating an increased budget of £26,072.09.
- Replacement of the 0.6 FTE Governance & Civic Manager and 0.4 FTE Governance & Civic Manager/0.6 FTE Governance & Civic Officer with 1 FTE Governance & Civic Manager as a Grade 10 post.
- The establishment of 1 FTE Senior Governance & Civic Officer as a Grade 7 post. These changes necessitated an increased budget of £36,641.

Moved by Councillor Deborah Watson and seconded by Councillor Mary Dooley
RESOLVED that the increase in salary budgets as recommended by the Employment and Personnel Committee on 11 September 2024 be approved.

CL48-24/25 PROPORTIONALITY AND APPOINTMENTS TO COMMITTEES AND ADVISORY GROUPS

Council considered a report presented by the Director of Governance and Monitoring Officer, relating to proportionality and appointments to committees and advisory groups. It was confirmed that there had been a change to the political make-up of the Council in August 2024. When changes to the political balance take place then council was required to decide the allocation of seats to political groups in accordance with the Political Balance rules as set out in the Local Government and Housing Act 1989.

The political makeup of the Council had changed to: Labour 31 Councillors, Conservative – 2 Councillors, Reform – 1 Councillor, and three independent Councillors.

It was confirmed that whilst there had been a change to the numbers in political groups of the Council the current committee allocation still met the legal requirements of the Local Government and Housing Act 1989 so no further changes to committee memberships was recommended.

COUNCIL

Moved by Councillor Steve Fritchley and seconded by Councillor Will Fletcher

RESOLVED that the proportionality of committee places as set out in Appendix 1 to the report, and the continuation of the current committee places allocation as set out in Appendix 2 to the report be noted.

CL49-24/25 COUNCIL CHAMBER AUDIO VISUAL SOLUTION

Council considered a report presented by Councillor Clive Moesby Portfolio Holder – Resources, which sought approval for the purchase of new audio-visual equipment to make the council chamber fit for purpose. It was confirmed that this project was instigated in response to recommendations submitted to the Executive following the scrutiny review of Member's ICT and support and ICT Service Delivery.

The Executive had approved a key finding requesting an urgent review of the ICT equipment in the chamber and meeting rooms and further feedback was received from a Member's working group which confirmed that members were experiencing issues with the quality of the microphones and sound quality of the speakers.

The existing audio visual equipment was over 9 years old and no longer manufactured or supported and could not be configured to enable automatic streaming or recording. It was therefore proposed to procure a new solution and a demonstration of a possible solution was provided to the Leader, Deputy Leader, Senior Managers and Governance in May 2024.

This project was likely to cost in the region of £180,000 which would be financed from the Council's ICT Reserve. The maintenance of the system would be £5,000 per annum which would be added as a cost to the Council's General Fund.

Moved by Councillor Clive Moesby and seconded by Councillor Steve Fritchley

RESOLVED that approval be given:

- (1) to fund the purchase of audio-visual equipment to make the Council Chamber fit-for-purpose with a budget of £180,000 from the ICT Reserve; and
- (2) to increase the revenue budget by £5,000 per annum to cover the maintenance of the system.

CL50-24/25 CHAIRMAN'S CLOSING REMARKS

The Chair reminded members that the Civic Dinner options would be emailed out by the Governance Team.

The meeting concluded at 10:47 hours.

(1) **Question submitted to the Portfolio Holder for Growth by Dominic Webb:**

“Do the Dragonfly Group of companies, individually or together, present a material risk to the Council either financially or reputationally?”

Bolsover District Council

Meeting of Council on 4th December 2024

Recommendations of the Employment and Personnel Committee

Chair of the Employment and Personnel Committee

Classification	This report is Public
Contact Officer	Governance and Civic Manager

PURPOSE/SUMMARY OF REPORT

For Council to consider budget increases for proposals made and agreed at the Employment and Personnel Committee on 6th November 2024 in relation to the establishment of a permanent Housing Options Triage Officer and second Corporate Property Officer in Dragonfly Facilities Management Service.

Council's role is to agree the budget implications following full scrutiny of the proposals put to the Employment and Personnel Committee.

REPORT DETAILS

1. Background and details of the proposal

- 1.1 At its meeting held on 6 November 2024, the Employment and Personnel Committee considered proposals for changes to the Council's establishment.
- 1.2 The remit of the Committee is to consider and deal with issues relating to the Council's establishment structure and employees, and to recommend to Council in relation to any growth in the establishment resulting in budgetary increase.

Housing Options

- 1.3 It is proposed to recruit a permanent Housing Options Triage Officer which would be funded through the General Fund revenue budget associated with the establishment. Currently funding was available up to ending 2025/26; however, funding is sought to establish the post from 2026/27 and beyond. This post was job evaluated at grade 6 with an annual cost of £38,810 which included on-costs but subject to pay awards. The costs for the remainder of 2024/25 and 2025/26 financial years would be met from the unspent homeless prevention grant in the general fund reserve. From April 2026 the funding for this post would be met from the general fund.

Dragonfly – Facilities Management Service

- 1.4 The second proposal is to create a permanent, second Corporate Property Officer to enable the Facilities Management Service to address capacity issues, continue to make savings on ad hoc budgets, complete more planned-remedial and capital works etc. The cost of employing a second Corporate Property Officer would be £43,033 to £46,657 at grade 7 (including oncosts and subject to pay award). An increased budget of £43,033 to £46,657 (subject to pay award) is required to fund the additional post with the intention of achieving reductions in expenditure of £30,500 as a minimum.
- 1.5 The reports and Minutes of the Employment and Personnel Committee meeting are not appended to this report but are available to Members on the Council's website, through the Mod.gov app or on request from the Governance Team.

2. Reasons for Recommendation

- 2.1 The proposals have been fully considered by the Employment and Personnel Committee who agreed with the reasons and rationale for changes to the services and therefore recommend to Council increases in the Council's General Fund budget to fund the additional posts.

3 Alternative Options and Reasons for Rejection

- 3.1 Council is to consider the financial implications only. Council may choose to approve the recommendation but if rejected this would leave the services under resourced to meet increasing demand and remove the capacity for income generation / savings.

RECOMMENDATION(S)

That Council approves the growth in salary budgets as set out in paragraphs 1.3 and 1.4 of the report as recommended by the Employment and Personnel Committee on 6th November 2024.

Approved by Employment and Personnel Committee on 6 November 2024

IMPLICATIONS:

Finance and Risk: Yes No

Details:

Housing Options Triage Officer

The Council is at risk if it cannot meet out homeless statutory duties. The proposal would mean an annual increase to the general fund budget of £38,810 (subject to

pay award) from April 2026. Salary costs can be met from a Homeless general fund reserve until this time.

Corporate Property Officer

The Corporate Property Officer post will be a grade 7 on the Council's pay scales. This has a salary cost range of £43,033 - £46,657 subject to pay award and including all oncosts. The post will be a Dragonfly Management one and will be fully funded by the Council's general fund.

The report specifies that at least £30,500 of recurring expenditure will be saved on the general fund, due directly to the creation of this post. More savings are expected to be made following the creation of this post, which will further balance out the cost of this post to the general fund.

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details:

The council has homelessness statutory duties and the legal requirements are set out in the report.

It is a legal requirement to provide compliant buildings. The Corporate Property Officer would strengthen the talent, skills, and resilience of Facilities Management.

On behalf of the Solicitor to the Council

Environment:

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

Details: n/a

Staffing: Yes No

Details: HR policies will be followed throughout the recruitment process.

On behalf of the Head of Paid Service

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:</p> <p>Revenue - £75,000 <input checked="" type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <input checked="" type="checkbox"/> Please indicate which threshold applies</p>	Yes
<p>Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)</p>	Yes

District Wards Significantly Affected	All
<p>Consultation:</p> <p>Leader / Deputy Leader <input type="checkbox"/> Executive <input checked="" type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/></p>	Details:

Links to Council Ambition: Customers, Economy, Environment and Housing.
The new post links to the four pillars of the Future – the Council’s Corporate Plan.

DOCUMENT INFORMATION	
Appendix No	Title
1	
2	
3	

Bolsover District Council

Council

4th December 2024

LONG-TERM EMPTY PROPERTIES PREMIUM

Report of the Portfolio Holder for Resources

Classification	This report is public.
Report By	Neil Oxby Principal Planning Policy Officer

PURPOSE / SUMMARY OF REPORT

- To consider the introduction of charging a premium on top of the standard Council Tax charge in relation to long-term empty properties, to act as an incentive to bring empty homes back into use and occupation.

REPORT DETAILS

1. Background

- 1.1 Members will be aware that there is a shortage of housing in the UK. As well as building new homes, another way to help solve this shortage is by trying to bring properties that are empty, for whatever reason, back into use. To give property owners an incentive not to leave their property unused, we are able to charge extra council tax on the dwelling.
- 1.2 Legislation gives district and unitary Councils discretionary powers to charge a Council Tax premium above the standard rate of Council Tax on properties that have been “unoccupied and substantially unfurnished” once a specified period has expired. This is typically known as the Empty Homes Premium. The premium varies according to how long the property has been unoccupied.
- 1.3 The power to impose an Empty Homes Premium becomes available after the property has been ‘unoccupied and substantially unfurnished’ for a specified amount of time. There is no statutory definition of the term ‘unoccupied and substantially unfurnished,’ it is a matter for the billing authority to determine. From the perspective of applying a premium on top of the normal Council Tax band charge, a dwelling is a “long-term empty dwelling” if it has been unoccupied and substantially unfurnished’ for a period of one year.

- 1.4 The Empty Homes Premium is based on the normal council tax band of the property and the band itself is not affected by the premium. Table 1 sets out the maximum Empty Homes Premium that can apply under legislation:

Table 1: Long Term Empty Homes – Maximum Premium that may be charged.

Requirement	Property must be empty for	Maximum charge as a percentage of standard council tax bill	Reset Period
Unoccupied and substantially unfurnished	1 year but less than 5 years	200% (Standard council tax charge plus 100%)	6 weeks
Unoccupied and substantially unfurnished	5 years but less than 10 years	300% (Standard council tax charge plus 200%)	6 weeks
Unoccupied and substantially unfurnished	For at least 10 years,	400% (Standard council tax charge plus 300%)	6 weeks

Source: Local Government Finance Act 1992, Section 11B.

Note – Reset period, if the property becomes unoccupied or unfurnished again before the ‘reset period has elapsed, the premium will apply again immediately.

- 1.5 The premium applies to the property rather than the circumstances of the Council taxpayer. Consequently, a change of ownership will not affect the premium and the 12-month period does not start again with any change in ownership.
- 1.6 There are a number of exemptions from the Empty Homes Premium. Under legislation the premium cannot be applied to homes that are empty due to the occupant living in armed forces accommodation for job related purposes, or to annexes being used as part of a main property. There are also a series of exemptions from Council Tax by virtue of the Council Tax (Exempt Dwellings) Order 1992 (as amended) – see **appendix 1** to this report.
- 1.7 Following a consultation by the government, the Council Tax (Prescribed Classes of Dwellings and Consequential Amendments) (England) Regulations 2024 came into force on 1st November 2024. The Regulations include the following additional exemptions:
- For properties undergoing probate, no premiums are chargeable for a period of 12 months after probate, or letter of administration is granted.
 - Properties being actively marketed for sale or let. This exception applies for the prescribed period from the date that active marketing commenced, or until the property has been sold or rented, whichever is the sooner.
 - Empty properties undergoing major repairs are exempt from the premium for the prescribed period once the exception has been applied or when the work has been completed, whichever is the sooner.

2. Details of Proposal or Information

Empty Homes in Bolsover District

- 2.1 There is a substantial emphasis on tackling the “housing crisis” both nationally and locally. The Written Ministerial Statement, “Building the Homes we Need” of 30th July 2024, expresses the intention to raise housing targets and facilitate housing delivery. It stated that “We are in the middle of the most acute housing crisis in living memory. Home ownership is out of reach for too many; the shortage of houses drives high rents; and too many are left without access to a safe and secure home.” The Council Plan, Bolsover District - The Future 2024-2028, highlights that “Ambitions” for the Plan include that “This plan responds to issues like the housing crisis...”. A priority for the Plan is “Housing” including “enabling housing growth by increasing the supply, quality, and range of housing to meet the needs of the growing population.” One way of contributing towards these national and local housing priorities is for the Council to take steps to encourage and incentivise owners of long-term empty properties to bring their empty homes back into use.
- 2.2 The Council’s draft Housing Strategy 2024-2029 places an emphasis on this aspect identifying that:
- “Long term empty properties are a wasted resource and bringing them back into use has a number of benefits for our residents and businesses including:
- Contributing towards meeting the needs of local people for a home.
 - Improving housing conditions.
 - Having a positive impact on the local environment and neighbourhood and potentially reduces crime and anti-social behaviour.
 - Providing a better living environment and potentially improved property values.”
- 2.3 In 2023, the Government identified that 290 out of 296 authorities reported they were charging the premium on some of their empty dwellings¹. Therefore, Bolsover District Council is one of a very limited number of Councils in England which does not currently charge the premium.
- 2.4 Table 2 identifies the number of long-term empty homes (LTEH) for Bolsover District and neighbouring authorities in 2022 and 2023. It identifies that 1 in 48 homes in Bolsover was a long-term empty home / second home. Based on the Revenues department Council Tax records, there were 829 long-term empty properties in Bolsover District at 31st March 2024, excluding those properties where an exemption applies in respect of the Council Tax charge. The long-term empty figure included properties in the ownership of the Council. These largely reflect two sites, Briar Close, Shirebrook and Woburn Close, Blackwell, where the Council plans to redevelop the sites once all the existing houses are vacant. Other Council properties are being upgraded under the Independent Living Scheme and, thereafter, will be let.

¹ [Local authority Council Taxbase in England: 2023](#) Updated 28 February 2024

Table 2: Long Term Empty Homes (LTEH) Bolsover DC and neighbouring councils

	LTEH 2022	LTEH 2023	Second Homes 2022	Second Homes 2023	Private/Social Housing Stock 2023	1 in every 'x' homes are LTEH/Second Homes
Bolsover	637	716	86	81	38,323	48
Amber Valley	778	833	257	319	60,181	52
Chesterfield	531	676	163	182	50,891	59
North East Derbyshire	540	626	180	168	48,293	61
Ashfield	428	459	226	278	57,509	78
Bassetlaw	683	882	213	228	56,398	51
Mansfield	517	623	67	64	51,105	74
Rotherham	1,081	1,179	433	445	121,075	75

Source: Action on Empty Homes From Government's official data on long-term empty homes

2.5 As a Council we are committed to facilitating our housing service in order to meet current pressures and improve outcomes for citizens. To achieve this, we need to make the best use of all available housing stock, including empty properties. As there is a relatively high number of properties that remain empty in the Bolsover District there is a need to tackle this issue.

2.6 The intention of the Empty Homes Premium is to:

- reduce the number of empty homes in the District by incentivising owners to take positive steps to bring their vacant properties back into productive use;
- to increase the supply of available housing,
- to reduce the potential impact of anti-social behaviour associated with some empty properties,
- potentially, generate modest additional revenue that can be reinvested into local services and infrastructure, further supporting community development and housing accessibility.

Implications of introducing an Empty Homes Premium

2.7 In general terms, there are benefits to introducing an Empty Homes Premium as part of the Council's efforts to bring long-term empty properties back into use and so contribute towards providing an additional supply of homes for local people. However, the introduction of the premium remains a discretionary power for a Council so that it is reflective of local circumstances.

2.8 As a result, the following general considerations need to be taken into account when considering whether to bring in the premium:

- Impact on Council owned empty properties – as a property owner, the Council would be subject to the Premium on any long-term empty properties that it owns. The Council seeks to have no long-term empty properties within its portfolio but has recently had a number of properties awaiting demolition as part of housing renewal proposals as discussed above. Alongside consideration of bringing in an Empty Homes Premium, work has progressed on these housing renewal proposals, and this has significantly reduced the Council's number of empty properties and thus the Council's exposure to any introduced premium.
- Increased costs of council tax recovery – properties that have been empty for a long term by their nature are likely to be more difficult to recover Council Tax from. As a result, there are likely to be implications in relation to officer time, resources and potentially performance levels.
- Fairness of implementation – the Empty Homes Premium would need to be applied equally to all empty property owners, with no additional local exemptions, to avoid claims of unfairness or targeting certain types of owners. This would also ensure a more straightforward introduction and implementation.
- Impact of no change – there are existing costs to the Council as the Environmental Health team and other officers will have intervened to deal with pests, dilapidation, overgrown gardens, damage to neighbouring properties, anti-social behaviour and other issues associated with empty homes. Work to reduce the number of empty properties may reduce these existing costs.
- Future Income – if empty properties are brought back into use, in the long-term, income from the Empty Homes Premium will fall and so the Premium should not be considered as an ongoing income stream. However, the introduction of the Premium should provide some financial means for some additional resources that prove necessary, bearing in mind the Council's share of the Council Tax is roughly 16% of the total charge.
- Period of notice to give owners of empty properties – Section 11 of the Local Government Finance Act 1992 requires that a billing authority which makes a determination under this section should bring the requirement in from the start of a financial year and shall publish a notice of it in at least one newspaper circulating in its area and do so before the end of the period of 21 days beginning with the date of the determination.
- Owner behaviour – Owners may furnish empty properties to try to avoid paying the Empty Homes Premium².

² Please note these proposals do not take into account the possible introduction of a Second Homes Premium, which would mean that unoccupied but furnished properties would attract a maximum 100% premium on the standard council tax charge.

- 2.9 Given the benefits and implications outlined in this report, it is considered that there is significant merit to introducing an Empty Homes Premium at the maximum level permitted (as outlined in Table 1) given this would maximise the financial incentive for owners to bring empty properties back into beneficial use.
- 2.10 However, there would be a need for a period of time to adapt the Council's systems to introduce the Empty Homes Premium. As has already been stressed, the primary purpose of the premium is to encourage empty homes back into use. Consequently, it would be equitable for the Council to promote the planned introduction of the premium and give owners of empty properties sufficient time to take necessary steps to bring their property back into beneficial use. Under these circumstances, and as the premium can only be introduced at the beginning of a financial year, it is proposed that the Empty Homes Premium should be introduced from 1st April 2026.
- 2.11 A number of Councils have undertaken empty homes premium consultations before introducing the premium, but this is not a legal requirement. The lengthy period prior to the proposed introduction on 1st April 2026, is considered to provide sufficient notice to ensure potentially affected parties are made aware of the introduction of the premium and importantly to take positive steps to bring their vacant property back into beneficial use prior to them being affected. In addition, it is proposed if this report is approved, to provide literature to all Council taxpayers with the annual Council Tax bill for 2025/26 in March 2025, advising of this new Premium.

Equalities Implications

- 2.12 The Council has a duty under the Equality Act 2010 to consider how its policies or decisions affect people who are protected under the Act. In accordance with good corporate practice, an Equalities Impact Assessment has been undertaken in relation to the proposed introduction of the Council Tax Premium.
- 2.13 The recommendation to introduce the Premium is identified across all protected characteristics as having a neutral impact in relation to property owners as all property owners will be assessed by the same criteria standard for empty homes. For those actively seeking accommodation, either through buying or renting, there are likely to be positive impacts from the proposed changes as the Premium is intended to encourage property owners to take steps to make their empty homes available so increasing housing supply and helping those seeking housing.

3. Reasons for Recommendation

- 3.1 The Council is committed to facilitating our housing service in order to meet current pressures and improve outcomes for citizens. Making the best use of all of the District's available housing stock, including tackling relatively high numbers of empty properties through the introduction of an Empty Homes Premium at the maximum level permitted to increase the incentive for owners of empty properties to take positive steps to bring their properties back into beneficial use, will aid this commitment.

3.2 The introduction of the Council Tax Empty Homes Premium from the 1st of April 2026 will provide sufficient time for the Council to prepare for the introduction of the premium and to promote its introduction, and so give the owners of properties a significant period of time to take steps to bring their property back into use.

4 Alternative Options and Reasons for Rejection

4.1 One alternative option is to not introduce the Empty Homes Premium. However, this would not support the Council’s priorities as set out in Bolsover District - The Future 2024-2028 and the Council’s Draft Housing Strategy and thus this option has been rejected.

4.2 A second option would be to introduce the Empty Homes Premium at a lower level or at a longer lead in time. However, this would lessen the incentives for owners of empty properties to take positive steps to bring their empty properties back into beneficial use whilst accruing the same administrative burden on the Council. As a result, this option has also been rejected.

RECOMMENDATION(S)

That the Council:

- a) Introduces the Empty Homes Premium from 1st April 2026.
- b) Introduces the maximum Empty Homes Premium permitted under the legislation. That is as follows:
 - Where the property has been “unoccupied and substantially unfurnished” for 1 year but less than 5 years, a 100% premium Council Tax rate will apply subject to the statutory exemptions. (This means that the owner would be liable to pay twice the normal rate, 200% as a percentage of the standard bill).
 - Where the property has been “unoccupied and substantially unfurnished” for 5 years but less than 10 years, a 200% premium Council Tax rate will apply subject to the statutory exemptions. (This means that the owner would be liable to pay three times the normal rate, 300% as a percentage of the standard bill).
 - Where the property has been “unoccupied and substantially unfurnished” for at least 10 years, a 300% premium Council Tax rate will apply subject to the statutory exemptions. (This means that the owner would be liable to pay four times the normal rate, 400% as a percentage of the standard bill).

Approved by Councillor Clive Moesby, Portfolio Holder for Resources

<u>IMPLICATIONS:</u>		
<u>Finance and Risk:</u>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Details: As billing authority, we collect Council Tax for the Bolsover District on behalf of precepting authorities who include: the County Council, Police and Fire authorities,		

and Parish and Town Councils. The income sits initially in the Council Tax Collection Fund. By applying the Council Tax premiums, it will increase the total income to the Collection Fund, which will be shared out amongst all of the preceptors.

There is a potential risk that some of these homeowners of long-term empty properties may have issues financially in paying the additional amounts of Council Tax. This could provide an opportunity to engage with owners who will be affected from April 2026 regarding how the property could be brought back into use. However, the amount of income generated from this proposal may be less than anticipated for the reasons outlined in the report.

On behalf of the Section 151 Officer

Legal (including Data Protection): **Yes** **No**

Details: Under section 11A, 11B, and 11D of the Local Government Finance Act 1992 (as amended) Councils can apply the long-term empty homes premium on dwellings unoccupied and substantially unfurnished. The legislation enables the Council, at its discretion, to charge a higher rate of Council Tax on properties that have been “unoccupied and substantially unfurnished” once a specified period has expired. The empty-home premium percentage varies according to how long the property has been unoccupied, the Local Government Finance Act 1992 section 11B sets out the details on this aspect.

On behalf of the Solicitor to the Council

Environment: **Yes** **No**

Please identify (if applicable) how this proposal / report will help the Authority meet its carbon neutral target or enhance the environment.

Details: Empty Properties are a form of wasted resource in the sense that they do not contribute to meeting the needs of the District’s population and create demand for additional new build properties. They also often attract anti-social and environmental health complaints and negatively affect the amenity of their local neighbourhoods. Reducing the number of empty properties in the District would be an environmental benefit.

Staffing: **Yes** **No**

Details: There are no human resources implications arising from this report.

On behalf of the Head of Paid Service

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:</p> <p>Revenue - £75,000 <input checked="" type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	<p>Yes</p>
--	------------

Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i>	Yes
--	-----

District Wards Significantly Affected	All
Consultation: Leader / Deputy Leader <input checked="" type="checkbox"/> Executive <input type="checkbox"/> SLT <input checked="" type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	Yes Details: Portfolio Holder for Resources

Links to Council Ambition: Customers, Economy, and Environment.
<ul style="list-style-type: none"> • Enabling housing growth; • Developing attractive neighbourhoods; • Increasing customer satisfaction with our services.

DOCUMENT INFORMATION	
Appendix No	Title
1	List of exemptions from Council Tax
Background Papers	
<i>(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 Executive you must provide copies of the background papers).</i>	

Appendix 1 - Dwellings exempt from Council Tax in England by virtue of the Council Tax (Exempt Dwellings) Order 1992 (as amended)

Class Description

- B Unoccupied dwellings owned by a charity (up to 6 months).
- D Unoccupied dwelling, due to a person being in prison.
- E An unoccupied dwelling which was previously the sole or main residence of a person who has moved into a hospital or care home.
- F Dwellings left empty by deceased persons (6 months from date of probate).
- G An unoccupied dwelling where the occupation is prohibited by law.
- H Unoccupied dwelling which is held for the purpose of being available for a Minister of Religion.
- I An unoccupied dwelling which was previously the sole or main residence of a person who is the owner or tenant and who has moved to receive personal care.
- J An unoccupied dwelling which was previously the sole or main residence of a person who is the owner or tenant and who has moved in order to provide personal care to another person.
- K An unoccupied dwelling where the owner is a student who last lived in the dwelling as their main home.
- L An unoccupied dwelling which has been taken into possession by a mortgage lender.
- M A hall of residence provided predominantly for the accommodation of students.
- N A dwelling occupied only by students, school, or college leavers or by certain spouses and dependants of students (including relevant Ukrainian persons).
- O Armed forces' accommodation.
- P A dwelling where at least one person who would otherwise be liable has a relevant association with a Visiting Force.
- Q Unoccupied dwelling left empty by a bankrupt person.
- R Unoccupied caravan pitch or boat mooring.
- S Dwelling occupied only by persons under 18 and relevant Ukrainian persons.
- T Unoccupied annexe to an occupied dwelling, which may not be let separately.
- U Dwelling occupied only by people who are severely mentally impaired or those with students or relevant Ukrainian persons.

- V Main residence of a person with diplomatic privilege or immunity.
- W An occupied annexe to an occupied dwelling, where the annexe is occupied by a dependent relative.



Bolsover District Council

Meeting of the Council on 4 December 2024

Housing Strategy 2024-2029

Report of the Portfolio Holder for Housing

Classification	This report is Public
Report By	Victoria Dawson, Assistant Director – Housing Management Sarah Kay, Assistant Director – Planning and Planning Policy
Contact Officer	Joanne Wilson, Housing Strategy and Development Officer Chris McKinney, Senior Devolution Lead for Planning Policy, Strategic Growth and Housing Neil Oxby, Principal Planning Policy Officer

PURPOSE / SUMMARY OF REPORT

- To inform Council of the outcome of the consultation on the proposed Housing Strategy 2024-2029.
- To receive Member approval of the revised Housing Strategy 2024-2029.

REPORT DETAILS

1. Background

- 1.1 The Council’s current Housing Strategy 2021-24 is due to expire in 2024 and as such a revised strategy is required. Officers propose to run the incoming strategy from 2024-2029 to ensure that it covers the Council Plan 2024-28 but also takes the Council beyond this point, allowing the incoming Council in 2027 to formulate their new Council Plan. Furthermore, having a plan that covers a longer period will allow us to align with existing district and countywide strategies.
- 1.2 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.
- 1.3 The strategy will also have a key role in helping to secure potential external funding for housing related projects across the district.

1.4 For the purposes of this report and Strategy, the Housing Strategy Team constitutes the following officers:

- Assistant Director of Housing Management and Enforcement
- Assistant Director of Planning and Planning Policy
- Housing Strategy and Development Officer
- Housing Services Manager
- Housing Options Manager
- Senior Devolution Lead for Planning Policy, Strategic Growth and Housing
- Principal Planning Policy Officer

2. Details of Proposal or Information

2.1 The Council's outgoing Housing Strategy 2021-2024 identifies the following key strategic housing priorities to address the challenges highlighted by national and local policy and data:

- Key Priority 1 – Providing Good Quality Housing
- Key Priority 2 – Enabling Housing Growth
- Key Priority 3 – Supporting Vulnerable and Disadvantaged People.

2.2 Following the last report to Scrutiny in July 2024, the teams have been working on the proposed content based on the existing wider policy framework, gathering district profile data and have commissioned the Local Housing Needs Assessment jointly with Chesterfield Borough Council. The Assessment will consider the overall need for housing, the need for different types of homes and the need for different groups within the local community including affordable housing.

2.3 Attached at Appendix 1 is the proposed Housing Strategy 2024-2029.

2.4 Within the new Strategy 2024-2029 we will carry forward the corporate priorities relating to the Housing aim as set out in the Council's new corporate plan – Bolsover District The Future:

- Enabling housing growth by increasing the supply, quality, and range of housing to meet the needs of the growing population.
- Building more, good quality, affordable housing, and being a decent landlord.
- Preventing and responding to homelessness through early intervention and personalised solutions.
- Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all.
- Maximising our influence and opportunities within the East Midlands Combined County Authority to create affordable, good quality housing options and to retrofit existing homes to be more environmentally sustainable.

2.5 These will be addressed within the new strategy as follows:

- Priority 1 – Providing Good Quality Housing

This will cover building more council housing and being a decent landlord.

- Priority 2 – Enabling Housing Growth

This will cover all strategic housing growth and working with the East Midlands Combined County Authority in this area.

- Priority 3 – Supporting Vulnerable and Disadvantaged People

This will cover all aspects related to homelessness, supported housing and partnership working to deliver solutions to the district's vulnerable residents. This also supports delivery of one of our 'Customer' priorities – Promoting equality, diversity, and inclusion, and supporting and involving vulnerable and disadvantaged people.

- Priority 4 – Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all

This will cover all aspects related to the private sector (rented and owner occupier) and partnership working with our colleagues in environmental health and public health, and any work with the East Midlands Combined County Authority in this area.

2.6 The Strategy will deliver the 10 Housing initiatives in the Corporate Plan and officers have agreed 11 broad outcomes for the Strategy, all of which are discussed in more detail in the document attached at Appendix 1.

2.7 During the live window for the public consultation, the survey was circulated to the following stakeholders and featured as a main link on the Council website:

- Circulation to tenant email addresses, where held
- Circulation to Parishes – including a poster with QR code
- Poster with QR code in contact centres and hard copy for viewing
- Poster with QR code in the following libraries and hard copy for viewing:
 - Bolsover
 - Clowne
 - Creswell
 - Pinxton
 - Shirebrook
 - South Normanton
 - Whitwell
- Circulation to Communications email lists
- Circulation to Private Registered Providers with properties within the district
- Circulation to private landlords contact list
- Circulation to neighbouring councils
- Circulation to Derbyshire County Council/NHS partners.

2.8 When looking at the results of the public consultation, respondents were mostly in favour of the suggested priorities and outcomes.

There were 56 respondents in total with 50% of respondents owner occupiers, 20% council tenants, and 14 % private tenants. A limited response was received from parish councils. Responses were not received from all of the District’s wards.

Attached at Appendix 2 is the full set of results including questions asked and the full range of responses.

There was agreement with the four priorities (calculated by adding together strongly agree + agree results), although ‘Enabling Housing Growth’ was lower than the others:

Priority 1 – Providing Good Quality Housing	89%
Priority 2 – Enabling Housing Growth	61%
Priority 3 – Supporting Vulnerable and Disadvantaged People	80%
Priority 4 – Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all	94%

There was strong agreement with the 11 outcomes proposed ranging from ‘Increased housing supply to meet local housing needs’ (77%) to ‘Residents living independently for longer’ (94%).

Respondents were also asked to rank areas for action across the four priorities. Ranking questions calculate the average ranking for each answer choice so you can determine which answer choice was most preferred overall. The answer choice with the largest average ranking is the most preferred choice.

The average ranking is calculated as follows, where:

- w = weight of ranked position
- x = response count for answer choice
- $x_1w_1 + x_2w_2 + x_3w_3 \dots\dots x_nw_n$ / Total response count

Delivery under each of the four priorities has been ranked as follows:

Priority 1:

- Providing homes that meet the Decent Homes Standard
- Bolsover Homes Programme – building new council housing
- Ensuring we meet the Regulator’s revised Consumer Standards
- Increasing council stock through private developers
- Tenant Engagement
- Carbon reduction within council housing stock

Priority 2:

- The need for homes
- Contributing towards affordable housing needs
- Supporting infrastructure for new homes
- Long-term empty homes
- Needs of specific groups

Priority 3:

- Reducing homelessness and rough sleeping
- Allocating housing to those most vulnerable
- Support to Care Leavers
- Support to Armed Forces personnel
- Bolsover Lifeline Services
- Working in partnership with Derbyshire County Council and health partners
- Supported Housing Innovation Programme (SHIP)

Priority 4:

- Disabled facilities grants and adaptations
- Private rented sector
- Private Sector stock condition
- Private sector - Owner Occupiers

When analysing the additional comments submitted in the free text question, the following themes appear most often:

- Consideration of infrastructure required for new developments
- Ensuring a balance between the availability of council housing across the District – perceived there is more in the north
- Greater options available for those over 50 and under 60 where an applicant would not qualify for a bungalow/older persons housing
- More provision of bungalows – both council and private
- Setting of a local target for all new estates to meet EPC level B as a minimum
- Concerns over potential development suggested by the Creswell Growth Plan and whether the settlement can cope with more development.
- For tenants - more options for solar power and 'green' heating
- Ability to access the housing register

2.9 Outstanding actions from the Housing Strategy 2021-24, have been taken into consideration as part of the development process for the replacement strategy.

2.10 The Government has undertaken a consultation, which closed on 24th September, on potential changes to the National Planning Policy Framework (NPPF). This included amendments to the calculation of the local housing need conducted using the standard method, which is the starting point for establishing a housing requirement for an area. As part of the consultation, draft local housing need figures for all local planning authorities were produced utilising the proposed changes to the standard method. For Bolsover District, a draft local housing need of 404 dwellings per annum was identified. This is significantly more than the current Local Plan requirement of 272 dwellings per annum. If the

proposed changes to the standard method are implemented, there will be implications for the local housing need requirement set out in the proposed Housing Strategy.

- 2.11 The Local Housing Needs Assessment has been extended to reflect the implications arising from the proposed changes to the standard method set out in the NPPF consultation. The initial evidence from the Assessment is that there remains a high level of need for affordable housing with an emphasis on rented affordable housing rather than affordable home ownership.

3. Reasons for Recommendation

- 3.1 The Housing Strategy forms part of the Council's Budget and Policy Framework and is considered a key strategic driver for the future of the district.

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 sets out a clear housing plan, which will be a key driver for housing growth in the district.

RECOMMENDATION(S)

1. That the members of Council review the proposed strategy attached and the outcome of the public consultation and approve the Strategy for adoption for the period 2024-2029.

Approved by Portfolio Holder for Housing – Cllr. Peake

IMPLICATIONS:

Finance and Risk: Yes No

Details: None from this specific report.

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details: None from this report. The Strategy once complete and approved, forms part of the Budget & Policy Framework. The Strategy will have due regard to local and national policy and be compliant with legislation, including data protection laws.

On behalf of the Solicitor to the Council

Environment: Yes No

Please identify (if applicable) how this proposal / report will help the Authority meet its carbon neutral target or enhance the environment.

Details: It is proposed that the Housing Strategy 2024-2029 will support achievement of the Council's carbon reduction target through improvements to

council stock; build quality of new homes, and improvements to the property standards in the private sector.

Staffing: Yes No

Details: Existing employees will develop and implement the Strategy, therefore there are no Human Resources implications.

On behalf of the Head of Paid Service

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:</p> <p>Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	No
<p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p>	No

<p>District Wards Significantly Affected</p>	All indirectly
<p>Consultation: Leader / Deputy Leader <input type="checkbox"/> Executive <input checked="" type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> Other <input type="checkbox"/></p>	<p>Details: Ward Members consulted on original strategy.</p>

<p>Links to Council Aims: Customers, Economy, Environment and Housing.</p>
<p>The Strategy links to all the corporate aims:</p> <ul style="list-style-type: none"> • Our Customers by providing excellent and accessible services • Our Economy by driving growth, promoting the District and being business and visitor friendly • Our Environment by protecting the quality of life for residents and businesses, meeting environmental challenges and enhancing biodiversity • Our Housing by delivering social and private sector housing growth

DOCUMENT INFORMATION

Appendix No.	Title
1.	Proposed Housing Strategy 2024-2029
2.	Public consultation results

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 Executive you must provide copies of the background papers).

Rpttemplate/BDC/040222



Housing Strategy 2024-29



Equalities Statement

Bolsover District Council is committed to equalities as an employer and when delivering the services it provides to all sections of the community.

The Council believes that no person should be treated unfairly and is committed to eliminating all forms of discrimination, advancing equality and fostering good relations between all groups in society.

Access for All statement

You can request this document or information in another format such as large print or language or contact us by:

- **Phone:** 01246 242424
- **Email:** enquiries@bolsover.gov.uk
- **BSL Video Call:** A three-way video call with us and a BSL interpreter. It is free to call Bolsover District Council with Sign Solutions, you just need WiFi or mobile data to make the video call, or call into one of our Contact Centres.
- **Call with Relay UK** – a free phone service provided by BT for anyone who has difficulty hearing or speaking. It's a way to have a real-time conversation with us by text.
- **Visiting one of our offices** at Clowne, Bolsover, Shirebrook and South Normanton



Contents

1	Introduction	6
2	District Profile	7
3	National and local policy context	9
	National Legislation and Policy	9
	Local Policy.	10
4	Council vision for housing in Bolsover District	11
5	Achieving our Housing Strategy: Priorities and outcomes	13
6	Priority 1 – Providing Good Quality Housing	15
	Bolsover Homes Programme – building new council housing.	15
	Increasing Council stock through private developers	15
	Providing homes that meet the Decent Homes Standard	16
	Ensuring we meet the Regulators revised Consumer Standards	17
	Carbon reduction within Council housing stock.	17
	Tenant Engagement	18
	What has been achieved already:	19
	How will we deliver this – our corporate priority initiatives:	19
7	Priority 2 – Enabling Housing Growth	20
	The need for homes.	21
	Contributing towards affordable housing needs	24
	Needs of specific groups.	25
	Supporting infrastructure for new homes.	26
	Long Term Empty Homes	26
	What has been achieved already:	28
	How will we deliver this – our corporate priority initiatives:	28
8	Priority 3 – Supporting Vulnerable and Disadvantaged People	29
	Reducing Homelessness and Rough Sleeping.	29
	Bolsover Lifeline Services.	30
	Working in partnership with Derbyshire County Council and health partners	31
	Allocating housing to those most vulnerable	32
	Support to Care Leavers	32
	Support to Armed Forces personnel	32
	Supported Housing Innovation Programme (SHIP)	33
	What has been achieved already:	33
	How will we deliver this – our corporate priority initiatives:	34

9 Priority 4 – Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all 35

Private Sector Stock Condition 35

Private Rented Sector 36

Private Sector – Owner Occupiers. 36

Disabled Facilities Grants and Adaptations. 37

What has been achieved already: 38

How will we deliver this – our corporate priority initiatives: 39

10 Monitoring Arrangements and Action Plan 40

Monitoring the Housing Strategy. 40

Reviewing the Housing Strategy 40

Figure 1: Local Plan for Bolsover Strategic Site Allocations for Homes and Bolsover Growth Plan Locations 23

Table 1: Long Term Empty Homes (LTEH) Bolsover District Council and neighbouring councils. 27

Table 2: Current Homelessness Statistics for Bolsover District 30



1 Introduction

- 1.1 A decent affordable home is important as it provides a safe and stable environment, which can have a substantial impact on people's lives and their health and wellbeing. As the local housing authority, Bolsover District Council works to meet our resident housing needs covering a wide range of aspects from facilitating the delivery of new homes to overseeing housing standards within the District.
- 1.2 As a core aspect that runs through our work, housing crosses over with other key policy areas including health, economic development, climate change and safe and sustainable communities. The Housing Strategy is reflective of our Corporate Plan, Bolsover District: The Future 2024-2028, and the development framework of the Local Plan for Bolsover District to 2033, which sets out where new homes will come forward in the District and provides for affordable housing to be delivered through the market.
- 1.3 The Housing Strategy is a high-level document with an Action Plan which sets out how our priorities will be achieved. This enables us to respond effectively to new legislation, to changes in national policy, and to local issues as they arise.
- 1.4 The Housing Strategy focuses on delivery under the following key priorities for the period from 2024-2029:
 - **Priority 1** – Providing Good Quality Housing,
 - **Priority 2** – Enabling Housing Growth,
 - **Priority 3** – Supporting Vulnerable and Disadvantaged People,
 - **Priority 4** – Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all.
- 1.5 There will be crossovers between these priorities as they are interlinked and meeting these the priorities will also facilitate places that will reduce health inequalities, respond to climate change, and enhance biodiversity.



2 District Profile



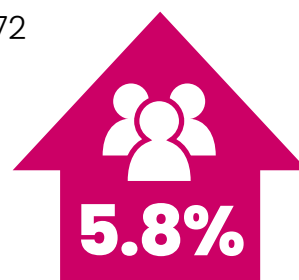
- 2.1 Bolsover District covers an area of 160.3 square kilometres and sits in the north-east area of Derbyshire. Whilst many settlements in the District date from early times, it was during the 19th century that population grew, and settlements expanded based on the needs of agriculture and coal mining. As recorded in the Census 2021 Parish population figures, the District comprises the two small towns of Bolsover (12,071) and Shirebrook (11,744), two emerging towns of South Normanton (10,140) and Clowne (8,428) and villages of a range of sizes. The rest of the District is predominantly rural. The towns and villages provide a range of facilities and services as well as local job opportunities.
- 2.2 The M1 motorway is an important transport link with junctions 28, 29, 29a and 30 being located within the District or close to the District boundary. The Robin Hood Railway Line provides connectivity and accessibility to the towns and other communities between Worksop and Nottingham.
- 2.3 The District includes important historic visitor attractions including Bolsover Castle, Hardwick Hall, and Creswell Crags as well as attractive countryside.

2.4 Key facts in relation to our population and housing are set out below.

- Population 80,270. (Census 2021)
- The population grew between 2011 to 2021 by 5.8% (East Midlands 7.7%). (Census 2021)
- Between 2011 and 2021 there has been an increase of 17.5% in people aged 65 years in Bolsover District. (Census 2021)
- Number of Households 35,261. (Census 2021)
- The Government estimates that 300,000 new homes are required in England per annum. At a local level, the Council currently needs to secure a minimum of 272 homes per annum. (Bolsover Local Plan)
- 214,898 homes per annum is the average number of homes delivered in England over the past 10 years (Published 29 November 2023, 2013-14 to 2022-23). At District level, 1,906 homes (gross) have been built in Bolsover District to 31 March 2024 from when the Local Plan was adopted in 2020, including 279 affordable homes (gross). (Bolsover District Council)
- In Bolsover District:
 - The percentage of households who own their homes fell from 67.0% to 66.0% between 2011 to 2021.
 - 17.2% of households rented privately in 2021, up from 13.0% in 2011.



**Population
80,270**



**5.8%
population
growth between
2011 and 2021**

- 16.3% of households lived in socially rented housing in 2021 compared to 18.2% in 2011. (Census 2021)
- The average house price in Bolsover District was £181,000 in April 2024 (provisional). (Office for National Statistics).
- Private rents rose to an average of £614 in May 2024, an annual increase of 6.4% from £578 in May 2023. (Office for National Statistics)
- Housing affordability ratios identify that an employee in Bolsover District could expect to spend 5.52 times their annual earnings buying a home in 2023 compared to 2.80 times their salary in 2000. (Office for National Statistics)
- In 2021, we worked in partnership with Homes England to pilot their low-cost affordable homes for sale, as 'First Homes' product. A total of 12 properties were developed in Shirebrook for local and key workers who were first time buyers at a 30% discount. (Bolsover District Council)
- As of 2023, there were 716 long-term empty homes in Bolsover District (empty for more than six months). (Ministry of Housing, Communities & Local Government, Council Tax Statistics, Table 615, 02/10/2023)
- There are 5,015 District Council owned homes as of 30th June 2024. (Bolsover District Council)
- 22 Private Registered Providers provide 1173 rental homes across the district, as of 2023. (Regulator for Social Housing – Registered Provider social housing by local authority area (Statistical Data Return and Local Authority Data Return) 2023)
- There are 369 applicants on the Council's housing register, with 600 suspended applications pending further information, as of mid-July 2024. Due to the introduction of a revised Allocations Policy, this is a – 82.4% change on 2023/24 when 2,094 were on the list (as of 31 March 2023), of which over 70% required a 1-bedroom property. (Bolsover District Council)
- Under the right to buy legislation the Council sold 18 houses in 2023/24. This is in comparison to 46 in 2022/23 and 41 in 2021/22. (Local Authority Housing Statistics)
- Number of Council housing allocations for 2023/24 was 364. This compares to 372 in 2022/23 and 351 in 2021/22. (Local Authority Housing Statistics)
- Numbers presenting as homeless in 2023/24 – a total of 656 cases, which is a 38% increase on 2022/23 (476). (Bolsover District Council)
- There has been a 380% increase in the use of the Council's temporary accommodation from 5 households in 2022/23 to 24 households in 2023/24. The Council currently has 11 units. (Bolsover District Council)



Number of households
35,261



5,015
Council homes



3 National and local policy context

National Legislation and Policy

- Housing Act 1985
- Housing Act 1996
- Planning and Compulsory Purchase Act 2004
- Welfare Reform Act 2012
- Health and Social Care Act 2014
- The Welfare and Reform Act 2016
- The Town and Country Planning (General Permitted Development) (England) Order 2015
- Self-build and Custom Housebuilding Act 2015
- Housing and Planning Act 2016
- The Housing White Paper 2017 "Fixing our broken housing market"
- The Homeless Reduction Act 2017
- Homes fit for Human Habitation Act 2018
- The Licensing of Houses in Multiple Occupation (Prescribed Description) (England) Order 2018
- Tenant Fees Act 2019
- Social Housing Regulation Act 2023
- Levelling Up and Regeneration Act 2023
- National Planning Policy Framework and Planning Practice Guidance

Local Policy

- Derbyshire All Age Accommodation Strategy 2023-2035
- Derbyshire Health and Wellbeing Strategy
- Bolsover District: The Future 2024-2028
- Local Plan for Bolsover District 2020
- North Derbyshire and Bassetlaw Housing Market Area – Local data profile via the 2024 Housing Needs Assessment
- Bolsover Homelessness and Rough Sleeping Strategy 2022-2027
- Bolsover Private Sector Housing Strategy 2024-2027
- Private sector stock condition survey 2019 and evidence base
- Bolsover District Council Tenancy Strategy 2024
- Bolsover District Council Allocations Policy 2024



4 Council vision for housing in Bolsover District

4.1 As stated in our Corporate Plan 'Bolsover District: The Future 2024-2028' the Council's vision in relation to housing is:

“ Deliver social and private sector housing growth.”

The development and delivery of this strategy satisfies target HOU 01: Preparing and adopting a new Housing Strategy by October 2024.

4.2 We have agreed five priority areas for delivery which we will aim to accomplish through this Housing Strategy:

- Enabling housing growth by increasing the supply, quality, and range of housing to meet the needs of the growing population.
- Building more, good quality, affordable housing, and being a decent landlord.
- Preventing and responding to homelessness through early intervention and personalised solutions.
- Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all.
- Maximising our influence and opportunities within the East Midlands Combined County Authority to create affordable, good quality housing options and to retrofit existing homes to be more environmentally sustainable.

4.3 Specifically in relation to new Council homes, we will continue with our Bolsover Homes programme by building new council properties where there is an identified demand, and it meets the needs of the local community.

4.4 To support the private sector, we have adopted a new Private Sector Housing Strategy to help us work with landlords to improve the condition and quality of properties and develop good management practices, with the aim of reducing homelessness. In addition, the Private Sector Housing Strategy aims to support homeowners to ensure their homes remain energy efficient in line with current living standards, and that homeowners can stay in their own homes for longer, by utilising disabled facilities grants (DFGs), where required.

4.5 On a wider scale the Housing Strategy links to the Bolsover Place Programme which has been built on the foundations of consultation findings with key stakeholders. The priorities of the new programme are focussed on The 'Big Idea' of 'Bolsover; confidently embracing its wider experience' which is the emotive, call to action for the place. This is alongside the accompanying themes:

- we've made it our business to reach out
- experience our great value, living location
- your visitor experience, all packaged up

Through this place led new approach, the programme will provide those moving to a property in the area with a Welcome Pack celebrating the area as a great place to live, work, visit and be educated.



5 Achieving our Housing Strategy: Priorities and outcomes

5.1 Whilst we are proud of our achievements under the previous Housing Strategy 2021–24, as detailed in the sections below, we know there is more to be done. We have existing strategies in place that help to define the priority areas for delivery, and we have also commissioned research into the condition of local housing and an assessment of local housing needs.

5.2 This work underpins the four priorities identified for this Housing Strategy, and our vision for housing as outlined in our Corporate Plan 'Bolsover District: The Future 2024–2028':

- **Priority 1 – Providing Good Quality Housing**

This covers building more council housing and being a decent landlord.

- **Priority 2 – Enabling Housing Growth**

This covers all strategic housing growth and working with the East Midlands Combined County Authority in this area.

- **Priority 3 – Supporting Vulnerable and Disadvantaged People**

This covers all aspects related to homelessness, supported housing and partnership working to deliver solutions to the district's vulnerable residents. This also supports delivery of one of our 'Customer' priorities – Promoting equality, diversity, and inclusion, and supporting and involving vulnerable and disadvantaged people.

- **Priority 4 – Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all**

This covers all aspects related to the private sector (rented and owner occupier) and partnership working with our colleagues in environmental health and public health, and any work with the East Midlands Combined County Authority in this area.



5.3 The Housing Strategy is accompanied by an Action Plan which sets out what we hope to achieve and by when. The Action Plan will be agreed with partners and will be used to monitor progress over the period 2024-2029.

5.4 The outcomes that will be achieved through this Housing Strategy are:

- Increased housing supply to meet local housing needs.
- Compliance with the Regulator's consumer standards for social landlords.
- Improved property condition across the private sector.
- Improved management standards across the private rented sector.
- Improved energy efficiency of homes.
- Increased number of properties meeting EPC C rating in both Council and private housing stock.
- Reduced number of properties with a category 1 hazard.
- Increased supply of high-quality affordable housing.
- Residents living independently for longer.
- Residents with additional or complex needs being able to access the required housing and support.
- Reduced numbers of empty homes across the District.



6 Priority 1 – Providing Good Quality Housing

6.1 As the core social landlord for Bolsover District, we are obliged to ensure that our housing stock meets the standards required by the Regular of Social Housing's Consumer Standards and the government's Decent Homes Standard. The Decent Homes Standard has played a key role in setting the minimum standards that social homes are required to meet since the early 2000s, and it is expected that this will be reviewed and updated during the life of this Housing Strategy.

Bolsover Homes Programme – building new council housing

6.2 In July 2020, we approved to spend £36.2 million on delivering the Bolsover Homes programme. This followed on from the success of B@Home which started in 2015 and saw us build over 100 properties ranging from flats, bungalows and family homes in Creswell, Bolsover, Blackwell, Shirebrook and Tibshelf. The aim was to initially build approximately 200 properties by 2024 and as of end of June 2024 we have built 122 properties.

6.3 Under the new Corporate Plan – Bolsover District: The Future, there is a new target to deliver a further 200 homes by March 2028. We will deliver this via our company Dragonfly Development Ltd. Planned developments due to complete in the life of this Housing Strategy include:

- Woburn House and Woburn Close – due for completion 2026
- Alder Close, Shirebrook
- Mill Lane, Bolsover

6.4 Our next round of building will see properties built to Nationally Described Space Standards, with improved insulation to meet new Building Regulations having energy supplied either via air source heat pumps or PV panels which supports our net zero target. Features will include electric vehicle charging points, bat boxes, and hedgehog highways. We will also continue to review end user suitability e.g. consideration given to open plan and traditional internal layouts to suit end users.

Increasing Council stock through private developers

6.5 It is not always possible for us to build new stock across all parts of the District, this very much depends on the land available to us. To ensure that local housing needs are still being addressed, we seek to purchase additional properties from private developments to ensure our stock levels can meet local demand. Over the last four years we have secured 37 properties and will continue to seek to add to our stock where required through working with private developers.

Providing homes that meet the Decent Homes Standard

6.6 The Social Housing (Regulation) Act 2023 received Royal Assent in July 2023 and has introduced significant changes to the Social Housing Sector. It was introduced to improve the quality of social housing for tenants by tightening the regulations imposed on the social housing sector. As a result of the Act, the Regulator has published a new set of consumer standards. The four standards are effective from 1st April 2024, and all Registered Providers will be expected to meet these:

1. The Safety and Quality Standard
2. The Transparency, Influence and Accountability Standard
3. The Neighbourhood and Community Standard
4. The Tenancy Standard

6.7 The Safety and Quality Standard requires that Registered Providers know the condition of their stock. Registered Providers must have an accurate record at an individual property level of the condition of their homes. In addition, this information must be kept up to date.

6.8 The Social Housing (Regulation) Act 2023 also introduced "Awaab's Law". This will introduce two key requirements, the implementation of a specific timeframe and procedures for addressing hazards in the home and an implied term with the social housing tenancy agreements that Registered Providers comply with those requirements. It is proposed that Awaab's Law is applied to all the Housing Health and Safety Rating System (HHSRS) and not just damp and mould. It is further imperative that the Council has accurate data regarding its housing stock and the Energy Performance Certificate (EPC) ratings.

We are also awaiting revised national guidance through the work reviewing the Decent Homes Standard, and the release of a revised national standard.

6.9 While we regularly complete works across our properties either via repairs or to turnaround void properties prior to re-letting, there are still tenants who do not engage regularly with us which reduces our knowledge both of their property condition and their needs as a tenant. The last Council stock condition survey was carried out in 2014 and approximately 70% of internal surveys and 100% of external surveys were completed. Where access was not granted, assumptions were made using similar local properties. Due to its age, the stock condition database has become unreliable and in need of refresh.

6.10 Moving forward, we are due to complete a full stock condition survey by April 2025 to renew our stock data and to refresh our contact across all our tenants. A 100% stock condition survey means we will have access to every property, providing valuable opportunity to capture up to date and accurate data about tenants and their households in terms of any vulnerabilities that the Council needs to be aware of and respond to. It is proposed the survey will capture the following information:

1. Physical Stock Control Survey to facilitate a 30-year investment programme.

2. Energy performance and EPCs to be completed for all properties.
3. HHSRS assessment with emphasis on damp and mould assessment.
4. Tenant validation.
5. Decent Homes Standard assessment which can inform an assessment of stock viability.
6. Safeguarding issues (vulnerability of tenants, hoarding issues, untidy properties).
7. Photographs to be provided.

6.11 This will enable us to ensure our annual maintenance programmes are based on robust data. Once the full survey is complete, we will move towards a rolling annual inspection programme covering 1000 properties per year to ensure our stock data remains robust and that tenants can continue to live in safe, well-maintained homes.

Ensuring we meet the Regulators revised Consumer Standards

6.12 As mentioned above the four revised standards become statutory from 1st April 2024. As a Council we were one of the first to be inspected under the new rules and received a grade C2 in August 2024. We are now working with the Regulators to deliver our improvement plan, based on the Regulators judgment and recommendations.

Carbon reduction within Council housing stock

6.13 Our aim is that all council-owned stock will meet EPC C rating where possible. As of our return in 2023/24, 52% properties met this standard. As part of the planned stock condition survey in 2024/25, every property will be assessed and the EPC rating verified. As a result of the survey, we will develop revised maintenance programmes and where required stock refurbishment works to ensure properties meet the expected standards in terms of energy efficiency, due to current utility costs.



Tenant Engagement

6.14 Through our current Tenant Engagement Strategy 2023-2026, we have devised a wide range of options for tenants to get involved with, to help us evaluate our services and make improvements.

We recognise that tenant engagement can lead to positive outcomes for residents, communities and the Council as landlord. We believe that tenant engagement should be at the heart of everything we do, and our Tenant Engagement Strategy seeks to offer a range of options to support and enhance tenants to be actively involved. Our tenant scrutiny is led by our Challenge and Change Group and at a strategic level we have tenants engaged in our Housing Liaison Board (HLB) which reviews policy and service changes as well as regular performance and complaints information.

6.15 At a more operational level we have the Repairs Action Network Team (RANT) and several tenants who provide editorial support reviewing documents prior to publication. Each of our Independent Living Schemes also run weekly events as well as more structured engagement sessions.

6.16 We monitor delivery of our action plans with our involved tenants at our HLB meetings, who help us to prioritise new areas of development. During the life of this Housing Strategy that will include refreshing our Tenant Engagement Strategy.

We aim to use a variety of communication methods to ensure our services and published information is fully accessible:

- Tenancy Agreement
- Tenants Handbook
- Tenants Annual Report
- Bolsover Homes Newsletter
- Individual Letters
- Council Website
- Social Media
- Tenants Menu of Opportunity





What has been achieved already:

- Over the life of the last Housing Strategy 2021-2024 we have built 103 properties via the Bolsover Homes programme, and since the start of the programme 122 in total.
- A total of 37 properties have been added to council stock through s.106 purchases from private developers.
- All new properties now include an EV charging point as standard.
- We are constantly seeking to use new technologies which has included building 19 units to the platinum level of the Sustainable Homes standard using modern methods of construction (MCC) and installing air source heat pump in properties that are off grid.
- Installation of 9 air-source heat pumps to off-grid properties at Whaley Common.
- Completion of safe and warm works at 4 Independent Living Schemes with Jubilee Court, Pinxton due for handover early 2025, and the final site at Woburn Close, Blackwell due for completion in 2026.
- Adoption of a new Tenant Engagement Strategy in September 2023 to ensure tenants are at the heart of everything we deliver.

How will we deliver this – our corporate priority initiatives:

- HOU2.** Deliver 200 new homes through a new Bolsover Homes Programme using Dragonfly Development Ltd by March 2028.
- HOU3.** Maintain high levels of tenant satisfaction with council housing and associated services as assessed under the annual Tenant Satisfaction Measures (TSM) with the aim to be above the national average.
- HOU4.** Work towards compliance with the Social Housing Consumer Standards, ensuring tenants' voice is key when developing new council housing policies, procedures, and improvements.
- HOU5.** Commission and complete an appropriate council housing stock condition survey by April 2025, upon completion develop an improved rolling programme of stock inspections to inform future repairs and maintenance programme.

7 Priority 2 – Enabling Housing Growth

7.1 We are committed to meeting the housing needs of our residents with access to good quality housing that promotes their independence and well-being. We place a substantial emphasis on enabling housing growth, taking a proactive approach to housing delivery. We will take forward and develop plans to deliver more homes, including more affordable homes, working with partners over the next five years.

The delivery of new housing not only meets local housing needs, including contributing towards affordable housing, but also facilitates economic growth¹ and job opportunities. This arises not just from direct jobs in construction, but also jobs arising in the supply chain and from indirect jobs through the spending from the new households.

7.2 The Mayor of the newly created East Midlands Combined County Authority has powers to improve the supply and quality of housing and to facilitate the regeneration of the East Midlands. We will take advantage of the potential opportunities to access funding or other support to delivery our housing growth priorities together with supporting infrastructure, improvements to the local environment, and the formation of inclusive places.

7.3 Dragonfly Development Ltd, a wholly owned council company, has been set out to meet a variety of objectives including “to provide a mechanism for the Council to directly deliver its construction programme for both social housing, private housing and commercial projects.” Dragonfly Development Ltd. aspires to increase the supply, quality, and range of housing across a range of tenures to meet the needs of the growing population and support economic growth in the district.

¹ The Economic Footprint of House Building in England and Wales, July 2018, Lichfields & Home Builders Federation.





The need for homes

7.4 It is acknowledged that residents can have concerns regarding new housing development, but there is a need for new homes which arises from a variety of sources. A rising population means that new households will be formed which require housing. The need for new homes is also influenced by other aspects such as increased life expectancies, changing lifestyles, living in unsuitable accommodations and affordability pressures, which can result in people being unable to access housing they need. The population of Bolsover District has increased by around 5.8% between 2011 and 2021, rising from 75,866 to 80,273. Over the same time period, the number of households have increased by around 7.5%, rising from 32,801 to 35,262.

Housing need varies between different groups within the local community. This includes those who require affordable housing, housing for families, for older people, people with disabilities, travellers, people who rent their homes, and people wishing to commission or build their own homes. To understand and respond to housing issues and needs we will update the evidence through a Local Housing Needs Assessment on a periodic basis.

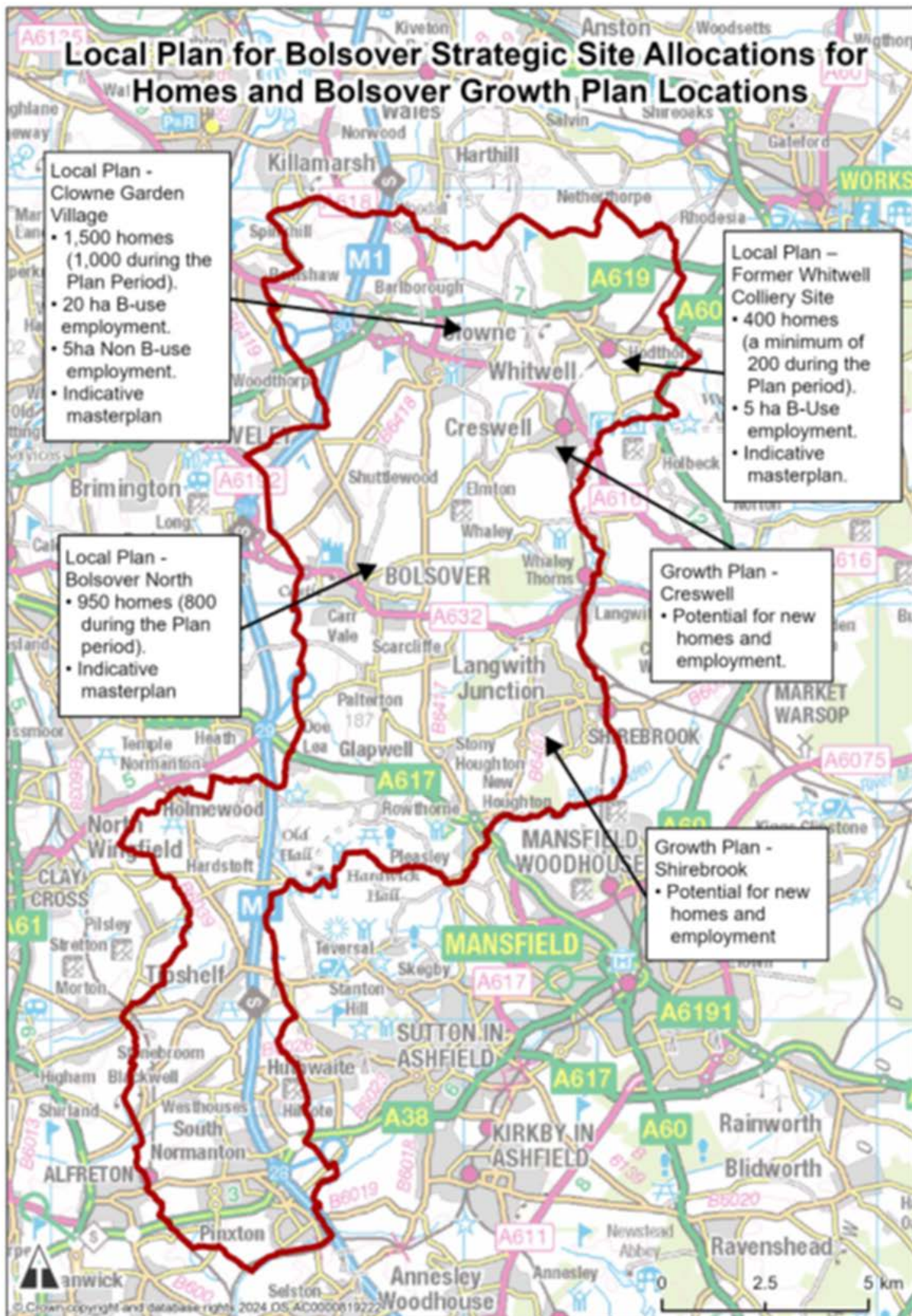
7.5 The Local Plan for Bolsover, March 2020, sets the spatial framework for the District. This includes the future need for housing and jobs, the supporting infrastructure and the conservation and enhancement of the natural and historic environment. The Local Plan identifies a minimum housing need of 272 new homes per annum. Of this requirement, for development of 25 or more dwellings 10% of the dwellings should be affordable housing. Since the Local Plan's adoption in March 2020 to 31st March 2024, 1,906 homes (gross) have been brought forward of which, 279 home (gross) were affordable homes. This has provided 818 homes above the Local Plan minimum requirement of 272 homes per annum.

- 7.6 We have ambitious plans to meet future housing needs and co-ordinate growth in sustainable locations with an emphasis on the towns and larger villages in the District. Strategic sites meeting future housing needs are identified in the Local Plan at Bolsover North, Clowne Garden Village and the Former Whitwell Colliery Site. Additional work is being undertaken regarding potential future sites through the Council's Growth Plans at Shirebrook and Creswell (See Figure 1). Ensuring new development in these areas will make a significant contribution towards achieving the Local Plan housing target of bringing forward a minimum of 5,168 homes by 2033 as well as contributing towards future employment opportunities through both building new homes and economic development.
- 7.7 Sustainable living and enhancing the natural environment are key considerations at all stages of planning, delivery, and occupation of homes. We will update our Successful Places Supplementary Planning Document and bring forward a design code for Bolsover District consistent with the principles set out in the National Design Guide and National Model Design Code. Future housing development will be required to meet the biodiversity net gain obligations, which aims to ensure that the natural environment is left in a measurable better state than prior to any development being undertaken.



Figure 1: Local Plan for Bolsover Strategic Site Allocations for Homes and Bolsover Growth Plan Locations

(Source: Bolsover District Council)



Contributing towards affordable housing needs

- 7.8 Affordable housing takes a variety of forms. It is identified by the government² as including homes for sale or rent and is for people whose needs are not met by the private market. The Government's National Planning Policy Framework (NPPF) defines the types of affordable housing as "Affordable Housing for Rent and Affordable Housing for Sale".
- 7.9 From 1st April 2020, shortly after the Local Plan was adopted, to 31st March 2024, 279 (gross) affordable homes have come forward to meet local needs. We will support applications for residential development which delivers affordable housing for local people, and which meet Local Plan policies. The government preferred form of affordable housing is "First Homes" a form of discounted market sales housing. From past evidence and from evidence from neighbouring authorities the issue for Bolsover District is likely to be access to capital (for deposit, legal costs and stamp duty) together with mortgage restrictions, for example temporary employment, rather than the cost of a property. The evidence from the Local Housing Need Assessment will be utilised to determine what form of affordable housing tenure is appropriate to meet local housing needs of specific groups.
- 7.10 Registered providers are important to the delivery of affordable housing. We will work in partnership with registered providers to:
- understand their requirements and funding;
 - support site identification and funding options/opportunities (for example grants and Section 106 monies) in line with council policies.

2 Fact Sheet 9: What is affordable housing? Homes England. Published 2 November 2023.



Needs of specific groups

- 7.11 We will utilise the Local Housing Needs Assessment evidence to understand the housing needs of specific groups. Our population is ageing. From the 2021 Census the number of people aged 65 has increased as a proportion of the population in this age group from 18% to 20% and projections identify future increases in this age group going into the future. Most older people will continue to live independently in their own homes or to do so with a minimum of support. Nevertheless, an ageing population means that the number of people with disabilities is likely to increase. It would also indicate that there will be a rising need for housing units with care (e.g. extra-care) and possibly a need for additional nursing and residential care bedspaces.
- 7.12 A further implication is that with an aging population and a growth in those people with disabilities there is likely to be an increased requirement for dwellings to meet Building Regulations³ M4(2) standards and a proportion to be M4(3)(A). The government have proposed to mandate the M4(2) requirement in building regulations as a minimum standard, leaving the current M4(1) standard to apply by exception only when M4(2) is impractical and unachievable. However, to date this has not been implemented.
- 7.13 We will consider the implications and evidence from the Local Housing Needs Assessment to understand the future housing needs of an older population; supporting and encouraging the provision of housing for older people under the Local Plan for Bolsover District, Policy LC3: Type and Mix of Housing and work with partners, to consider the supported and specialist accommodation that is required to meet the future housing needs of the older population.
- 7.14 Self-build and custom house building are terms commonly used to describe a home that is built to the design and specifications of the person who will live there – the occupant⁴. The government places a substantial emphasis on providing greater opportunity for those wishing to pursue bespoke housing outside of traditional build options. In this context, we will support those wishing to develop custom and self-build homes by undertaking a review of the Council’s planning approach to custom and self-build and considering custom and self-build when reviewing any disposal programmes.
- 7.15 A requirement of national planning policy is for local planning authorities to make their own assessment of the needs for travellers’ sites. The Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment Update 2020–2040 (completed in July 2023) identifies that currently, the need for gypsy and traveller sites to the end of the Local Plan period of 2033 is being met. However, for Travelling Showpeople there is a shortage of plots to 2033. It is anticipated that this shortfall in plots will be met through the Local Plan criteria-based policies which enable plots to come forward in the appropriate circumstances

³ The Building Regulation 2010 Access to and use of building Approved Document M.

⁴ The Prime Minister’s Independent Review to Develop a Plan for a Major Scale-Up of Self Commissioning New Homes – Across all Tenures – to Boost Capacity and Overall Housing Supply, 2021. The Bacon Review.

within the District. To meet future needs we will update the travellers needs assessment on a regular basis and where required, enable pitches or plots to come forward to meet future needs in appropriate locations in accordance with local planning policies.

Supporting infrastructure for new homes

- 7.16 A key element of meeting housing need is the provision of support infrastructure, which may include but not limited to, utility services, transport, schools, open space, community and health facilities and leisure services. The District Council's and the County Council's Annual Infrastructure Funding Statements identifies infrastructure contribution receiving by the respective authorities and where those contributions have been utilised.
- 7.17 The Local Plan and its supporting infrastructure delivery plan sets out policies so that when development is brought forward there is investment to improve the capacity of existing services and to accommodate new facilities. Consequently, it is important for us to work cohesively with other organisations to draw on and influence investment strategies and infrastructure programmes. To achieve this we will negotiate planning obligations under Section 106 of the Town and Country Planning Act 1990 based on local and national planning policies, to meet infrastructure requirements arising through a proposed development when planning consent is granted. We will work with other parties in the public and private sector to ensure that up-to-date information on infrastructure requirements is identified through a review of the Infrastructure Delivery Plan on a regular basis. Furthermore, we monitor sums received through planning contributions and their relevant dates, working with partners and stakeholders to deliver the required infrastructure.

Long Term Empty Homes

- 7.18 Homes can be vacant for a short period of time, especially if they are undergoing repair or are mid-sale. To be classed as a 'long-term empty' a home must be liable for council tax and to have been unfurnished and not lived in for over six months. However, there are several exemptions in relation to council tax such as the owner being in care, or the property being subject to probate. Table 1 sets out the number of long-term empty homes in Bolsover District and neighbouring councils.



Table 1: Long Term Empty Homes (LTEH) Bolsover District Council and neighbouring councils

(Source: Action on Empty Homes From Government's official data on long-term empty homes)

	LTEH 2022	LTEH 2023	Second Homes 2022	Second Homes 2023	Stock 2023	1 in every 'x' homes are LTEH/ Second Homes
Bolsover	637	716	86	81	38,323	48
Amber Valley	778	833	257	319	60,181	52
Chesterfield	531	676	163	182	50,891	59
North East Derbyshire	540	626	180	168	48,293	61
Ashfield	428	459	226	278	57,509	78
Bassetlaw	683	882	213	228	56,398	51
Mansfield	517	623	67	64	51,105	74
Rotherham	1,081	1,179	433	445	121,075	75

7.19 Long term empty properties are a wasted resource and bringing them back into use has a number of benefits for our residents and businesses including:

- Contributing towards meeting the needs of local people for a home.
- Improving housing conditions.
- Having a positive impact on the local environment and neighbourhood and potentially reduces crime and anti-social behaviour.
- Providing a better living environment and potentially improved property values.

7.20 Encouraging and facilitating the return to use of an empty property can be a lengthy and time-consuming process. There is no single or simple solution. In order to bring empty homes in the District, we will adopt a number of actions including:

1. Encourage owners to bring empty homes back into use and deter owners from leaving them empty through the introduction of the Council Tax premium for empty properties.
2. Maintain accurate information about the number of long-term empty properties including contact details through sharing data between Teams and using appropriate third parties to identify owners of long-term empty properties.

3. Explore what incentives/scheme could be introduced to facilitate bring empty home back into use including:
 - The potential for a new bespoke product to provide repayable grant assistance to first time buyers to purchase long-term empty homes at the lower end of the market.
 - The potential to act as guarantor on a mortgage to support first time buyers to buy a property and secure repayable grant to undertake improvements.
 - The option to lease empty homes and improve them. These properties would be operated on the private rented market to recoup our investment.
4. As a final resort, to be proactive through enforcement action where owners will not bring a property back into use.

What has been achieved already:

- Delivered 1,474 homes (net) from March 2020 to March 2023. This has provided 658 homes above the Local Plan minimum requirement of 272 homes per annum.
- From 1st April 2020 to 31st March 2023 secured 221 affordable homes to meet local needs.
- Created Dragonfly Development Ltd, as a wholly-owned company.
- The Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment Update 2020-2040 (completed in July 2023) identifies that currently, the need for gypsy and traveller sites to the end of the Local Plan period of 2033 is being met.

How will we deliver this – our corporate priority initiatives:

- HOU6.** Annually monitor housing delivery in the district and take steps, if required, to continue to meet the annual target of 272 new homes set out in the Local Plan for Bolsover District.
- HOU7.** Commission and complete Local Housing Needs evidence by August 2024 to better understand the district's affordable housing needs
- HOU8.** Work with partners to increase the supply, quality, and range of affordable housing to meet identified local needs.



8 Priority 3 – Supporting Vulnerable and Disadvantaged People

8.1 This priority area covers all aspects related to homelessness, supported housing and partnership working to deliver solutions to the district's most vulnerable residents. This also supports delivery of one of our 'Customer' priorities – Promoting equality, diversity, and inclusion, and supporting and involving vulnerable and disadvantaged people.

Reducing Homelessness and Rough Sleeping

8.2 The Bolsover Homelessness and Rough Sleeping Strategy 2022–2027 was approved in December 2022 and seeks to build upon a multi-agency response that was seen during the pandemic, to continue this, to prevent and reduce homelessness. The five-year Homelessness and Rough Sleeping Strategy was developed in partnership with all Derbyshire district and borough councils as well as Derbyshire County Council. It outlines four clear strategic priorities:

1. Make homelessness everyone's responsibility through a system wide approach.
2. Prevent and respond to homelessness through early intervention and personalised solutions.
3. End rough sleeping and repeat homelessness.
4. Develop sustainable supported and settled housing solutions.

Delivery of the Homelessness and Rough Sleeping Strategy is supported by a jointly funded Homelessness Special Projects Officer, and a countywide steering group.

8.3 We are clear that all agencies have a responsibility to prevent homelessness. We will work with partners and local communities to ensure that the factors that lead to homelessness can be better understood and identified, with effective pathways into preventative services in place, and clear and accessible referral mechanisms. We aim to embed this approach across Derbyshire, significantly reducing crisis presentations and ensuring effective homelessness prevention interventions, partnerships and pathways are in place.

8.4 We have identified the following four planned activities for delivering actions within the Homelessness and Rough Sleeping Strategy in line with the Council's Ambition:

- Following consultation with private landlords, develop a comprehensive and attractive countrywide landlord offer.
- React accordingly and ensure a range of measures are in place to prevent homelessness linked to the wider economy and increases in cost of living.
- Streamline the duty to refer system, and work with partner agencies to improve timelines and quality of referrals.

- As part of the 'Rough Sleeper Initiative' develop a targeted prevention approach to prevent the flow of new rough sleepers on to the street.

8.5 Over the last 12 months, the Council has seen a significant increase in the numbers presenting as homeless. This has been a result of an increase in domestic abuse cases, a rise in s.21 evictions by private sector landlords, and the impact of the current cost of living leading to a higher number of households facing financial crisis. There are currently 140 homeless cases open to Bolsover District Council (as of end of July 2024). The table below shows the increase in workload over the last 3 years:

Table 2: Current Homelessness Statistics for Bolsover District

(Source: Bolsover District Council)

	2021/22	2022/23	2023/24	2024/25 Q1 Apr-Jun	Projected demand 2024/25
Homeless Applications (duties owed)	238	298	315	109	436
Housing Advice Approaches (triage only)	86	174	338	192	768
Total Approaches (homeless, housing advice, not homeless)	324	476	656	302	1208
New Housing Applications	1088	1845	2095	516	2000+

Bolsover Lifeline Services

8.6 Bolsover Lifeline Services is an alarm monitoring and response service that supports residents to live independently whilst having access to help in the event of an emergency. The service is available to anyone, whether they live in their own home or are a Council tenant.

The two different levels of response means that the service can be tailored to the needs of the individual. The 'Warden Response Service' is a full monitoring and emergency response service 24-hours a day 365 days a year. The 'Family First Response' is a monitor only service, where we will ensure we contact a nominated individual or the emergency services.

8.7 Officers have been focussed on growing the service over recent years given the increasing rise in the number of older people within the District. In 2022/23 there were a total of 113 new customer installs, compared with 194 new installs in 2023/24 – that is a 58% increase in new service users. Officers continue to work across teams within the Housing Service and

across the Council, to ensure those residents and tenants with a change in circumstances that would benefit from the service are approached. Sign up is also encouraged as part of all allocations of new Council tenancies where appropriate.

Working in partnership with Derbyshire County Council and health partners

- 8.8 To ensure wider coordinated delivery, we are part of a countywide steering group to deliver the Derbyshire All Age Adult's Housing, Accommodation and Support Strategy 2023–2035. This countywide commissioning strategy and delivery plan builds on previous accommodation strategies, combining the housing needs of our older residents and working age adults. It focusses on and outlines the increasing demand for accommodation, including a range of housing options such as housing with support, housing with care, residential and nursing care. Independent living is Derbyshire's preferred option.
- 8.9 Derbyshire's strategic vision incorporates the views of our residents who tell us that they wish to move into their own supported tenancies or remain living in their existing homes. We know that we have an increasing number of people wanting accommodation which is designed or is tailored to their needs: level access, wider doorways, robust fittings, low windows, sturdy walls and ceilings.
- 8.10 We know that accommodation tailored to people with care and support needs is unevenly dispersed across the county: some areas have under provision of some types of accommodation; other areas have an overprovision. Within Bolsover District there is ample provision of supported living accommodation; the area also has good existing provision of age designated housing for older people. However, there is an identified need for the following:
- More affordable retirement living properties
 - More specialised nursing care for people with dementia and complex needs
 - Smaller enhanced care or extra care schemes.
 - A modest need for 'care ready' retirement housing for rent
- 8.11 To ensure there is a coordinated approach with health partners, we are part of the Bolsover and North East Derbyshire Place Alliance Group, where officers are able to liaise with partners from across health and social care to tackle the wider detriments to our resident's health and wellbeing.
- 8.12 The Derbyshire Health and Wellbeing Strategy contains a priority to 'Support our vulnerable populations to live in well-planned and healthy homes' and recognises that older people in Derbyshire have increased housing, accommodation, and support needs. In order to enable older



and vulnerable people to live independently for longer, the Health and Wellbeing Board will work to join up planning, housing, and health systems by empowering existing partnerships to work seamlessly together.

Allocating housing to those most vulnerable

8.13 It is a legal requirement for us to have an Allocations Policy which explains how we allocate our houses. Council housing within the District is an extremely limited resource and demand significantly outstrips supply. In 2023–2024 we had approximately 380 properties that became available but 2,500 people on our housing register.

The last full review of the Allocations Policy was undertaken in 2019, with this being formally adopted in April 2020. This moved away from a points-based system to a band system. In late 2023 a revised policy was consulted on for a period of eight weeks. The new policy became effective from 29 April 2024.

The updated Allocations Policy ensures that those who have the greatest need for housing, get the greatest priority. The policy review does mean that some households who do not have a housing need are no longer eligible to access social housing via our housing register.

Support to Care Leavers

8.14 The revised Allocations Policy for 2024 maintains being a care leaver as a priority criteria for housing. Partnership working continues with Derbyshire County Council and the Council remains signed up to the Countywide care leavers offer. Some Derbyshire authorities have extended their Council Tax discount offer and this is something the Council will be investigating further.

More recently the Council have developed a hot-desk link with the Leaving Care team and now have regular on-site contact with the lead officer for the District.

Support to Armed Forces personnel

8.15 The revised Allocations Policy for 2024 still incorporates armed forces personnel and veterans as meeting priority criteria. For direct contact with the Council via Customer Services, there is a set option (4) for those customers ringing 01246 242424, where we provide specific support and can register army personnel and veterans on our database to ensure they are kept update of local services and assistance. We have 80 residents registered currently for news updates, however, there have been no new additions to the database in 2023–24, and only 3 were added in 2022–23.

8.16 Support extends beyond Housing Services to the wider Council. Customer Services have further supported the links between housing and health by highlighting the number of veterans requesting information around access to leisure services. As a result the Council have now enabled discounted rates for veterans. We now also have a lead Councillor with responsibility for the Armed Forces Community and support the Royal British legion with their Poppy sales prior to remembrance. Anecdotally, we are aware there are higher numbers of veterans within the Chesterfield and North East Derbyshire areas.

8.17 The Council operates a cross-service Armed Forces Community Action Plan, which is currently under review. This links into wider delivery by the Derbyshire Covenant Partnership, and other regional and national networks, to ensure a joined-up approach is in place to support the Armed Forces Community.

Supported Housing Innovation Programme (SHIP)

8.18 We are currently part of the national SHIP programme for 2022-2025. The aim of the programme operating locally within Derbyshire and Staffordshire Moorlands is to drive up quality of accommodation and support and improve oversight in supported housing in the locality, as well as to share learning on what works. Participating local authorities agree to collaborate and share learning with each other, and with other non-participating local authorities, to maximise the effectiveness of the programme.

8.19 Local audits show that supported accommodation continues to grow in size and cost and in most cases is not managed in terms of quality of support or accommodation, and whilst the Regulator of Social Housing regulates certain aspects of provision it does not provide an in-depth assessment of service provision or standards. The Revenue and Benefits team assess whether a service provider is providing adequate care and support and how much rent they are entitled to by navigating a complex set of outdated legislation.

Most providers provide excellent care and support and are much needed services, however, there does remain some element of poor-quality support and accommodation and no consistency in service provision.

8.20 At a local level, SHIP is delivered within the Bolsover District by the Supported Accommodation and Review Team (SART). This is a joint team with Chesterfield Borough Council, North East Derbyshire District Council, and Amber Valley Borough Council.

As part of the local programme every area is covered by a dedicated officer completing on-site visits and assessments of each provider reviewing both the condition of the property and the quality of the support/care provided. This data is then being collated and monitored as part of the national programme reporting. The aim is that the data will shape delivery under the anticipated local Supported Housing Strategy which will be required as a result of the Supported Housing (Regulatory Oversight) Act 2023.

What has been achieved already:

- SIGNAL Pilot – SIGNAL is a holistic assessment tool that captures location-specific data on a wide range of markers including homelessness, health, poverty, and general wellbeing. An initial 18-month pilot project has been taking place in North East Derbyshire with three of our key local partners; P3 charity, Pathways of Chesterfield and The Elm Foundation.
- Street Support Derbyshire – In December 2023 we launched Street Support Derbyshire, an online resource that connects local people and organisations to support those who need it the most.
- Derbyshire Homelessness Charter – developed as part of the countywide strategic approach, the Charter has been published on Street Support Derbyshire and serves as a reference point for the vision and values we wish to uphold in partnership working across the county.
- Salus Project – Local authorities have worked with domestic abuse services to develop an instant access accommodation and support service for people fleeing domestic abuse where a refuge placement is not immediately available.
- Substance Misuse Navigators – Funding has been secured from the Rough Sleeping Initiative to employ two substance misuse specialists to work alongside our rough sleeping services. These roles will be hosted by Derbyshire Recovery Partnership and will focus on developing new pathways into treatment for this hard-to-reach cohort.
- Countywide Homelessness Forum – Individual local authorities have long had their own local homelessness forums but given how much collaborative work is now taking place across Derbyshire, this model has been expanded. The first countywide homelessness forum was hosted by North East Derbyshire District Council in December 2023 and subsequent forums will be held on an annual basis going forwards.
- A Private Rented Sector Offer for Derbyshire – In recognition that evictions from the private rented sector are now the leading cause of homelessness across the county, all district and borough councils have committed to the development of a countywide private rented sector offer. This offer is still in development and there is unlikely to be a one size fits all offer, given the variations in resources.

How will we deliver this – our corporate priority initiatives:

- HOU10.** Deliver the actions within the Council's Homelessness Strategy by December 2027.



9 Priority 4 – Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all

- 9.1 A safe, warm, and secure home underpins people’s ability to build a better quality of life and enables people to maintain independence. Living where you can afford and having security in knowing you will not be ‘kicked out’ at a moment’s notice helps people to put down roots and have a stable base, a sense of community, and belonging. We want to make sure that homes in the private sector, whether owned or privately rented, are safe, well-managed, and well maintained.

Private Sector Stock Condition

- 9.2 Owner occupied and privately rented properties make up over 83.3% of homes in Bolsover District. Many homes in the private sector in Bolsover District are in poor condition. 45.8% of all private sector properties do not meet EPC C, and 16.3% of owner-occupied homes and 18.6% of private rented homes fail the Decent Homes Standard for having a category 1 hazard, which poses a serious and immediate risk to a person’s health and as part of this Housing Strategy, we commit to increasing the awareness of landlords of the Decent Homes Standard as well as more information on potential funding.

- 9.3 Landlords must ensure that their rental property meets Minimum Energy Efficiency Standards (MEES). This means by law properties must have an energy performance certificate (EPC) rating of “E” or above. Improving EPC ratings are better for the environment and better for all residents, in terms of the cost of heating and warmer homes.
- 9.4 We know that 65.7% of private rented homes and 53% of owner-occupied homes do not currently meet EPC C and we are planning to undertake research to better understand the plans of landlords and owners to improve the EPC rating of their properties and the support that may be required. We will then develop an intervention strategy on the support we can provide. This will be complemented by a further private sector stock condition survey to measure the impact of our approach.

Private Rented Sector

- 9.5 Homes to buy have become increasingly unaffordable, and median property prices are now 9.3⁵ times the median income levels, which has contributed to a major expansion in private renting. Consequently, rents in the private rented sector have also risen substantially, and households on lower income are spending up to 44% of their income on rents. For median income households, this figure is 51.8%. The private rented sector now provides homes for an increasingly diverse range of households and those reliant on Local Housing Allowance are being squeezed out of the market. In 2022, only 1.7% of homes to rent on Zoopla were within Local Housing Allowance levels.
- 9.6 Within our new Private Sector Housing Strategy, we have a range of objectives identified to ensure that all private housing should meet at least the minimum standards that comply with the legislative standards ensuring that the property does not cause a physical hazard or nuisance to residents and the local neighbourhood.
- 9.7 We have increased our enforcement work tackling local landlords who continue to disregard their duties and responsibilities towards their tenants. We are working across all tenures and with all partners to reduce the risks of damp and mould in our homes and all homes in the District and make sure that cases are being investigated fully. We want to increase awareness of the rights and responsibilities of tenants so that they can make more informed decisions about moving into a new home or discussing issues with landlords.
- 9.8 To help improve the private rented sector, we have worked in partnership with DASH (Decent and Safe Homes) Services since 2005. DASH is a nationwide scheme that encourages and rewards good property standards and management practice in the private rented sector. The loss of private sector tenancy is a significant reason for homelessness in Bolsover District.

Private Sector – Owner Occupiers

- 9.9 Whilst the private rented sector has grown, the owner-occupied sector has reduced in size from 69% of all households to 65.9% between 2001 and 2021.

5 Evidence Base for Private Sector Housing Strategy, July 2023

The stock condition survey 2019 confirmed in some markets over 21.7% of owner-occupied homes fail the Decent Homes Standard.

9.10 The most vulnerable residents are those least likely to reach out for support and assistance when things go wrong. This is especially so for owner-occupiers who may not consider that we can support them where they are coping with significant disrepair or squalid living conditions that they are unable to rectify themselves.

9.11 Whilst many homeowners want to remain living in their home, others will want to move. One of the barriers for older households to move is trying to negotiate the purchase chain whilst trying to find the right home for their future, and in parallel to sell their current home. These issues can prevent many moves. We will explore the impact this has on vulnerable older people and consider potential solutions which may include bridging loans for owners to move in a timeframe that works for them and to enable them to find the 'right' property, which may encourage more people to make the move.

We will explore the potential of enabling owners to utilise the equity in their homes and move to a more suitable property by developing shared ownership products.

Disabled Facilities Grants and Adaptations

9.12 The delivery of grants and adaptations is a result of partnership working with our colleagues in environmental health, social services and public health. We offer a comprehensive adaptations service, futureproofing existing housing stock with relatively low-cost adaptations such as small ramps, grab or handrails, small steps to entrances, or moving power sockets. These are low-cost solutions to enable older people or people with a disability or complex housing needs to remain living independently.



9.13 When we undertake adaptations, we will take an integrated approach and ensure that homes are safe. If additional work is required, we will undertake that so that residents can truly benefit from the adaptations they need.

9.14 It is often simpler for owner occupiers to access adaptations. As the owner of the property, they have the choice to have adaptations undertaken. This is not the case for tenants and ensuring that tenants living in the private rented sector are aware of these adaptations and that landlords are supportive of having them installed in their properties is essential. We know from experience that landlords may not understand tenants' longer-term needs and may not wish to adapt property. As well as promoting adaptations to owner occupiers, we will be supporting older people or people with a disability or complex needs in the private rented sector.

What has been achieved already:

- Adoption of the first Private Sector Housing Strategy for the area in April 2024.
- In the year 2022/23 delivered 64 mandatory DFGs. This work is essential in allowing people to remain in their own homes in safety and with dignity.
- Delivered a pilot stairlift recycling project in partnership with Derbyshire County Council. The project enables stairlifts to be installed much sooner and as they are on loan to the customer; they are removed when no longer needed and then installed in whole or in part to other customers in need, hence the recycling element.
- Delivered the well-established community outreach service that provides help and support in financial matters, maximising income, and helping to improve overall health and wellbeing. The service has experienced increased demand because of the cost-of-living crisis and continues to help people remain in their own home and to access housing which is affordable and meets their needs. Over the past three financial years the service has handled an increasing number of service requests, evidencing the increased demand for additional support provided to our residents. In 2020/21 there were 438 requests for service but in 2022/23 there were 777. Demand has remained constant in 2023/24, with 703 service requests.





- Undertaken a project to promote the Minimum Energy Efficiency Standards (MEES) (using Government funding) contacting all landlords with non-compliant EPCs. Half of all those landlords contacted achieved a higher EPC rating following our intervention.
- Enforcement action taken against landlords whose properties do not comply with legislative standards. In one case, enforcement was pursued to such an extent that it resulted in a landlord being sentenced to 10 months in prison. This demonstrates the zero-tolerance approach giving a strong message to landlords.
- Set up the Supported Accommodation Review Team (SART) to ensure the standard of support, quality of accommodation and value for money of supported accommodation in the District, primary in the private sector.

How will we deliver this – our corporate priority initiatives:

HOU9. Develop strategies to support the private rented sector in supporting the Council in its duties.

10 Monitoring Arrangements and Action Plan

Monitoring the Housing Strategy

10.1 The Action Plans supporting this Strategy will be monitored on an annual basis, with an annual report to Scrutiny and Executive.

Reviewing the Housing Strategy

10.2 The Housing Strategy will be reviewed every year as part of monitoring delivery of the Action Plan, with a full review and revision after five years. This will ensure the Strategy covers the lifespan of the current Corporate Plan and takes the Council beyond the next local election. The Strategy may be reviewed more or less frequently than this as a result of changes in legislation, changes in the Council's corporate vision or as a result of monitoring outcomes.

10.3 Minor changes which make no significant difference to service provision will be made to the document under delegated authority by the Assistant Director of Housing Management and Enforcement, or the Assistant Director of Planning and Policy as required, in consultation with the Portfolio Holder for Housing.

Lead:

- BDC Housing Strategy team

Officers with responsibility:

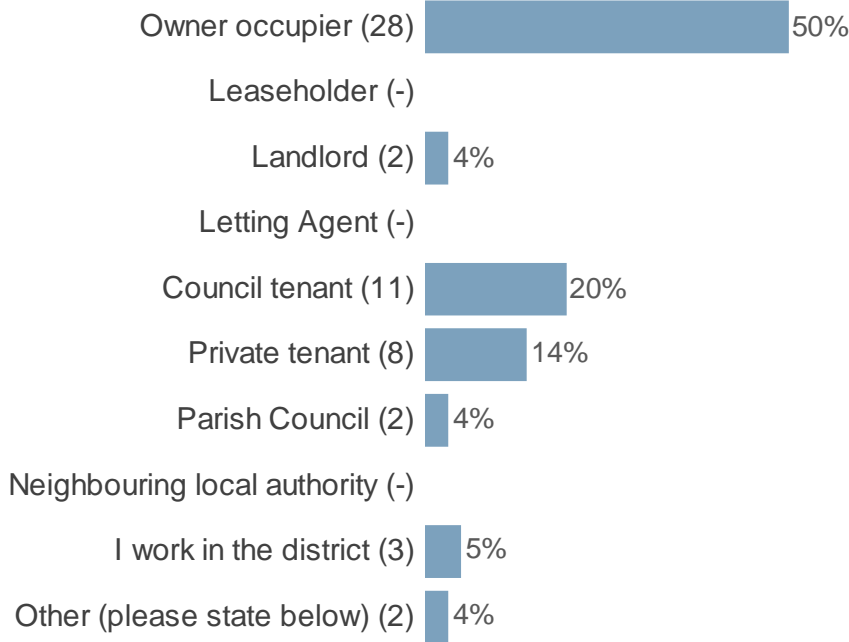
- Assistant Director of Housing Management and Enforcement
- Assistant Director of Planning and Planning Policy
- Housing Services Manager
- Housing Options Manager
- Housing Strategy and Development Officer
- Service Manager (Environmental Health)
- Planning Policy and Housing Strategy Manager
- Principal Planning Policy Officer

2024 Housing Strategy

This report was generated on 02/10/24. Overall 56 respondents completed this questionnaire. The report has been filtered to show the responses for 'All Respondents'.

The following charts are restricted to the top 12 codes. Lists are restricted to the most recent 100 rows.

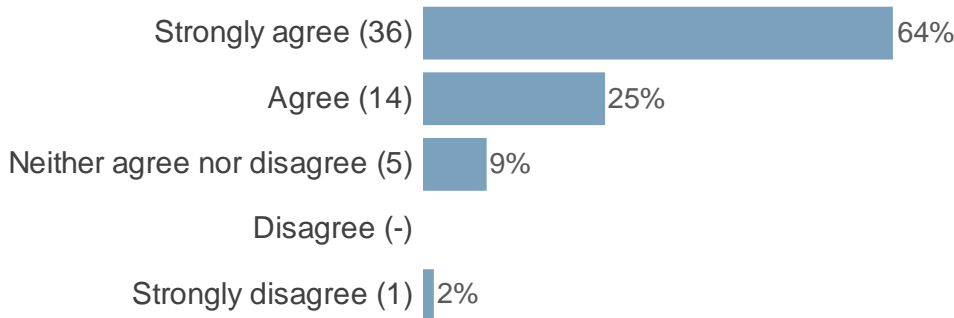
We would like to hear from people who live and work in the Bolsover area. Which of the following best describes you:



Box 1

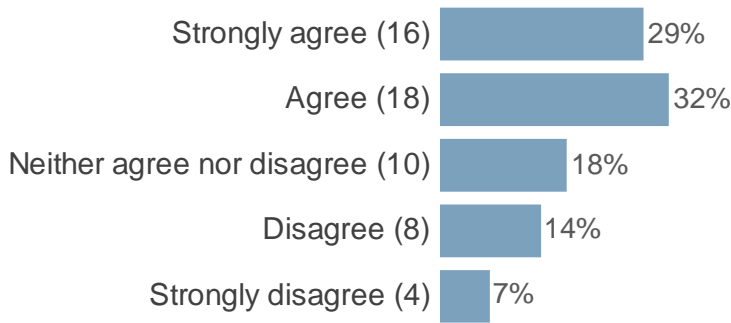
- County council
- Housing association

How strongly do you agree or disagree with the priorities of the proposed Housing Strategy for the next five years: **(1. Providing good quality housing)**

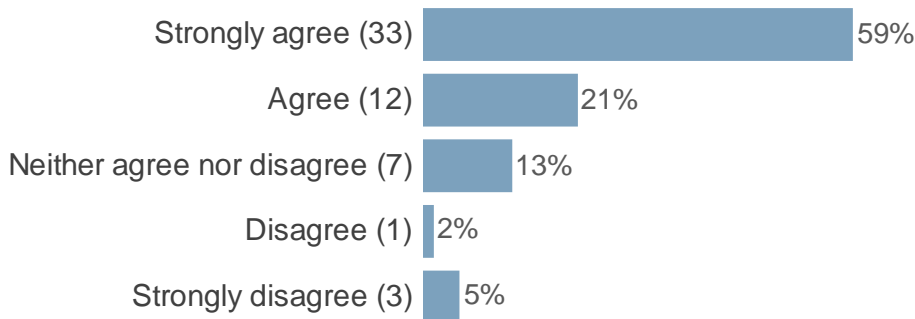


2024 Housing Strategy

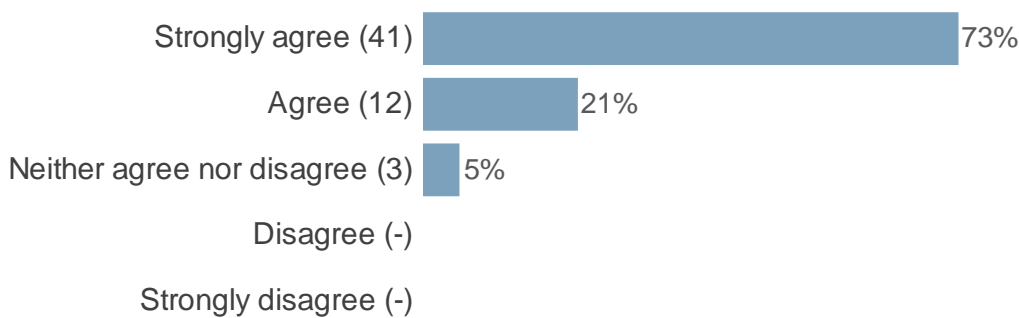
How strongly do you agree or disagree with the priorities of the proposed Housing Strategy for the next five years: **(2. Enabling housing growth)**



How strongly do you agree or disagree with the priorities of the proposed Housing Strategy for the next five years: **(3. Supporting vulnerable and disadvantaged people)**

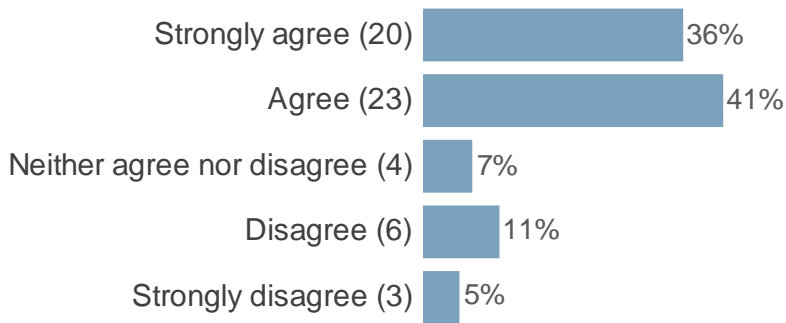


How strongly do you agree or disagree with the priorities of the proposed Housing Strategy for the next five years: **(4. Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all)**

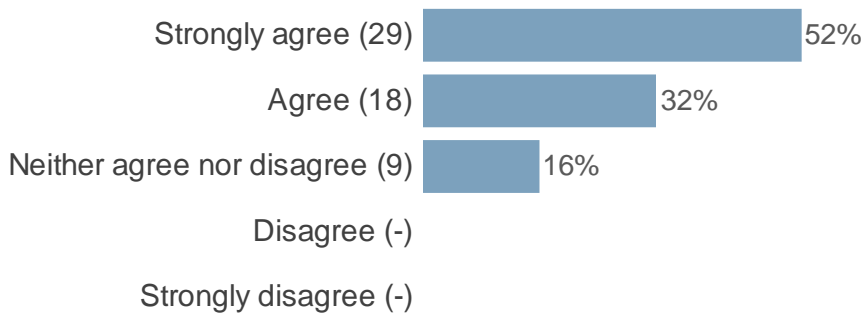


2024 Housing Strategy

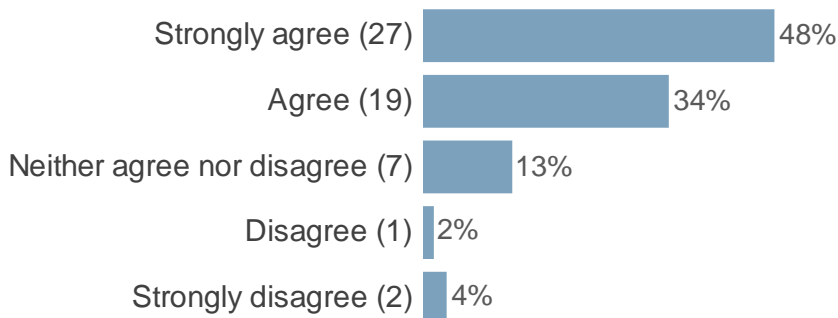
How strongly do you agree with the following key outcomes identified to be achieved by the Strategy? (1. Increased housing supply to meet local housing needs)



How strongly do you agree with the following key outcomes identified to be achieved by the Strategy? (2. Compliance with the Regulator's consumer standards for social landlords)

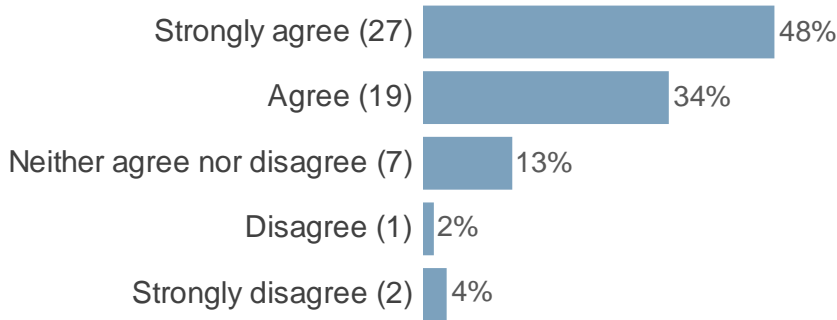


How strongly do you agree with the following key outcomes identified to be achieved by the Strategy? (3. Improved property condition across the private sector)

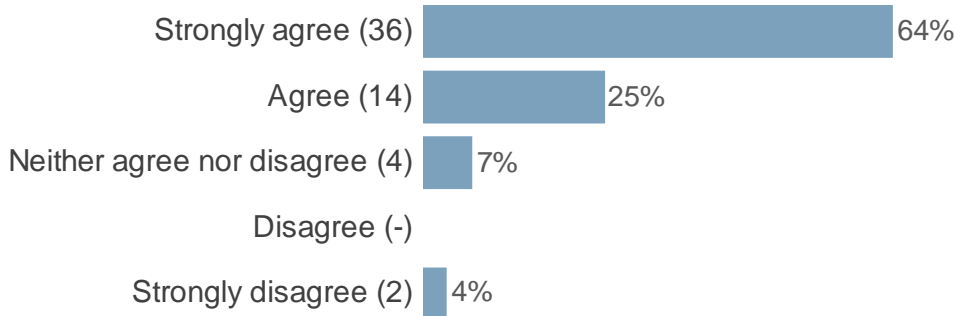


2024 Housing Strategy

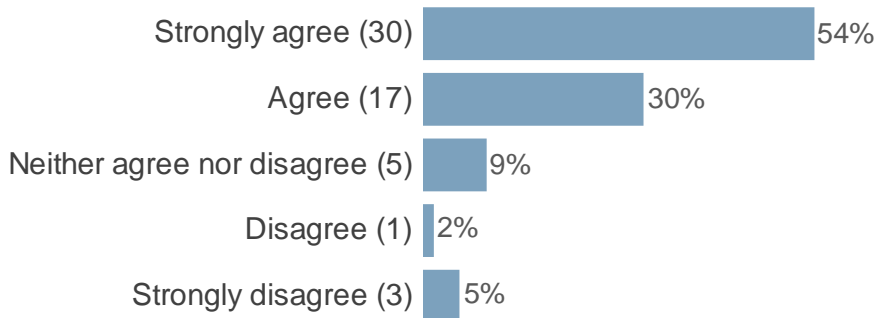
How strongly do you agree with the following key outcomes identified to be achieved by the Strategy? (4. Improved management standards across the private rented sector)



How strongly do you agree with the following key outcomes identified to be achieved by the Strategy? (5. Improved energy efficiency of homes)

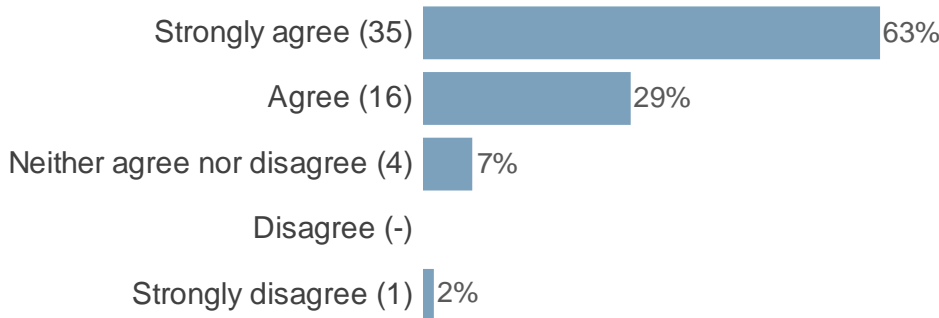


How strongly do you agree with the following key outcomes identified to be achieved by the Strategy? (6. Increased number of properties meeting EPC C rating in both council and private housing stock)

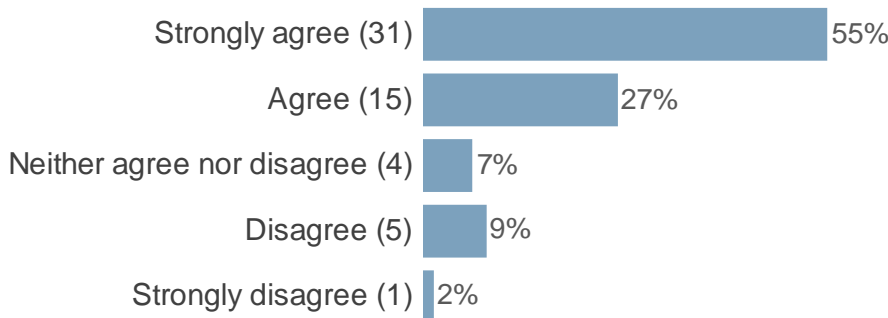


2024 Housing Strategy

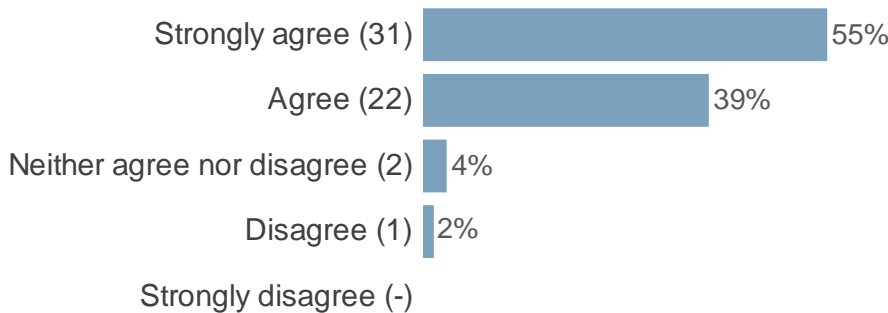
How strongly do you agree with the following key outcomes identified to be achieved by the Strategy? (7. Reduced number of properties with a category 1 hazard (A serious and immediate risk to a person’s health))



How strongly do you agree with the following key outcomes identified to be achieved by the Strategy? (8. Increased supply of high-quality affordable housing)

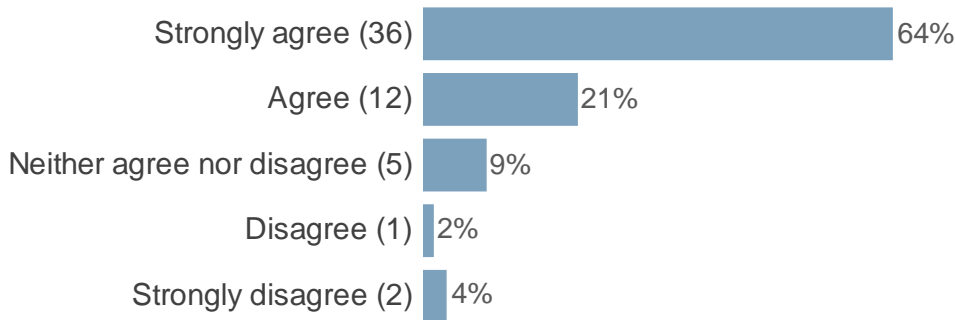


How strongly do you agree with the following key outcomes identified to be achieved by the Strategy? (9. Residents living independently for longer)

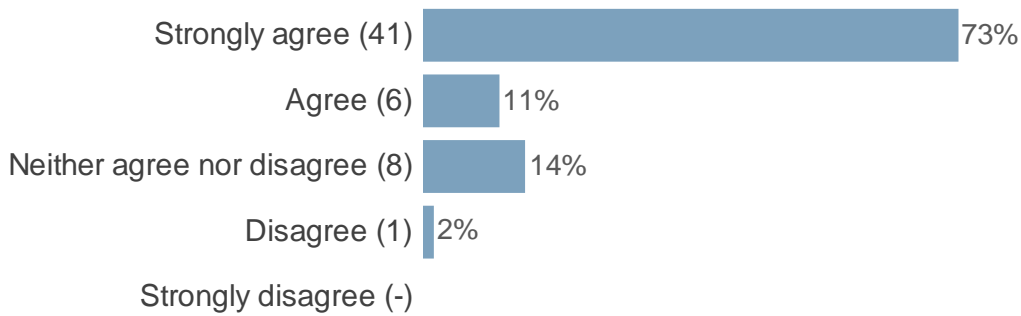


2024 Housing Strategy

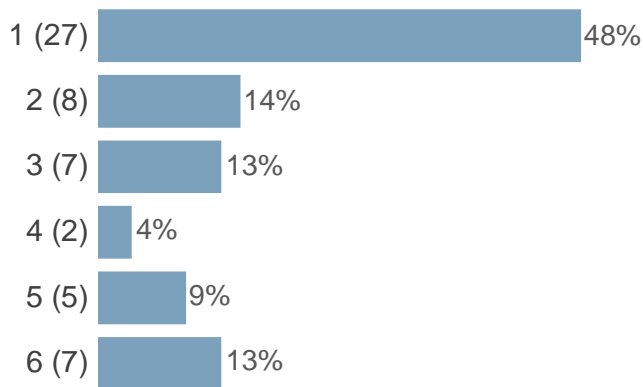
How strongly do you agree with the following key outcomes identified to be achieved by the Strategy? (10. Residents with additional/complex needs being able to access the required housing and support)



How strongly do you agree with the following key outcomes identified to be achieved by the Strategy? (11. Reduced numbers of empty homes across the district)

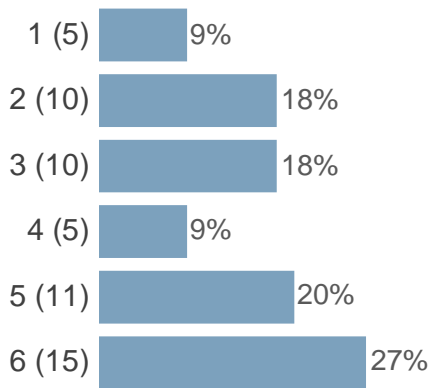


In what priority order would you address the following issues with 1 being most important: (1. Bolsover Homes Programme – building new council housing)

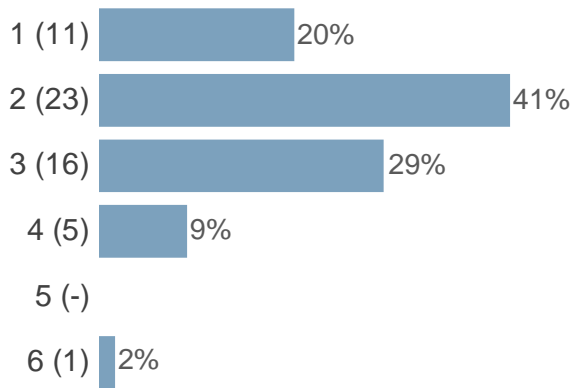


2024 Housing Strategy

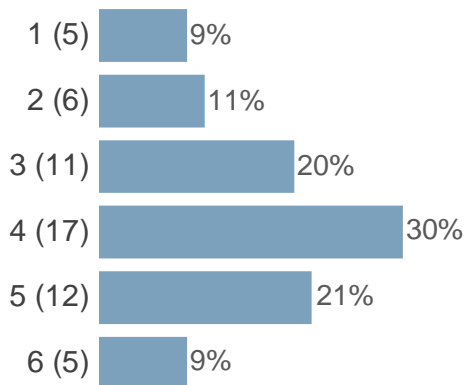
In what priority order would you address the following issues with 1 being most important: (2. Increasing council stock through private developers)



In what priority order would you address the following issues with 1 being most important: (3. Providing homes that meet the Decent Homes Standard)

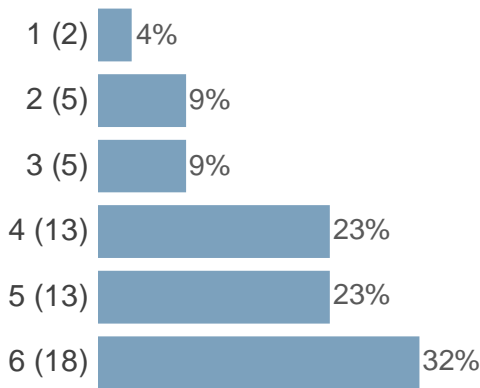


In what priority order would you address the following issues with 1 being most important: (4. Ensuring we meet the Regulator's revised Consumer Standards)

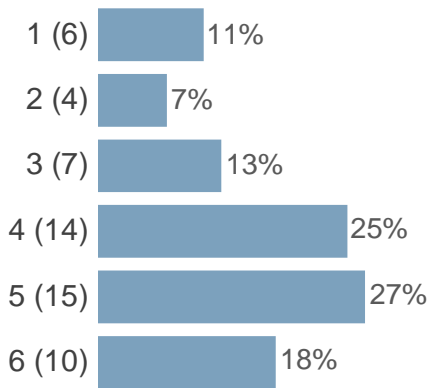


2024 Housing Strategy

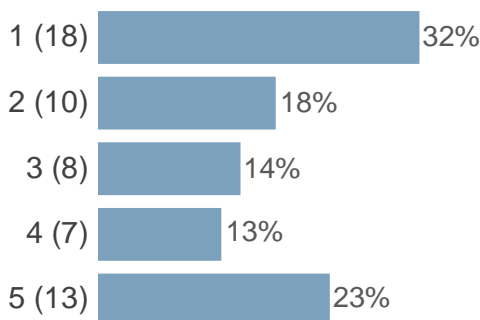
In what priority order would you address the following issues with 1 being most important: (5. Carbon reduction within council housing stock)



In what priority order would you address the following issues with 1 being most important: (6. Tenant Engagement)

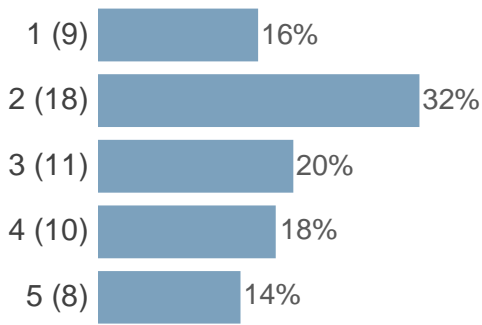


In what priority order would you address the following issues with 1 being most important: (1. The need for homes)

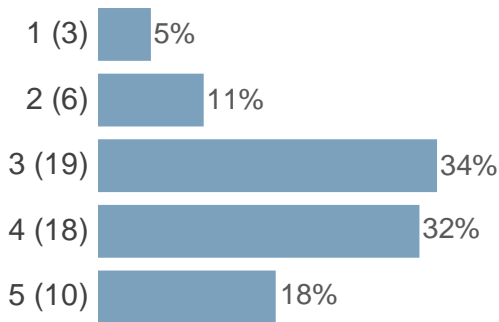


2024 Housing Strategy

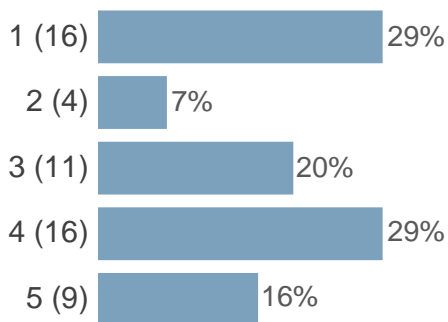
In what priority order would you address the following issues with 1 being most important: (2. Contributing towards affordable housing needs)



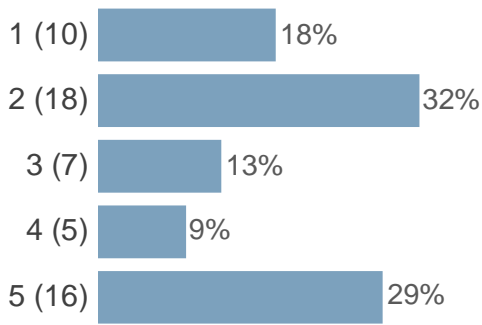
In what priority order would you address the following issues with 1 being most important: (3. Needs of specific groups)



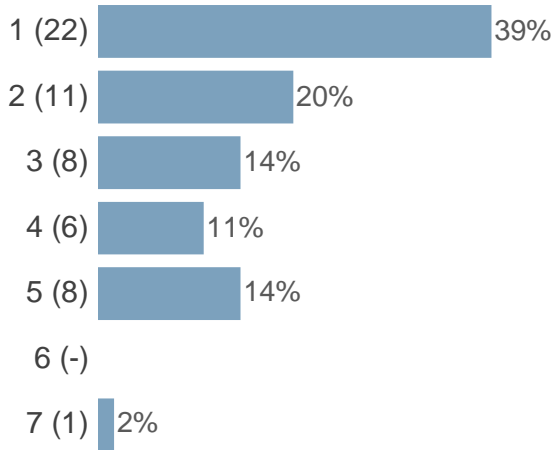
In what priority order would you address the following issues with 1 being most important: (4. Supporting infrastructure for new homes)



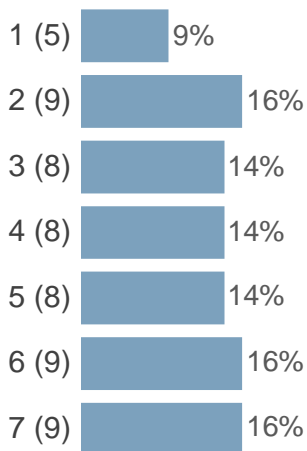
In what priority order would you address the following issues with 1 being most important: (5. Long-term empty homes)



In what priority order would you address the following issues with 1 being the most important: (1. Reducing homelessness and rough sleeping)

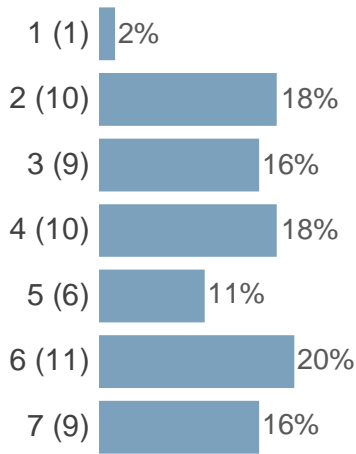


In what priority order would you address the following issues with 1 being the most important: (2. Bolsover Lifeline Services)

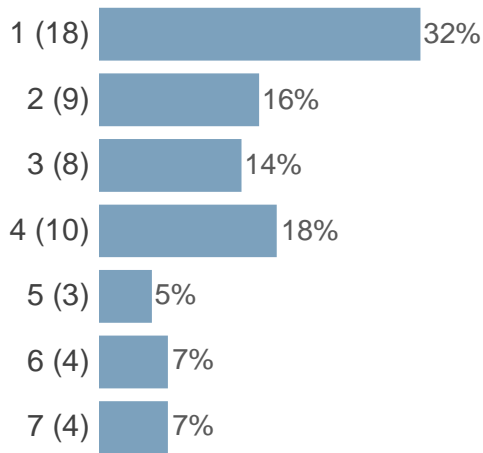


2024 Housing Strategy

In what priority order would you address the following issues with 1 being the most important: (3. Working in partnership with Derbyshire County Council and health partners)

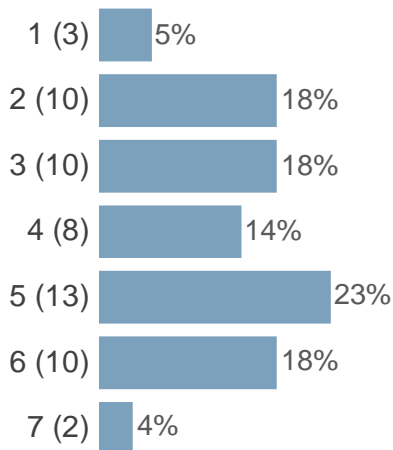


In what priority order would you address the following issues with 1 being the most important: (4. Allocating housing to those most vulnerable)

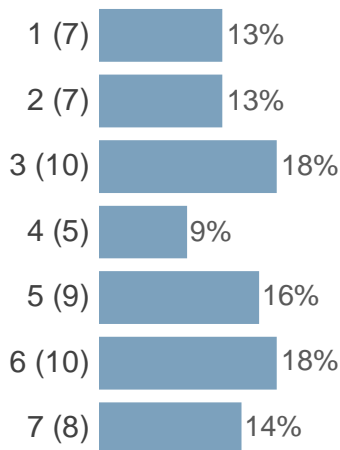


2024 Housing Strategy

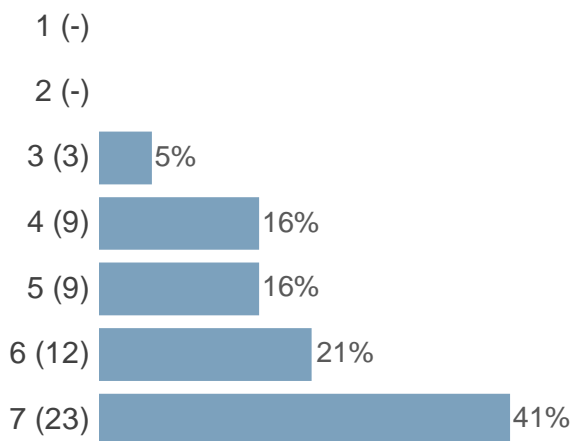
In what priority order would you address the following issues with 1 being the most important: (5. Support to Care Leavers)



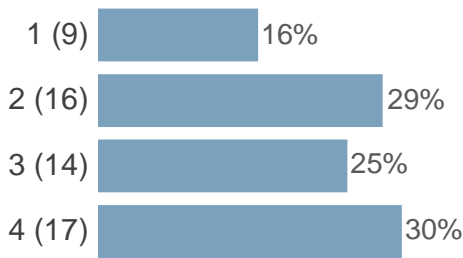
In what priority order would you address the following issues with 1 being the most important: (6. Support to Armed Forces personnel)



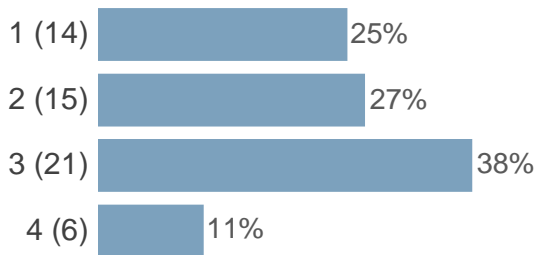
In what priority order would you address the following issues with 1 being the most important: (7. Supported Housing Innovation Programme (SHIP))



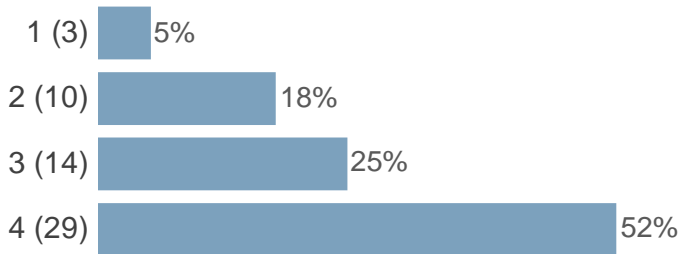
In what priority order would you address the following issues with 1 being the most important: (1. Private Sector stock condition)



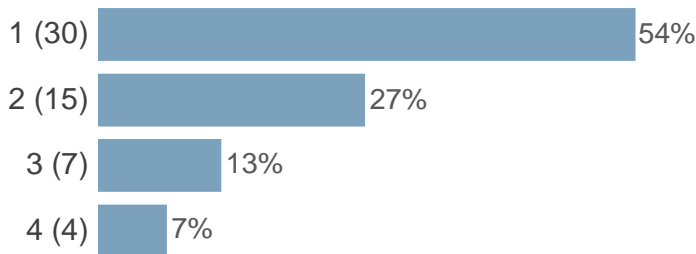
In what priority order would you address the following issues with 1 being the most important: (2. Private rented sector)



In what priority order would you address the following issues with 1 being the most important: (3. Private sector - Owner Occupiers)



In what priority order would you address the following issues with 1 being the most important: (4. Disabled facilities grants and adaptations)



2024 Housing Strategy

Do you have any additional comments to make on the objectives and/or on the strategy as a whole? (2000 characters maximum)

First need to sort out the condition of social housing before pointing fingers at private landlords

My mum has been in her house for over 40 years, in this time hardly anything has been updated, the walls are crumbling and there is black mould everywhere, it's disgusting

I agree that housing stock needs to be increased. However, it is important to utilise existing housing stock and ensuring they are fit for purpose. New housing should also be affordable and not sold as 'buy to let' properties. New housing should only be built in areas where there is a need in terms of employment opportunities. For example, the new housing development for Creswell is not in an area where there are a lot of available jobs are available. I would argue that building housing rarely attracts new employment. For example, the new housing development of Model Walk, Creswell has failed to attract new businesses into the area (in fact, shops have closed). Any new housing would only serve to increase the strain on local infrastructure, such as schools, roads, and medical facilities.

Certain people seem to not fit into any suitable category. Single male/female for example. If you are over 50 but under 60 your choice and chance of housing is unbelievably poor. Certain areas of the Bolsover district are very limited with housing needs for these people. For example if you live in and work in the north of the district that's fine. However if you want to live in the south of the district (South Normanton) area properties for this age category are virtually non existent.

Work in partnership with other organisations to address the number of private rented properties across the District that fall way short of acceptable to let standards, and swift, workable policy/procedures put in place for the public to report negligent landlords and defective properties

Scope and ambition is impressive. Partnership working important to ensure efficient use of resources / people Exploration of 'new products' will be interesting - possibly bridging loans for moving; help to move offer; loans for home improvements; shared ownership; any potential for BDC to get involved in the private rented sector with mix of affordable and market rent retirement properties? Potential revenue stream / lessens pressure on older private renters re concerns over S21 evictions / need for adaptations

Infrastructure to support new builds in area, doctors, shops etc

More bungalows need.

Ensure you have health services. Public transport to hospitals and sufficient capacity on local schools before any new houses are built. People first housing second.

I do think with the cost of heating etc the council should be putting solar panels or better heating systems for tenants. Also some properties still have outside toilets and they need making useable. Having bare brick is really cold so people dont use them.

Prioritising the application of homes to specific groups.

Please create the infrastructure before building any more homes in Creswell. The roads are poor and not designed for extra traffic, there is limited shops and parking, the schools, dentists and doctors cannot cope now. Creswell is a medium size village, stop attempting to steal, agricultural land to build on.

Housing should be being built on brown belt land only. All new houses built should be fitted with solar panels as standard & be a minimum of B rated. Infrastructure should be in place before planning permission is granted, doctors, dentist, school places & decent road networks within the area. There should be green spaces for mental health & well being available to all. Council properties should be prioritised to family's with relatives within the area & not offered to any person who has been evicted due to antisocial behaviour.

Stop bringing outsiders and immigrants into the area, stop putting Africans ahead of the English.

2024 Housing Strategy

Do you have any additional comments to make on the objectives and/or on the strategy as a whole? (2000 characters maximum)

There seems to be a massive imbalance in council housing in the Bolsover district. I have been on the council list for around 6 months. I would estimate that around 80% of housing availability is in the north of the district (Bolsover, Shirebrook, Clowne areas). For me wanting to live in the South of the district for work and family reasons there is very limited availability. I am almost 60 years old and my choices are a flat or a 1 bedroom bungalow. These are a very rare commodity in the South of the district. I think it should be looked into and a fairer share of the housing stock should be supplied by building more in this area.

Not at this point

Having a disabled husband who struggles to climb out stairs and being told we no longer qualify to go on the housing register is complete shambles! His OT told him he may need a bungalow, the council dismissed this

If more properties left empty were given to Councils to refurbish it would help to reduce the waiting lists. Also a change in the bidding procedure seems outdated and only causes criticism of authorities who try to provide adequate provision for prospective tennant, especially those requiring a roof over their heads urgently

Please, please focus on developing the infrastructure of and around Bolsover before investing in more housing. The community would support more housing of all kinds if there was only the road structures, schools, doctors/dental facilities, shops and leisure facilities to support the increasing number of homes being built and/or becoming available in our area.

A few loaded questions,infrastructure of roads, medical dental facilitiesand schools before you think about building anymore houses,

It important to improve the homes you already have and not just renew them when someone moves out. Along with prioritising homeless, vulnerable, disabled and families for quality housing I believe the people who already live in a council home should have quality housing that is not mouldy and depressing. It has a negative impact on all aspects of health. For example I believe my home needs repointing or damp work done on the outside because it's an old building, I have lived here 13 years and nothing has ever been done to maintain or improve the structure except new facia and guttering .Also better quality workmanship from the repairs teams, who just don't seem to care and do slapdash rush jobs

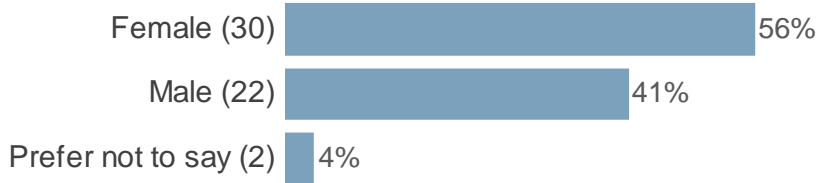
More support for controlling anti social neighbours

All new estates should be marked on BfHL assessment and should gain minimum B at EPC and high level in new HEM assessment

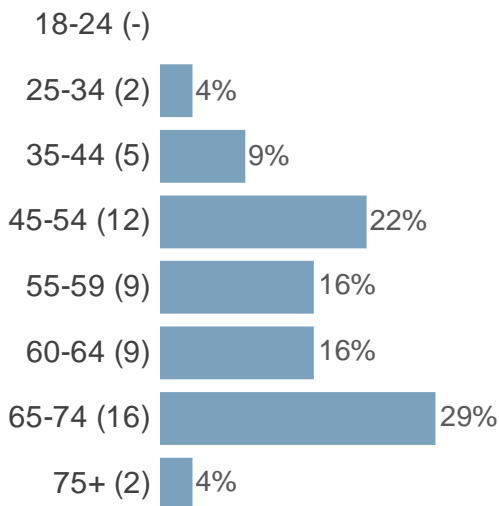
Would you like to receive further information from us on the Strategy or be involved in the delivery? (This could involve attendance at a landlord meeting, completing a questionnaire or being part of a working group)



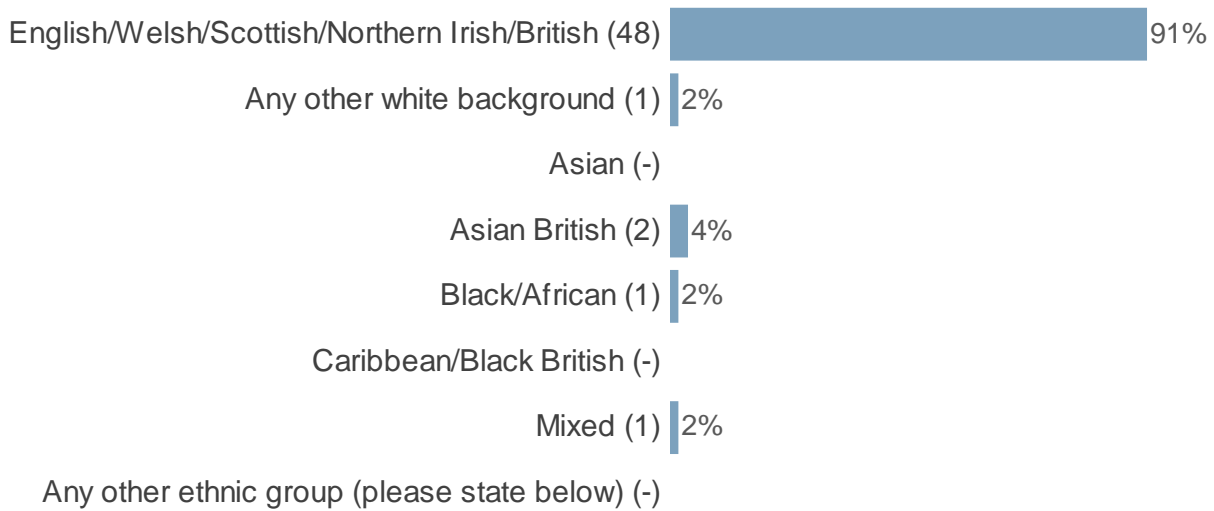
Are you:



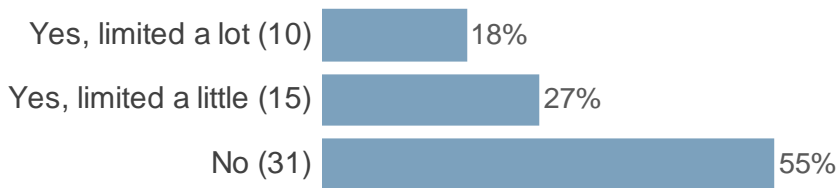
What is your age group?



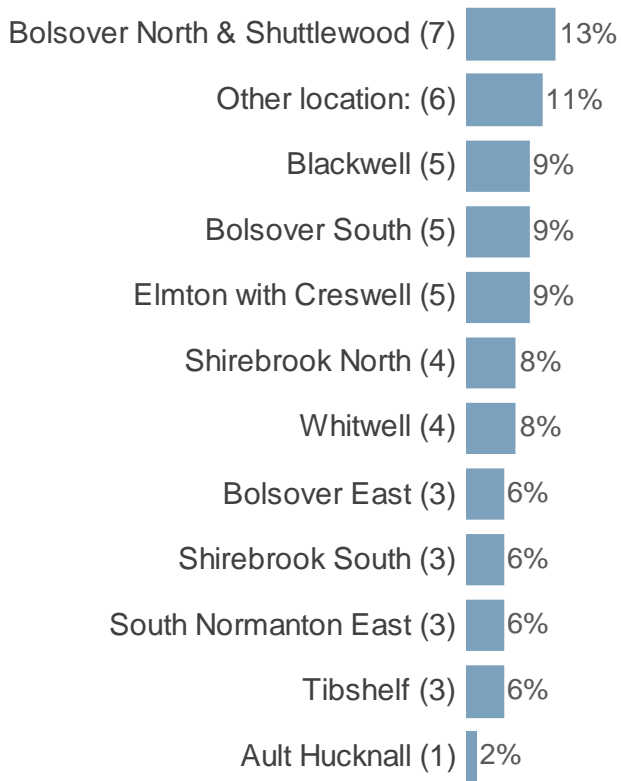
How would you describe your ethnic group?



Are your day-to-day activities limited because of a health problem or disability which has lasted, or is expected to last, at least 12 months?



Please select which ward you live in:



- Derbyshire
- Glapwell
- Pilsley