

The Arc
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To: Chair & Members of the Executive

Friday 27th September 2024

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Dear Councillor


EXECUTIVE

You are hereby summoned to attend a meeting of the Executive of the Bolsover District Council to be held in the Council Chamber, The Arc, Clowne on Monday 7th October 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.

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

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- **Phone:** [01246 242424](tel:01246242424)
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EXECUTIVE AGENDA

*Monday 7th October 2024 at 10:00 hours taking place in the Council Chamber,
The Arc, Clowne*

Item No.		Page No.(s)
1.	Apologies For Absence	
2.	Urgent Items of Business	
	To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4(b) of the Local Government Act 1972.	
3.	Declarations of Interest	
	Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of:	
	a) any business on the agenda	
	b) any urgent additional items to be considered	
	c) any matters arising out of those items	
	and if appropriate, withdraw from the meeting at the relevant time.	
4.	Minutes	4 - 15
	To consider the minutes of the last meeting held on 9 th September 2024	
	<u>MATTERS REFERRED FROM SCRUTINY</u>	
5.	Review of the Council's Energy Policy for Local Housing	16 - 56
	<u>KEY DECISION</u>	
6.	Sale of land at Elmton Lane, Bolsover	57 - 60

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Minutes of a meeting of the Executive of the Bolsover District Council held in the Council Chamber, The Arc, Clowne, on Monday 9th September 2024 at 1000 hours.

PRESENT:-

Members:-

Councillor Steve Fritchley in the Chair

Councillors Anne Clarke, Duncan McGregor, Clive Moesby, John Ritchie and Sandra Peake.

Officers:- Karen Hanson (Chief Executive Officer), Steve Brunt (Strategic Director of Services), Jim Fieldsend (Monitoring Officer), Theresa Fletcher (Section 151 Officer), Pam Brown (Service Director Executive, Corporate Services and Partnerships), Kath Drury (Information, Engagement and Performance Manager), Wayne Carter (Assistant Director Leisure, Health and Wellbeing), Richard Winter (Climate Change Officer) and Alison Bluff (Governance).

EX29-24/25. APOLOGIES

An apology for absence was received on behalf of Councillor Mary Dooley.

EX30-24/25. URGENT ITEMS OF BUSINESS

There were no urgent items of business to consider.

EX31-24/25. DECLARATIONS OF INTEREST

There were no declarations of interest made.

EX32-24/25. MINUTES – 29TH JULY 2024

Moved by Councillor Duncan McGregor and seconded by Councillor Sandra Peake
RESOLVED that the minutes of an Executive meeting held on 29th July be approved as a correct record.

NON KEY DECISIONS

EX33-24/25. ANNUAL LETTER FROM THE LOCAL GOVERNMENT AND SOCIAL CARE OMBUDSMAN 2023/24

Executive considered the annual letter from the Local Government and Social Care Ombudsman (LGSCO) 2023/24, presented by the Portfolio Holder for Performance and Governance. The letter provided an annual summary of statistics on the complaints made against the Council for the financial year ending 31st March 2024.

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Members were asked to note that the data provided by the LGSCO may not align with the data the Council held because the LGSCO numbers included enquiries from people who had been signposted by the LGSCO back to the Council, but who may then have chosen not to pursue their complaint.

The LGSCO had received 8 enquiries and complaints during 2023/24. Three were closed after initial enquiries, three were referred back for local resolution/internal complaints process and one case was invalid or incomplete. (One decision received May 24 – closed after initial enquiries).

The Portfolio Holder noted that the report was a good report.

Moved by Councillor Duncan McGregor and seconded by Councillor Sandra Peake. **RESOLVED** that the annual letter from the Local Government and Social Care Ombudsman (LGSCO) 2023/24 be noted.

Reasons for Recommendation

To note the overall performance and receive the report and the Annual Letter from the Local Government & Social Care Ombudsman 2023/24.

Alternative Options and Reasons for Rejection

None.

EX34-24/25. SOCIAL VALUE POLICY

Executive considered a detailed report, presented by the Portfolio Holder for Growth, which sought Members approval to adopt a Social Value Policy.

At its meeting held on 3rd October 2022, Executive approved six recommendations from the Local Growth Scrutiny Committee, which intended to assist the Council in embedding social value into the wider policy structures and operational delivery of the Council.

The Procurement and Partnership teams had worked together and produced a draft policy which provided a framework for ensuring the Council met its obligations under the Social Value Act 2012. It was also anticipated that this would be built on following the introduction of the Procurement Act 2023 (in force from October 2024) with a requirement for contracting authorities to maximize public benefit and a shift from looking for the “most economically advantage tender” to “most advantageous tender”. The policy would therefore be one that was under constant review with both Procurement and Partnership teams playing key roles in its development.

The draft policy had been presented to Local Growth Scrutiny Committee on 3rd September 2024.

Moved by Councillor John Ritchie and seconded by Councillor Duncan McGregor **RESOLVED** that the draft Social Value Policy be adopted.

Reasons for Recommendation

The adoption of a policy on social value was approved by Executive on 3rd October 2022.

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Alternative Options

Not to approve the policy. This is rejected as the proposed draft policy provides a useful framework to comply with the Council's statutory obligations.

EX35-24/25. COUNCIL PLAN TARGETS PERFORMANCE REPORT – APRIL TO JUNE 2024

Executive considered a detailed report, presented by the Portfolio Holder for Corporate Performance and Governance, in relation to the Quarter 1 (April – June 2024) outturns for the Council Plan targets 2024-2028.

Out of the 34 targets, 31 (91%) targets were on track, one (3%) target had been extended by one quarterly period, one (3%) target had yet to start and one (3%) target had been withdrawn as it was incorporated within two other targets.

The Portfolio Holder for Corporate Performance and Governance referred to the target; ***Our Economy – by driving growth, promoting the district and being business and visitor friendly***, and noted that all 7 targets were on track. This followed the Council's policy on growth and the outturn was a good outturn.

Moved by Councillor Duncan McGregor and seconded by Councillor John Ritchie **RESOLVED** that quarterly outturns against the Council Plan 2024-2028 targets be noted.

Reasons for Recommendation

This was a report for information only to keep Members informed of progress against the Council Plan targets noting achievements and any areas of concern.

Alternative Options and Reasons for Rejection

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

EX36-24/25. BUDGET MONITORING

Executive considered a detailed report, presented by the Portfolio Holder for Resources, which provided an update on the financial position of the Council following the first quarter's budget monitoring exercise for the General Fund, the Housing Revenue Account (HRA), Capital Programme and Treasury Management activity.

The Council continued to make payments to Dragonfly Management for the provision of services in line with the service level agreement (SLA), and made a charge to Dragonfly Development for the support services the Council provided to the whole company. Budgets from the already approved Medium-Term Financial Plan (MTFP) were paid over to Dragonfly Management to allow them to operate and pay for the Council's services.

To ensure effective financial management continued to take place regarding the transferred services, the structure of services within the Council's financial management system was changed.

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Services that had been transferred into Dragonfly Management were shown as Dragonfly Services on Appendices 1, 2 and 4 attached to the report. The remainder of the Council's services were shown in the Community Services Directorate if they were outward facing services or in the Corporate Resources Directorate if they were internal support services.

The whole report was split between General Fund and Housing Revenue Account with the Dragonfly Services shown within each of the funds.

Moved by Councillor Clive Moesby and seconded by Councillor Duncan McGregor **RESOLVED** that 1) the monitoring position of the General Fund at the end of the first quarter as detailed in Appendix 1 to the report (a net favourable variance of £0.576m against the profiled budget) and the key issues highlighted within the report, be noted,

2) the position on the Housing Revenue Account (HRA), the Capital Programme and Treasury Management at the end of the first quarter (Appendices 2, 3, 4, 5 and 6 to the report) be noted.

Reasons for Recommendation

The report summarised the financial position of the Council following the first quarter's budget monitoring exercise for the General Fund, the Housing Revenue Account, Capital Programme and Treasury Management activity.

The Medium-Term Financial Strategy approved in July 2023, and being presented to Members during September and October 2024 for updates and approval, stated that it was the Council's intention to monitor the budgets of the services transferred into Dragonfly Management as part of the budget monitoring process.

Alternative Options and Reasons for Rejection

The Budget Monitoring report for 2024/25 was primarily a factual report which detailed progress against previously approved budgets. Accordingly, there were no alternative options to consider.

EX37-24/25. MEDIUM TERM FINANCIAL STRATEGY

Executive considered a detailed report, presented by the Portfolio Holder for Resources, in relation to the Medium-Term Financial Strategy (MTFS).

The MTFS set out the Council's strategic approach to the management of its finances and outlined the various factors and influences that may impact on the Council over the next few years.

The MTFS related purely to the General Fund at present as the Housing Revenue Account (HRA) assumptions, were based on the 30-year Business Plan. The decisions for Members around the HRA dwelling rents and service charges would be provided to Council in the Medium Term Financial Plan in January 2025.

Moved by Councillor Clive Moesby and seconded by Councillor Duncan McGregor **RESOLVED** that 1) the Medium-Term Financial Strategy at Appendix 1 be approved,

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2) the Council continues to fund the General Fund revenue base budget from the full amount of New Homes Bonus (and related grants such as Services Grant) allocated by Government,

3) to set the strategic intention to continue to be a member of the Derbyshire Business Rates Pool while ever it is financially advantageous for the Council to do so,

4) to set the strategic intention to raise Council Tax by the maximum allowed in any given year, without triggering a Council Tax referendum, to endeavour to continue to deliver services. (The actual Council Tax for any given year will be decided by Council in the preceding March),

5) the Council maintains a policy of a minimum level of Balances for the General Fund of £2m.

Reasons for Recommendation

To inform the Medium Term Financial Plan process by providing strategic financial intention.

Alternative Options and Reasons for Rejection

Members could decide not to approve the MTFS. The Medium Term Financial Plan would then be prepared on assumptions not agreed by Members and there could be a risk it would need to be amended in January if the assumptions used were not agreeable. By law, the Medium Term Financial Plan must be approved prior to the beginning of the financial year to which the budget related, 31st March 2025.

KEY DECISIONS

EX38-24/25. COMBINED HEAT AND POWER UNIT FOR THE ARC

Executive considered a detailed report, presented by the Portfolio Holder for Housing, which sought Members approval to award a contract for the installation of Combined Heat and Power (CHP) Units at the Arc.

In February 2024, Executive approved a report to accept a grant offer of £455,000 from the Swimming Pool Support Fund, and additional costs of £200,000 from the Transformation Reserve towards the installation of CHP units for the Arc. A procurement exercise had been completed to secure a contractor to supply and install the CHP units, and Pure World Energy had been the successful contractor through the procurement process.

The tender price was £499,795.50 and was inclusive of obtaining planning permissions, supply of all equipment, and full install of the project.

The Assistant Director Leisure, Health and Wellbeing, noted that the indicative savings to the Council on future electricity costs was substantial and in excess of £100,000 per annum.

Moved by Councillor Sandra Peake and seconded by Councillor John Ritchie

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RESOLVED that the award of the contract for the installation of the Combined Heat and Power Units for the Arc to Pure World Energy Ltd, be approved.

Reasons for Recommendation

Following the grant award from the Swimming Pool Support Fund and subsequent approval from Executive, a procurement exercise was undertaken to find a suitable contractor for the installation of the CHP units.

Alternative Options and Reasons for Rejection

Continue with current operating systems of conventional gas fired boilers and not recoup the benefit of long-term savings.

EX39-24/25. MINE WATER DEMONSTRATOR AND HEAT NETWORK PROJECT

Executive considered a detailed report, presented by the Portfolio Holder for Growth, which provided Members with an update on the mine water demonstrator project at Creswell, and a related feasibility study funded by the Heat Network Distribution Unit.

The report also sought Members approval for:

- the novation of a contract originally entered into with D2N2 for the funding for the mine water energy project to a contract with the East Midlands Combined Authority for the same project to allow the demonstrator project to go ahead
- delegated authority to officers to procure a contractor to construct and operate the demonstrator and small heat network in Creswell, serving the Creswell Heritage and Wellbeing Centre in the first instance.

In addition, the report sought to notify Executive of the acceptance of the funding for the feasibility study from the Heat Network Distribution Unit.

The Portfolio Holder for Growth noted that this was an exciting project and was good for the Council to be at the heart of it, not least given its position in the north Derbyshire coalfield. The projects were linked as one was taking mine water from Creswell Colliery utilising a closed loop system which was a capital project and then looking at whether hot water brought up from the pit would heat or help heat distribution networks in Creswell and or Whitwell. The innovation at Creswell Colliery project is the closed loop system which would act like a coil in an indirect cylinder and by being a closed loop system, the hot water drawn up the shaft would be returned down the shaft, so the heat could be extracted without impacting on the physical integrity of the shaft without having a wider impact on the underground system which was a concern of the coal authority. Following this concern, D2N2 earmarked £200,000 for use on the project and the close loop system.

Moved by Councillor John Ritchie and seconded by Councillor Duncan McGregor **RESOLVED** that 1) the acceptance of funding from the Heat Network Distribution Unit be noted,

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- 2) the novation of the contract for the Mine Water Energy project from D2N2 to EMMCCA with the effect of accepting the £900,000 funding originally awarded by D2N2 be agreed,
- 3) the procurement of ENER-G Renewable Solution Ltd to construct and operate the demonstrator and small heat network in Creswell serving the Creswell Heritage and Wellbeing Centre in the first instance be approved,
- 4) Delegated authority be given to the Chief Executive Officer to make the decision to agree the contract price with ENER-G Renewable Solutions Ltd subject to this not exceeding £200,000

Reasons for Recommendation

Extensive coalfields exist across Great Britain, and it is estimated that 25% of homes and businesses in the UK were located above former coal mines and more so in Bolsover District, and larger parts of North Derbyshire and North Nottinghamshire.

Water within the mines is warmed by natural processes and can, if sustainably managed, provide a continuous supply of heat. Mine water temperatures are not affected by seasonal variations and subject to the right support, mine water can provide renewable, secure, low carbon heating for buildings in coalfield areas.

With heating accounting for 40% of energy use in the UK, mine water heat connected to an appropriate heat distribution network could also play a large part in the District's efforts to tackle climate change and support its net zero future alongside providing cheaper energy to its residents.

Therefore, there were good reasons to endorse the application for - and acceptance of the funding for the feasibility study that would help determine whether mine water energy could be utilised in Whitwell and Creswell where there was relatively easy access to the underground mine water and determine the feasibility of heat networks more generally in both locations.

For similar reasons, it was considered appropriate to recommend endorsement of novation of the original contract made with D2N2 to ensure retention of the funding for the mine water demonstrator and the construction of a larger network if the demonstrator proved to be successful.

In particular, if the demonstrator was successful it would offer 'proof of concept' of a novel system that would significantly reduce the costs and risks associated with mine water energy and potentially unlock this resource, which would be of local, regional, and national significance primarily because of the size and scale of the resource and the difficulties experienced in utilising this resource.

This was also because a heat network using mine water and ground source heat pump technology would have substantially better co-efficiency of performance compared to air source heat pump technology and would be cheaper to operate in the longer term despite higher initial costs because of the higher input temperature (c.17° - 22°) from a mine water system compared to the ambient winter temperatures (<5°) utilised by an air source heat pump in the UK.

However, because the system is novel and because it involves the use of mine water there was demonstrably an insufficient market to tender for the supply of goods,

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services or works required to carry out the project that was funded by an external grant on a 'not for profit' basis.

In this case, ENER-G Renewable Solutions Ltd were the only company that officers had been able to identify through extensive market engagement that not only had the relevant skills, knowledge and experience to carry out the project, and the trust and support of the Coal Authority, but were also willing and able to do so within an acceptable time frame and cost envelope.

Therefore, it was also considered appropriate to recommend approval of an exemption to the Council's Contract Procurement Rules and to make a direct award of the contract for construction and operation of the demonstrator to ENER-G Renewable Solutions Ltd.

The relevant exemption was part 4.8.4 (e) of the Contract Procurement Rules which allowed for a direct award of a contract where it related to commissioning of projects funded by external grant where there was no or insufficient marketplace. The Procurement team had been consulted and they were satisfied that there were grounds to award a contract to ENER-G Renewable Solutions Ltd without undertaking a wider procurement exercise.

Finally, the fee proposal received by officers from ENER-G Renewable Solutions Ltd also included full costings that were reasonable and competitive within this context but exceed £150,000. However, the full value of the contract was yet to be determined. Therefore, it was recommended that Executive delegate authority to the Chief Executive Officer to agree the contract price subject to this not exceeding £200,000.

Alternative Options and Reasons for Rejection

The option to return the funding rather than novate the original D2N2 contract to EMMCCA was rejected because significant progress had now been made on the demonstrator project and the funding was required to carry the project out and build a larger heat network if the demonstrator was successful.

The option to discontinue the demonstrator project was rejected because of the significance of this scheme in relation to the Council's own aims and objectives, and its wider significance in terms of decarbonisation of housing stock and commercial property.

The option to go out to tender was rejected because only one company was identified through thorough market testing that could carry out the project to the satisfaction of the Coal Authority, meet the requirements of the funding body, and complete the works in an appropriate time frame and cost envelope.

EX40-24/25. ACCEPTANCE OF FUNDED SUPPORT FOR LOCAL AREA ENERGY PLANNING

Executive considered a detailed report, presented by the Climate Change Officer, which provided Members with an update on proposals for the creation of a regional Local Area Energy Plan.

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The report sought Members approval for acceptance of funded support from the East Midlands Combined County Authority (EMMCCA) to ensure the Council was fully included in the region's Local Area Energy Planning, and also approval of delegated authority to the Chief Executive Officer to allow officers to enter into the associated memorandum of understanding (MOU) with Nottingham County Council to allow the Council to access the support.

A Local Area Energy Plan set out the change required to transition an area's energy system to 'net zero' in a given timeframe. This was achieved by the analysis of data to evaluate the existing situation and future energy demand, then considering a range of technologies and scenarios, which when combined with stakeholder engagement, lead to the identification of a series of preferred options to create the most cost-effective sequenced plan that would systematically reduce the demand for fossil fuel and achieve decarbonisation of the area's transport, housing, and industry.

Moved by Councillor Anne Clarke and seconded by Councillor John Ritchie
RESOLVED that the supported funding for a Local Area Energy Plan for Bolsover District be approved, and delegated authority be given to the Chief Executive Officer to sign the associated MOU on behalf of the Council.

Reasons for Recommendation

The creation of a Local Energy Area Plan for Bolsover would use data, local information, and stakeholder engagement to create a strategic framework that would support the Council to maximise inward investment in energy infrastructure, renewable energy, and energy systems.

The Local Energy Area Plan would also provide a framework to support the Council to create the conditions for clean and inclusive growth, reduce energy costs for business and residents, and improve the environment.

The cost to the Council of entering the MOU was primarily officer time used in providing information to, and engaging with, the consultants to identify local need and local priorities. The MOU does not otherwise place any unreasonable burdens on the Council or contain any unfair or unreasonable terms.

Consequently, it is recommended that the Executive endorse the acceptance of the supported funding for a Local Area Energy Plan for Bolsover District and approve delegated authority to officers to sign the associated MOU on behalf of the Council

Alternative Options and Reasons for Rejection

Bolsover District Council could not participate in this research but there would be reputational damage in not supporting this EMMCCA led project. The LAEP would support our development plans and the transition to Net Zero, not entering into the MOU risked BDC undertaking projects and spending inefficiently.

To undertake a LAEP, or a similar plan, including appointing consultants would cost the authority approximately £150K, in addition to the costs of officer time and the procurement process.

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EX41-24/25. GREEN SKILLS AND RETROFIT PROJECT

Executive considered a detailed report, presented by the Portfolio Holder for Growth, which provided an update to Members on Phase 1 and Phase 2 of a Retrofit Skills pilot funded by the Department of Energy Security and Net Zero (DESNZ) through the Midlands Net Zero Hub and the Local Area Retrofit Accelerator funded by the MCS Foundation.

The report also proposed:

- acceptance of funding from DESNZ;
- approval of revenue spend over £75,000;
- approval for five separate exemptions from the Contract Procedure Rules;
- acceptance of supported funding from the MCS Foundation for the Local Authority Retrofit Accelerator.

This work built on previous work identifying the need to provide more opportunities for people living and working in the District to gain skills to ensure its local workforce was not left behind in the transition to net zero and was better able to obtain higher skilled, higher paid jobs.

Moved by Councillor John Ritchie and seconded by Councillor Duncan McGregor **RESOLVED** that 1) the funding DESNZ be accepted,

2) approval is granted for the procurement of:

- Nottingham Trent University to provide the services as set out in paragraph 2.8 of this report
- Direct Education Business Partnership CIO to provide the services as set out in paragraph 2.12 of this report
- East Midlands Chambers to provide the services as set out in paragraph 2.17 of this report
- Elmhurst Energy Systems Limited to provide the services set out in paragraph 2.26 of this report; and
- RLB to project manage Phase 2 of the Retrofit Skills Pilot.

3) the supported funding for the Local Area Retrofit Accelerator be accepted.

Reasons for Recommendation

In conclusion, the Council's work on retrofit skills has therefore been and will increasingly be of local and regional significance. This work could only continue as proposed and at pace with the support of external funding. The work was of significance because of the challenges every Council faced retrofitting its own housing stock and the need to decarbonise our existing housing stock to achieve net zero. These projects aim to deliver actionable solutions that addressed these challenges.

In addition, the work was of significance because the quicker we can improve the energy efficiency of our housing stock through accelerating delivery of retrofit solutions, the quicker more of our most vulnerable residents would live in a house that was more likely to be free of damp, less draughty and cheaper to keep warm.

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The work was also of significance because of the potential impact of substantial inward investment for retrofit for the local economy and local supply chain. This investment could be guided by the Local Area Energy Planning, subject of a separate report and due for adoption by the combined authority next year.

Decarbonisation of existing housing stock was already a priority for the new Government and the combined authority and the District needed to be investment ready to take advantage of any funding that became available from the Government or the Mayor in any event.

Retrofit skills were also the same skills that the local workforce and local businesses would need to get involved with projects like construction of heat networks goes ahead in the District if the mine water demonstrator project (also subject of a separate report) was successful, for example, in the construction of other large renewable energy projects or in the construction of new homes that would need to be to the 'future homes' standard.

Therefore, the projects in this report were closely aligned with the Council's own ambitions to drive the local economy, maximise opportunities arising from the combined authority and create the right conditions to make the District and the people who lived and work here more prosperous.

The projects in this report were also closely linked to making the business case for a skills hub that had been included in the list of regeneration projects. In particular, this work was aimed at ensuring it would be a viable proposition if it were to go ahead and as importantly, work towards the Council's ambitions to improve educational attainment in the District and create more opportunities for more of our residents to find employment and gain careers in better jobs, with higher skills and higher wages.

Finally, the projects had been progressed to the point they were now ready to go, which meant there was a very limited risk of failure to deliver on the requirements of the funding bodies but there was a residual corporate risk of reputational damage if the Council decided to withdraw at this late stage after showing purposeful leadership in this area and driving these initiatives forward across the region over several years.

Consequently, it was considered that there were very good reasons for the Executive to accept the recommendations made in this report especially when taking into account that aside from the original investment in the NTU report and officer time, this was all being achieved with no direct cost to the Council.

Alternative Options and Reasons for Rejection

The option to refuse the funding offers was rejected because significant progress had been made on retrofit skills and the funding was required to continue this work.

The option to discontinue the retrofit skills projects was rejected because of the significance of this work in relation to the Council's own aims and objectives, and its wider significance in terms of decarbonisation of housing stock and commercial property, the impact on the local economy, and the boost to employment and skills opportunities within the District.

The option to go out to tender where exemptions had been sought was rejected because of the urgency of the requirements for the relevant goods or services, or there

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had been a continuation of existing contracted works and where a direct award was to be made, the contractor was able to meet the requirements of the funding body, and could complete the works in an appropriate time frame and cost envelope.

EX42-24/25. GRANT OF AN EASEMENT ALONG LOXLEY LAND, WHITWELL

Executive considered a detailed report, presented by the Portfolio Holder for Growth, which sought approval to grant an easement for access rights across Loxley Lane, Whitwell.

The Council owned the access road, known as Loxley Lane, which lead off Station Road, Whitwell, to the Whitwell Station car park. The car park was leased by the Council from Network Rail.

A developer now required access to its site via Loxley Lane for 18 of 19 houses and had been in negotiation with the Council to acquire an easement granting rights of access. An agreement in principle had been agreed between the Council's Senior Valuer and the developer for the payment of a premium of £150,000 to acquire rights of access.

The developer had also agreed to contribute to future maintenance of the access road by paying £100 per annum per property. Based on 18 properties using the access this would amount to £1,800 per annum and would be fixed for five years and then adjusted in line with Consumer Price Index every five years. Both the Senior Valuer and the Senior Engineer were satisfied that this level of contribution would be sufficient to cover the development's proportionate share of future maintenance costs.

Moved by Councillor John Ritchie and seconded by Councillor Duncan McGregor
RESOLVED that the Council grant an easement for a right of way across Loxley Lane, Whitwell on terms agreed by the Senior Valuer.

Reasons for Recommendation

To secure Executive's agreement to grant an easement to the owner of the development. This matter has been considered by Asset Management Group who are comfortable with the proposal.

Alternative Options

Not to grant an easement. The Council would not receive a capital receipt and there would be no vehicular access to the properties being built on the development.

The meeting concluded at 1036 hours.

Bolsover District Council

Meeting of the Executive on 7th October 2024

Review of the Council's Energy Policy for Local Housing

Report of the Chair of Climate Change and Communities Scrutiny Committee

Classification	This report is Public
Contact Officer	Thomas Dunne-Wragg, Scrutiny Officer

PURPOSE/SUMMARY OF REPORT

To present to Executive the completed report for the recent Review of the Council's Energy Policy for Local Housing.

REPORT DETAILS

1. Background

- 1.1 The Climate Change and Communities Scrutiny Committee agreed to undertake a Review of Council's Energy Policy for Local Housing as part of the 2023-24 Work Programme.
- 1.2 The issue was initially raised due to the District's requirement of improved energy resilience within the local housing stock as well as concerns over residents being under pressure due to the rising costs of energy adding to the current cost of living crisis.

2. Details of Proposal or Information

2.1 The aim of the review was:

- To ensure that the Council has a clear policy on energy efficiency standards across Council stock and long-term energy resilience across all housing stock within the District.

2.2 The objectives agreed were:

- Clarify the Council's energy policy and minimum energy efficiency standard for:
 - Council Housing
 - New build properties
 - Private rented sector
 - Owner-occupiers (existing private stock)

- Ensure the Council has clear data analysis of its current housing stock to establish current Energy Performance Certificate (EPC) ratings and areas for improvement.
- Analyse existing Local Plan policies in relation to energy efficiency and requirements for new build housing and assess if they support the Council's net zero target.
- Improve public information/education on grants and energy efficiency.
- Ensure there is a clear Council approach to improving energy ratings of private rented sector stock.
- Clarify opportunities for Dragonfly Development Ltd. (DDL) to become a lead local exemplar offering energy improvements to the owner-occupier sector.
- Clarify position/policy in relation to installation of Electric Vehicle (EV) charging points for Council Housing (inc. Motability vehicles).

2.3 The key issues identified for investigation were as follows:

- Restrictions placed on energy related grants – impacts ability to upgrade different housing tenures.
- Current impact of energy costs on the cost-of-living crisis and long-term health impact of cold homes/impact on mental health of potential energy bill debts.
- National changes in expected EPC ratings. EPCs are valid for 10 years. Expected changes will impact the private rented sector but place no demands on the Council or homeowners.
- Potential to generate income via DDL offering energy improvements to private sector.

2.4 The Committee met on eight occasions in total and sought evidence by way of:

- Internal enquiries to assess the Council's existing policies and approach towards minimum energy efficiency standards and improving energy ratings.
- An analysis of the current public information/education on grants and energy efficiency.
- An evaluation of the current existing council policies in relation to energy efficiency and requirements for new build housing.
- An analysis of current housing stock data.
- Internal enquiries to assess how DDL and the Council can work together on local projects in the owner-occupier sector.
- An investigation and evaluation of the Council's position/policy in relation to installation of EV charging points.
- Presentation by Derbyshire Building Control Partnership.

2.5 Following the review the Customer Services Scrutiny Committee agreed the following recommendations:

1. That the Council establish a Minimum Energy Efficiency Standard (MEES) for all new build property within 3 months. Upon completion of the Housing Stock Condition Survey (estimated April 2025) the Council must establish a strategy for improving energy efficiency within Council Housing Stock.

2. That the Council publishes information regarding grants and energy efficiency on the Council website.
3. That the Council continues to feature educational articles in Intouch magazine and Bolsover TV on energy efficiency grants for homes.
4. That following the Council's appointment of the new Climate Change Officer, opportunities be investigated for realistic ways that the Council and Dragonfly Development Ltd can work together to offer energy improvements to the owner-occupier sector and to assess whether a pragmatic package can be put together to achieve this.
5. That the Council consolidates all existing policies, strategies and plans regarding EV charging stations for Bolsover District into one clear document/ web page article dedicated to the topic of the Council's approach to EV charging points.

Approved by Councillor Anne Clarke, Portfolio Holder for Environment

3. Reasons for Recommendation

- 3.1 The Committee have put together five recommendations which will assist the Council in improving the Council's energy policy for local housing.
- 3.2 The key findings arising from the review are:
 - That the Council has clear data analysis of current housing stock.
 - That the Council's *Local Plan* policies relating to energy efficiency and requirements support the Council's net zero target.
 - That the Council's recent 2024 *Private Sector Housing Strategy* provides a clear approach to improving energy ratings of private rented sector stock.
 - That it is currently not in the budget or remit to become a lead local exemplar offering energy improvements to the owner-occupier sector, however, research would still be useful to investigate potential opportunities in the future.
 - That it is important that the Council continues to utilise its current methods of communication such as Intouch and Bolsover TV to improve public information/education on grants and energy efficiency.
 - That the Council's website lacks easily accessible detailed information regarding several key areas of energy saving for local housing. These areas include:
 - The Council's energy policy and minimum energy efficiency standard for council housing, new build properties, and the private rented sector.
 - Public information regarding energy saving grants.
 - The Council's existing policies, strategies and plans regarding EV charging stations for Bolsover District as well as any basic information on EV's for residents in general.

4 Alternative Options and Reasons for Rejection

- 4.1 Executive could choose not to endorse the recommendations of the review where they feel the course of action recommended is beyond the delivery capacity of the Authority.

RECOMMENDATION(S)

1. That Executive endorses the recommendations of the review outlined in section 2.5 of this report and Section 2 of Appendix 1.
2. That for recommendations approved by Executive, monitoring takes place over a twelve-month period via the PERFORM system with an update report to the Customer Services Scrutiny Committee at the end of the monitoring period.

Approved by Councillor Anne Clarke, Portfolio Holder for Environment

IMPLICATIONS.

Finance and Risk: Yes No

Details:

None from this report. Suggested action for the service can be contained within existing budgets.

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details:

In carrying out scrutiny reviews the Council is exercising its scrutiny powers as laid out in s.21 of the Local Government Act 2000 and subsequent legislation which added/amended these powers

On behalf of the Solicitor to the Council

Environment: Yes No

Details:

The review supports the Corporate Ambition of 'Environment' and the Priority of 'Reducing our carbon footprint whilst supporting and encouraging residents and businesses to do the same by increasing rates of recycling across the District'. The review supports the Corporate Target ENV02. Reduce the District Council's carbon emissions by 100 tonnes per annum.

Staffing: Yes No

Details:

There are no staffing implications from this report.

On behalf of the Head of Paid Service

DECISION INFORMATION

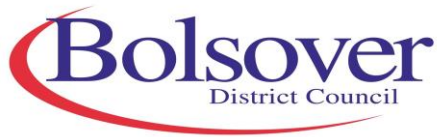
<p>Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:</p> <p>Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input 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

District Wards Significantly Affected	None
<p>Consultation: Leader / Deputy Leader <input type="checkbox"/> Executive <input checked="" type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input checked="" type="checkbox"/> Members <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> Other <input type="checkbox"/></p>	<p>Details: Yes</p> <p>Details: Relevant Service Manager and Portfolio Holder engaged during the review process.</p>

Links to Council Ambition: Customers, Economy, Environment, Housing.
The review supports the Corporate Ambition of 'Environment'.

DOCUMENT INFORMATION	
Appendix No	Title
1	Review of the Council's Energy Policy for Local Housing

<p>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></p>



**Review of the Council's Energy Policy
for Local Housing
July 2023 – July 2024
CLIMATE CHANGE & COMMUNITIES
SCRUTINY COMMITTEE**

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Chair's Foreword

As Chair of Climate Change and Communities Scrutiny, I present this report as a summary of our research and recommendations for improvement.

This review was taken forward due to the District's requirement of improved energy resilience within the local housing stock as well as concerns over residents being under pressure due to the rising costs of energy adding to the current cost of living crisis. This review will assist in determining the Council's response to the national changes to EPC requirements.

We believe there should be an assessment of the Council's energy policies and minimum energy efficiency standards. There should also be an evaluation of the Council's approach to improving energy ratings of private rented sector stock and installing EV charging points. This review assesses the Council's current approach to public information and education on grants and energy efficiency and ensures that the Council has clear data analysis of current housing stock. Furthermore, an enquiry has been made with Dragonfly Development Ltd (DDL) to clarify opportunities in which DDL can work with the Council on projects to offer energy improvements to private rented stock.

I would like to take this opportunity to thank the Director of Property & Construction for DDL and the Director of Strategic Services for their guidance and expertise; the Scrutiny Committee for their excellent contribution and our Scrutiny Officer and Governance Officers who have consistently worked effectively throughout the process of this review.

Cllr Rob Hiney-Saunders
Chair of the Climate Change & Communities Scrutiny Committee

1. Introduction

An Energy Performance Certificate (EPC) is needed whenever a property is built, sold, or rented. Before a property is marketed to sell or rent, an EPC for potential buyers and tenants must be provided. It contains information about the energy use and typical energy costs of the property and recommendations about how to reduce energy use and save money. An EPC gives a property an energy efficiency rating from A (most efficient) to a G (least efficient).

Minimum Energy Efficiency Standards (MEES) were introduced by the government to improve the quality, and increase the energy efficiency, of the worst performing privately rented houses and buildings. In 2018, the Government required domestic properties rented out in the private rented sector to have a minimum EPC rating of E or above.

The regulations came into force for new lets and renewals of tenancies with effect from 1st April 2018 and for all existing tenancies on 1st April 2020. It is now unlawful for a landlord or agent to rent out a domestic property with an EPC rating of F or G unless there is a valid exemption in place. The MEES for rented homes will potentially be raised further to a D rating by 2025 and a C rating by 2030. The government is currently consulting on bringing these dates forward so landlords need to be thinking ahead and considering how they can meet a higher standard rather than just the current minimum standard.

In 2021, Parliament set out Britain's plan to reduce Carbon emissions to as close to zero as possible in the *Net Zero Strategy: Build Back Greener*, this strategy sets out clear policies and proposals for a decarbonised society by 2050. This target can only be reached with the cooperation of local authorities to support the national government in making net zero a net win for everyone. Bolsover District Council has set out a priority to reduce the District's carbon footprint whilst supporting and encouraging residents to do the same; the current target is to reduce Bolsover District Council's carbon emissions by 300 tonnes.

A major contributor to carbon emissions being released into the atmosphere is through the built environment. This poses a threat to the UK meeting its carbon reduction targets for 2050. The Government estimated that 18% of commercial properties hold the lowest EPC ratings of F or G. While building regulations ensure that new properties meet current energy efficiency standards, MEES will tackle the UK's older buildings. It is crucial that the Council has clear policies on energy efficiency and data of current housing stock to support these policies so that the Scrutiny Committee can find areas for improvement.

The Scrutiny Committee believe it is important to examine the Council's current energy policies to assess whether they support the Council's net zero target. As part of Bolsover District Council's Carbon Reduction Plan (2019 – 2030), the Council is aiming to achieve a "reduction in fuel poverty and improved energy affordability through energy efficiency improvements in the residential sector", as well as "cost savings and environmental improvement through energy efficient and sustainable buildings and workplaces". By guaranteeing homes meet the energy standards,

landlords can also help to tackle fuel poverty, as well as reducing the amount of energy needed to heat and power a home, which will also reduce Carbon emissions in Bolsover.

This review considers ways that the Council can ensure that residents of the District live in decent homes and pay fair energy bills, whilst reducing the District's net impact on the environment by making certain the Council's approach to energy for local housing is up to date, effective and clear, through thorough research and analysis of data and policies.

2. Recommendations

PERFORM Code	Recommendation	Desired Outcome	Target Date	Lead Officer	Resources	Service Response
CSSC23-24 1.1	That the Council establish a Minimum Energy Efficiency Standard (MEES) for all new build property within 3 months. Upon completion of the Housing Stock Condition Survey (estimated April 2025) the Council must establish a strategy for improving energy efficiency within Council Housing Stock.	To improve energy efficiency within Council Housing Stock.	June 2025	Housing Strategy and Development Officer in consultation with: Assistant Director Housing Management and Enforcement	Officer time	The Head of Service has confirmed that the housing department will be able to achieve the desired outcome within the given time frame.
CSSC23-24 1.2	That the Council publishes information regarding grants and energy efficiency on the Council website.	Provide access for residents to find information to improve their homes.	January 2025	Climate Change Officer in consultation with: Communications Marketing and Design Manager	Officer time	The Communications, Marketing and Design Manager has confirmed this recommendation is realistic and achievable.

PERFORM Code	Recommendation	Desired Outcome	Target Date	Lead Officer	Resources	Service Response
CSSC23-24 1.3	That the Council continues to feature educational articles in Intouch magazine and Bolsover TV on energy efficiency grants for homes.	Provide simple access for residents to easily find information	January 2025	Climate Change Officer in consultation with: Communications Marketing and Design Manager	Officer time	The Communications, Marketing and Design Manager has confirmed this recommendation is realistic and achievable.
CSSC23-24 1.4	That following the Council's appointment of the new Climate Change Officer, opportunities be investigated for realistic ways that the Council and Dragonfly Development Ltd can work together to offer energy improvements to the owner-occupier sector and to assess whether a pragmatic package can be put together to achieve this.	To ensure that all potential opportunities for DDL to provide energy improvements are considered to improve the EPC ratings in the owner-occupier sector	June 2025	Climate Change Officer in consultation with: Director of Property & Construction, Dragonfly Development Ltd.	Officer time	The Director of Property & Construction, Dragonfly Development Ltd. has confirmed this recommendation is realistic and achievable.
CSSC23-24 1.5	That the Council consolidates all existing policies, strategies and plans regarding EV charging	Provide simple access for residents to	June 2025	Climate Change Officer in	Officer time	The Communications, Marketing and Design Manager

PERFORM Code	Recommendation	Desired Outcome	Target Date	Lead Officer	Resources	Service Response
	stations for Bolsover District into one clear document/ web page article dedicated to the topic of the Council's approach to EV charging points.	easily find information		consultation with: Communications Marketing and Design Manager		has confirmed this recommendation is realistic and achievable.

3. Scope of the review

The Climate Change and Communities Scrutiny Committee agreed to undertake a review of the Council's energy policy for local housing, as part of the 2023-24 Work Programme.

The issue was initially raised due to the District's requirement of improved energy resilience within the local housing stock as well as concerns over residents being under pressure due to the rising costs of energy adding to the current cost of living crisis. This review will assist in determining the Council's response to the national changes to EPC requirements.

The scrutiny review supports the Corporate Ambition of 'Environment' and the Priority of 'Reducing our carbon footprint whilst supporting and encouraging residents and businesses to do the same'. The review indirectly supports the Corporate Target ENV02. 'Reduce the District Council's carbon emissions by - 100 tonnes per annum'.

The aim of the review was:

- To ensure that the Council has a clear policy on energy efficiency standards across Council stock and long-term energy resilience across all housing stock within the District.

The objectives agreed were:

- Clarify the Council's energy policy and minimum energy efficiency standard for:
 - Council housing
 - New build properties
 - Private rented sector
 - Owner-occupiers (existing private stock)
- Ensure the Council has clear data analysis of its current housing stock to establish current EPC ratings and areas for improvement.
- Analyse existing Local Plan policies in relation to energy efficiency and requirements for new build housing and assess if they support the Council's net zero target.
- Improve public information/education on grants and energy efficiency.
- Ensure there is a clear Council approach to improving energy ratings of private rented sector stock.
- Clarify opportunities for DDL to become a lead local exemplar offering energy improvements to the owner-occupier sector.
- Clarify position/policy in relation to installation of EV charging points for Council housing (inc. Motability vehicles).

The key issues identified for investigation included:

- Restrictions placed on energy related grants – impacts ability to upgrade different housing tenures.

- Current impact of energy costs on the cost-of-living crisis and long-term health impact of cold homes/impact on mental health of potential energy bill debts.
- National changes in expected EPC ratings. EPCs are valid for 10 years. Expected changes will impact the private rented sector but place no demands on the Council or homeowners.
- Potential to generate income via DDL offering energy improvements to private sector.

The Committee comprised the following Members:

Councillor R. Hiney-Saunders (Chair)
Councillor C. Tite
Councillor C. Wood
Councillor R. Walker
Councillor M. Hinman

Councillor A. Taylor (Vice-Chair)
Councillor C. Jeffery
Councillor J. Tate
Councillor E. Stevenson

Support to the Committee was provided by the Scrutiny Officer, Thomas Dunne-Wragg

4. Method of Review

The Committee approving the review met on eight occasions to consider the scope of the review, discuss key issues and potential recommendations, and review the evidence gathered.

The Committee sought evidence by way of:

- Internal enquiries to assess the Council's existing policies and approach towards minimum energy efficiency standards and improving energy ratings.
- An analysis of the current public information/education on grants and energy efficiency.
- An evaluation of the current existing council policies in relation to energy efficiency and requirements for new build housing.
- An analysis of current housing stock data.
- Internal enquiries to assess how DDL and the Council can work together on local projects in the owner-occupier sector.
- An investigation and evaluation of the Council's position/policy in relation to installation of EV charging points.
- Presentation by Derbyshire Building Control Partnership.

A document review was completed of the following as part of the evidence gathering process:

- Local Plan for Bolsover District Council (2020)
- Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015
- Housing Strategy 2021-24
- Private Sector Housing Strategy (2024)
- Local EPC data
- Net Zero Strategy: Build Back Greener (2021)
- Carbon Reduction Plan (2019-2030)
- Local Parking Standards Supplementary Planning Document (January 2024)
- A Decent Home: Definition and guidance for implementation June 2006

5. Analysis of evidence and key findings

5.1 Clarify the Council's energy policy and minimum energy efficiency standard for: Council housing, private rented sector, new build properties, and owner-occupiers (existing private stock).

Minimum Energy Efficiency Standards (MEES)

The minimum energy efficiency standard (MEES) was developed to improve the energy efficiency of the UK's older building stock, helping deliver carbon reduction targets for 2020 and 2050. MEES was introduced in the *Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015*. At the time, the government estimated that 18% of commercial properties held the lowest EPC ratings of F or G.

The regulations stipulated that from April 2018, existing tenancies cannot be renewed, or new tenancies granted if a building has less than the minimum EPC rating of E. Since April 2023, an extension of the MEES regulation prohibited landlords from leasing out commercial buildings with an EPC rating of F or lower. This made it unlawful for a landlord to continue to let commercial premises with an EPC rating of F or G (unless it has registered a valid exemption). Any "sub-standard" must either have made sufficient energy efficiency improvements to bring the EPC rating to E or above or register for an exemption.

The requirement applies to non-domestic private rented property situated in England and Wales, which is let under a qualifying tenancy and is required to have an EPC. Buildings that are not required to have an EPC, may be exempt, these are likely to be those with no air conditioning or heating, as well as religious, temporary, or very small buildings.

The Private Rented Sector and Owner-Occupiers

It is not under the Council's remit to set standards for privately owned properties, however, many homes in the private sector in Bolsover District are in poor condition. 45.8% of homes 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. Owner-occupied and privately rented properties make up over 83.3% of homes in Bolsover District, however MEES do not apply to owner-occupiers, therefore the primary obligations under MEES fall on landlords.

The Council's new *Private Sector Housing Strategy (2024)* sets out the Council's plans for achieving good quality housing across the existing private sector stock. The Council believes that all residents should have the opportunity to live in a decent home. As part of this strategy the Council is committing to increasing the awareness of landlords of the *Decent Homes Standard* as well as more information on potential funding. The strategy includes thorough data and statistics on the District's current situation regarding energy ratings of private rented sector stock, detailed plans for

improvement, and ambitions and aims for the Council's future vision of private sector housing.

Improving EPC ratings are better for the environment and better for all residents, in terms of the cost of heating and warmer homes. Currently, the Council acknowledges that 65.7% of private rented homes and 53% of owner-occupied homes do not currently meet EPC C. The Council has been undertaking 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; the Council will soon be developing an Intervention Strategy on the support that can be provided.

New Build properties

The 2020 *Local Plan for Bolsover District Council* aims to:

Reduce the need for energy in new development and ensure that it can use energy efficiently through the lifetime of the development, promoting high standards of low carbon and energy efficient design and renewable energy production where possible and appropriate.

There are currently no MEESs for new build properties, however new builds routinely outperform existing homes in energy efficiency and EPC ratings. According to the Mortgage Advice Bureau, between October and December 2021, nearly 84% of new build houses delivered an EPC rating of A or B, (the top classifications in energy efficiency standards). It is important that new build properties in Bolsover, especially projects build by DDL, maintain this high-quality standard. It is not under the Council's remit to set standards for new build properties.

Bolsover District's Housing Stock,

The condition of Bolsover District Council's housing stock varies between tenures, however, according to the *Local Plan for Bolsover District Council (2020)*, "the highest level of hazards, disrepair and poor energy efficiency are in private rented stock and pre 1919 stock". The Council does not currently have a clear MEES for its housing stock; the council must set an energy standard for all Council owned properties to meet.

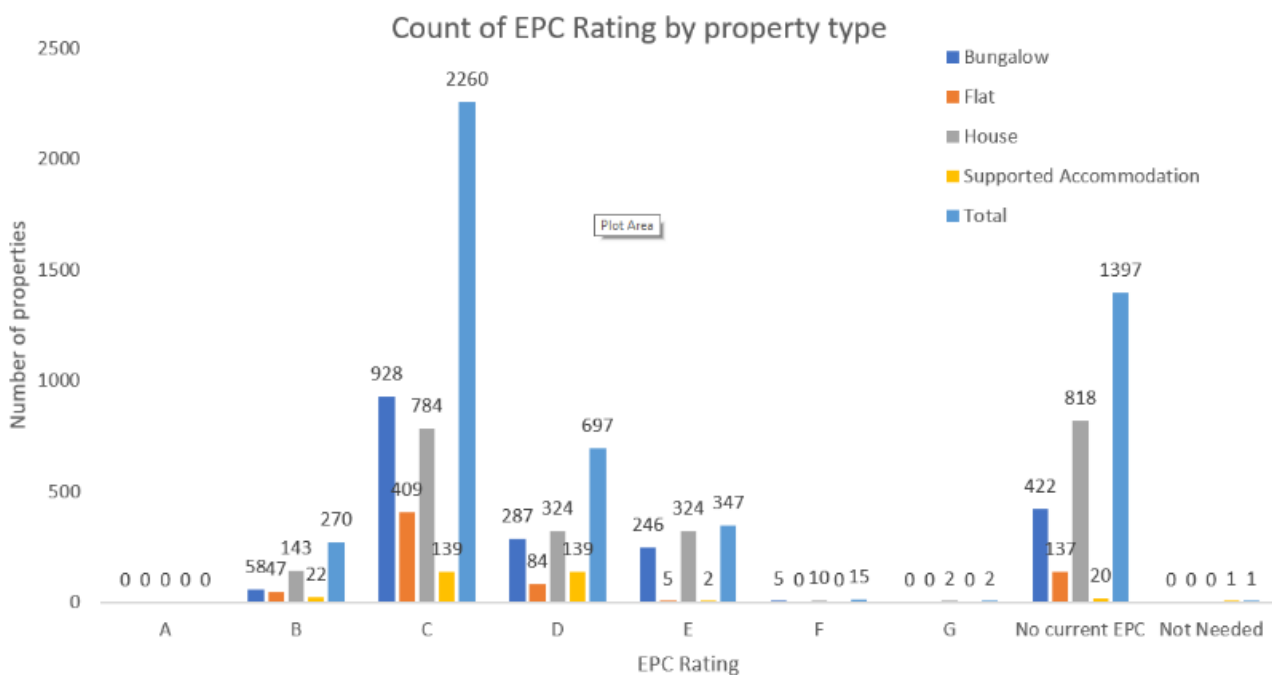
Recommendation:

That the Council establish a Minimum Energy Efficiency Standard (MEES) for all new build property within 3 months. Upon completion of the Housing Stock Condition Survey (estimated April 2025) the Council must establish a strategy for improving energy efficiency within Council Housing Stock.

5.2 Ensure the Council has clear data analysis of its current housing stock to establish current EPC ratings and areas for improvement.

Data analysis of current housing stock

In December 2023 the Council collected data on its current housing stock. The data below is extracted from this research.



This graph visually represents the data provided for EPC ratings across different property types. To summarise: EPC Rating C has the highest count overall, with 2260 properties. This includes 928 bungalows, 409 flats, 784 houses, and 139 supported accommodations. EPC Rating B has a total of 270 properties, distributed as 58 bungalows, 47 flats, 143 houses, and 22 supported accommodations. EPC Rating D has 697 properties, with 287 bungalows, 84 flats, 324 houses, and 139 supported accommodations. EPC Rating E has 347 properties, distributed as 246 bungalows, 5 flats, 324 houses, and 2 supported accommodations. EPC Rating F includes 15 properties (5 bungalows, 10 houses). EPC Rating G has 2 properties, all houses. 'No current EPC' means that either the property has had an EPC previously and it has gone past its 10-year lifespan and the property has not been relet, so no new EPC has been required; or the property has never had an EPC. This made up a significant number of properties, totalling 1397, with 422 bungalows, 137 flats, 818 houses, and 20 supported accommodations. The 'Not Needed' category has only 1 property, a supported accommodation.

The chart demonstrates that most properties are rated C, and a substantial number of properties do not have a current EPC. There are no properties with an EPC rating of A, highlighting that very few properties achieve the highest energy performance standards.

Below is the breakdown of the EPC ratings for different types of properties, along with the total count for each category:

EPC Rating	Bungalow	Flat	House	Supported Accommodation	Total
A	0	0	0	0	0
B	58	47	143	22	270
C	928	409	784	139	2260
D	287	84	324	139	697
E	246	5	324	2	347
F	5	0	10	0	15
G	0	0	2	0	2
No current EPC	422	137	818	20	1397
Not Needed	0	0	0	1	1
					4989

The totals for each category add up to 4989 properties. The highest number of properties falls under EPC rating C, with a total of 2260 properties. There are no properties with an EPC rating of A. A significant number of properties do not have a current EPC, totalling 1397. This table gives a clear overview of the distribution of EPC ratings across different types of properties within Bolsover District.

In June 2024, the Executive and Full Council agreed a budget to undertake a 100% housing stock condition survey. It is proposed the survey produce EPCs for all properties as well as provide information with regards to improvements required to improve this rating.

At the end of the survey programme, together with the full dataset and photographs, the service provider will provide a report setting out the key information from the surveys and an updated 30-year outline asset investment. This will enable the Council to produce a strategy for improving energy efficiency within Council Housing Stock.

Private Sector Housing Strategy Consultation

The Council has recently conducted a private housing strategy consultation to ask residents their views on the proposed objectives by completing a survey. The aim of this survey was to gather feedback and stock condition information from stakeholders.

The questionnaire considered the four objectives and 11 desired outcomes of the strategy, and asked residents whether they agree or disagree with them as well as asking residents to rank the priority order for proposed actions under each objective.

As a result of the work with the consultants, Bolsover District Council has recently introduced a *Private Sector Housing Strategy*. The strategy sets out four objectives which the Council believes “will improve property conditions and provide access to well managed private sector housing” (for further details see page 21-22).

The Council has clear data analysis of current housing stock to establish current EPC ratings and areas for improvement, therefore a scrutiny recommendation is not required.

5.3 Analyse existing Local Plan policies in relation to energy efficiency and requirements for new build housing and assess if they support the Council's net zero target.

Bolsover Council's net zero target

In 2021, Parliament set out Britain's plan to reduce Carbon emissions to as close to zero as possible in the *Net Zero Strategy: Build Back Greener*, this strategy sets out clear policies and proposals for a decarbonised society by 2050. This target can only be reached with the cooperation of local authorities to support the national government in making net zero a net win for people, for industry, for the UK and for the planet.

Bolsover District Council has set out a priority to reduce the District's carbon footprint whilst supporting and encouraging residents and businesses to do the same; the current target is to reduce Bolsover District Council's carbon emissions by 300 tonnes by 2023/24.

Local Plan for Bolsover District Council (2020)

The *2020 Local Plan for Bolsover District* was adopted by the Council on 4th March 2020. Following its adoption, the *Local Plan* forms the key part of the *Development Plan for Bolsover District* and supersedes the *Bolsover District Local Plan* (February 2000) and all of the policies within that document. This plan features key policies in relation to energy efficiency and requirements for new build housing

In policy SS1 regarding sustainable development, the Council recognises that in order to contribute to sustainable development in Bolsover District, development proposals should reduce the need for energy in new development and ensure that it can use energy efficiently through the lifetime of the development, promoting high standards of low carbon and energy efficient design and renewable energy production where possible and appropriate. This strategy directly supports the council's net zero target of "reducing our carbon footprint whilst supporting and encouraging residents and businesses to do the same".

Housing Strategy 2021-24

The Council's *Housing Strategy 2021-2024* sets out the strategic framework for meeting housing priorities and linking with wider national initiatives by ensuring that resources are targeted effectively. As part of Key Priority 1 regarding providing good quality housing, Action 2 aims to see a reduction in carbon through property services and housing repairs. The expected outcomes were to deliver homes that seek to reduce the District's carbon footprint by using sustainable materials to install carbon reducing retrofits to new build housing, for example by installing air source heat pumps and car charging points. By the March 2022 update the Bolsover Homes 'Woodlands' development at Langwith would be built to the Platinum level of the Sustainable Homes standard, and the properties under B@Home were built to bronze level. By the March 2023 update, the Council had installed air source heat pumps and car charging points at the Woodlands A19-unit which is due to complete in 2024. These properties have been constructed using Modern Methods of Construction.

Finally, by the most recent March 2024 update a further site of 11 properties in Pinxton has received approval to be built to lifetime homes/places for people principles and using a superstructure constructed off site which will achieve better than net zero carbon emissions over the lifetime of the development. All properties being built under the Bolsover Homes programme either meets or exceeds current building regulations at the time of construction. Woburn House redevelopments will be built at silver level. Furthermore, all new properties built will now incorporate an EV charging point due to changes in building regulations (see objective 7, pages 26-29 for further details on EVs). This strategy directly supports the council's net zero target of "reducing our carbon footprint whilst supporting and encouraging residents and businesses to do the same".

Action 3 of the of Key Priority 1 regarding providing good quality housing aims to tackle refurbishment and a regeneration to existing Council housing stock. This service is covered by Property Services & Housing Repairs. The expected outcomes of this action are to continue with refurbishment and regeneration schemes to Council owned stock including:

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

By the March 2022 update funding had been secured for external wall insulation linked to improving EPC ratings. Furthermore, a lengthy study had taken place on the Council's commercial properties and a bid for funding was planned for carbon reduction works. By the March 2023 update the Safe & Warm upgrade scheme was complete at Ashbourne Court and Parkfields. This project saw the modernisation and upgrade of all flats and communal areas at Ashbourne Court Shirebrook & Parkfields Clowne which were previously dependent upon ageing and dilapidated communal heating services and had non-standardised shower and bathroom facilities.

Finally, by the most recent March 2024 update the electrical works programme has met its target to complete works on 900-1000 properties per year with the exception of less than 1% of tenants who refused access; a contract is due for re-tender this spring. Ninety properties have been re-roofed during 2023-24 (which will spend the £750k budget allocated), additional properties have been identified for works to be carried forward to the 2024-25 budgets, and contracts have been extended for a further year along with the 2024-25 list of properties.

Safe & Warm Works at Valley View Hillstown are to be completed prior to April/May 2024. Works at Jubilee Court Pinxton are to be completed by end of August 2024. There have been no EWI Schemes during 2023/24, however, grant funding has been secured for 2024/25. Furthermore, a full council stock condition survey is planned which will ensure an up-to-date EPC for all properties. A key piece of work likely to come forward as a result, is a revised programme for loft insulation improvements.

The Council's *Local Plan* and *Housing Strategy* support the council's net zero targets; the Council has policies and strategies in place in relation to energy efficiency and requirements for new build housing, therefore there is no need for a Scrutiny recommendation for this objective at this time.

The Council's existing Local Plan policies in relation to energy efficiency and requirements for new build housing support the Council's net zero target, therefore a scrutiny recommendation is not required.

5.4 Improve public information/education on grants and energy efficiency.

Energy efficient grants that have been promoted by the Council

Bolsover District Council have posted news articles in InTouch magazine in the past to promote various grants and government schemes to improve energy efficiency, and to keep residents informed on the Council's success in securing such subsidies. For example, in issue 54 of InTouch (September 2021), the Council advertised a £900k grant for External Wall Insulation to make Council properties energy efficient, for nearly 100 properties. The article stated that Bolsover District Council is committed to providing energy efficient homes and have started fitting external wall insulation to housing stock to make local residents more comfortable whilst also reducing CO2 emissions at the same time. As part of the Council's commitment to provide a good quality, energy efficient housing stock, Bolsover District Council bid for and received £420,000 from the Green Homes Grant scheme and have match funded this. The Council manages more than 5,000 properties and the contract to undertake this additional set of works was awarded to Sustainable Building Services Ltd who have since completed EWI works in Whitwell and Pinxton. Furthermore, the article mentions that the Local Authority Delivery scheme aimed to raise the energy efficiency of low-income and low Energy Performance Certificate (EPC) rated homes and it is estimated that around 1.2 Tonne of CO2 will be saved per property, equating to approx. 99.6 Tonne a year.

In Issue 57 of InTouch (July 2022), an advert was published on page 12 promoting an Energy Improvement Grant, with 3 criteria boxes to be ticked. These were:

1. Do you own your own home?
2. Does your home have an EPC rating of D or lower?
3. Do you have a combined household income of less than £30k? If the answer to all three of the above is yes, you may be eligible for a grant towards energy efficiency improvements (Proof of the above will be required)

Unfortunately, however there were only around 20 households that came forward met these criteria.

Private Sector Housing Strategy (2024): Energy Efficiency Grants

The new *Private Sector Housing Strategy (2024)* considers grants that residents may be eligible for. Section 6 regarding the Council's approach to ensuring that housing standards and living conditions contribute towards better health outcomes for all, includes the issue of affordable warmth and fuel poverty. It states that the Council recognises "the need to improve thermal comfort and reduce energy costs through a range of initiatives and will assist vulnerable residents to do so". Bolsover District Council intends to "continue to seek external funding opportunities to provide energy efficiency measures for both privately owned and rented homes", as well as to "continue to use our affordable warmth coordinator post, to offer advice support and guidance for people to access financial incentives/grants and help with energy saving" (for further details see page 21-22).

Housing Strategy 2021 - 2024: Energy Efficiency Grants

The Council's *Housing Strategy 2021-2024* is set within a legislative framework and must reflect National, Regional and Local Policy. The key government agendas which impact local residents and communities, have been incorporated into the strategy. The key strategic housing priorities are driven by Bolsover District Council's overarching ambitions. In section 8.6 regarding home improvements and energy efficiency, it is highlighted that the Derbyshire Observatory indicates 10.8% of households in Bolsover District were in fuel poverty in 2018, this is slightly higher than Derbyshire and England (10.6% and 10.3% respectively). Local authorities are required under the Home Energy Conservation Act (2013) to report on work to address fuel poverty and create affordable warmth initiatives. The Council carries out work through a coordinated and targeted approach to increase the number of hard to reach and vulnerable households who need support to access affordable warmth/energy efficiency interventions.

Across Derbyshire there are a number of local and government initiatives to help tackle fuel poverty and enable more energy efficient homes. According to the 2021-2024 *Housing Strategy*, the Council is committed to tackling fuel poverty to help reduce fuel bills and increase energy efficient homes. Bolsover District Council's outreach service has provided over 500 households with free, impartial advice to inform residents of the schemes and funding available.

Furthermore, it is key to note that under the Derbyshire County Council's Warm Homes Scheme 205 households received boiler advice, 59 households were referred to the Occupational Therapist (OT) for adaptations, and 61 households were enabled to receive heating systems worth £210,959. The Council continues to seek funding opportunities to help households access affordable warmth/energy efficiency interventions.

The Energy Company Obligation (ECO) Scheme

The Energy Company Obligation (ECO) is a government energy efficiency scheme to help reduce carbon emissions and tackle fuel poverty. Under the ECO scheme, obligated energy suppliers must mainly promote measures which improve the ability of low income, fuel poor and vulnerable households to heat their homes. This includes actions that result in heating savings, such as the replacement of a broken heating system or the upgrade of an inefficient heating system

Green Grants Scheme

The Green Grants Scheme is a government initiative to help reduce the carbon footprint. The grants are awarded to individual households to improve homes in the private sector, for works such as external wall, cavity wall, and underfloor insulation along with double glazed windows. The grant can also be used for the installation of low carbon heat measures such as air or ground source heat pump, solar thermal or biomass boilers. These measures will not only reduce carbon, which is a big damaging factor to the planet, but could also save residents hundreds of pounds a year on utility bills.

Energy education and public information: Bolsover District Council website

The Council's website features some basic information on energy efficiency under 'Energy Advice'. This web page window briefly details how in recent months Bolsover District Council have installed new boilers, solar panels, and insulation, and have switched council properties from electric to gas. This has allowed tenants to save money on their fuel bills as well as helped to protect the environment.

Furthermore, this page provides three links to different websites for tips on how to reduce energy bills further. These are under:

- Top tips for saving energy
- Advice on heating your home
- Switch energy suppliers

However, this information lacks any substantial detail such as statistics or contextual facts and figures. Unfortunately, there is no information or educational advice on energy efficient grants for homes directly on the Bolsover District Council website published by the Council such as the schemes mentioned above (i.e., the ECO scheme and the Green Grants Scheme). Information such as this may not be well known to Bolsover District residents and could be beneficial to many households across the District. It would be useful for information regarding grants and energy efficiency to be published on the Bolsover District website to improve education on the subject.

Recommendation:

That the Council publishes information regarding grants and energy efficiency on the Council website

That the Council continues to feature educational articles in Intouch magazine and Bolsover TV on energy efficiency grants for homes

5.5 Ensure there is a clear Council approach to improving energy ratings of private rented sector stock.

The Council's approach to improving private rented sector stock

In November 2022, Bolsover (and North-East Derbyshire DC) was successful in securing £20,000 from the LGA Housing Advisors Programme to develop a *Private Sector Housing Strategy* for each district. Bolsover appointed Arc4 Housing consultants and work began in April 2023.

According to the *Local Plan for Bolsover District Council (2020)*: "The condition of the District's housing stock varies between tenures, but generally the highest level of hazards, disrepair and poor energy efficiency are in private rented stock and pre 1919 stock". As mentioned on page 10-11, many homes in the private sector in Bolsover District are in poor condition and 45.8% do not meet EPC C standard. As previously stated, 16.3% of owner-occupied homes and 18.6% of private rented homes fail the Decent Homes Standard for having a category 1 hazard. Bolsover District Council recognises that the private sector performs a vital role in meeting the need for housing across the District, in both private rented and home ownership. Housing is a key determinant of health, and the Council want to ensure homes are safe, warm, and sustainable and for private rented, and are well managed. Living in a home which is in good condition, that the household can afford to heat, and is in an area in which they feel safe and well supported by the local community underpins the wellbeing of individuals and families. The impact of poor housing in childhood can affect an individual for a lifetime and can affect physical, social, and psychological development. Damp, mould, cold, and overcrowded conditions can lead directly to physical illness and there is also increasing evidence that poor housing conditions can seriously affect people's mental health and sense of wellbeing.

Private Sector Housing Strategy Consultation

During the period of this review the Council has conducted a private housing strategy consultation to ask residents their views on the proposed objectives by completing a survey. The aim of this survey was to gather feedback and stock condition information from stakeholders. The questionnaire considered the four objectives and 11 desired outcomes of the strategy, and asked residents whether they agree or disagree with them as well as asking residents to rank the priority order for proposed actions under each objective. As a result of the work with the consultants, Bolsover District Council has introduced a *Private Sector Housing Strategy*. The strategy sets out four objectives which the Council believes "will improve property conditions and provide access to well managed private sector housing".

The Strategy

The *Private Sector Housing Strategy* is the first such strategy that the Council have published and supports the Council's over-arching *Housing Strategy* by setting out the detailed plans for both home ownership and private rented housing. Owner-occupied and privately rented properties make up over 83.3% of homes in Bolsover District. This strategy sets out the Council's plans for achieving good quality housing across the

existing private sector stock. The Council believes that all residents should have the opportunity to live in a decent home. As part of this strategy the Council is committing to increasing the awareness of landlords of the Decent Homes Standard as well as more information on potential funding. The strategy includes thorough data and statistics on the District's current situation regarding energy ratings of private rented sector stock, detailed plans for improvement, and ambitions and aims for the Council's future vision of private sector housing. The strategy ambition is as follows:

Our ambition for Bolsover District residents living in the private sector is that homes are safe, warm, and sustainable, and people feel invested in and connected to their home and local community. This strategy reflects our strong commitment to realising this vision.

The strategy objectives are:

- Objective 1: Improve property and management standards
- Objective 2: Maintain and improve the supply of good quality, well-managed homes in the private rented sector
- Objective 3: Ensuring that housing standards and living conditions in Bolsover District contribute towards better health outcomes for all
- Objective 4: Ensuring all areas, neighbourhoods, and streets in Bolsover District, irrespective of housing tenure or type, are places where people want to live and are proud to live

The intended outcomes of the strategy are:

- Improved property condition across the private sector.
- Improved management standards across the private rented sector.
- Improved energy efficiency of homes in the private sector.
- Reduced number of properties with a category 1 hazard.
- Reduced levels of anti-social behaviour across our neighbourhoods.
- Reduced number of people presenting as homeless from the private rented sector.
- Increased access to the private rented sector to offer accommodation to homeless households.
- Increased supply of high-quality affordable housing for the private rented market.
- Residents living independently for longer.
- Improved targeting of resources to maximise our impact in the private sector.
- Reduced numbers of empty homes across the District.

The Council has a clear approach to improving energy ratings of private rented sector stock, demonstrated clearly in the *Private Sector Housing Strategy*, therefore a scrutiny recommendation is not required.

5.6 Clarify opportunities for DDL to become a lead local exemplar offering energy improvements to the owner-occupier sector.

To clarify whether it would be possible for Dragonfly Development Ltd (DDL) to become a lead local exemplar offering energy improvements to the owner-occupier sector, a meeting took place between the Climate Change and Communities Scrutiny Committee and the Director of Property & Construction for DDL. Following this meeting, it was concluded that though there are opportunities for DDL to become a lead local exemplar offering energy improvements to the owner-occupier sector, it is not currently within their budget or resources.

Theoretically it is possible for DDL to run energy improvement programmes in properties across the District such as:

- EWI (external wall installation)
- PV (solar panels)
- Air Source and Ground Source
- Top up measures e.g., loft installation

However, though it is possible for every household in the country to install energy improvements such as PVs, it is an unrealistic and unlikely to achieve target.

Budget for projects of this level only become a reality when there is opportunity for whole scale change of every household, and funding criteria is very difficult to achieve. For example, in Issue 57 of InTouch (July 2022), an advert was published on page 12 promoting an Energy Improvement Grant, with three criteria boxes to be ticked, these were:

1. Do you own your own home?
2. Does your home have an EPC rating of D or lower?
3. Do you have a combined household income of less than £30k? If the answer to all three of the above is yes, you may be eligible for a grant towards energy efficiency improvements (Proof of the above will be required)

Unfortunately, however there were only around 20 households that met these criteria.

Conclusively, it would be very difficult for DDL to become a lead local exemplar offering energy improvements to the owner-occupier sector due to current budget and resource limitations. Furthermore, DDL typically manage and oversee projects such as retrofitting, rather than actually completing the project themselves. However, to ensure this objective is thoroughly investigated and that all future opportunities are considered, the Director of Property & Construction for DDL has suggested that this issue could be investigated further and more thoroughly by the new Climate Change Officer (this position was approved in December 2023). The Climate Change Officer will be able to assess whether pragmatic packages can be put together with the available resources and in coordination with government schemes.

Recommendation:

That following the Council's appointment of the new Climate Change Officer, opportunities be investigated for realistic ways that the Council and Dragonfly Development Ltd can work together to offer energy improvements to the owner-occupier sector and to assess whether a pragmatic package can be put together to achieve this.

5.7 Clarify position/policy in relation to installation of EV charging points for Council housing (inc. Motability vehicles)

EVs and charging points: The Council's approach so far

Carbon Reduction Plan (2019-2030)

The council has previously considered several approaches to EV charging stations in the last several years. The consideration of EV charging stations is briefly included in the Council's *Carbon Reduction Plan*. As part of the Action Plan for Theme 1 of the *Carbon Reduction Plan* regarding *Sustainable Buildings and Workplaces*, the Council installed electrical vehicle charging points for staff and visitors throughout buildings and workplaces in 2020 (Ref S8). The purpose of these charging stations was to reduce diesel and petrol fuel consumption by staff and visitors. The introduction to Theme 4 of the *Carbon Reduction Plan* acknowledges that local authorities can encourage and support staff to travel to work "in a more sustainable manner" by influencing the development of better public transport. The Council recognises that an important way to promote low carbon vehicles is by installing electric charging points on the Council's own premises as well as through "sustainable development through the development planning process". Furthermore, in Theme 3 of the *Carbon Reduction Plan* regarding the Low Carbon Fleet, the Action Plan includes the consideration of introducing an electric vehicle or ULEV leasing scheme for staff (Ref F3) which could be in conjunction with Ref S8, providing free charging for staff on the Council's premises.

Local Plan for Bolsover District (March 2020)

The Council's *Carbon Reduction Plan* does not mention installation of EV charging points for Council housing. However, the *Local Plan for Bolsover District* considers that in the future it is likely EV charging facilities will need to be installed and therefore it is important that proposals consider this. It is necessary for all new homes to (as a minimum) have a suitable electricity circuit that allows for the future fitment of charging facilities with minimum work and disruption. This policy is detailed below, taken from Appendix 8.2 regarding Parking Standards and Ultra-Low Emission Vehicles.

At this stage, there is no specific requirement for electric vehicle charging facilities to be installed. However, as it is recognised that this will become more important in the coming years, it is necessary for proposals to consider the future. Therefore, it is necessary for all new homes to, as a minimum, have a suitable electricity circuit that allows for the future fitment of charging facilities with minimum work and disruption.

As it is impossible to predict future innovations and technology is ever improving, planning applications should demonstrate the ability to retrofit a charging facility to the exterior wall of a dwelling or safe, suitable, and convenient place within its parking area. This may include design features such as landscaped areas adjacent to parking spaces where the necessary cabling can easily be installed and hidden with minimal work and visual impact. Such features may be particularly useful where parking is provided off-street or in communal parking areas. We cannot determine

exactly what infrastructure will be needed in the future but it seems prudent to not create unnecessary barriers that may make future adaption more difficult than it needs to be.

For non-residential uses, particularly those generating high volumes of visitors such as supermarkets and other shopping complexes, similar regard should be had to 'future proofing' parking areas by a design that facilitates future adaption to accommodate growing demand. Where it is anticipated that non-residential development would benefit now from the provision of charging facilities, such as uses attracting large numbers of visitors, the provision of charging facilities is encouraged.

Regarding Mobility vehicles, the *Local Plan for Bolsover District* briefly mentions the need to consider the provision of charging facilities. In Appendix 8.2 regarding parking standards and accessible (disabled) parking, the plan states: "Consideration also needs to be given to the provision of storage and charging facilities of mobility equipment".

Local Parking Standards Supplementary Planning Document (January 2024)

National Planning Practice Guidance advises that Supplementary Planning Documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an adopted local plan. In accordance with this guidance, the Council is preparing a number of SPDs as outlined in its Local Development Scheme to provide guidance to developers, architects, agents, and landowners considering submitting planning applications. At the beginning of 2024, the Council adopted the *Local Parking Standards SPD*. This SPD includes the consideration of the development of EV charging points. In Chapter 4, Section B regarding on street parking and road safety the SPD states: "Consideration should be given to how electric vehicle charging points can be fitted into the street scene without causing an obstruction". The plan also mentions the potential of residents utilising drives and garages to house electric vehicles and charging equipment.

The *Local Plan for Bolsover District* does not currently specify how many electric vehicle charging facilities should be installed, only that new residential development could allow them to be fitted in the future, and that planning applications should demonstrate the ability to retrofit charging facilities to an exterior wall or another safe, convenient place within the parking area.

According to Chapter 12, Section J of the SPD regarding electric vehicle charging, a report published by the RAC titled *Standing Still* (June 2021) stated that Bolsover District was one of the highest performers in the country with 80% of dwellings either with or with the potential for off-street (on-plot) parking for at least 1 vehicle. This should make the installation of at-home charging more achievable, and overall, the District should be in a good position when compared with the UK average of 65%. Infrastructure for the charging of electric vehicles, whereby a new residential building with associated parking must have access to electric vehicle charge points. Therefore, the Council will expect developers to provide at least one electric vehicle charging point as standard on new build houses in accordance with building regulations and the design guidance provided below.

Bolsover District Council's standards advise that regard should be had for non-residential developments for future proofing through design that can facilitate future adaption. The Council encourages the specification/charge time to be reflective of dwell time. For example, rapid charging would be required for a short visit to the supermarket, but a longer 8-hour charge would be needed for a typical shift pattern at a place of employment.

Part 12.5, Section J states that provision of charge points should be a combination of both active and passive charge points depending on the type of development. Active charge points are fully wired and connected, ready to use, charge points at parking spaces whereas passive spaces only require the necessary underlying infrastructure (wiring/cabling). In residential areas passive provision should be achieved by ensuring fuse boxes are properly located and include a wired circuit in a garage or at a location which is near to the driveway. The Council will seek to condition this as part of the planning approval. For non-residential areas routing an empty cable conduit under the parking bays, ensuring this conduit connects to the mains supply so that at a future date above ground charging points can be installed with minimal disruption.

Electric Vehicle parking bays have different requirements to standard parking bays. The various design considerations that must be reviewed include:

- Ensure that EVCPs are protected from collision.
- To be positioned so to avoid becoming an obstruction or trip hazard
- EVCPs and cable enabled points must be shown on the layout plan and/or relevant floor plans while a separate condition may be attached to secure delivery.
- They should be signed and marked for 'Electric Vehicle Only' including painting the bay. It is an advantage that in ensuring that the 'Electric Vehicle Only' marking is visible in the space even when parked in.
- They should be kept out of the corners of car parks and close to pedestrian entrances which makes them more accessible and closer to electrical supply.
- Within residential developments any standalone charging points need to be positioned in a location where they do not create an obstacle and are visually discreet without adding clutter to the overall street scene.

Motability vehicles

Some residents who receive a benefit due to a disability or illness that makes it hard to get around, they may get a vehicle from a charity called Motability. The charity offers lots of different vehicles, including the option of EVs. When residents get an EV car with Motability, the charity offer two charging solutions. The first charging solution is a home charge point, where Motability will cover the cost for a standard installation, however it is required that the resident has off street parking like a driveway or garage, or if the property is rented to have permission from the landlord. The second charging solution is a subscription cover of BP Pulse on the go for three years which allows users to get discounted rates of charging at BP Pulse stations. Residents with Motability vehicles can either charge their EV at home or on the go, which is all supported by the Motability charity, depending on the service users' circumstances

and lifestyle. Motability also give service users a *Motability Go Charge* card, which lets users charge simply, at over 45,000 charge points.

The Council do not have any direct policies relating to charging points for Motability vehicles as this is an organised charity with its own policies and infrastructure. However, the public charging points that Bolsover District Council currently have available across the District such as in The Arc car park in Clowne are available for users of Motability vehicles to use with the *Motability Go Charge* card payment scheme.

Bolsover District Council policies for EV charging points

These policies provide a starting framework for the installation of EV charging facilities across Bolsover District. Steps have already been taken to consider how future planning applications should give thought towards the potential of installing charging facilities for EVs regarding logistical issues such as suitable electricity circuits, landscaping areas where the necessary cabling can easily be installed, and avoiding creating unnecessary barriers that may make future adaptations more difficult than they need to be.

These policies do not specifically focus on Council housing or Motability vehicles, however, outline a more general approach to the logistics and steps that need to be considered and taken when installing EV charging points. It would be useful for all the policies that focus on EVs, particularly EV charging points that exist across the various documents that have been discussed were consolidated in one place, such as a web page on the Bolsover District Council website.

Recommendation:

That the Council consolidates all existing policies, strategies and plans regarding EV charging stations for Bolsover District into one clear document/web page article dedicated to the topic of the Council's approach to EV charging points.

6. Conclusions

The Committee have put together five recommendations which will assist the Council in improving the Council's energy policy for local housing.

The key findings arising from the review are:

- That the Council has clear data analysis of current housing stock.
- That the Council's *Local Plan* policies relating to energy efficiency and requirements support the Council's net zero target.
- That the Council's recent 2024 *Private Sector Housing Strategy* provides a clear approach to improving energy ratings of private rented sector stock.
- That it is currently not in the budget or remit to become a lead local exemplar offering energy improvements to the owner-occupier sector, however, research would still be useful to investigate potential opportunities in the future.
- That it is important that the Council continues to utilise its current methods of communication such as Intouch and Bolsover TV to improve public information/education on grants and energy efficiency.
- That the Council's website lacks easily accessible detailed information regarding several key areas of energy saving for local housing. These areas include:
 - The Council's energy policy and minimum energy efficiency standard for Council housing, new build properties, and the private rented sector.
 - Public information regarding energy saving grants.
 - The Council's existing policies, strategies and plans regarding EV charging stations for Bolsover District as well as any basic information on EV's for residents in general.

This review has examined the ways that Bolsover District Council can ensure that residents of the District live in decent homes and pay fair energy bills, whilst reducing the District's net impact on the environment by making certain the Council's approach to energy for local housing is up to date, effective and clear.

Appendix 1: Stakeholders

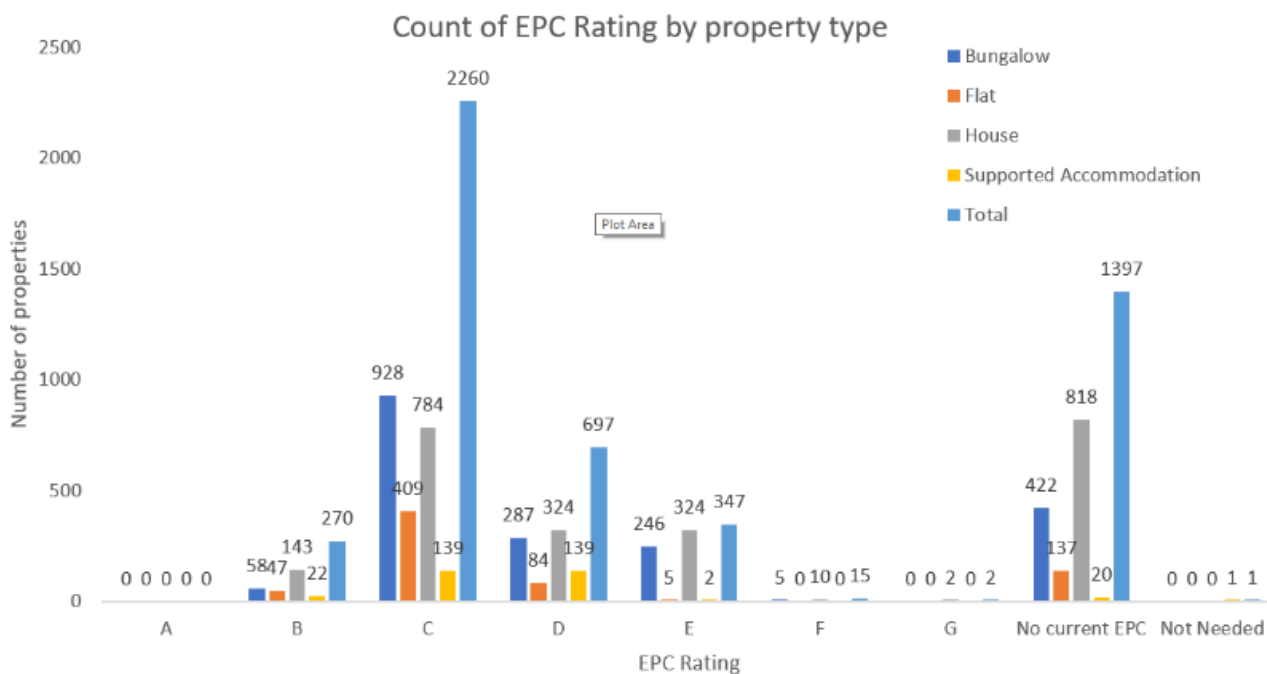
Stakeholders engaged during the Review:

- Cllr Anne Clarke – Environment
- Chief Executive Officer
- Director of Governance and Legal Services (Monitoring Officer)
- Director of Property & Construction for DDL
- Director of Strategic Services
- Housing Strategy and Development Officer
- Assistant Director Housing Management and Enforcement

Stakeholders impacted by the Review:

- Bolsover DC residents
- Director of Property & Construction for DDL
- Climate Change Officer
- Communications, Marketing and Design Manager
- Housing Strategy and Development Officer

Appendix 2: Local EPC data: current housing stock (December 2023)



EPC Rating	Bungalow	Flat	House	Supported Accommodation	Total
A	0	0	0	0	0
B	58	47	143	22	270
C	928	409	784	139	2260
D	287	84	324	139	697
E	246	5	324	2	347
F	5	0	10	0	15
G	0	0	2	0	2
No current EPC	422	137	818	20	1397
Not Needed	0	0	0	1	1
					4989

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Bolsover District Council

Meeting of the Executive on 7th October 2024

Sale of land at Elmton Lane, Bolsover

Report of the Portfolio Holder for Growth

Classification	This report is Public.
Report By	Jim Fieldsend, Director of Corporate and Legal Services and Monitoring Officer

PURPOSE/SUMMARY OF REPORT

- To seek approval to grant an option to purchase land on the west side of Elmton Lane, Bolsover

REPORT DETAILS

1. Background

- 1.1 The Council owns the parcel of land on Elmton Lane shown edged red on the appendix. The land is currently used for the grazing of horses.
- 1.2 The land forms part of the development site, commonly known as Bolsover North, that was granted outline planning permission in 2017 for 950 dwelling, together with an extra care facility and infant school (planning reference 14/00080/OUT. The Council's land is toward the south of the site and forms part of the area proposed for the school.
- 1.3 The development site is approximately 30 hectares and comprises of several parcels of land in different ownership. The developers, Strata Homes Yorkshire Limited, Persimmon Homes Limited and Stancliffe Homes Limited are in the processes of securing title to the land by way of options.
- 1.4 The Council has been approached by the developers with a view to granting an option to sell the land upon the grant of reserved matters planning permissions. Negotiations have taken place between the Council's Senior Valuer and the developer and a price of £200,000 has been agreed. The Council's Asset Management Group has been consulted and has no objection to the sale.

2. Details of Proposal or Information

- 2.1 It is proposed to grant an option to the developers which will give them a right to purchase the land for £200,000. An option to buy does not oblige the developers to buy the land however if they obtain the necessary planning permission it is highly likely that they will trigger the option which will require the Council to transfer the land.

2.2 The terms of the option agreement have been discussed and agreed in principle by the Council officers. Terms include:

- o payments of an option fee (£8,000) which is non-refundable if the option is not exercised but deductible from the purchase price if it is,
- o a time limit of two years to exercise the option subject to an extension of time for example if the developer waiting for a relevant planning permission to be determined or a planning appeal to be concluded
- o an obligation on the developer to seek relevant planning permission in line with the outline permission referred to above
- o a requirement on the Council to deal with the property;
- o rights of access for the developer to undertake surveys and investigations;
- o payment of the Council’s legal costs up to £5,000.

3. Reasons for Recommendation

3.1 To secure Executive’s agreement to grant an option to purchase the land . This matter has been considered by Asset Management Group who are comfortable with the proposal to transfer the land .

3 Alternative Options

3.1 Not to grant a purchase. The Council would not receive a capital receipt for the land.

RECOMMENDATIONS

That the Council grant an option to Strata Homes Yorkshire Limited, Persimmon Homes Limited and Stancliffe Homes Limited to buy the land for £200,000 on terms agreed by Director of Governance and Legal Services and Monitoring Officer

Approved by Councillor John Ritchie, Portfolio Holder for Growth

<u>IMPLICATIONS:</u>	
<u>Finance and Risk:</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Details: A capital receipt of £200,000 would be payable to the Council	
On behalf of the Section 151 Officer	
<u>Legal (including Data Protection):</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Details: The Council will enter into a legally binding option agreement which would require the Council to transfer the land upon the developers triggering their option.	
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:

Staffing: Yes No

Details:

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 checked="" type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	Yes
<p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p>	Yes

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

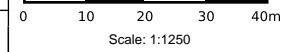
<p>Links to Council Ambition: Customers, Economy and Environment.</p>
<ul style="list-style-type: none"> • Making the best use of our assets. • Ensuring financial sustainability and increasing revenue streams.

DOCUMENT INFORMATION

Appendix No	Title
Appendix 1	Plan of the site

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).



Appendix 1