

BDC Housing Strategy 2021 – 24 Action Plan

	Aims	Service Area	Target Date	Expected Outcomes	Update
Key Priority 1 – Providing Good Quality Housing					
1	Build New Council Housing	Property Services & Housing Repairs	Ongoing	<p>Bolsover Homes to work towards developing 400 new council properties, with a target to initially deliver 200 new homes.</p> <p>Continue to work with Homes England to identify opportunities where their investment may bring forward stalled schemes or opportunities for housing delivery.</p>	
2	Purchase properties from private development companies to increase the Council's housing stock	Property Services & Housing Repairs	Ongoing	Initially 25 units, seek further opportunities to meet housing need	
3	Ensure Design and Quality to Reduce the Carbon Footprint	Property Services & Housing Repairs	Ongoing	Deliver homes to meet quality standards such as the Code for Sustainable Homes Level 3, Lifetimes	

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				Homes, Building for Healthy Life 12 and Secured by Design	
4	Refurbishment/regeneration to existing Council Housing Stock	Property Services & Housing Repairs	Ongoing	<p>Continue with refurbishment/regeneration schemes to Council owned stock including;</p> <ul style="list-style-type: none"> • 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 	

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			TBC Ongoing	Group accommodation improvement programme to Ashbourne Court and Parkfields. Continue to seek funding opportunities for future refurbishment	
5	Making best use of the Council's Housing Stock	Housing Management and Enforcement		Review the Allocations Policy	
6	Deliver affordable housing	Housing Strategy	Ongoing	Work with partners to deliver an average of 20 units of affordable housing	55 units (2020-2021)
7	Private Sector (Stock Condition Survey)	Housing Strategy	2023	Develop a Private Sector Strategy and Action Plan to deliver the recommendations identified in the Private Sector Stock Condition Survey	Not started

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8	Work with private sector to deliver affordable private rented homes	Housing Strategy	Ongoing	Seek opportunities to provide good quality private rented homes, including from empty properties.	Action Housing to bring Empty properties back into use. Old co-op, whitwell completed converted into 5 apartments for affordable rent In the process of acquiring a flat in whitwell been empty for approx 25 years (1 apartment)
9	Promote a healthy private rented sector - hold annual landlord events	Housing Strategy	Ongoing	3 events to be held per year	Held 3 LL webinars

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					<p>focusing on current topics.</p> <p>LL in person Event to be held in October 2022</p>
Key Priority 2 – Enabling Housing Growth					
1	Regeneration	Housing Strategy	Ongoing	<p>The Housing Strategy Strengthen housing links to the Town Centre Regeneration programmes by building the right property types and tenure to meet local housing need</p>	<p>Housing need is given to developers as requested and is an ongoing process.</p> <p>Also part of planning process through planning consultations.</p>

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2	Partnership working to enable housing growth	Property Services & Housing Repairs Housing Strategy	Ongoing TBC Ongoing	Continue to identify potential sites for delivery through the JV Dragonfly homes to develop 2 and 3-bedroom properties at Castle Fields. Continue to work with private developers to increase housing growth in the district and gain more affordable properties	Continued working with RP's/ Private developers to request affordable housing on development sites.
3	Bringing Empty Properties Back into Use (private sector)	Housing Strategy	2021	Develop an Empty Properties Strategy Officers from Housing Strategy, environmental Health, Legal and other internal/external agencies have established a	Complete 7 empty properties have been or in the process of being

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				working group to improve the Westlea area of Clowne, including bringing empty properties back into use.	brought back into use
4	Support Gypsy and Travellers	Housing Strategy	2022	Contribute to the Joint Gypsy and Traveller Accommodation Assessment being developed for Derby, Derbyshire, Peak District National Park Authority and East Staffordshire to assess need.	Draft assessment developed but not for public consultation as yet
Key Priority 3 – Supporting Vulnerable and Disadvantaged People					
1	Prevent and Relief Homelessness	Housing Management and Enforcement	2022	Contribute to the development of the Derbyshire and Staffordshire Moorlands Homelessness & Rough	

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			Ongoing	<p>Sleeping Strategy 2022-2027</p> <p>Attend the Health and Housing Systems Group meeting for Local Authorities – Homeless agenda is priority for the group</p> <p>Seek and secure any funding opportunities to prevent/relief homelessness</p>	
2	Enable Supported Housing/Housing with Care for Older People, people with Physical Disability/Mental ill health/Domestic Violence/Complex Needs	Housing Strategy	Ongoing	<p>Negotiation of supported housing units within affordable housing developments.</p> <p>Work in partnership with Derbyshire County Council (DCC), housing and care providers, private developers to help</p>	Meetings held with DCC to discuss opportunities in the district.

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				<p>increase suitable accommodation to meet the districts housing and care needs.</p> <p>Work with DCC to review their Strategies</p>	<p>Strategies are currently being reviewed and meetings are being held to contribute to the strategies.</p>
3	Older People's Careline	Housing Management and Enforcement	Ongoing	The service has the capacity to grow - Market and promote the service to increase the customers who use the service - cross tenure use.	
4	Support Care Leavers		2021	Sign up to the Derbyshire wide Care Leavers Offer and apply actions to Allocations Policy.	Completed

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				<ul style="list-style-type: none"> Care leavers across Derbyshire have priority housing No Local connection to District required if from Derbyshire. 	
5	Disabled Facilities Grant /Home	Housing Management and Enforcement Environmental Health	2022 Ongoing	Review the Adaptations Policy for Council Homes. Continue to implement the DFG's for private homes	Draft adaptations policy completed
6	Improvements/Energy Efficiency Warm Home Fund	Property Services & Housing Repairs	Ongoing	Continued work on properties using the Warm Home Fund - to fit new gas connections to homes on solid fuel heating systems and have also used this funding to fit new boilers.	