

# BDC Housing Strategy 2021-24:

## Action Plan

## March 2023 update



## BDC Housing Strategy 2021-24: Action Plan (updates at March 2023)

| Key Priority 1 – Providing Good Quality Housing |  |                                     |   |             |   |  |     |
|---|--|-------------------------------------|---|-------------|---|--|-----|
|   | Aims   | Service Area                        | Expected Outcomes   | Target Date | March 2022 Update   | March 2023 Update  | RAG |
| 1   | Build New Council Housing  | Property Services & Housing Repairs | Bolsover Homes to work towards developing 400 new council properties, with a target to initially deliver 200 new homes. Continue to work with Homes England to identify opportunities where their investment may bring forward stalled schemes or opportunities for housing delivery. | Ongoing     | <p>16 homes completed with a further 21 to be handed over shortly.</p> <p>Work commencing on site at The Woodlands in Langwith, where new sustainable construction methods would be used.</p> <p>Further development planned at Market Close, Shirebrook, two further sites in Langwith and the Woburn Close area in Blackwell. In total all of this should lead to 120 properties.</p> | <p>35 units have been completed. We are on site building a further 59, all of which will be completed by the end of 23/24.</p> <p>We are forecasting to start on site to complete a further 40 units during 23/24.</p> |     |
| 1b  | Purchase properties from private development companies to increase the | Property Services & Housing Repairs | Initially 25 units, seek further opportunities to meet housing need   | Ongoing     | 14 homes have been secured from Keepmoat in Bolsover, 9 from Avant in Creswell and 3 in South Normanton.  | 36 units have been completed under S106 agreements for affordable rent.  |     |

| Key Priority 1 – Providing Good Quality Housing |  |                                     |  |             |  |   |     |
|---|--|-------------------------------------|--|-------------|--|---|-----|
|   | Aims   | Service Area                        | Expected Outcomes  | Target Date | March 2022 Update  | March 2023 Update   | RAG |
|   | Council's housing stock  |                                     |  |             | However, changes to Homes England guidelines making this appear a more difficult route to securing additional stock.   | 12 further units are under contract and due for completion during 2023/24.  |     |
| 2   | Carbon Reduction   | Property Services & Housing Repairs | Deliver homes that seek to reduce carbon footprint from building using sustainable materials to installing carbon reducing functionality such as installing air source heat pumps and car charging points. | Ongoing     | The Bolsover Homes 'Woodlands' development at Langwith would be built to the Platinum level of the Sustainable Homes standard. Properties under B@Home were built to Bronze level. | We have installed air source heat pumps and car charging points at the Woodlands – a 19 unit development which is due to complete early 23/24. These properties have been constructed using Modern Methods of Construction. |     |
| 3   | Refurbishment / regeneration to existing Council Housing Stock | Property Services & Housing Repairs | Continue with refurbishment / regeneration schemes to Council owned stock including; <ul style="list-style-type: none"> <li>Electrical works – April 2020 to March 2024 – upgrades to</li> </ul>           | Ongoing     | Funding secured for External Wall Insulation linked to improving EPC ratings and that a match-funding approach was used where possible.  | Safe & warm complete at Ashbourne Court and Parkfields. Work in progress at Valley View and Jubilee Court with completion expected 2023/24.   |     |

## Key Priority 1 – Providing Good Quality Housing

|   | Aims                   | Service Area       | Expected Outcomes  | Target Date | March 2022 Update   | March 2023 Update         | RAG |
|---|------------------------|--------------------|--|-------------|---|---------------------------|-----|
|   |                        |                    | <p>approximately 900 properties.</p> <ul style="list-style-type: none"> <li>• Efficiency East Midlands (EEM) Framework – New windows and doors</li> <li>• Replacement Kitchens</li> <li>• Bolsover Safe and Warm Scheme</li> <li>• Re-roofing programme</li> <li>• External Wall Installation (EWI) scheme</li> </ul> <p>Group accommodation improvement programme to Ashbourne Court and Parkfields. Continue to seek funding opportunities for future refurbishment.</p> |             | A lengthy study had just taken place on our commercial properties and a bid for funding was planned for carbon reduction works. |                           |     |
| 4 | Making best use of the | Housing Management | Review the Allocations Policy  | Ongoing     | No update provided.   | Consultant appointment to |     |

## Key Priority 1 – Providing Good Quality Housing

|   | Aims                                  | Service Area                       | Expected Outcomes   | Target Date | March 2022 Update   | March 2023 Update  | RAG |
|---|---------------------------------------|------------------------------------|---|-------------|---|--|-----|
|   | Council's Housing Stock               | and Enforcement                    |   |             |   | commence this End May 2023.  |     |
| 5 | Private Rented Sector                 | Housing Management and Enforcement | Hold an annual landlord event over the next three years and continue to work with partners.   | Ongoing     | No update provided.   | LL in person Event to be held 1 <sup>st</sup> March 2023.  |     |
| 6 | Private Sector Stock Condition Survey | Housing Management and Enforcement | Develop a Private Sector Strategy and Action Plan to deliver the recommendations identified in the Private Sector Stock Condition Survey. | Ongoing     | Work progressing on commissioning a strategy / plan for Private Sector stock. | Consultants appointed using grant funding secured jointly with NEDDC, to commence with strategy development and associated consultation from April 2023. |     |

| <b>Key Priority 2 – Enabling Housing Growth</b> |  |                                      |  |                    |   |   |            |
|---|--|--------------------------------------|--|--------------------|---|---|------------|
|   | <b>Aims</b>  | <b>Service Area</b>                  | <b>Expected Outcomes</b>   | <b>Target Date</b> | <b>March 2022 Update</b>  | <b>March 2023 Update</b>  | <b>RAG</b> |
| 1   | Growth   | Planning Policy and Housing Strategy | The Housing Strategy identifies that the Council will seek to opportunities to convert empty upper floors of town and local centre buildings to housing. | Ongoing            | Housing need is given to developers as requested and is an ongoing process. Also part of planning process through planning consultations. | This priority will now be taken forward as part of the Town and Local Centre Health Check work and the opportunities. |            |
| 2   | Local Plan for Bolsover District (Housing Supply)        | Planning Policy and Housing Strategy | To ensure sufficient new housing is provided across the District as set out in the Local Plan.   | Ongoing            | No update provided.   | 537 net (556 gross) new housing units completed during 2021/22.   |            |
| 3   | Partnership Working to Enable Housing Growth             | Planning Policy and Housing Strategy | Work with partners to deliver an average of 20 units of affordable housing.  | Ongoing            | Continued working with RPs / private developers to request affordable housing on development sites.                                       | 54 units during 2021/22.  |            |
| 4   | Bringing Empty Properties Back into Use (private sector) | Planning Policy & Housing Strategy   | Develop an Empty Properties Strategy.  | Ongoing            | Complete.<br><br>7 empty properties have been or in the   | Empty Properties Strategy published June 2022.<br><br>Work has stalled on this due to lack of staff                   |            |

## Key Priority 2 – Enabling Housing Growth

|   | Aims                  | Service Area                       | Expected Outcomes  | Target Date | March 2022 Update                       | March 2023 Update   | RAG |
|---|-----------------------|------------------------------------|--|-------------|---|---|-----|
|   |                       |                                    | <p>Bring 5 long term empty properties back into use each year.</p> <p>A working group to improve the Westlea area of Clowne, including bringing empty properties back into use, has also been established.</p> |             | process of being brought back into use. | <p>resources within the Joint Housing Strategy team. However, now that this work area has been transferred to BDC solely work is underway on tackling 2 long term empty properties.</p> <p>There have been a number of recent sales at Westlea, mainly due to the ongoing enforcement action being taken against a Private Landlord who owns a number of properties in that area. 2 are being refurbished, one has recently been sold and one is on the market.</p> |     |
| 5 | Custom and Self-Build | Planning Policy & Housing Strategy | Encourage the growth of custom and self-build take up and supply of suitable sites through the   | Ongoing     | No update provided.                     | Review of the custom and self-build register ongoing to ensure it is fit for purpose. Council garage site project has identified suitable sites   |     |

**Key Priority 2 – Enabling Housing Growth**

|          | <b>Aims</b>                  | <b>Service Area</b>                | <b>Expected Outcomes</b>   | <b>Target Date</b> | <b>March 2022 Update</b>   | <b>March 2023 Update</b>  | <b>R<br/>A<br/>G</b> |
|----------|------------------------------|------------------------------------|--|--------------------|--|---|----------------------|
|          |                              |                                    | Custom and Self-Build Programme.   |                    |  | for the Custom and Self-Build Programme and these are being promoted to the market via auction. |                      |
| <b>6</b> | Support Gypsy and Travellers | Planning Policy & Housing Strategy | 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. | 2022               | Draft assessment developed but not for public consultation as yet. | Draft assessment nearing completion but not yet signed off for publication by all partners.     |                      |



| Key Priority 3 – Supporting Vulnerable and Disadvantaged People |   |                                    |  |   |   |   |     |
|---|---|------------------------------------|--|---|---|---|-----|
|   | Aims  | Service Area                       | Expected Outcomes  | Target Date                               | March 2022 Update   | March 2023 Update   | RAG |
| 1   | Prevent and Relief Homelessness   | Housing Management and Enforcement | <p>Contribute to the development of the Derbyshire and Staffordshire Moorlands Homelessness &amp; Rough 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> | <p>2022</p> <p>Ongoing</p> <p>Ongoing</p> | <p>The current BDC Strategy expires 2023 and will be replaced by the planned Derbyshire and Staffordshire Moorlands Homelessness &amp; Rough Sleeping Strategy, which is currently out to consultation.</p> <p>This wider strategy will be supported by a local Bolsover District strategy.</p> | Bolsover DC Homeless and Rough Sleeper strategy agreed December 2022. |     |
| 2   | Enable Supported Housing / Housing with Care for Older People, People with Physical | Housing Management and Enforcement | Negotiation of supported housing units within affordable housing developments.   | Ongoing                                   | Meetings held with DCC to discuss opportunities in the district.  | Meetings held with DCC to discuss opportunities in the district.      |     |

### Key Priority 3 – Supporting Vulnerable and Disadvantaged People

|   | Aims  | Service Area                       | Expected Outcomes  | Target Date | March 2022 Update  | March 2023 Update  | RAG |
|---|---|------------------------------------|--|-------------|--|--|-----|
|   | Disability / Mental ill health / Domestic Violence / Complex Needs    |                                    | <p>Work in partnership with Derbyshire County Council (DCC), housing and care providers, private developers to help increase suitable accommodation to meet the districts housing and care needs.</p> <p>Work with DCC to review their Strategies.</p> |             | Strategies are currently being reviewed and meetings are being held to contribute to the strategies.   | <p>SALUS project is a Domestic Abuse accommodation project being undertaken with DCC on a 2 year pilot. Commencing April 2023.</p> <p>A number of DCC Strategies are currently being reviewed and meetings are being held to contribute to the strategies.</p> |     |
| 3 | Older People's Housing Accommodation and Support – including Careline | Housing Management and Enforcement | The service has the capacity to grow - Market and promote the service to increase the customers who use the service - cross tenure use.  | Ongoing     | While the Housing Needs Manager had not been replaced, a new Manager for the Independent Living / Lifeline service had been recruited to lead on this area of provision. | There is a national digital switchover planned for 2025, which means all equipment needs to be digital and not analogue. We are currently progressing with this to ensure all  |     |

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|   | Aims                 | Service Area                       | Expected Outcomes  | Target Date | March 2022 Update                                     | March 2023 Update  | RAG |
|---|----------------------|------------------------------------|--|-------------|---|--|-----|
|   |                      |                                    |  |             |   | users will have access to the service.   |     |
| 4 | Support Care Leavers | Housing Management and Enforcement | <p>Sign up to the Derbyshire wide Care Leavers Offer and apply actions to Allocations Policy.</p> <ul style="list-style-type: none"> <li>Care leavers across Derbyshire have priority housing</li> <li>No Local connection to District required if from Derbyshire.</li> </ul> | Ongoing     | Completed.  | Completed.   |     |
| 5 | Support Armed Forces | Housing Management and Enforcement | Prevent homelessness and support Armed Forces personnel to help provide secure homes.  | Ongoing     | No update provided.                                   | The Council's Allocations Policy gives additional preference to those in the armed forces (and their partners) within the past five years. |     |
| 6 | Home Improvements /  | Property Services &                | Continued work on properties using the Warm Home Fund -  | Ongoing     | Evidence of seeing gas companies reluctant to take on | All properties have been converted to gas where connections are  |     |

### Key Priority 3 – Supporting Vulnerable and Disadvantaged People

|   | Aims                                     | Service Area   | Expected Outcomes   | Target Date         | March 2022 Update   | March 2023 Update  | RAG |
|---|--|--|---|---------------------|---|--|-----|
|   | Energy Efficiency                        | Housing Repairs  | to fit new gas connections to homes on solid fuel heating systems and have also used this funding to fit new boilers. |                     | extra customers and that moving to hydrogen was the longer term strategy. | available, and the tenant has agreed to the conversion. Alternative renewable systems (Air Source) have been installed in Whaley Common where gas connections are not available. |     |
| 7 | Disabled Facilities Grants / Adaptations | Housing Management and Enforcement<br><br>Environmental Health | Review the Adaptations Policy for Council Homes.<br><br>Continue to implement the DFG's for private homes.            | 2022<br><br>Ongoing | Draft adaptations policy completed.                                       | Completed.   |     |