

**PRIVATE SECTOR HOUSING STRATEGY ACTION PLAN**

**Objective 1: Improve Property and Management Standards**

Improving property condition and management standards across the private sector is a primary objective of the strategy. Improving the housing stock is an essential part of protecting the health and wellbeing of our residents. If homeowner's homes are in good condition, well insulated and safe, people will live healthier happier lives and a good supply of well-managed, well-maintained Private Rented homes can play a very valuable role in helping to make more properties available to lower income households unable to access social housing, help vulnerable households to find suitable accommodation, and reduce homelessness. We believe everyone should have a good quality home no matter what tenure they live in.

Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
<b>Design a housing enforcement policy, that reflects the range of enforcement provisions to support both resident and tenants living in the Private Sector.</b>	Review Best Practice elsewhere and include those elements that reflect the requirements of the District.				<ul style="list-style-type: none"> <li>Improved property condition across the private sector.</li> <li>Improved management standards across the private rented sector.</li> <li>Improved energy efficiency of homes in the private sector.</li> <li>Reduced number of properties with a Category 1 hazard.</li> </ul>		
	Provide training and support or relevant officers to implement.						

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Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
	Monitor and review				<ul style="list-style-type: none"> <li>Improved physical, mental health and wellbeing across the District.</li> <li>Reduced levels of Anti-Social Behaviour across our neighbourhood.</li> <li>Improved targeting of resources to maximise our impact in the private sector.</li> <li>Reduced numbers of empty homes across the District.</li> </ul>		
<b>Reduce damp mould within properties across the District.</b>	Promote this agenda through the Landlord Forum and through the campaign to increase tenants' rights and responsibilities.				<ul style="list-style-type: none"> <li>Improved property condition across the private sector.</li> <li>Improved energy efficiency of homes in the private sector.</li> </ul>		
	Include this issue in the tenants check list and provide advice.				<ul style="list-style-type: none"> <li>Reduced number of properties with a Category 1 hazard.</li> <li>Improved physical, mental health and wellbeing across the District.</li> </ul>		

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Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
	Promote advice to all residents about good practice to deal with damp and mould. This could be included on the tenants check list, through landlord forums, on the council website and through the planned campaign to increase tenants' rights and responsibilities.				<ul style="list-style-type: none"> <li>Increased access to the private rented sector to offer accommodation to homeless households.</li> <li>Improved targeting of resources to maximise our impact in the private sector.</li> </ul>		
	Use the evidence of where damp and mould is found to create property typologies to promote resource targeting.						
<b>Increase awareness of the rights and responsibilities of tenants so that they are able to make more informed decisions about moving into a new home or discussing issues with landlords.</b>	Develop a campaign over a sustained time period of time to promote tenants and landlords' rights and responsibilities.				<ul style="list-style-type: none"> <li>Improved property condition across the private sector.</li> <li>Improved management standards across the private rented sector.</li> <li>Improved energy efficiency of homes in the private sector.</li> <li>Reduced number of properties with a Category 1 hazard.</li> <li>Improved physical, mental health and</li> </ul>		
	Promote and educate what a 'good landlord' looks and behaves like.						
	Develop a tenants check list that equips tenants to ask the 'right' questions when viewing property.						

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Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
	Ensure tenants know to ask if Landlords are members of DASH, the Landlord accreditation Scheme or the Landlords forum.				wellbeing across the District. <ul style="list-style-type: none"> <li>• Reduced levels of Anti-Social Behaviour across our neighbourhood.</li> <li>• Reduced number of people presenting as homeless from the Private Rented Sector.</li> <li>• Increased access to the private rented sector to offer accommodation to homeless households.</li> <li>• Residents living independently for longer.</li> <li>• Improved targeting of resources to maximise our impact in the private sector.</li> </ul>		
	Publicise successful interventions of the Council to demonstrate the impact that can be made.						
	Promote through: Website, partner organisations, other colleagues and departments, social media, in local service centres such as libraries, through the health service, the News etc.						
<b>Promoting DASH</b>	Promote the Call B4 you serve service to encourage more landlords to use it				<ul style="list-style-type: none"> <li>• Improved property condition across the private sector.</li> </ul>		

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Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
	Meet with DASH colleague to develop a 3-year plan to complement the Private Sector Housing Strategy and maximise the role of the newly appointed officers.				<ul style="list-style-type: none"> <li>Improved management standards across the private rented sector.</li> </ul>		
	Develop a Private Rented Sector specific homeless prevention offer that will offer good quality advice and assistance to landlords and tenants in the District.				<ul style="list-style-type: none"> <li>Improved energy efficiency of homes in the private sector.</li> <li>Reduced number of properties with a Category 1 hazard.</li> <li>Improved physical, mental health and wellbeing across the District.</li> <li>Reduced levels of Anti-Social Behaviour across our neighbourhood.</li> <li>Reduced number of people presenting as homeless from the Private Rented Sector.</li> <li>Increased access to the private rented sector to offer</li> </ul>		

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Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
					accommodation to homeless households. • Increased supply of high quality affordable housing for the private rented market.		
<b>Improving energy efficiency in homes and EPC standards</b>	Ensure any plans are flexible given current government recent announcements to scrap EPC C requirements for 2025 and 2028.				• Improved property condition across the private sector. • Improved energy efficiency of homes in the private sector. • Improved physical, mental health and wellbeing across the District.		
	Participate in 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.						
	Develop an Intervention Strategy on the support the council can provide.						

**Objective 2: Increasing and improving the Supply of Good Quality, Well-Managed Homes in the Private Rented Sector**

A key priority for the council is to maximise the number of high-quality and genuinely affordable homes in the District for all our residents, catering for people from a wide range of backgrounds and on different incomes. This very much includes the Private Rented Sector. A number of new pieces of legislation have been introduced relating to private sector housing and there are concerns that a number of landlords may choose to leave the market, selling their homes. Whilst these properties may remain in the sector, others may not; reducing supply.

Key Action	Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
<b>Increasing access to the Private Rented Sector.</b>	Review Best Practice elsewhere and include those elements that reflect the requirements of the District.				<ul style="list-style-type: none"> <li>• Reduced number of people presenting as homeless from the Private Rented Sector.</li> <li>• Increased access to the private rented sector to offer accommodation to homeless households.</li> </ul>		
	Identify local letting agents managing property and develop closer links, engaging agents into landlord forums, through the media campaign and through regular 1:1 conversation about the activity in the sector.						
	Through discussions with local landlord and letting agents develop a tool kit of options that will enable the council to increase access to more homes in the Private Rented Sector.						

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	Review our Bond Guarantee scheme, to ensure it is relevant in the current market.						
	DRAGONFLY						

**Objective 3: Ensuring that Housing Standards and Living Conditions in Bolsover Contribute Towards Better Health Outcomes for All**

Good quality housing is essential for everyone's health and wellbeing; safe and sustainable housing can support good physical and mental health, reduce fuel poverty, decrease carbon emissions, reduce hospital admissions, and help people live independently for longer.

**Poor housing is a driver of poor health and of pervasive and growing health inequalities.** Housing also has a huge influence on mental health and wellbeing. Affordability has a major impact on an individual's ability to keep homes warm and how people travel to work and maintain social connections. As well as physical housing conditions, environmental blight and anti-social behaviour can all influence the way people feel about where they live

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<b>Explore the options to introduce/rename new minor adaptations.</b>	Introduce: <ul style="list-style-type: none"> <li>– Hospital discharge grant,</li> <li>– Dementia grants, and</li> <li>– Smart Home Kits.</li> </ul>				<ul style="list-style-type: none"> <li>• Improved physical, mental health and wellbeing across the District.</li> <li>• Residents living independently for longer.</li> </ul>		
	Agree funding limits, criteria of support, application process, assessment and implementation.						



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Key Action	Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
<b>Explore options that support older and vulnerable tenants living in the Private Rented sector.</b>	Better inform and advise landlords of the challenges for older people living in unsuitable properties and the potential support landlords can offer.				<ul style="list-style-type: none"> <li>Improved physical, mental health and wellbeing across the District.</li> <li>Residents living independently for longer.</li> </ul>		
	Ensure training is provided to landlords about safeguarding.						
	Provide better information and access to affordable warmth measures and how to secure them into their properties.						
	Provide specific training to enable landlords to support tenants as they age in place and educate landlords to be dementia friendly and aware of how to sign post tenants to support services.						

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Key Action	Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
	Develop a directory of support services for landlords to provide to tenants explaining the services available and a named referral point.						
	Encourage take up of Disabled Facilities Grants by offering a commitment to support landlords to find tenants requiring adaptations in the future.						
<b>Support older and vulnerable residents in the private sector to move to more appropriate accommodation.</b>	Consider options that the Council could support such as bridging loans for owners to move in a timeframe that works for them and to enable them to find the 'right' property, which may encourage more people to make the move.				<ul style="list-style-type: none"> <li>Improved physical, mental health and wellbeing across the District.</li> <li>Residents living independently for longer.</li> </ul>		
Households living in the private sector struggle to move to a more appropriate accommodation.	This should also consider the role of equity loans and creating shared ownership products.						

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Key Action	Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
<b>Improve thermal comfort and reduce energy costs for older and vulnerable people in the private sector.</b>	Continue to seek external funding opportunities to provide energy efficiency measures for both privately owned and rented homes.				<ul style="list-style-type: none"> <li>Improved energy efficiency of homes in the private sector.</li> <li>Improved physical, mental health and wellbeing across the District.</li> </ul>		
	Continue to use affordable warmth coordinator post, to offer advice support and guidance for people to access financial incentives/grants and help with energy saving.						
	Ensure landlords are aware of the potential funding support that is available and their obligations to provide housing that is sufficiently warm and comfortable, in compliance with minimum standards.						

**Objective: 4: Ensuring All Areas, Neighbourhoods, and Streets in Bolsover, irrespective of Housing Tenure or Type, Are Places Where People Want to Live and Are Proud to Live**

A good mix of housing types and tenures is vital for creating sustainable communities and meeting the District’s housing needs. It is important that all our residential areas feel welcoming and safe and are locations where people are more likely to be invested in their homes and neighbourhoods.

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<b>Sharing intelligence to target resources.</b>	Work with partners to create a database that will aggregate, monitor, and cross-reference data on properties to enable a better targeting of resources and act as an early warning system to predict challenges.						
	This will be collated with private sector developed indices that predict certain activities and tenures which will provide profiles to assist the council to identify potential locations to target enforcement action, and as part of this, have a vulnerability index for people and the likelihood that services may be required.						

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Key Action	Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
<b>Brining Empty Homes back into use.</b>	Review Best Practice elsewhere on the potential delivery models being used by other councils and include those elements that reflect the requirements of the District.				Reduced numbers of empty homes across the District.		
	Explore options for the Council leasing empty homes and improving them. These properties would be rented out on the private rented market to recoup the council investment.						
	Explore the potential for a new bespoke product to provide repayable grant assistance to first time buyers to purchase long-term empty homes at the lower end of the market.						
	Consider the Council acting as guarantor on a mortgage to support first time buyers to buy a property and secure repayable grant to undertake improvements.						