

PRIVATE SECTOR HOUSING STRATEGY DELIVERY PLAN 2024-2027

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 |
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| Enforcement – Design a housing enforcement policy, that reflects the range of enforcement provisions to support both residents and tenants living in the Private Sector. | Review Best Practice elsewhere and include those elements that reflect the requirements of the District. | | Service Manager (Environmental Health) | September 2025 | <ul style="list-style-type: none"> Improved property condition across the private sector. Improved management standards across the private rented sector. | Officer time and small expenditure in connection with any consultation and publicity from existing budgets. | |
| | Provide training and support or relevant officers to implement. | | Service Manager (Environmental Health) | November 2025 | <ul style="list-style-type: none"> Improved energy efficiency of homes in the private sector. Reduced number of properties with | Officer time and small expenditure in connection with any consultation and publicity from existing budgets. | |

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| | Monitoring and review of policy | | Service Manager (Environmental Health) | 2 years following adoption | a Category 1 hazard. <ul style="list-style-type: none"> Improved physical, mental health and wellbeing across the District. Reduced levels of Anti-Social Behaviour across our neighbourhood. Improved targeting of resources to maximise our impact in the private sector. Reduced numbers of empty homes across the District. | Consultation with Councillors as part of policy development | |
| Reduce damp and mould within properties across the District. | Promote this agenda through the Landlord Forum and through the campaign to increase tenants' rights and responsibilities. | Forum event to be held autumn 2024 as part of Strategy launch. | Housing Strategy and Development Officer | September 2024 onwards | <ul style="list-style-type: none"> Improved property condition across the private sector. Improved energy | Officer time to plan and host Landlord forum Small expenditure for venue/ refreshments | |

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| | Include this issue in the tenants check list and provide advice. | | Housing Strategy and Development Officer/ Service Manager (Environmental Health) | December 2024 | efficiency of homes in the private sector. <ul style="list-style-type: none"> • Reduced number of properties with a Category 1 hazard. | Design and print of materials, officer time | |
| | 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. | | Housing Strategy and Development Officer/ Service Manager (Environmental Health) | May 2024 | <ul style="list-style-type: none"> • Improved physical, mental health and wellbeing across the District. • Increased access to the private rented sector to offer accommodation to homeless households. | Officer time | |
| | Use the evidence of where damp and mould are found to create property typologies to promote resource targeting. | | Service Manager (Environmental Health)/Housing Strategy and Development Officer | March 2025 | <ul style="list-style-type: none"> • Improved targeting of resources to maximise our impact in the private sector. | Officer time to plot this data and lead campaigns | |

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| 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. | Develop a campaign over a sustained period of time to promote tenants and landlords' rights and responsibilities. | | Housing Strategy and Development Officer/Legal | March 2025 | <ul style="list-style-type: none"> 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. Improved physical, mental health and wellbeing across the District. | Officer time and small resource associated with any campaign, and communications | |
| | Promote and educate what a 'good landlord' looks and behaves like. | | Housing Strategy and Development Officer | March 2025 | | Officer time – utilise the homeless triage officer to educate tenants where possible. | |
| | Develop a tenants check list that equips tenants to ask the 'right' questions when viewing property. | | Housing Strategy and Development Officer | March 2025 | | Officer time | |
| | Ensure tenants know to ask if Landlords are members of DASH, the Landlord accreditation Scheme or the Landlords forum. | Housing Options team already raise as part of case triage. | Housing Strategy and Development Officer/ Housing Options Manager | March 2025 as part of tenants checklist. | | Officer time, improved website/ news information. | |

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| | 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. | | Service Manager (Environmental Health)/ Housing Strategy and Development Officer as applicable with Communications Team support | March 2025 onwards | <ul style="list-style-type: none"> • Reduced levels of Anti-Social Behaviour across our neighbourhood. • 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. • Residents living independently for longer. • Improved targeting of resources to maximise our impact in the private sector. | Communications Team time | |
| Promoting good practice and raising awareness | Promote best practice and case studies through: Website, partner organisations, other colleagues and departments, social media, in local service centres such as libraries, through the health service, the News etc. | | All | Ongoing | <ul style="list-style-type: none"> • Improved property condition across the private sector. | Officer time, communications team support where necessary | |

OFFICIAL

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| | Develop an ongoing campaign to raise awareness of Landlord Accreditation via DASH and encourage sign up to the scheme. | | Housing Strategy and Development Officer/ Housing Options Manager | September 2024 ongoing | <ul style="list-style-type: none"> Improved management standards across the private rented sector. Reduced number of people presenting as homeless from the Private Rented Sector. | Officer time, communications team support where necessary | |
| | Run a minimum of one Landlord Forum per annum | | Housing Strategy and Development Officer | September 2024 ongoing | | Officer time, communications team support where necessary | |
| | Develop a series of Landlord focussed communication channels including options such as dedicated website pages, newsletter/leaflets, e-bulletins. | | Housing Strategy and Development Officer | December 2024 ongoing | | Officer time, communications team support where necessary | |
| Promoting DASH | Promote the Call B4 you serve service to encourage more landlords to use it | Hot desk space available for use on a quarterly basis | Housing Options Manager | May 2024 | <ul style="list-style-type: none"> Improved property condition across the private sector. Improved management standards across the private rented sector. | Officer time and communications team support for social media | |
| | Meet with DASH colleagues to develop a 3-year plan to complement the Private Sector Housing Strategy | | Housing Options Manager | September 2024 | | Officer time | |

OFFICIAL

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| | Develop a Private Rented Sector specific homeless prevention offer that will offer good quality advice and assistance to landlords and tenants in the District. | | Housing Options Manager | April 2025 | <ul style="list-style-type: none"> • Improved energy efficiency of homes in the private sector. • Reduced number of properties with a Category 1 hazard. • Improved physical, mental health and wellbeing across the District. • Reduced levels of Anti-Social Behaviour across our neighbourhood. • Reduced number of people presenting as homeless from the Private Rented Sector. • Increased access to the private rented sector to offer | Officer time | |

OFFICIAL

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| | | | | | accommodation to homeless households. <ul style="list-style-type: none"> Increased supply of high quality affordable housing for the private rented market. | | |
| Improving energy efficiency in homes and EPC standards | Develop an Intervention Strategy on the support the council can provide. Ensure any plans are flexible given current government announcements to scrap private rented sector EPC rating C requirements for 2025 and 2028. | | Service Manager (Environmental Health) | April 2025 | <ul style="list-style-type: none"> Improved property condition across the private sector. Improved energy efficiency of homes in the private sector. | Officer time | |
| | 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. | | Service Manager (Environmental Health) | April 2025 | <ul style="list-style-type: none"> Improved physical, mental health and wellbeing across the District. | Officer time | |

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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.

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| Increasing access to the Private Rented Sector. | Review Best Practice elsewhere and include those elements that reflect the requirements of the District. | | Housing Strategy and Development Officer/ Housing Options Manager | March 2025 | <ul style="list-style-type: none"> 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. | Officer time, Potential project for a limited time | |
| | 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. | | Housing Strategy and Development Officer/ Housing Options Manager | December 2024 | | Officer time, Potential project for a limited time | |
| | 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. | | Housing Strategy and Development Officer/ Housing Options Manager | March 2025 | | Officer time | |

OFFICIAL

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| | Review our Bond Guarantee scheme, to ensure it is relevant in the current market. | | Housing Options Manager | June 2025 | | Officer time | |
| Building more homes | To explore with Dragonfly Development Limited the provision of good quality private rented accommodation across the District. | | Housing Strategy and Development Officer/ AD Housing Management | December 2026 | | Officer time | |

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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| Explore the options to introduce/rename new minor adaptations. | Consider renaming/Introducing: – Hospital discharge grant, – Dementia grants, and – Relocation grants | New policy ideas under research. | Service Manager (Environmental Health) | June 2024 | <ul style="list-style-type: none"> Improved physical, mental health and wellbeing across the District. Residents living independently for longer. | Officer time | |
| | Agree funding limits, criteria of support, application process, assessment and implementation. Propose a new policy for consultation. | | Service Manager (Environmental Health) | September 2024 | | Officer time | |
| Explore options that support older and vulnerable tenants living in the Private Rented sector. | Better inform and advise landlords of the challenges for older people living in unsuitable properties and the potential support landlords can offer. | | Housing Strategy and Development Officer/ Service Manager (Environmental Health) | Landlord Forum 2025 | <ul style="list-style-type: none"> Improved physical, mental health and wellbeing across the District. | Officer time and publication of material | |

OFFICIAL

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| | Ensure training is provided to landlords about safeguarding. | | Housing Strategy and Development Officer/ Service Manager (Environmental Health) | Landlord Forum 2025 | <ul style="list-style-type: none"> Residents living independently for longer. | Specialist safeguarding training via DCC at a landlords forum event. | |
| | Provide better information and access to affordable warmth measures and how to secure them into their properties. To include ongoing activity with Derbyshire County Council on Winter Warmth. | | Housing Strategy and Development Officer/ Service Manager (Environmental Health) | Landlord Forum 2025 | | Officer time and publication of material | |
| | 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. | | Housing Strategy and Development Officer/ Service Manager (Environmental Health) | Landlord Forum 2025 | | Specialist dementia awareness training via Derbyshire County Council at a landlords forum event. | |
| | Improve Landlord awareness of Disabled Facilities Grants and encourage take up as a means of maintaining tenancies as a result of adaptations. | | Housing Strategy and Development Officer/ Service Manager | Ongoing | | Officer time and publication of material | |

OFFICIAL

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| | | | (Environmental Health) | | | | |
| | Develop a database of private rented sector adapted properties to enable tenant referrals by Housing Allocations and Housing Options teams. | | Housing Strategy and Development Officer | December 2026 | | Could be delivered as an external placement project. | |
| Support older and vulnerable residents in the private sector to move to more appropriate accommodation. Households living in the private sector struggle to move to a more appropriate accommodation. | 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. | | Housing Strategy and Development Officer/ Assistant Director of Housing Management & Enforcement/ Service Manager (Environmental Health) | December 2026 | <ul style="list-style-type: none"> Improved physical, mental health and wellbeing across the District. Residents living independently for longer. | Explore options for support at county/ regional level | |
| | Consider the role of equity loans and creating shared ownership products. | | Housing Strategy and Development Officer/ Assistant Director of Housing Management & Enforcement | | | Officer time | |

OFFICIAL

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| Improve thermal comfort and reduce energy costs for older and vulnerable people in the private sector. | Continue to seek external funding opportunities to provide energy efficiency measures for both privately owned and rented homes. | | Service Manager (Environmental Health) | Ongoing | <ul style="list-style-type: none"> Improved energy efficiency of homes in the private sector. Improved physical, mental health and wellbeing across the District. | Officer time, communication and publication of materials | |
| | 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. | | Service Manager (Environmental Health) | Ongoing | | Officer time, communication and publication of materials | |
| | Ensure landlords are aware of the potential support that is available and their obligations to provide housing that is sufficiently warm and comfortable, in compliance with minimum standards (particularly improvements to EPC rating). | | Service Manager (Environmental Health) | Ongoing | | Officer time, communication and publication of materials | |

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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| Sharing intelligence to target resources. | 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. | | Housing Strategy and Development Officer/ Service Manager (Environmental Health) with NEDDC counterparts | March 2026 | <ul style="list-style-type: none"> Improved targeting of resources to maximise our impact in the private sector. Reduced numbers of empty homes across the District. Improved management standards across the private rented sector. Improved property condition across the | Partnership approach with private sector | |

OFFICIAL

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| | | | | | private sector. | | |
| Brining Empty Homes back into use. | Continue to develop and prioritise the Council's Empty Properties Project, seeking opportunities to increase the number of properties being addressed. | | Planning Policy and Housing Strategy Manager | July 2024 onwards | <ul style="list-style-type: none"> Reduced numbers of empty homes across the District. | Additional income generation for targeted work via Council Tax Premium. | |
| | 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. This will enable better understanding of available options to help address empty properties in the District. | | Planning Policy and Housing Strategy Manager | October 2024 | | Officer time | |
| | Consider preparation of media campaign to help identify priority empty properties in each local community. This will generate greater public awareness of the Empty Properties Project and local community input to prioritisation of properties. | | Planning Policy and Housing Strategy Manager | October 2024 | | Officer time | |
| | 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. | | Planning Policy and Housing Strategy Manager | March 2025 | | Officer time | |

OFFICIAL

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| | 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. | | Planning Policy and Housing Strategy Manager | March 2025 | | Officer time | |
| | 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. | | Planning Policy and Housing Strategy Manager | March 2025 | | Officer time | |