

# BDC Housing Strategy 2021-24:

## Action Plan

### March 2024 update



Action Plan Key:

Completed and Outcome achieved	Off track, action unlikely to fully complete.	Undelivered/Stalled/Resource issues
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## Key Priority 1 – Providing Good Quality Housing

	Aims	Service Area	Expected Outcomes	Target Date	March 2022 Update	March 2023 Update	March 2024 Update	RAG
1	Build New Council Housing	Property Services & Housing Repairs	<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>	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>	<p>A total of 33 have been completed and let during 2023-24. This includes 5 in Langwith and 28 in Shirebrook.</p> <p>A further 7 in Langwith are due to complete.</p> <p>In total across the life of the strategy 103 properties have come in to stock via the Bolsover Homes programme. However, as the programme started just prior to this strategy it is worth noting a total of 115 have been built so far.</p>	

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1b	Purchase properties from private development companies to increase the Council's housing stock	Property Services & Housing Repairs	Initially 25 units, seek further opportunities to meet housing need	Ongoing	<p><del>14 homes have been secured from Keepmoat in Bolsover, 9 from Avant in Creswell and 3 in South Normanton.</del></p> <p>Data clarification: from April 21-March 22 the Council added 11 units to stock via s.106 agreements. This includes 9 from Avant in Creswell and 2 in Bolsover.</p> <p>In early 2021 just prior to adoption of the Strategy the Council secured an additional 3 units in South Normanton and 5 in Bolsover.</p> <p>However, changes to Homes England guidelines are making this appear a more difficult</p>	<p><del>36 units have been completed under S106 agreements for affordable rent.</del></p> <p>12 further units are under contract and due for completion during 2023/24.</p> <p>Data clarification: from April 22-March 23 the council added 6 units to stock in Bolsover via s.106 agreements. Total to date during Strategy: 17 units</p>	A total of 23 s.106 units have come into the Council's stock during the life of this Strategy. Of these, 6 have been added to stock during March 24 and are awaiting allocation.	G

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					route to securing additional stock.			
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.	<p>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.</p> <p>All properties being built under the Bolsover Homes programme either meets or exceeds current building regulations at the time of construction.</p> <p>Woburn House re-developments will be built at Silver level.</p>	

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							All new properties built will now incorporate an EV charging point due to changes in building regulations.	
3	Refurbishment / regeneration to existing Council Housing Stock	Property Services & Housing Repairs	<p>Continue with refurbishment / regeneration schemes to Council owned stock including;</p> <ul style="list-style-type: none"> <li>• Electrical works – April 2020 to March 2024 – upgrades to approximately 900 properties.</li> <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> </ul>	Ongoing	<p>Funding secured for External Wall Insulation linked to improving EPC ratings and that a match-funding approach was used where possible.</p> <p>A lengthy study had just taken place on our commercial properties and a bid for funding was planned for carbon reduction works.</p>	<p>Safe &amp; Warm complete at Ashbourne Court and Parkfields. Work in progress at Valley View and Jubilee Court with completion expected 2023/24.</p>	<p><b>Electrical works –</b> The programme target is to complete works on 900-1000 properties per year and barring less than 1% where tenants have refused access, this target has been hit. Contract due for re-tender Spring 2024.</p> <p><b>Re-Roofing –</b> 90 properties re-roofed during 2023-24. This will spend the £750k budget allocated. Additional properties identified for works to be carried forward to 2024-25 budgets. Contract extension for a further year has been issued along with the 2024-25 list</p>	

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			<ul style="list-style-type: none"> <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>				<p>of properties. Asbestos surveys will also be ordered. S20 works to Hereward Close to start in April. Consultation completed 26/02/24.</p> <p><b>No. of properties in receipt of replacement windows as a result of responsive repair (No capital programme in place for 2023/24) – 48</b></p> <p><b>Replacement Doors 2023/24 – 240</b></p> <p><b>Replacement Kitchens 2023/24</b>  Tenanted kitchens completed to end of March; 34no  Total void kitchen completions for year to March 2024; 17no</p>	

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							<p>Total estimated tenanted kitchen completions for year to March 2024; 35no  Total estimated void kitchen completions for year to March 2024; 20no</p> <p>Around 6 kitchens will not be done as part of this year's scheme and will form part of the carry over for next year. 24-25 property list has been issued to Property Services and received by RM.</p> <p><b>Safe &amp; Warm</b>  Works at Valley View Hillstown to be completed prior to April/May 2024; scheme timescale 2022-24. Note; further refurbishment required/pending to Derbyshire County Council areas,</p>	

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							<p>awaiting decision from Housing Services.</p> <p>Works at Jubilee Court Pinxton to be completed by end of August 2024; scheme timescale 2023-24.</p> <p><b>External Wall Insulation (EWI)</b> There have been no EWI Schemes during 2023/24. However, grant funding has been secured for 2024/25.</p> <p>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</p>	



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							insulation improvements.	
4	Making best use of the Council's Housing Stock	Housing Management and Enforcement	Review the Allocations Policy	Ongoing	No update provided.	Consultant appointment to commence this End May 2023.	Draft Policy out to consultation November/December 2023. Policy due to go live on 29 <sup>th</sup> April following formal approval in January 2024. The key change will be the removal of Band D and a higher emphasis on 'housing need'	
5	Private Rented Sector	Housing Management and Enforcement (Housing Strategy)	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.	Landlord/Agent and Private Tenant consultation on the proposed Private Sector Housing Strategy took place as part of the development and approval process.  Officers aim to deliver a joint event in May/June 2024 as part of the launch of the new Private Sector Housing Strategy.	

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6	Private Sector Stock Condition Survey	Housing Management and Enforcement (Housing Strategy)	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.	Private Sector Housing Strategy developed with consultants during 2023. This was a joint process with NEDDC. Landlord/private sector tenant consultation as part of the development process. The draft was presented to Councillor Scrutiny prior to final consultation. A 4 week consultation period to take place early 2024. The Strategy will be submitted to Executive on 15 <sup>th</sup> April 2024 and will hopefully be live from April 2024.	

## Key Priority 2 – Enabling Housing Growth

	Aims	Service Area	Expected Outcomes	Target Date	March 2022 Update	March 2023 Update	March 2024 Update	RAG
1	Growth	Planning Policy and Housing Strategy	The Housing Strategy identifies that the Council will seek 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.	Town and Local Centre Health Check surveys scheduled for April 2024 as part of annual monitoring work. This work will seek to identify empty upper floors of town and local centre buildings that could potentially be followed up for conversion to housing.	
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 new housing units completed during 2021/22.	491 (net) housing units completed during 2022/23.	

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			Local Plan requirement is 272 new dwellings per year (net)				Looking forward, the Annual Five Year Housing Land Supply Position Statement (Nov 23) outlines a health supply of 8.92 years supply of deliverable housing sites.	
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 completed (gross) during 2021/22.	78 units completed (gross) during 2022/23.	
4	Bringing Empty Properties Back into Use (private sector)	Planning Policy & Housing Strategy	Develop an Empty Properties Strategy.	Ongoing	Complete.	Empty Properties Strategy published June 2022.	Complete.	
		Planning Policy & Housing Strategy	Bring 5 long term empty properties back into use each year.	Ongoing	7 empty properties have been or in the process of being brought back into use	Work has stalled on this due to lack of staff resources within the Joint Housing Strategy team. However, now	Work restarted on Empty Homes project in Summer 23 following additional staff resources.	

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						<p>that this work area has been transferred to BDC solely work is underway on tackling 2 long term empty properties.</p>	<p>Investigations and, where appropriate, follow up action have now been taken regarding the 7 'live' cases. Through this, 3 of the cases have been identified as not being within the definition of a long term empty property or fall within one of the statutory exclusions.</p> <p>The project is also looking at what properties should be prioritised and how the Empty Homes Premium could</p>	

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							be used to incentive owners of empty properties to take positive action.	
		Environmental Health	A working group to improve the Westlea area of Clowne, including bringing empty properties back into use, has also been established.	Ongoing		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.	Following successful prosecution of landlord in May 2023, resulting in a 10 month custodial sentence, the number of properties owned by this landlord has reduced. There have been many sales happen in the area and most properties have been brought up to a much better standard. There are 7	

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							properties empty, but 3 of these are up for sale, so the number of empties does change.	
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 Custom and Self-Build Programme.	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 for the Custom and Self-Build Programme and these are being promoted to the market via auction.	Review carried out in March 2023 to see if registered individuals were actively seeking custom and self-build opportunities but limited response to survey work.  Further review scheduled for May 2024.	
6	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	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.	Assessment complete and to be reported to Members prior to publication in May 2024.	

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			Authority and East Staffordshire to assess need.					



## Key Priority 3 – Supporting Vulnerable and Disadvantaged People

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1	Prevent and Relief Homelessness	Housing Management and Enforcement (Housing Strategy/Housing Options)	Contribute to the development of the Derbyshire and Staffordshire Moorlands Homelessness & Rough Sleeping Strategy 2022-2027.	2022	<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>	<p>Derbyshire Homelessness and Rough Sleeping Strategy agreed October 2022.</p> <p>Bolsover DC Homeless and Rough Sleeper Strategy agreed December 2022.</p>	<p>In September, the Strategic Group identified 6 priority actions for delivery in the coming months.</p> <p>A wider Homelessness Forum was held in December 2023 which included an overview of progress to date.</p> <p>Monthly meetings take place for DHOG – Derbyshire Homelessness Officers Group.</p> <p>The Council has now reconfigured the service to establish a Housing Options Team which</p>	

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							<p>incorporates Temporary Accommodation and a Homelessness Triage Service.</p> <p>Year End Total 2022/2023: 474 approaches 409 Prevented 65 Still Open 86% Prevented.</p> <p>Year End Total 2023/2024: 656 approaches 483 Prevented 112 Still Open 74% Prevented. A notable increase in cases during Q4 has resulted in a lower level of prevention during the past year.</p>	RAG
			Attend the Health and Housing Systems Group meeting for Local Authorities – Homeless agenda	Ongoing			The work of this group is now being delivered by the Countywide Homelessness	

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			is priority for the group.				Strategic Group to reduce duplication.	
			Seek and secure any funding opportunities to prevent/relief homelessness.	Ongoing			The Council is now signed up to Street Support Derbyshire as part of the countywide strategy and this will act as a one stop portal for advice and guidance for those at risk of homelessness.	
2	Enable Supported Housing / Housing with Care for Older People, People with Physical Disability / Mental ill health / Domestic Violence / Complex Needs	Housing Management and Enforcement (Housing Strategy)	<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 increase suitable accommodation to meet the districts housing and care needs.</p>	Ongoing	<p>Meetings held with DCC to discuss opportunities in the district.</p> <p>Strategies are currently being reviewed and meetings are being held to contribute to the strategies.</p>	<p>Meetings held with DCC to discuss opportunities in the district.</p> <p>SALUS project is a Domestic Abuse accommodation project being undertaken with DCC on a 2 year pilot. Commencing April 2023.</p>	<p>The Council is now benefitting from a joint Supported Accommodation Review team with NEDDC/ Chesterfield/Amber Valley. The Team is currently completing quarterly returns to Govt. as part of a national pilot programme.</p> <p>Salus – the District is part of a wider</p>	

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			Work with DCC to review their Strategies.			A number of DCC Strategies are currently being reviewed and meetings are being held to contribute to the strategies.	<p>scheme across six Derbyshire Districts with each area having one property each which is used by the Elm Foundation for immediate support to those fleeing domestic abuse. Moving forward it may be the case that more properties are required as part of the scheme.</p> <p>Regular meetings taking place to develop, monitor and implement the Countywide All Age Adults' Housing, Accommodation and Support Strategy Delivery Plan, which was approved October 2023.</p>	G

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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 users will have access to the service.	<p>Currently in the process of exiting the existing contract with DCC. New contracts are being developed with NHS England to develop a Falls Recovery Service. Alongside this, a local navigation hub is being created which will give access to professionals such as GPs, Advanced Medical Practitioners, District Nurses, OTs, to enable improved practice and a joined-up approach to Level 1 falls prevention - (non-injurious support following fall).</p> <p>£100k has been received for this year towards replacement units,</p>	G

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							<p>upgrade to systems and canvassing for new customers.</p> <p>Digital Switchover is still rolling up to 2025. A preferred digital unit has been procured and analogue units are now being replaced.</p> <p>Current Careline service users as of 31.03.24 are as follows:</p> <ul style="list-style-type: none"> <li>• Gold service – 381</li> <li>• Bronze Service – 118</li> <li>• MCare Gold – 3</li> <li>• MCare Bronze – 0</li> </ul>	
4	Support Care Leavers	Housing Management and Enforcement (Housing Strategy)	Sign up to the Derbyshire wide Care Leavers Offer and apply actions	Ongoing	Completed.	Completed.	The revised Allocations Policy for 2024 maintains Care Leavers as a	

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			<p>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>				<p>priority criteria for housing.</p> <p>Partnership working continues with DCC and the Council remains signed up to the Countywide care leavers offer.</p> <p>Some Derbyshire authorities have extended their Council Tax discount offer and this is something the Council should investigate further.</p>	
5	Support Armed Forces	Housing Management and Enforcement (Housing Strategy)	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.	<p>The revised Council Allocation Policy still incorporates armed forces personnel and veterans as meeting priority criteria.</p> <p>Via Customer Services, there is a set option (4) for</p>	

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							<p>those customers ringing 01246 242424, we provide specific support and can register on our database to ensure they are kept update of local services and assistance. We have 80 residents registered currently for news updates. There have been no new additions to the database in 2023-24, and 3 were added in 2022-23. Council Tax service used to include a leaflet with the annual bill detailing the Armed forces covenant and asking veterans to register via the above but this led to confusion they thought they could</p>	



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							<p>register for discount towards their council tax so this was removed. By highlighting the number requesting information accessing physical activity, health issues to leisure services they have now enabled discounted rates for veterans. We support the Royal British legion with their Poppy sales prior to remembrance. Anecdotally, we are aware there are higher numbers within CBC/NEDDC residents.</p>	
6	Home Improvements / Energy Efficiency	Dragonfly Development Ltd.	Continued work on properties using the Warm Home Fund - to fit new gas connections to homes on solid fuel heating systems and have	Ongoing	Evidence of seeing gas companies reluctant to take on extra customers and that moving to hydrogen was the longer term strategy.	All properties have been converted to gas where connections are available, and the tenant	There has been no further works completed via external funding during the last year.	

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			also used this funding to fit new boilers.			has agreed to the conversion.  Alternative renewable systems (Air Source) have been installed in Whaley Common where gas connections are not available.	7 conversions from solid fuel to gas connection during the year.	
7	Disabled Facilities Grants (DFGs)/ Adaptations	Housing Management and Enforcement (Housing Strategy)	Review the Adaptations Policy for Council Homes.	2022	Draft adaptations policy completed.	Completed.	Policy in operation.	
		Environmental Health	Continue to implement the DFG's for private homes.	Ongoing	Low number of referrals from Social Care due to ongoing vacancies for Occupational Therapists and a backlog of assessments from Covid.	Stairlift Recycling Scheme introduced to expedite the installation for those in need.	Despite previous efforts to recruit to Occupational Therapy (OT) vacancies the number of referrals is still exceptionally low with a backlog of OT assessments. However, delivery of Disabled Facilities Grants	

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							<p>(DFGs) has much improved by the Disability Design Team at Derbyshire County Council (DCC). Awaiting new structure at DCC to settle and resources to deal with backlog of referrals.</p> <p>Private Sector Housing Strategy Delivery Plan being developed (due for approval April 2024) which will result in new Policy and new alternative interventions.</p>	