

**Bolsover District Council**

**Extraordinary Meeting of the Customer Services Scrutiny Committee  
on 22<sup>nd</sup> April 2024**

**Housing Strategy 2021-24 – Action Plan Monitoring Update: March 2024**

**Report of the Portfolio Holder for Housing**

<b>Classification</b>	This report is Public
<b>Report By</b>	Victoria Dawson, Assistant Director – Housing Management and Enforcement  Sarah Kay, Assistant Director – Planning and Planning Policy
<b>Contact Officer</b>	Joanne Wilson, Housing Strategy and Development Officer  Chris McKinney, Senior Devolution Lead for Planning Policy, Strategic Growth and Housing  Neil Oxby, Principal Planning Policy Officer

**PURPOSE / SUMMARY OF REPORT**

- To provide the third and final update on the Council's Housing Strategy 2021-24 and the delivery of its action plan.

**REPORT DETAILS**

**1. Background**

- 1.1 The Council's Housing Strategy 2021-24 was adopted in March 2021 and sets out the Council's strategic framework to meet the districts housing growth ambitions and housing related support needs. A copy of the Housing Strategy 2021-24 is attached as Appendix 1 to this report.
- 1.2 To assist the delivery of the Housing Strategy an action plan was developed and delivered. This has been monitored by the previous Joint Housing Strategy Team with North East Derbyshire District Council (NEDDC), and subsequently by Housing Management and Planning Policy and Housing Strategy teams.
- 1.3 From the 1<sup>st</sup> December 2022 onwards the duties of the former Joint Team have been transferred to the Council's Housing Management Team and Planning Policy and Housing Strategy Team, with the general split being as follows:
  - a) Housing Management Team – to undertake duties relating to homelessness, rough sleeping, private sector lettings and tenancy strategy;

- b) Planning Policy and Housing Strategy Team – to undertake duties relating to the preparation of strategic housing policies, housing stock analysis and work on empty homes.

New posts have been established within both teams

- 1.4 In addition, the Property Services and Housing Repairs teams, which are now part of Dragonfly Management Ltd., also deliver the Council’s new build programme and all property maintenance programmes.
- 1.5 The Committee is receiving this monitoring update as part of its core terms of reference, this being the third and final update on the Strategy.

## **2. Details of Proposal or Information**

- 2.1 The Council’s Housing Strategy identifies how the Council will address the key challenges to deliver housing and housing related health and well-being across the district. In doing so, it identifies the following key strategic housing priorities to address the challenges highlighted:

- Key Priority 1 – Providing Good Quality Housing
- Key Priority 2 – Enabling Housing Growth
- Key Priority 3 – Supporting Vulnerable and Disadvantaged People.

- 2.2 The areas of action within each of these key priorities set out in the Housing Strategy are set out in the Action Plan and updates have been added against each one for Members’ information.

- 2.3 Attached at Appendix 2, the March 2024 update allows for comparison of progress across all three years of the Strategy. A number of the actions break down in to sub-actions and progress as of March 2024 is as follows:

	Green	Amber	Red	Total Number of Actions
Priority 1	6	1	0	7
Priority 2	3	4	0	7
Priority 3	11	0	0	11
<b>Total Number of Actions</b>	<b>20</b>	<b>5</b>	<b>0</b>	<b>25</b>

- 2.4 Where actions have not been fully delivered, these will be considered for inclusion as part of the new Housing Strategy 2024-2029 (discussed elsewhere on the agenda). The following actions are considered off-track/incomplete:

Priority	Action	Original Expected Outcome	Comment
1	Build New Council Housing	Initial target to deliver 200 out of 400 new council properties	103 completed across the duration of the strategy, 115 since the

Priority	Action	Original Expected Outcome	Comment
			programme commenced.
2	Growth	Conversion of empty upper floors of town/local centre buildings to housing	The full potential of this action is yet to be fully explored but annual monitoring work on town and local centres will now seek to identify empty upper floors of town and local centre buildings that could potentially be followed up for conversion to housing.
2	Bringing empty properties back in to use.	Bring 5 long-term properties back per annum.	<p>Work restarted on Empty Homes Project in Summer 23 following additional staff resources.</p> <p>This work has seen action taken on 7 'live' cases and further work is programmed to develop the Project further.</p>
2	West Lea Working Group	Working Group to secure environmental improvements, property standards and reduction in empty properties.	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

Priority	Action	Original Expected Outcome	Comment
			many sales happen in the area and most properties have been brought up to a much better standard. There are 7 properties empty, but 3 of these are up for sale, so the number of empties does change.
2	Custom and Self-Build	Encourage the growth of custom and self-build take up and supply of suitable sites through the Custom and Self-Build Programme.	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.

### **3. Reasons for Recommendation**

- 3.1 To inform scrutiny of progress on the Action Plan and give and updates where available, as per the Committee's terms of reference and the requirements of the Budget & Policy Framework.

### **4 Alternative Options and Reasons for Rejection**

- 4.1 There are no alternative options.

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### **RECOMMENDATION(S)**

That the Customer Services Scrutiny Committee note the contents of the Housing Strategy Action Plan Monitoring Update: March 2024 and make any necessary recommendations arising from this work area.

Approved by Councillor Sandra Peake, Portfolio Holder for Housing

**IMPLICATIONS:**

**Finance and Risk:**            Yes             No

**Details:** None from this specific report.

On behalf of the Section 151 Officer

**Legal (including Data Protection):**            Yes             No

**Details:** None from this report. The Strategy forms part of the Budget & Policy Framework.

On behalf of the Solicitor to the Council

**Environment:**                                    Yes             No

*Please identify (if applicable) how this proposal / report will help the Authority meet its carbon neutral target or enhance the environment.*

**Details:** The Housing Strategy has a number of positive impacts on the environment, and these are set out in the updated Action Plan.

**Staffing:**            Yes             No

**Details:** None from this report.

On behalf of the Head of Paid Service

**DECISION INFORMATION**

<p><b>Is the decision a Key Decision?</b> A Key Decision is an executive decision which has a significant impact on two or more District wards, or which results in income or expenditure to the Council above the following thresholds:</p> <p><b>Revenue - £75,000</b>   <input type="checkbox"/>   <b>Capital - £150,000</b>   <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	<p>No, however approval of the Strategy was a key decision at the time.</p>
<p><b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)</p>	<p>No</p>

<p><b>District Wards Significantly Affected</b></p>	<p>All indirectly</p>
<p><b>Consultation:</b> <b>Leader / Deputy Leader</b> <input type="checkbox"/>   <b>Executive</b> <input checked="" type="checkbox"/> <b>SLT</b> <input type="checkbox"/>   <b>Relevant Service Manager</b> <input type="checkbox"/> <b>Members</b> <input checked="" type="checkbox"/>   <b>Public</b> <input type="checkbox"/>   <b>Other</b> <input type="checkbox"/></p>	<p><b>Details:</b> Ward Members consulted on original strategy.</p>

**Links to Council Ambition: Customers, Economy, and Environment.**

The Strategy links to all the Corporate aims: Our Customers by providing excellent services/Our Economy by driving growth, promoting the District and being business friendly/Our Environment by protecting the quality of life for residents and businesses and meeting environmental challenges.

**DOCUMENT INFORMATION**

<b>Appendix No</b>	<b>Title</b>
1.	Housing Strategy 2021-24
2.	Housing Strategy Action Plan Monitoring Update: March 2024

**Background Papers**

*(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive you must provide copies of the background papers).*

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