

Bolsover District Council

Meeting of the Customer Services Scrutiny Committee on 15 July 2024

Development of the Housing Strategy 2024-2029

Report of the Portfolio Holder for Housing

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| Classification | This report is Public |
| Report By | Victoria Dawson, Assistant Director – Housing Management and Enforcement Sarah Kay, Assistant Director – Planning and Planning Policy |
| Contact Officer | 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 inform Scrutiny of the development of the Housing Strategy 2024-2029.
- To receive Member oversight of the timeframes, proposed content, and further planned Scrutiny and public consultation

REPORT DETAILS

1. Background

- 1.1 The Council’s current Housing Strategy 2021-24 is due to expire in 2024 and as such a revised strategy is required. Officers propose to run the incoming strategy from 2024-2029 to ensure that it covers the Council Plan 2024-28 but also takes the Council beyond this point, allowing the incoming Council in 2027 to formulate their new Council Plan. Furthermore, having a plan that covers a longer period will allow us to align with existing district and countywide strategies.
- 1.2 The Strategy forms a plan on how the Council will work with partners in the public, private and voluntary sectors to enable housing growth across all sectors, and the quality and range of housing to meet the resident’s needs of the district, including housing and support for the most vulnerable.

1.3 The strategy will also have a key role in helping to secure potential external funding for housing related projects across the district.

1.4 For the purposes of this report and Strategy the Housing Strategy Team constitutes the following officers:

- Assistant Director of Housing Management and Enforcement
- Assistant Director of Planning and Planning Policy
- Housing Strategy and Development Officer
- Housing Services Manager
- Housing Options Manager
- Senior Devolution Lead for Planning Policy, Strategic Growth and Housing
- Principal Planning Policy Officer

2. Details of Proposal or Information

2.1 The Council's outgoing Housing Strategy 2021-2024 identifies the following key strategic housing priorities to address the challenges highlighted by national and local policy and data:

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

2.2 Following the last report in April 2024, the teams have been working on the draft content based on the existing wider policy framework, gathering district profile data and have commissioned the Local Housing Needs Study jointly with Chesterfield Borough Council.

2.3 The table below shows the revised proposed timeframes for the development and implementation of the new strategy. This allows for a longer public consultation period and takes account of the revised timescales for completion of the Housing Needs Study.

| Action | Involvement/Responsibility | Planned Dates/ Deadlines | Revised Dates/ Deadlines |
|--|--|---|---|
| Collating information and determining Housing Priorities/Strategy contents | Portfolio Holder - Housing Councillors/ Housing Strategy Team/ Environmental Health Team | 4 th March – 31 st May 2024 | 4 th March – 26 th July |
| Local Housing Needs Study (joint with Chesterfield Borough Council) | Planning Policy and Housing Strategy Team | 1 st February 2024 – 7 th June 2024 | <ul style="list-style-type: none"> • Submission of a full draft report by w/c 2nd of September 2024. • Final report by the week |

| Action | Involvement/Responsibility | Planned Dates/ Deadlines | Revised Dates/ Deadlines |
|---|---|--|--|
| | | | commencing 7th of October. |
| Development/ finalisation of the Draft Strategy | Housing Strategy Team working closely with Portfolio Holder - Housing | 3 rd June – 12 th July | 23 rd April – 26 th July |
| Scrutiny consultation | Housing Strategy Team | 15 th July 2024 | 15 th July 2024 |
| Final draft consultation with stakeholders – mixture of online survey and face to face workshops. | Stakeholders - partner/public /internal – see Appendix 2 | 16 th July 2024 – 9 th August 2024 Specific dates: Tenant Participation Review and Development Group – 16 th July Parish Council Liaison – 22 nd July Councillors Workshop – 31 st July | Online survey - 5 th August – 20 th September Specific dates: <ul style="list-style-type: none"> Tenant Participation Review and Development Group – 16th July Parish Council Liaison – 22nd July Councillors Workshop – 31st July Housing Stock Management Group – 13th August/ 10th September |
| Consultation analysis and strategy amendments where necessary | Housing Strategy Team | 1 st August 2024 – 18 th September 2024 | 23 rd September – 31 st October |
| Presentation of working draft and consultation results to Senior Leadership Team | Assistant Director of Housing Management and Enforcement/ Assistant Director of Planning and Planning Policy | 5 th September 2024 | 3 rd October 2024 |
| Executive Report and Papers to Governance | Housing Strategy Team | 11 th September 2024 | Removed – decision is a Council function. Will go to Executive for recommendation |

| Action | Involvement/Responsibility | Planned Dates/ Deadlines | Revised Dates/ Deadlines |
|---|----------------------------|---------------------------------|--------------------------------|
| | | | later in the process. |
| Deadline for any final amendments prior to committee publication | Housing Strategy Team | 26 th September 2024 | 31 st October |
| Scrutiny Pre Meeting | Housing Strategy Team | | 4 th November |
| Deadline for any final amendments prior to committee Executive/Council publication | Housing Strategy Team | 26 th September 2024 | 6 th November |
| Executive/Council Pre Meeting | Portfolio Holder - Housing | 18 th September 2024 | 13 th November 2024 |
| Scrutiny after any amendments due to consultation <i>(only if required)</i> | Housing Strategy Team | 16 th September 2024 | 18 th November 2024 |
| Executive Meeting | Portfolio Holder - Housing | 7 th October 2024 | 2 nd December 2024 |
| Council Meeting | Portfolio Holder - Housing | 9 th October 2024 | 4 th December 2024 |
| <i>If Agreed at Council:</i> Implementation date – Circulate and publicise | Housing Strategy Team | 9 th October 2024 | 4 th December 2024 |

This will be supported by fortnightly meetings by the Housing Strategy Team to review and progress.

2.4 During the live window for the public consultation, the survey will be circulated to the following stakeholders and will feature as a main link on the Council website:

- Circulation to tenant email addresses, where held
- Circulation to Parishes – to include a poster with QR code
- Poster with QR code in contact centres and hard copy for viewing
- Poster with QR code in the following libraries and hard copy for viewing:
 - Bolsover
 - Clowne
 - Creswell
 - Pinxton
 - Shirebrook
 - South Normanton
 - Whitwell
- Circulation to Citizen’s Panel mailing list

- Circulation to Communications email lists
- Circulation to Private Registered Providers with properties within the district
- Circulation to private landlords contact list
- Circulation to neighbouring councils
- Circulation to Derbyshire County Council/NHS partners.

2.5 Outstanding actions from the Housing Strategy 2021-24, will be taken into consideration as part of the development process for the replacement strategy.

2.6 Attached at Appendix 1 is an outline structure for the new strategy based on the recently approved council plan Bolsover District The Future 2024-2028, and our wider policy framework at national and local level.

3. **Reasons for Recommendation**

3.1 The Housing Strategy forms part of the Council's Budget and Policy Framework and is considered a key strategic driver for the future of the district.

3.2 Scrutiny on the development of the revised strategy for 2024-2029 forms a core role of the Customer Services Scrutiny Committee.

4 **Alternative Options and Reasons for Rejection**

4.1 The alternative option is to not have a Housing Strategy; however this was rejected as the Strategy sets out a clear housing plan, which will be a key driver for housing growth in the district.

RECOMMENDATION(S)

1. That the Customer Services Scrutiny Committee note the proposed outline structure of the new strategy and provide comment on the proposals, revised timetable and the planned consultation.

Approved by Portfolio Holder for Housing – Cllr. Peake

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 once complete and approved forms part of the Budget & Policy Framework. The Strategy will have due regard to local and national policy and be compliant with legislation, including data protection laws.

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: It is proposed that the Housing Strategy 2024-2029 will support achievement of the Councils carbon reduction target through improvements to council stock; build quality of new homes and improvements to the property standards in the private sector.

Staffing: Yes No

Details: Existing employees will develop and implement the Strategy, therefore there are no Human Resources implications.

On behalf of the Head of Paid Service

DECISION INFORMATION

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| Is the decision a Key Decision? 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: Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i> | No |
| Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In) | No |

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

Links to Council Aims: Customers, Economy, Environment and Housing.

The Strategy links to all the corporate aims:

- Our Customers by providing excellent and accessible services
- Our Economy by driving growth, promoting the District and being business and visitor friendly
- Our Environment by protecting the quality of life for residents and businesses, meeting environmental challenges and enhancing biodiversity
- Our Housing by delivering social and private sector housing growth

DOCUMENT INFORMATION

| Appendix No | Title |
|--------------------|---|
| 1. | Outline structure of Housing Strategy 2024-2029 |
| 2. | Stakeholder Analysis |

| Background Papers |
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| <i>(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).</i> |
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