

Housing Strategy 2024- 2029

Initial Strategy Outline

~~March~~ July 2024

Purpose of the document

A core objective over the coming months is to adopt a Housing Strategy for the District which will provide a framework to draw together policy strands and funding into a coordinated strategy to tackle local housing issues. The Strategy will:

- develop national and regional policy at a local level to meet the current and future communities needs of Bolsover, and
- provides a link between planning and the economy and the local housing strategy.
- Identify partners necessary to meeting the housing priorities.

Our Priorities

The BDC Housing Strategy will carry forward the corporate priorities relating to the Housing aim as set out in the Council's new corporate plan – Bolsover District The Future:

- Enabling housing growth by increasing the supply, quality, and range of housing to meet the needs of the growing population.
- Building more, good quality, affordable housing, and being a decent landlord.
- Preventing and responding to homelessness through early intervention and personalised solutions.
- Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all.
- Maximising our influence and opportunities within the East Midlands Combined County Authority to create affordable, good quality housing options and to retrofit existing homes to be more environmentally sustainable.

These will be addressed within the new strategy as follows:

- Priority 1 – Providing Good Quality Housing

This will cover building more council housing and being a decent landlord.

- Priority 2 – Enabling Housing Growth

This will cover all strategic housing growth and any work with the East Midlands Combined County Authority in this area.

- Priority 3 – Supporting Vulnerable and Disadvantaged People

This will cover all aspects related to homelessness, supported housing and partnership working to deliver solutions to the district's vulnerable residents. This also supports delivery of one of our 'Customer' priorities – Promoting equality, diversity, and inclusion, and supporting and involving vulnerable and disadvantaged people.

- Priority 4 – Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all

This will cover all aspects related to the private sector (rented and owner occupier) and partnership working with our colleagues in environmental health and public health, and any work with the East Midlands Combined County Authority in this area.

Proposed objectives as per council plan

To deliver the priorities in the corporate plan we have set ourselves a number of objectives. These will be acknowledged within the relevant section of the strategy and supporting delivery plan:

1. Prepare and adopt new Council Housing Strategy by October 2024
2. Deliver 200 new homes through a new Bolsover Homes Programme using Dragonfly Development Ltd by March 2028
3. Maintain high levels of tenant satisfaction with council housing and associated services as assessed under the annual Tenant Satisfaction Measures (TSM) with the aim to be above the national average.
4. Work towards compliance with the Social Housing Consumer Standards, ensuring tenants' voice is key when developing new council housing policies, procedures, and improvements.
5. Commission and complete an appropriate council housing stock condition survey by April 2025, upon completion develop an improved rolling programme of stock inspections to inform future repairs and maintenance programme.
6. Annually monitor housing delivery in the district and take steps if required to continue to meet the annual target of 272 new homes set out in the Local Plan for Bolsover District.
7. Commission and complete Local Housing Needs evidence by August 2024 to better understand the district's affordable housing needs
8. Work with partners to increase the supply, quality, and range of affordable housing to meet identified local needs.
9. Develop strategies to support the private rented sector in supporting the Council in its duties.
10. Deliver the actions within the Council's Homelessness Strategy by December 2027

Accountability and Responsibilities

Who	Roles and Responsibilities
Customer Services Scrutiny Committee	Informed of initial outline proposals and engaged as part of consultation process. Recommends from the Scrutiny Committee to be reported to Executive.
Executive	Executive who will confirm the contents of the proposal in the strategy before recommending it to Council.
Council	Approves the Strategy.
<ul style="list-style-type: none"> • Victoria Dawson Assistant Director of Housing Management and Enforcement • Sarah Kay Assistant Director of Planning Policy and Planning • Chris McKinney Senior Devolution Lead for Planning Policy, Strategic Growth and Housing. 	Overall responsibility for the Housing Strategy.
<ul style="list-style-type: none"> • Jo Wilson Housing Strategy and Development Officer • Neil Oxby Principal Planning Policy Officer. 	Producing the Housing Strategy and reporting on the delivery of the Strategy
<ul style="list-style-type: none"> • Keely Green Senior Planning Information Officer & • Violet Parker Planning Policy Information Officer. 	Supporting information for the Strategy.

Project Plan (Key Milestones) and Input from Stakeholders

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 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	<p>Online survey - 5th August – 20th September</p> <p>Specific dates:</p> <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

Action	Involvement/ Responsibility	Planned Dates/ Deadlines	Revised Dates/ Deadlines
			August/ 10 th 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	11th September 2024	Removed – decision is a Council function. Will go to Executive for recommendation 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.

Housing Strategy document structure outline

1. Introduction

2. District profile with infographics section to include data such as the following:

Council owned homes – stock profile	Number of Registered Providers affordable homes across the district	Number of Council housing allocations per annum	Numbers on Council housing register
Right to buy sales	Average private rent costs	District Tenure Breakdown % private rented % Council and RP % owner occupied	House price to earnings ratio
Average Gross Salary/ Median salary	Numbers presenting as homeless	Shortfall of affordable housing	House Price Trends
Population Change Estimates 2023-2028	New build council homes completed	OTHERS AS APPROPRIATE	

3. National and Local Context (potential for brief reference in main document with greater detail in an appendix)

- Social Housing Regulation Act 2023
- East Midlands Combined County Authority
- Derbyshire All Age Accommodation Strategy
- Derbyshire Health and Wellbeing Strategy
- Bolsover District The Future 2024-2028
- Bolsover Local Plan
- North Derbyshire and Bassetlaw Housing Market Area - Local data profile via the 2024 Housing Needs Assessment
- Bolsover Homelessness and Rough Sleeping Strategy 2022-2027
- Bolsover Private Sector Housing Strategy 2024-2027
- Private Sector stock condition survey and evidence base

4. Council vision for housing in Bolsover

5. Achieving our Strategy: Priorities and objectives

Priority 1 – Providing Good Quality Housing

Narrative to include:

- Background information on these aspects – why it is important, summary of the evidence.
- What has been achieved already - summary of what has been achieved in this area already – including previous Strategy action results
- Objectives under this priority.

Relevant Corporate objectives (as above):

2. Deliver 200 new homes through a new Bolsover Homes Programme using Dragonfly Development Ltd by March 2028.
3. Maintain high levels of tenant satisfaction with council housing and associated services as assessed under the annual Tenant Satisfaction Measures (TSM) with the aim to be above the national average.
4. Work towards compliance with the Social Housing Consumer Standards, ensuring tenants' voice is key when developing new council housing policies, procedures, and improvements.
5. Commission and complete an appropriate council housing stock condition survey by April 2025, upon completion develop an improved rolling programme of stock inspections to inform future repairs and maintenance programme.

Areas for potential additional actions:

- Build New Council Housing. – use strategy to set clear build standard in relation to net zero target.
- Purchase properties from private development companies to increase the Council's housing stock.
- Carbon Reduction.
- Refurbishment / regeneration to existing Council Housing Stock. – this can only be determined once the stock condition survey is complete.
- Making best use of the Council's Housing Stock.
- Consumer Standards
- Decent Homes Work – Implement Decent Homes 2.
- Delivery of Tenant Engagement Strategy.

Priority 2 – Enabling Housing Growth

Narrative to include:

- Background information on these aspects - why it is important, summary of the evidence.
- What has been achieved already - summary of what achieved in this area already – previous Strategy action results
- Objectives under this priority.

Relevant Corporate objectives (as above):

6. Annually monitor housing delivery in the district and take steps if required to continue to meet the annual target of 272 new homes set out in the Local Plan for Bolsover District.
7. Commission and complete Local Housing Needs evidence by August 2024 to better understand the district's affordable housing needs
8. Work with partners to increase the supply, quality, and range of affordable housing to meet identified local needs.

Areas for potential additional actions:

- Bringing Empty Properties Back into Use (private sector)
- Custom and Self-Build
- Support to Gypsy and Travellers community
- Housing Growth and Regeneration – Covers:
 - Housing Growth – Local Plan and Growth Plans.
 - Improve the quality and design of new housing. – Design Codes. BNG
 - Ensure there is the necessary infrastructure to support new housing developments – Links to S106 work
- Affordable Housing to Meet Local Need - Supply, mix and quality of affordable housing. Building stronger partnerships with Registered Providers. (Integrates Partnership Working to Enable Housing Growth).
- Increasing choices in the housing market:
 - Meeting the Housing Needs of Older People?
 - Housing for people with disabilities
 - Housing Mix.
- Priority Sustainable Homes - Climate change, sustainable living and enhancing the natural environment should be key considerations at all stages of planning, delivery, and occupations of homes.

Priority 3 – Supporting Vulnerable and Disadvantaged People

Narrative to include:

- Back ground information on these aspects - why it is important, summary of the evidence.
- What has been achieved already - summary of what achieved in this area already – previous Strategy Action results
- Objectives under this priority.

Relevant Corporate objectives (as above):

10. Deliver the actions within the Council's Homelessness Strategy by December 2027

Areas for potential additional actions:

- Prevent and Relief Homelessness.

- Enable Supported Housing / Housing with Care for Older People, People with Physical Disability / Mental ill health / Domestic Violence / Complex Needs.
- Supported Accommodation – potential strategy development
- Older People’s Housing Accommodation and Support – including Careline.
- Support to Care Leavers.
- Support to Armed Forces.

Priority 4 – Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all

Narrative to include:

- Back ground information on these aspects - why it is important, summary of the evidence.
- What has been achieved already - summary of what achieved in this area already – previous Strategy Action results
- Objectives under this priority.

Relevant Corporate objectives (as above):

9. Develop strategies to support the private rented sector in supporting the Council in its duties.

Areas for potential additional actions:

- Private Rented Sector.
- Private Sector Stock Condition Survey.
- Private Sector – Owner Occupiers (OO) Actions
- Home Improvements / Energy Efficiency – OO and PRS
- Disabled Facilities Grants / Adaptations

6. Delivery Plan (Appendix)

Other potential appendices:

- Housing Needs Assessment
- Wider District Profile
- Detailed national/local context information