



# Housing Strategy 2024-29







# Equalities Statement

Bolsover District Council is committed to equalities as an employer and when delivering the services it provides to all sections of the community.

The Council believes that no person should be treated unfairly and is committed to eliminating all forms of discrimination, advancing equality and fostering good relations between all groups in society.

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# 1 Introduction

- 1.1 A decent affordable home is important as it provides a safe and stable environment, which can have a substantial impact on people's lives and their health and wellbeing. As the local housing authority, Bolsover District Council works to meet our resident housing needs covering a wide range of aspects from facilitating the delivery of new homes to overseeing housing standards within the District.
- 1.2 As a core aspect that runs through our work, housing crosses over with other key policy areas including health, economic development, climate change and safe and sustainable communities. The Housing Strategy is reflective of our Corporate Plan, Bolsover District: The Future 2024-2028, and the development framework of the Local Plan for Bolsover District to 2033, which sets out where new homes will come forward in the District and provides for affordable housing to be delivered through the market.
- 1.3 The Housing Strategy is a high-level document with an Action Plan which sets out how our priorities will be achieved. This enables us to respond effectively to new legislation, to changes in national policy, and to local issues as they arise.
- 1.4 The Housing Strategy focuses on delivery under the following key priorities for the period from 2024-2029:
  - **Priority 1** – Providing Good Quality Housing,
  - **Priority 2** – Enabling Housing Growth,
  - **Priority 3** – Supporting 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.
- 1.5 There will be crossovers between these priorities as they are interlinked and meeting these the priorities will also facilitate places that will reduce health inequalities, respond to climate change, and enhance biodiversity.



## 2 District Profile



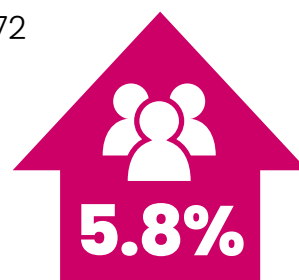
- 2.1 Bolsover District covers an area of 160.3 square kilometres and sits in the north-east area of Derbyshire. Whilst many settlements in the District date from early times, it was during the 19th century that population grew, and settlements expanded based on the needs of agriculture and coal mining. As recorded in the Census 2021 Parish population figures, the District comprises the two small towns of Bolsover (12,071) and Shirebrook (11,744), two emerging towns of South Normanton (10,140) and Clowne (8,428) and villages of a range of sizes. The rest of the District is predominantly rural. The towns and villages provide a range of facilities and services as well as local job opportunities.
- 2.2 The M1 motorway is an important transport link with junctions 28, 29, 29a and 30 being located within the District or close to the District boundary. The Robin Hood Railway Line provides connectivity and accessibility to the towns and other communities between Worksop and Nottingham.
- 2.3 The District includes important historic visitor attractions including Bolsover Castle, Hardwick Hall, and Creswell Crags as well as attractive countryside.

### 2.4 Key facts in relation to our population and housing are set out below.

- Population 80,270. (Census 2021)
- The population grew between 2011 to 2021 by 5.8% (East Midlands 7.7%). (Census 2021)
- Between 2011 and 2021 there has been an increase of 17.5% in people aged 65 years in Bolsover District. (Census 2021)
- Number of Households 35,261. (Census 2021)
- The Government estimates that 300,000 new homes are required in England per annum. At a local level, the Council currently needs to secure a minimum of 272 homes per annum. (Bolsover Local Plan)
- 214,898 homes per annum is the average number of homes delivered in England over the past 10 years (Published 29 November 2023, 2013-14 to 2022-23). At District level, 1,906 homes (gross) have been built in Bolsover District to 31 March 2024 from when the Local Plan was adopted in 2020, including 279 affordable homes (gross). (Bolsover District Council)
- In Bolsover District:
  - The percentage of households who own their homes fell from 67.0% to 66.0% between 2011 to 2021.
  - 17.2% of households rented privately in 2021, up from 13.0% in 2011.



**Population**  
**80,270**



**5.8%**  
**population**  
**growth between**  
**2011 and 2021**

- 16.3% of households lived in socially rented housing in 2021 compared to 18.2% in 2011. (Census 2021)
- The average house price in Bolsover District was £181,000 in April 2024 (provisional). (Office for National Statistics).
- Private rents rose to an average of £614 in May 2024, an annual increase of 6.4% from £578 in May 2023. (Office for National Statistics)
- Housing affordability ratios identify that an employee in Bolsover District could expect to spend 5.52 times their annual earnings buying a home in 2023 compared to 2.80 times their salary in 2000. (Office for National Statistics)
- In 2021, we worked in partnership with Homes England to pilot their low-cost affordable homes for sale, as 'First Homes' product. A total of 12 properties were developed in Shirebrook for local and key workers who were first time buyers at a 30% discount. (Bolsover District Council)
- As of 2023, there were 716 long-term empty homes in Bolsover District (empty for more than six months). (Ministry of Housing, Communities & Local Government, Council Tax Statistics, Table 615, 02/10/2023)
- There are 5,015 District Council owned homes as of 30th June 2024. (Bolsover District Council)
- 22 Private Registered Providers provide 1173 rental homes across the district, as of 2023. (Regulator for Social Housing – Registered Provider social housing by local authority area (Statistical Data Return and Local Authority Data Return) 2023)
- There are 369 applicants on the Council's housing register, with 600 suspended applications pending further information, as of mid-July 2024. Due to the introduction of a revised Allocations Policy, this is a – 82.4% change on 2023/24 when 2,094 were on the list (as of 31 March 2023), of which over 70% required a 1-bedroom property. (Bolsover District Council)
- Under the right to buy legislation the Council sold 18 houses in 2023/24. This is in comparison to 46 in 2022/23 and 41 in 2021/22. (Local Authority Housing Statistics)
- Number of Council housing allocations for 2023/24 was 364. This compares to 372 in 2022/23 and 351 in 2021/22. (Local Authority Housing Statistics)
- Numbers presenting as homeless in 2023/24 – a total of 656 cases, which is a 38% increase on 2022/23 (476). (Bolsover District Council)
- There has been a 380% increase in the use of the Council's temporary accommodation from 5 households in 2022/23 to 24 households in 2023/24. The Council currently has 11 units. (Bolsover District Council)



**Number of  
households  
35,261**



**5,015  
Council  
homes**





## 3 National and local policy context

### National Legislation and Policy

- Housing Act 1985
- Housing Act 1996
- Planning and Compulsory Purchase Act 2004
- Welfare Reform Act 2012
- Health and Social Care Act 2014
- The Welfare and Reform Act 2016
- The Town and Country Planning (General Permitted Development) (England) Order 2015
- Self-build and Custom Housebuilding Act 2015
- Housing and Planning Act 2016
- The Housing White Paper 2017 "Fixing our broken housing market"
- The Homeless Reduction Act 2017
- Homes fit for Human Habitation Act 2018
- The Licensing of Houses in Multiple Occupation (Prescribed Description) (England) Order 2018
- Tenant Fees Act 2019
- Social Housing Regulation Act 2023
- Levelling Up and Regeneration Act 2023
- National Planning Policy Framework and Planning Practice Guidance

## Local Policy

- Derbyshire All Age Accommodation Strategy 2023-2035
- Derbyshire Health and Wellbeing Strategy
- Bolsover District: The Future 2024-2028
- Local Plan for Bolsover District 2020
- 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 2019 and evidence base
- Bolsover District Council Tenancy Strategy 2024
- Bolsover District Council Allocations Policy 2024





## 4 Council vision for housing in Bolsover District

4.1 As stated in our Corporate Plan 'Bolsover District: The Future 2024-2028' the Council's vision in relation to housing is:

**“ Deliver social and private sector housing growth.”**

The development and delivery of this strategy satisfies target HOU 01: Preparing and adopting a new Housing Strategy by October 2024.

4.2 We have agreed five priority areas for delivery which we will aim to accomplish through this Housing Strategy:

- 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.

4.3 Specifically in relation to new Council homes, we will continue with our Bolsover Homes programme by building new council properties where there is an identified demand, and it meets the needs of the local community.

4.4 To support the private sector, we have adopted a new Private Sector Housing Strategy to help us work with landlords to improve the condition and quality of properties and develop good management practices, with the aim of reducing homelessness. In addition, the Private Sector Housing Strategy aims to support homeowners to ensure their homes remain energy efficient in line with current living standards, and that homeowners can stay in their own homes for longer, by utilising disabled facilities grants (DFGs), where required.



4.5 On a wider scale the Housing Strategy links to the Bolsover Place Programme which has been built on the foundations of consultation findings with key stakeholders. The priorities of the new programme are focussed on The 'Big Idea' of 'Bolsover; confidently embracing its wider experience' which is the emotive, call to action for the place. This is alongside the accompanying themes:

- we've made it our business to reach out
- experience our great value, living location
- your visitor experience, all packaged up

Through this place led new approach, the programme will provide those moving to a property in the area with a Welcome Pack celebrating the area as a great place to live, work, visit and be educated.





## 5 Achieving our Housing Strategy: Priorities and outcomes

5.1 Whilst we are proud of our achievements under the previous Housing Strategy 2021-24, as detailed in the sections below, we know there is more to be done. We have existing strategies in place that help to define the priority areas for delivery, and we have also commissioned research into the condition of local housing and an assessment of local housing needs.

5.2 This work underpins the four priorities identified for this Housing Strategy, and our vision for housing as outlined in our Corporate Plan 'Bolsover District: The Future 2024-2028':

- **Priority 1 – Providing Good Quality Housing**

This covers building more council housing and being a decent landlord.

- **Priority 2 – Enabling Housing Growth**

This covers all strategic housing growth and working with the East Midlands Combined County Authority in this area.

- **Priority 3 – Supporting Vulnerable and Disadvantaged People**

This covers 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 covers 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.



5.3 The Housing Strategy is accompanied by an Action Plan which sets out what we hope to achieve and by when. The Action Plan will be agreed with partners and will be used to monitor progress over the period 2024-2029.

5.4 The outcomes that will be achieved through this Housing Strategy are:

- Increased housing supply to meet local housing needs.
- Compliance with the Regulator's consumer standards for social landlords.
- Improved property condition across the private sector.
- Improved management standards across the private rented sector.
- Improved energy efficiency of homes.
- Increased number of properties meeting EPC C rating in both Council and private housing stock.
- Reduced number of properties with a category 1 hazard.
- Increased supply of high-quality affordable housing.
- Residents living independently for longer.
- Residents with additional or complex needs being able to access the required housing and support.
- Reduced numbers of empty homes across the District.





## 6 Priority 1 – Providing Good Quality Housing

6.1 As the core social landlord for Bolsover District, we are obliged to ensure that our housing stock meets the standards required by the Regular of Social Housing's Consumer Standards and the government's Decent Homes Standard. The Decent Homes Standard has played a key role in setting the minimum standards that social homes are required to meet since the early 2000s, and it is expected that this will be reviewed and updated during the life of this Housing Strategy.

### **Bolsover Homes Programme – building new council housing**

6.2 In July 2020, we approved to spend £36.2 million on delivering the Bolsover Homes programme. This followed on from the success of B@Home which started in 2015 and saw us build over 100 properties ranging from flats, bungalows and family homes in Creswell, Bolsover, Blackwell, Shirebrook and Tibshelf. The aim was to initially build approximately 200 properties by 2024 and as of end of June 2024 we have built 122 properties.

6.3 Under the new Corporate Plan – Bolsover District: The Future, there is a new target to deliver a further 200 homes by March 2028. We will deliver this via our company Dragonfly Development Ltd. Planned developments due to complete in the life of this Housing Strategy include:

- Woburn House and Woburn Close – due for completion 2026
- Alder Close, Shirebrook
- Mill Lane, Bolsover

6.4 Our next round of building will see properties built to Nationally Described Space Standards, with improved insulation to meet new Building Regulations having energy supplied either via air source heat pumps or PV panels which supports our net zero target. Features will include electric vehicle charging points, bat boxes, and hedgehog highways. We will also continue to review end user suitability e.g. consideration given to open plan and traditional internal layouts to suit end users.

### **Increasing Council stock through private developers**

6.5 It is not always possible for us to build new stock across all parts of the District, this very much depends on the land available to us. To ensure that local housing needs are still being addressed, we seek to purchase additional properties from private developments to ensure our stock levels can meet local demand. Over the last four years we have secured 37 properties and will continue to seek to add to our stock where required through working with private developers.

## Providing homes that meet the Decent Homes Standard

6.6 The Social Housing (Regulation) Act 2023 received Royal Assent in July 2023 and has introduced significant changes to the Social Housing Sector. It was introduced to improve the quality of social housing for tenants by tightening the regulations imposed on the social housing sector. As a result of the Act, the Regulator has published a new set of consumer standards. The four standards are effective from 1st April 2024, and all Registered Providers will be expected to meet these:

1. The Safety and Quality Standard
2. The Transparency, Influence and Accountability Standard
3. The Neighbourhood and Community Standard
4. The Tenancy Standard

6.7 The Safety and Quality Standard requires that Registered Providers know the condition of their stock. Registered Providers must have an accurate record at an individual property level of the condition of their homes. In addition, this information must be kept up to date.

6.8 The Social Housing (Regulation) Act 2023 also introduced "Awaab's Law". This will introduce two key requirements, the implementation of a specific timeframe and procedures for addressing hazards in the home and an implied term with the social housing tenancy agreements that Registered Providers comply with those requirements. It is proposed that Awaab's Law is applied to all the Housing Health and Safety Rating System (HHSRS) and not just damp and mould. It is further imperative that the Council has accurate data regarding its housing stock and the Energy Performance Certificate (EPC) ratings.

We are also awaiting revised national guidance through the work reviewing the Decent Homes Standard, and the release of a revised national standard.

6.9 While we regularly complete works across our properties either via repairs or to turnaround void properties prior to re-letting, there are still tenants who do not engage regularly with us which reduces our knowledge both of their property condition and their needs as a tenant. The last Council stock condition survey was carried out in 2014 and approximately 70% of internal surveys and 100% of external surveys were completed. Where access was not granted, assumptions were made using similar local properties. Due to its age, the stock condition database has become unreliable and in need of refresh.

6.10 Moving forward, we are due to complete a full stock condition survey by April 2025 to renew our stock data and to refresh our contact across all our tenants. A 100% stock condition survey means we will have access to every property, providing valuable opportunity to capture up to date and accurate data about tenants and their households in terms of any vulnerabilities that the Council needs to be aware of and respond to. It is proposed the survey will capture the following information:

1. Physical Stock Control Survey to facilitate a 30-year investment programme.



2. Energy performance and EPCs to be completed for all properties.
3. HHSRS assessment with emphasis on damp and mould assessment.
4. Tenant validation.
5. Decent Homes Standard assessment which can inform an assessment of stock viability.
6. Safeguarding issues (vulnerability of tenants, hoarding issues, untidy properties).
7. Photographs to be provided.

6.11 This will enable us to ensure our annual maintenance programmes are based on robust data. Once the full survey is complete, we will move towards a rolling annual inspection programme covering 1000 properties per year to ensure our stock data remains robust and that tenants can continue to live in safe, well-maintained homes.

### **Ensuring we meet the Regulators revised Consumer Standards**

6.12 As mentioned above the four revised standards become statutory from 1st April 2024. As a Council we were one of the first to be inspected under the new rules and received a grade C2 in August 2024. We are now working with the Regulators to deliver our improvement plan, based on the Regulators judgment and recommendations.

### **Carbon reduction within Council housing stock**

6.13 Our aim is that all council-owned stock will meet EPC C rating where possible. As of our return in 2023/24, 52% properties met this standard. As part of the planned stock condition survey in 2024/25, every property will be assessed and the EPC rating verified. As a result of the survey, we will develop revised maintenance programmes and where required stock refurbishment works to ensure properties meet the expected standards in terms of energy efficiency, due to current utility costs.



## Tenant Engagement

6.14 Through our current Tenant Engagement Strategy 2023-2026, we have devised a wide range of options for tenants to get involved with, to help us evaluate our services and make improvements.

We recognise that tenant engagement can lead to positive outcomes for residents, communities and the Council as landlord. We believe that tenant engagement should be at the heart of everything we do, and our Tenant Engagement Strategy seeks to offer a range of options to support and enhance tenants to be actively involved. Our tenant scrutiny is led by our Challenge and Change Group and at a strategic level we have tenants engaged in our Housing Liaison Board (HLB) which reviews policy and service changes as well as regular performance and complaints information.

6.15 At a more operational level we have the Repairs Action Network Team (RANT) and several tenants who provide editorial support reviewing documents prior to publication. Each of our Independent Living Schemes also run weekly events as well as more structured engagement sessions.

6.16 We monitor delivery of our action plans with our involved tenants at our HLB meetings, who help us to prioritise new areas of development. During the life of this Housing Strategy that will include refreshing our Tenant Engagement Strategy.

We aim to use a variety of communication methods to ensure our services and published information is fully accessible:

- Tenancy Agreement
- Tenants Handbook
- Tenants Annual Report
- Bolsover Homes Newsletter
- Individual Letters
- Council Website
- Social Media
- Tenants Menu of Opportunity







### **What has been achieved already:**

- Over the life of the last Housing Strategy 2021-2024 we have built 103 properties via the Bolsover Homes programme, and since the start of the programme 122 in total.
- A total of 37 properties have been added to council stock through s.106 purchases from private developers.
- All new properties now include an EV charging point as standard.
- We are constantly seeking to use new technologies which has included building 19 units to the platinum level of the Sustainable Homes standard using modern methods of construction (MCC) and installing air source heat pump in properties that are off grid.
- Installation of 9 air-source heat pumps to off-grid properties at Whaley Common.
- Completion of safe and warm works at 4 Independent Living Schemes with Jubilee Court, Pinxton due for handover early 2025, and the final site at Woburn Close, Blackwell due for completion in 2026.
- Adoption of a new Tenant Engagement Strategy in September 2023 to ensure tenants are at the heart of everything we deliver.

### **How will we deliver this – our corporate priority initiatives:**

- HOU2.** Deliver 200 new homes through a new Bolsover Homes Programme using Dragonfly Development Ltd by March 2028.
- HOU3.** 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.
- HOU4.** Work towards compliance with the Social Housing Consumer Standards, ensuring tenants' voice is key when developing new council housing policies, procedures, and improvements.
- HOU5.** 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.

## 7 Priority 2 – Enabling Housing Growth

7.1 We are committed to meeting the housing needs of our residents with access to good quality housing that promotes their independence and well-being. We place a substantial emphasis on enabling housing growth, taking a proactive approach to housing delivery. We will take forward and develop plans to deliver more homes, including more affordable homes, working with partners over the next five years.

The delivery of new housing not only meets local housing needs, including contributing towards affordable housing, but also facilitates economic growth<sup>1</sup> and job opportunities. This arises not just from direct jobs in construction, but also jobs arising in the supply chain and from indirect jobs through the spending from the new households.

7.2 The Mayor of the newly created East Midlands Combined County Authority has powers to improve the supply and quality of housing and to facilitate the regeneration of the East Midlands. We will take advantage of the potential opportunities to access funding or other support to delivery our housing growth priorities together with supporting infrastructure, improvements to the local environment, and the formation of inclusive places.

7.3 Dragonfly Development Ltd, a wholly owned council company, has been set out to meet a variety of objectives including “to provide a mechanism for the Council to directly deliver its construction programme for both social housing, private housing and commercial projects.” Dragonfly Development Ltd. aspires to increase the supply, quality, and range of housing across a range of tenures to meet the needs of the growing population and support economic growth in the district.

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<sup>1</sup> The Economic Footprint of House Building in England and Wales, July 2018, Lichfields & Home Builders Federation.







## The need for homes

7.4 It is acknowledged that residents can have concerns regarding new housing development, but there is a need for new homes which arises from a variety of sources. A rising population means that new households will be formed which require housing. The need for new homes is also influenced by other aspects such as increased life expectancies, changing lifestyles, living in unsuitable accommodations and affordability pressures, which can result in people being unable to access housing they need. The population of Bolsover District has increased by around 5.8% between 2011 and 2021, rising from 75,866 to 80,273. Over the same time period, the number of households have increased by around 7.5%, rising from 32,801 to 35,262.

Housing need varies between different groups within the local community. This includes those who require affordable housing, housing for families, for older people, people with disabilities, travellers, people who rent their homes, and people wishing to commission or build their own homes. To understand and respond to housing issues and needs we will update the evidence through a Local Housing Needs Assessment on a periodic basis.

7.5 The Local Plan for Bolsover, March 2020, sets the spatial framework for the District. This includes the future need for housing and jobs, the supporting infrastructure and the conservation and enhancement of the natural and historic environment. The Local Plan identifies a minimum housing need of 272 new homes per annum. Of this requirement, for development of 25 or more dwellings 10% of the dwellings should be affordable housing. Since the Local Plan's adoption in March 2020 to 31st March 2024, 1,906 homes (gross) have been brought forward of which, 279 home (gross) were affordable homes. This has provided 818 homes above the Local Plan minimum requirement of 272 homes per annum.



- 7.6 We have ambitious plans to meet future housing needs and co-ordinate growth in sustainable locations with an emphasis on the towns and larger villages in the District. Strategic sites meeting future housing needs are identified in the Local Plan at Bolsover North, Clowne Garden Village and the Former Whitwell Colliery Site. Additional work is being undertaken regarding potential future sites through the Council's Growth Plans at Shirebrook and Creswell (See Figure 1). Ensuring new development in these areas will make a significant contribution towards achieving the Local Plan housing target of bringing forward a minimum of 5,168 homes by 2033 as well as contributing towards future employment opportunities through both building new homes and economic development.
- 7.7 Sustainable living and enhancing the natural environment are key considerations at all stages of planning, delivery, and occupation of homes. We will update our Successful Places Supplementary Planning Document and bring forward a design code for Bolsover District consistent with the principles set out in the National Design Guide and National Model Design Code. Future housing development will be required to meet the biodiversity net gain obligations, which aims to ensure that the natural environment is left in a measurable better state than prior to any development being undertaken.









## Contributing towards affordable housing needs

- 7.8 Affordable housing takes a variety of forms. It is identified by the government<sup>2</sup> as including homes for sale or rent and is for people whose needs are not met by the private market. The Government's National Planning Policy Framework (NPPF) defines the types of affordable housing as "Affordable Housing for Rent and Affordable Housing for Sale".
- 7.9 From 1st April 2020, shortly after the Local Plan was adopted, to 31st March 2024, 279 (gross) affordable homes have come forward to meet local needs. We will support applications for residential development which delivers affordable housing for local people, and which meet Local Plan policies. The government preferred form of affordable housing is "First Homes" a form of discounted market sales housing. From past evidence and from evidence from neighbouring authorities the issue for Bolsover District is likely to be access to capital (for deposit, legal costs and stamp duty) together with mortgage restrictions, for example temporary employment, rather than the cost of a property. The evidence from the Local Housing Need Assessment will be utilised to determine what form of affordable housing tenure is appropriate to meet local housing needs of specific groups.
- 7.10 Registered providers are important to the delivery of affordable housing. We will work in partnership with registered providers to:
- understand their requirements and funding;
  - support site identification and funding options/opportunities (for example grants and Section 106 monies) in line with council policies.

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2 Fact Sheet 9: What is affordable housing? Homes England. Published 2 November 2023.





## Needs of specific groups

- 7.11 We will utilise the Local Housing Needs Assessment evidence to understand the housing needs of specific groups. Our population is ageing. From the 2021 Census the number of people aged 65 has increased as a proportion of the population in this age group from 18% to 20% and projections identify future increases in this age group going into the future. Most older people will continue to live independently in their own homes or to do so with a minimum of support. Nevertheless, an ageing population means that the number of people with disabilities is likely to increase. It would also indicate that there will be a rising need for housing units with care (e.g. extra-care) and possibly a need for additional nursing and residential care bedspaces.
- 7.12 A further implication is that with an aging population and a growth in those people with disabilities there is likely to be an increased requirement for dwellings to meet Building Regulations<sup>3</sup> M4(2) standards and a proportion to be M4(3)(A). The government have proposed to mandate the M4(2) requirement in building regulations as a minimum standard, leaving the current M4(1) standard to apply by exception only when M4(2) is impractical and unachievable. However, to date this has not been implemented.
- 7.13 We will consider the implications and evidence from the Local Housing Needs Assessment to understand the future housing needs of an older population; supporting and encouraging the provision of housing for older people under the Local Plan for Bolsover District, Policy LC3: Type and Mix of Housing and work with partners, to consider the supported and specialist accommodation that is required to meet the future housing needs of the older population.
- 7.14 Self-build and custom house building are terms commonly used to describe a home that is built to the design and specifications of the person who will live there – the occupant<sup>4</sup>. The government places a substantial emphasis on providing greater opportunity for those wishing to pursue bespoke housing outside of traditional build options. In this context, we will support those wishing to develop custom and self-build homes by undertaking a review of the Council’s planning approach to custom and self-build and considering custom and self-build when reviewing any disposal programmes.
- 7.15 A requirement of national planning policy is for local planning authorities to make their own assessment of the needs for travellers’ sites. The Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment Update 2020–2040 (completed in July 2023) identifies that currently, the need for gypsy and traveller sites to the end of the Local Plan period of 2033 is being met. However, for Travelling Showpeople there is a shortage of plots to 2033. It is anticipated that this shortfall in plots will be met through the Local Plan criteria-based policies which enable plots to come forward in the appropriate circumstances

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<sup>3</sup> The Building Regulation 2010 Access to and use of building Approved Document M.

<sup>4</sup> The Prime Minister’s Independent Review to Develop a Plan for a Major Scale-Up of Self Commissioning New Homes – Across all Tenures – to Boost Capacity and Overall Housing Supply, 2021. The Bacon Review.

within the District. To meet future needs we will update the travellers needs assessment on a regular basis and where required, enable pitches or plots to come forward to meet future needs in appropriate locations in accordance with local planning policies.

## **Supporting infrastructure for new homes**

- 7.16 A key element of meeting housing need is the provision of support infrastructure, which may include but not limited to, utility services, transport, schools, open space, community and health facilities and leisure services. The District Council's and the County Council's Annual Infrastructure Funding Statements identifies infrastructure contribution receiving by the respective authorities and where those contributions have been utilised.
- 7.17 The Local Plan and its supporting infrastructure delivery plan sets out policies so that when development is brought forward there is investment to improve the capacity of existing services and to accommodate new facilities. Consequently, it is important for us to work cohesively with other organisations to draw on and influence investment strategies and infrastructure programmes. To achieve this we will negotiate planning obligations under Section 106 of the Town and Country Planning Act 1990 based on local and national planning policies, to meet infrastructure requirements arising through a proposed development when planning consent is granted. We will work with other parties in the public and private sector to ensure that up-to-date information on infrastructure requirements is identified through a review of the Infrastructure Delivery Plan on a regular basis. Furthermore, we monitor sums received through planning contributions and their relevant dates, working with partners and stakeholders to deliver the required infrastructure.

## **Long Term Empty Homes**

- 7.18 Homes can be vacant for a short period of time, especially if they are undergoing repair or are mid-sale. To be classed as a 'long-term empty' a home must be liable for council tax and to have been unfurnished and not lived in for over six months. However, there are several exemptions in relation to council tax such as the owner being in care, or the property being subject to probate. Table 1 sets out the number of long-term empty homes in Bolsover District and neighbouring councils.





**Table 1: Long Term Empty Homes (LTEH) Bolsover District Council and neighbouring councils**

(Source: Action on Empty Homes From Government's official data on long-term empty homes)

	LTEH 2022	LTEH 2023	Second Homes 2022	Second Homes 2023	Stock 2023	1 in every 'x' homes are LTEH/ Second Homes
<b>Bolsover</b>	637	716	86	81	38,323	48
<b>Amber Valley</b>	778	833	257	319	60,181	52
<b>Chesterfield</b>	531	676	163	182	50,891	59
<b>North East Derbyshire</b>	540	626	180	168	48,293	61
<b>Ashfield</b>	428	459	226	278	57,509	78
<b>Bassetlaw</b>	683	882	213	228	56,398	51
<b>Mansfield</b>	517	623	67	64	51,105	74
<b>Rotherham</b>	1,081	1,179	433	445	121,075	75

7.19 Long term empty properties are a wasted resource and bringing them back into use has a number of benefits for our residents and businesses including:

- Contributing towards meeting the needs of local people for a home.
- Improving housing conditions.
- Having a positive impact on the local environment and neighbourhood and potentially reduces crime and anti-social behaviour.
- Providing a better living environment and potentially improved property values.

7.20 Encouraging and facilitating the return to use of an empty property can be a lengthy and time-consuming process. There is no single or simple solution. In order to bring empty homes in the District, we will adopt a number of actions including:

1. Encourage owners to bring empty homes back into use and deter owners from leaving them empty through the introduction of the Council Tax premium for empty properties.
2. Maintain accurate information about the number of long-term empty properties including contact details through sharing data between Teams and using appropriate third parties to identify owners of long-term empty properties.

3. Explore what incentives/scheme could be introduced to facilitate bring empty home back into use including:
  - 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.
  - The potential to act as guarantor on a mortgage to support first time buyers to buy a property and secure repayable grant to undertake improvements.
  - The option to lease empty homes and improve them. These properties would be operated on the private rented market to recoup our investment.
4. As a final resort, to be proactive through enforcement action where owners will not bring a property back into use.

### **What has been achieved already:**

- Delivered 1,474 homes (net) from March 2020 to March 2023. This has provided 658 homes above the Local Plan minimum requirement of 272 homes per annum.
- From 1st April 2020 to 31st March 2023 secured 221 affordable homes to meet local needs.
- Created Dragonfly Development Ltd, as a wholly-owned company.
- The Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment Update 2020-2040 (completed in July 2023) identifies that currently, the need for gypsy and traveller sites to the end of the Local Plan period of 2033 is being met.

### **How will we deliver this – our corporate priority initiatives:**

- HOU6.** 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.
- HOU7.** Commission and complete Local Housing Needs evidence by August 2024 to better understand the district's affordable housing needs
- HOU8.** Work with partners to increase the supply, quality, and range of affordable housing to meet identified local needs.





## 8 Priority 3 – Supporting Vulnerable and Disadvantaged People

8.1 This priority area covers all aspects related to homelessness, supported housing and partnership working to deliver solutions to the district's most 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.

### Reducing Homelessness and Rough Sleeping

8.2 The Bolsover Homelessness and Rough Sleeping Strategy 2022–2027 was approved in December 2022 and seeks to build upon a multi-agency response that was seen during the pandemic, to continue this, to prevent and reduce homelessness. The five-year Homelessness and Rough Sleeping Strategy was developed in partnership with all Derbyshire district and borough councils as well as Derbyshire County Council. It outlines four clear strategic priorities:

1. Make homelessness everyone's responsibility through a system wide approach.
2. Prevent and respond to homelessness through early intervention and personalised solutions.
3. End rough sleeping and repeat homelessness.
4. Develop sustainable supported and settled housing solutions.

Delivery of the Homelessness and Rough Sleeping Strategy is supported by a jointly funded Homelessness Special Projects Officer, and a countywide steering group.

8.3 We are clear that all agencies have a responsibility to prevent homelessness. We will work with partners and local communities to ensure that the factors that lead to homelessness can be better understood and identified, with effective pathways into preventative services in place, and clear and accessible referral mechanisms. We aim to embed this approach across Derbyshire, significantly reducing crisis presentations and ensuring effective homelessness prevention interventions, partnerships and pathways are in place.

8.4 We have identified the following four planned activities for delivering actions within the Homelessness and Rough Sleeping Strategy in line with the Council's Ambition:

- Following consultation with private landlords, develop a comprehensive and attractive countrywide landlord offer.
- React accordingly and ensure a range of measures are in place to prevent homelessness linked to the wider economy and increases in cost of living.
- Streamline the duty to refer system, and work with partner agencies to improve timelines and quality of referrals.

- As part of the 'Rough Sleeper Initiative' develop a targeted prevention approach to prevent the flow of new rough sleepers on to the street.

8.5 Over the last 12 months, the Council has seen a significant increase in the numbers presenting as homeless. This has been a result of an increase in domestic abuse cases, a rise in s.21 evictions by private sector landlords, and the impact of the current cost of living leading to a higher number of households facing financial crisis. There are currently 140 homeless cases open to Bolsover District Council (as of end of July 2024). The table below shows the increase in workload over the last 3 years:

**Table 2: Current Homelessness Statistics for Bolsover District**

(Source: Bolsover District Council)

	2021/22	2022/23	2023/24	2024/25 Q1 Apr-Jun	Projected demand 2024/25
<b>Homeless Applications (duties owed)</b>	238	298	315	109	436
<b>Housing Advice Approaches (triage only)</b>	86	174	338	192	768
<b>Total Approaches (homeless, housing advice, not homeless)</b>	324	476	656	302	1208
<b>New Housing Applications</b>	1088	1845	2095	516	2000+

### **Bolsover Lifeline Services**

8.6 Bolsover Lifeline Services is an alarm monitoring and response service that supports residents to live independently whilst having access to help in the event of an emergency. The service is available to anyone, whether they live in their own home or are a Council tenant.

The two different levels of response means that the service can be tailored to the needs of the individual. The 'Warden Response Service' is a full monitoring and emergency response service 24-hours a day 365 days a year. The 'Family First Response' is a monitor only service, where we will ensure we contact a nominated individual or the emergency services.

8.7 Officers have been focussed on growing the service over recent years given the increasing rise in the number of older people within the District. In 2022/23 there were a total of 113 new customer installs, compared with 194 new installs in 2023/24 – that is a 58% increase in new service users. Officers continue to work across teams within the Housing Service and



across the Council, to ensure those residents and tenants with a change in circumstances that would benefit from the service are approached. Sign up is also encouraged as part of all allocations of new Council tenancies where appropriate.

## **Working in partnership with Derbyshire County Council and health partners**

- 8.8 To ensure wider coordinated delivery, we are part of a countywide steering group to deliver the Derbyshire All Age Adult's Housing, Accommodation and Support Strategy 2023–2035. This countywide commissioning strategy and delivery plan builds on previous accommodation strategies, combining the housing needs of our older residents and working age adults. It focusses on and outlines the increasing demand for accommodation, including a range of housing options such as housing with support, housing with care, residential and nursing care. Independent living is Derbyshire's preferred option.
- 8.9 Derbyshire's strategic vision incorporates the views of our residents who tell us that they wish to move into their own supported tenancies or remain living in their existing homes. We know that we have an increasing number of people wanting accommodation which is designed or is tailored to their needs: level access, wider doorways, robust fittings, low windows, sturdy walls and ceilings.
- 8.10 We know that accommodation tailored to people with care and support needs is unevenly dispersed across the county: some areas have under provision of some types of accommodation; other areas have an overprovision. Within Bolsover District there is ample provision of supported living accommodation; the area also has good existing provision of age designated housing for older people. However, there is an identified need for the following:
- More affordable retirement living properties
  - More specialised nursing care for people with dementia and complex needs
  - Smaller enhanced care or extra care schemes.
  - A modest need for 'care ready' retirement housing for rent
- 8.11 To ensure there is a coordinated approach with health partners, we are part of the Bolsover and North East Derbyshire Place Alliance Group, where officers are able to liaise with partners from across health and social care to tackle the wider detriments to our resident's health and wellbeing.
- 8.12 The Derbyshire Health and Wellbeing Strategy contains a priority to 'Support our vulnerable populations to live in well-planned and healthy homes' and recognises that older people in Derbyshire have increased housing, accommodation, and support needs. In order to enable older



and vulnerable people to live independently for longer, the Health and Wellbeing Board will work to join up planning, housing, and health systems by empowering existing partnerships to work seamlessly together.

### **Allocating housing to those most vulnerable**

8.13 It is a legal requirement for us to have an Allocations Policy which explains how we allocate our houses. Council housing within the District is an extremely limited resource and demand significantly outstrips supply. In 2023–2024 we had approximately 380 properties that became available but 2,500 people on our housing register.

The last full review of the Allocations Policy was undertaken in 2019, with this being formally adopted in April 2020. This moved away from a points-based system to a band system. In late 2023 a revised policy was consulted on for a period of eight weeks. The new policy became effective from 29 April 2024.

The updated Allocations Policy ensures that those who have the greatest need for housing, get the greatest priority. The policy review does mean that some households who do not have a housing need are no longer eligible to access social housing via our housing register.

### **Support to Care Leavers**

8.14 The revised Allocations Policy for 2024 maintains being a care leaver as a priority criteria for housing. Partnership working continues with Derbyshire County Council and the Council remains signed up to the Countywide care leavers offer. Some Derbyshire authorities have extended their Council Tax discount offer and this is something the Council will be investigating further.

More recently the Council have developed a hot-desk link with the Leaving Care team and now have regular on-site contact with the lead officer for the District.

### **Support to Armed Forces personnel**

8.15 The revised Allocations Policy for 2024 still incorporates armed forces personnel and veterans as meeting priority criteria. For direct contact with the Council via Customer Services, there is a set option (4) for those customers ringing 01246 242424, where we provide specific support and can register army personnel and veterans on our database to ensure they are kept update of local services and assistance. We have 80 residents registered currently for news updates, however, there have been no new additions to the database in 2023–24, and only 3 were added in 2022–23.

8.16 Support extends beyond Housing Services to the wider Council. Customer Services have further supported the links between housing and health by highlighting the number of veterans requesting information around access to leisure services. As a result the Council have now enabled discounted rates for veterans. We now also have a lead Councillor with responsibility for the Armed Forces Community and support the Royal British legion with their Poppy sales prior to remembrance. Anecdotally, we are aware there are higher numbers of veterans within the Chesterfield and North East Derbyshire areas.



8.17 The Council operates a cross-service Armed Forces Community Action Plan, which is currently under review. This links into wider delivery by the Derbyshire Covenant Partnership, and other regional and national networks, to ensure a joined-up approach is in place to support the Armed Forces Community.

## **Supported Housing Innovation Programme (SHIP)**

8.18 We are currently part of the national SHIP programme for 2022-2025. The aim of the programme operating locally within Derbyshire and Staffordshire Moorlands is to drive up quality of accommodation and support and improve oversight in supported housing in the locality, as well as to share learning on what works. Participating local authorities agree to collaborate and share learning with each other, and with other non-participating local authorities, to maximise the effectiveness of the programme.

8.19 Local audits show that supported accommodation continues to grow in size and cost and in most cases is not managed in terms of quality of support or accommodation, and whilst the Regulator of Social Housing regulates certain aspects of provision it does not provide an in-depth assessment of service provision or standards. The Revenue and Benefits team assess whether a service provider is providing adequate care and support and how much rent they are entitled to by navigating a complex set of outdated legislation.

Most providers provide excellent care and support and are much needed services, however, there does remain some element of poor-quality support and accommodation and no consistency in service provision.

8.20 At a local level, SHIP is delivered within the Bolsover District by the Supported Accommodation and Review Team (SART). This is a joint team with Chesterfield Borough Council, North East Derbyshire District Council, and Amber Valley Borough Council.

As part of the local programme every area is covered by a dedicated officer completing on-site visits and assessments of each provider reviewing both the condition of the property and the quality of the support/care provided. This data is then being collated and monitored as part of the national programme reporting. The aim is that the data will shape delivery under the anticipated local Supported Housing Strategy which will be required as a result of the Supported Housing (Regulatory Oversight) Act 2023.

## What has been achieved already:

- SIGNAL Pilot – SIGNAL is a holistic assessment tool that captures location-specific data on a wide range of markers including homelessness, health, poverty, and general wellbeing. An initial 18-month pilot project has been taking place in North East Derbyshire with three of our key local partners; P3 charity, Pathways of Chesterfield and The Elm Foundation.
- Street Support Derbyshire – In December 2023 we launched Street Support Derbyshire, an online resource that connects local people and organisations to support those who need it the most.
- Derbyshire Homelessness Charter – developed as part of the countywide strategic approach, the Charter has been published on Street Support Derbyshire and serves as a reference point for the vision and values we wish to uphold in partnership working across the county.
- Salus Project – Local authorities have worked with domestic abuse services to develop an instant access accommodation and support service for people fleeing domestic abuse where a refuge placement is not immediately available.
- Substance Misuse Navigators – Funding has been secured from the Rough Sleeping Initiative to employ two substance misuse specialists to work alongside our rough sleeping services. These roles will be hosted by Derbyshire Recovery Partnership and will focus on developing new pathways into treatment for this hard-to-reach cohort.
- Countywide Homelessness Forum – Individual local authorities have long had their own local homelessness forums but given how much collaborative work is now taking place across Derbyshire, this model has been expanded. The first countywide homelessness forum was hosted by North East Derbyshire District Council in December 2023 and subsequent forums will be held on an annual basis going forwards.
- A Private Rented Sector Offer for Derbyshire – In recognition that evictions from the private rented sector are now the leading cause of homelessness across the county, all district and borough councils have committed to the development of a countywide private rented sector offer. This offer is still in development and there is unlikely to be a one size fits all offer, given the variations in resources.

## How will we deliver this – our corporate priority initiatives:

- HOU10.** Deliver the actions within the Council's Homelessness Strategy by December 2027.





## 9 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

- 9.1 A safe, warm, and secure home underpins people’s ability to build a better quality of life and enables people to maintain independence. Living where you can afford and having security in knowing you will not be ‘kicked out’ at a moment’s notice helps people to put down roots and have a stable base, a sense of community, and belonging. We want to make sure that homes in the private sector, whether owned or privately rented, are safe, well-managed, and well maintained.

### **Private Sector Stock Condition**

- 9.2 Owner occupied and privately rented properties make up over 83.3% of homes in Bolsover District. Many homes in the private sector in Bolsover District are in poor condition. 45.8% of all private sector properties do not meet EPC C, and 16.3% of owner-occupied homes and 18.6% of private rented homes fail the Decent Homes Standard for having a category 1 hazard, which poses a serious and immediate risk to a person’s health and as part of this Housing Strategy, we commit to increasing the awareness of landlords of the Decent Homes Standard as well as more information on potential funding.

- 9.3 Landlords must ensure that their rental property meets Minimum Energy Efficiency Standards (MEES). This means by law properties must have an energy performance certificate (EPC) rating of “E” or above. Improving EPC ratings are better for the environment and better for all residents, in terms of the cost of heating and warmer homes.
- 9.4 We know that 65.7% of private rented homes and 53% of owner-occupied homes do not currently meet EPC C and we are planning to undertake 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. We will then develop an intervention strategy on the support we can provide. This will be complemented by a further private sector stock condition survey to measure the impact of our approach.

## **Private Rented Sector**

- 9.5 Homes to buy have become increasingly unaffordable, and median property prices are now 9.3<sup>5</sup> times the median income levels, which has contributed to a major expansion in private renting. Consequently, rents in the private rented sector have also risen substantially, and households on lower income are spending up to 44% of their income on rents. For median income households, this figure is 51.8%. The private rented sector now provides homes for an increasingly diverse range of households and those reliant on Local Housing Allowance are being squeezed out of the market. In 2022, only 1.7% of homes to rent on Zoopla were within Local Housing Allowance levels.
- 9.6 Within our new Private Sector Housing Strategy, we have a range of objectives identified to ensure that all private housing should meet at least the minimum standards that comply with the legislative standards ensuring that the property does not cause a physical hazard or nuisance to residents and the local neighbourhood.
- 9.7 We have increased our enforcement work tackling local landlords who continue to disregard their duties and responsibilities towards their tenants. We are working across all tenures and with all partners to reduce the risks of damp and mould in our homes and all homes in the District and make sure that cases are being investigated fully. We want to increase awareness of the rights and responsibilities of tenants so that they can make more informed decisions about moving into a new home or discussing issues with landlords.
- 9.8 To help improve the private rented sector, we have worked in partnership with DASH (Decent and Safe Homes) Services since 2005. DASH is a nationwide scheme that encourages and rewards good property standards and management practice in the private rented sector. The loss of private sector tenancy is a significant reason for homelessness in Bolsover District.

## **Private Sector – Owner Occupiers**

- 9.9 Whilst the private rented sector has grown, the owner-occupied sector has reduced in size from 69% of all households to 65.9% between 2001 and 2021.

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5 Evidence Base for Private Sector Housing Strategy, July 2023



The stock condition survey 2019 confirmed in some markets over 21.7% of owner-occupied homes fail the Decent Homes Standard.

- 9.10 The most vulnerable residents are those least likely to reach out for support and assistance when things go wrong. This is especially so for owner-occupiers who may not consider that we can support them where they are coping with significant disrepair or squalid living conditions that they are unable to rectify themselves.
- 9.11 Whilst many homeowners want to remain living in their home, others will want to move. One of the barriers for older households to move is trying to negotiate the purchase chain whilst trying to find the right home for their future, and in parallel to sell their current home. These issues can prevent many moves. We will explore the impact this has on vulnerable older people and consider potential solutions which may include 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.

We will explore the potential of enabling owners to utilise the equity in their homes and move to a more suitable property by developing shared ownership products.

## **Disabled Facilities Grants and Adaptations**

- 9.12 The delivery of grants and adaptations is a result of partnership working with our colleagues in environmental health, social services and public health. We offer a comprehensive adaptations service, futureproofing existing housing stock with relatively low-cost adaptations such as small ramps, grab or handrails, small steps to entrances, or moving power sockets. These are low-cost solutions to enable older people or people with a disability or complex housing needs to remain living independently.



9.13 When we undertake adaptations, we will take an integrated approach and ensure that homes are safe. If additional work is required, we will undertake that so that residents can truly benefit from the adaptations they need.

9.14 It is often simpler for owner occupiers to access adaptations. As the owner of the property, they have the choice to have adaptations undertaken. This is not the case for tenants and ensuring that tenants living in the private rented sector are aware of these adaptations and that landlords are supportive of having them installed in their properties is essential. We know from experience that landlords may not understand tenants' longer-term needs and may not wish to adapt property. As well as promoting adaptations to owner occupiers, we will be supporting older people or people with a disability or complex needs in the private rented sector.

### **What has been achieved already:**

- Adoption of the first Private Sector Housing Strategy for the area in April 2024.
- In the year 2022/23 delivered 64 mandatory DFGs. This work is essential in allowing people to remain in their own homes in safety and with dignity.
- Delivered a pilot stairlift recycling project in partnership with Derbyshire County Council. The project enables stairlifts to be installed much sooner and as they are on loan to the customer; they are removed when no longer needed and then installed in whole or in part to other customers in need, hence the recycling element.
- Delivered the well-established community outreach service that provides help and support in financial matters, maximising income, and helping to improve overall health and wellbeing. The service has experienced increased demand because of the cost-of-living crisis and continues to help people remain in their own home and to access housing which is affordable and meets their needs. Over the past three financial years the service has handled an increasing number of service requests, evidencing the increased demand for additional support provided to our residents. In 2020/21 there were 438 requests for service but in 2022/23 there were 777. Demand has remained constant in 2023/24, with 703 service requests.







- Undertaken a project to promote the Minimum Energy Efficiency Standards (MEES) (using Government funding) contacting all landlords with non-compliant EPCs. Half of all those landlords contacted achieved a higher EPC rating following our intervention.
- Enforcement action taken against landlords whose properties do not comply with legislative standards. In one case, enforcement was pursued to such an extent that it resulted in a landlord being sentenced to 10 months in prison. This demonstrates the zero-tolerance approach giving a strong message to landlords.
- Set up the Supported Accommodation Review Team (SART) to ensure the standard of support, quality of accommodation and value for money of supported accommodation in the District, primary in the private sector.

### **How will we deliver this – our corporate priority initiatives:**

**HOU9.** Develop strategies to support the private rented sector in supporting the Council in its duties.

# 10 Monitoring Arrangements and Action Plan

## Monitoring the Housing Strategy

10.1 The Action Plans supporting this Strategy will be monitored on an annual basis, with an annual report to Scrutiny and Executive.

## Reviewing the Housing Strategy

10.2 The Housing Strategy will be reviewed every year as part of monitoring delivery of the Action Plan, with a full review and revision after five years. This will ensure the Strategy covers the lifespan of the current Corporate Plan and takes the Council beyond the next local election. The Strategy may be reviewed more or less frequently than this as a result of changes in legislation, changes in the Council's corporate vision or as a result of monitoring outcomes.

10.3 Minor changes which make no significant difference to service provision will be made to the document under delegated authority by the Assistant Director of Housing Management and Enforcement, or the Assistant Director of Planning and Policy as required, in consultation with the Portfolio Holder for Housing.

### Lead:

- BDC Housing Strategy team

### Officers with responsibility:

- Assistant Director of Housing Management and Enforcement
- Assistant Director of Planning and Planning Policy
- Housing Services Manager
- Housing Options Manager
- Housing Strategy and Development Officer
- Service Manager (Environmental Health)
- Planning Policy and Housing Strategy Manager
- Principal Planning Policy Officer