



Bolsover District Council

Meeting of the Housing Liaison Board on Monday, 20th January 2025

Agenda Item 9: Housing Strategy 2024-2029 – Impact on Council Tenants

Classification:	This report is Public
Report By:	Assistant Director of Housing Management and Enforcement Housing Strategy and Development Officer

Background

Within the new Strategy 2024-2029 we will deliver the corporate priorities relating to Housing as set out in the Council's 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 working 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.

Impact on Council Tenants

The following elements of the strategy impact the most on Tenants:

Priority 1:

- Providing homes that meet the Decent Homes Standard
 - 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.
 - 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.
- Bolsover Homes Programme – building new council housing
 - There is a target to build a further 200 homes by March 2028.
 - 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.
- Ensuring we meet the Regulator's revised Consumer Standards
 - 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.
- Increasing council stock through private developers
 - 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.

- Tenant Engagement
 - 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.
 - The document will be refreshed as part of the new Housing Strategy.
- Carbon reduction within council housing stock
 - 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.

Priority 3:

- Allocating housing to those most vulnerable
 - Council housing within the District is an extremely limited resource and demand significantly outstrips supply.
 - The updated Allocations Policy ensures that those who have the greatest need for housing, get the greatest priority.
- Support to Care Leavers
 - 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.
- Support to Armed Forces personnel
 - The revised Allocations Policy for 2024 still incorporates armed forces personnel and veterans as meeting priority criteria.
- Bolsover Lifeline Services
 - 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.
 - 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.

The final version of the Strategy is available on the website [Housing Strategy - Bolsover District Council](#) and by hard copy on request.

RECOMMENDATION(S)

1. That members of the Board note the proposed outline structure of the new strategy and provide comment on the proposals, revised timetable for development and the planned consultation.

Links to Council Ambition: 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

Priorities:

- 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
- 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.

Target HOU01: Prepare and adopt new Council Housing Strategy by October 2024

DOCUMENT INFORMATION

Appendix No	Title