

PRIVATE SECTOR HOUSING STRATEGY DELIVERY PLAN 2024-2027

Objective 1: Improve Property and Management Standards

Improving property condition and management standards across the private sector is a primary objective of the strategy. Improving the housing stock is an essential part of protecting the health and wellbeing of our residents. If homeowner's homes are in good condition, well insulated and safe, people will live healthier happier lives and a good supply of well-managed, well-maintained Private Rented homes can play a very valuable role in helping to make more properties available to lower income households unable to access social housing, help vulnerable households to find suitable accommodation, and reduce homelessness. We believe everyone should have a good quality home no matter what tenure they live in.

Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
Enforcement – Design a housing enforcement policy, that reflects the range of enforcement provisions to support both residents and tenants living in the Private Sector.	Review Best Practice elsewhere and include those elements that reflect the requirements of the District.	<p>Civil Penalties element created and other parts in progress. May consider individual parts or one larger doc. On track to be complete in 2025.</p> <p>A draft Private Sector Housing Policy is now in first draft and is being circulated internally, before progressing further. The Policy clarifies the enforcement on PSH matters specifically related to The Housing Act 2004.</p>	Service Manager (Environmental Health)	September 2025	<ul style="list-style-type: none"> Improved property condition across the private sector. Improved management standards across the private rented sector. Improved energy efficiency of homes in the private sector. Reduced number of properties with a Category 1 hazard. Improved physical, mental 	Officer time and small expenditure in connection with any consultation and publicity from existing budgets.	Environmental Health Enforcement Policy has been completed.

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	Provide training and support or relevant officers to implement.	To be implemented pending completion of the policy.	Service Manager (Environmental Health)	November 2025	health and wellbeing across the District. <ul style="list-style-type: none"> Reduced levels of Anti-Social Behaviour across our neighbourhood. Improved targeting of resources to maximise our impact in the private sector. 	Officer time and small expenditure in connection with any consultation and publicity from existing budgets.	
	Monitoring and review of policy	To commence towards end of this Strategy.	Service Manager (Environmental Health)	2 years following adoption	<ul style="list-style-type: none"> Reduced numbers of empty homes across the District. 	Consultation with Councillors as part of policy development	
Reduce damp and mould within properties across the District.	Promote this agenda through the Landlord Forum and through the campaign to increase tenants' rights and responsibilities.	Highlighted at Forum event held November 2024 as part of Strategy launch. Website advice and guidance	Housing Strategy and Development Officer	September 2024 onwards	<ul style="list-style-type: none"> Improved property condition across the private sector. Improved energy 	Officer time to plan and host Landlord forum Small expenditure for venue/ refreshments	

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		reviewed/refreshed by Climate Change Officer. Advice on Awaab's Law promoted by DASH to its members.			efficiency of homes in the private sector. <ul style="list-style-type: none"> • Reduced number of properties with a Category 1 hazard. • Improved physical, mental health and wellbeing across the District. 		
	Include this issue in the tenants check list and provide advice.	New leaflet incorporated to BDC Tenant's sign-up pack. Adapted guidance available via EH webpages for private rented sector.	Housing Strategy and Development Officer/ Service Manager (Environmental Health)	December 2024	<ul style="list-style-type: none"> • Increased access to the private rented sector to offer accommodation to homeless households. • Improved targeting of resources to maximise our impact in the private sector. 	Design and print of materials, officer time	
	Promote advice to all residents about good practice to deal with damp and mould. This could be included on the tenants check list, through landlord forums, on the council website and through the planned campaign to increase tenants' rights and responsibilities.	Signed up to Healthy Homes Hub and reviewing advice on air quality. Warm Homes: Local Grant delivery may enable insulation measures for eligible households.	Housing Strategy and Development Officer/ Service Manager (Environmental Health)	May 2024		Officer time	New literature has now been devised to be used for D&M cases Webpage on Council site amended, following website relaunch.

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		Further review of webpages to take place during Autumn 2025 to ensure all information is easily accessible and well-structured.					
	Use the evidence of where damp and mould are found to create property typologies to promote resource targeting.	Initial data work taking place in relation to council stock. It is hoped the approach can then be explored for private sector stock.	Service Manager (Environmental Health)/Housing Strategy and Development Officer	March 2025 Extended timescale March 2027		Officer time to plot this data and lead campaigns	
	Delivery of Government Pilot 'Healthy Homes Project' specifically focussed on damp and mould	Environmental Health team have formed part of the control group, gathering data on levels of damp and mould in order to improve intelligence and national policy approach.	Service Manager (Environmental Health)	December 2025	<ul style="list-style-type: none"> Improved property condition across the private sector. 		Provision of monthly and quarterly data as required – being completed on target.

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Increase awareness of the rights and responsibilities of tenants so that they are able to make more informed decisions about moving into a new home or discussing issues with landlords.	Develop a campaign over a sustained period of time to promote tenants and landlords' rights and responsibilities.	New focus on Private Rented Sector to be developed with SART officers from April 2025 onwards. Supported Accommodation (SHIP) programme extended for 12mths. DASH now offering a free Landlords Renters' Rights Bill course. Officers developing e-communications to support launch of new legislation on Renters Rights – timescales pending formal assent of the Act.	Housing Strategy and Development Officer/Legal	March 2025	<ul style="list-style-type: none"> Improved property condition across the private sector. Improved management standards across the private rented sector. Improved energy efficiency of homes in the private sector. Reduced number of properties with a Category 1 hazard. Improved physical, mental health and wellbeing across the District. Reduced levels of Anti-Social Behaviour across our neighbourhood. 	Officer time and small resource associated with any campaign, and communications	Environmental Health undertake joint visits with SART officers as requested, to deal with any housing standards issues/concerns such as repairs or fire safety.
	Promote and educate what a 'good landlord' looks and behaves like.	Triage Officers already discuss expected standards as part of casework.		March 2025		Officer time – utilise the homeless triage officer to	Part of Triage Officer support; direct link to government guidance on

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					<ul style="list-style-type: none"> Reduced number of people presenting as homeless from the Private Rented Sector. Increased access to the private rented sector to offer accommodation to homeless households. Residents living independently for longer. Improved targeting of resources to maximise our impact in the private sector. 	educate tenants where possible.	rights and responsibilities.
	Develop a tenants check list that equips tenants to ask the 'right' questions when viewing property.	BDC website updated to ensure there are links to government guides for tenants and landlords in the private sector.	Housing Strategy and Development Officer	March 2025		Officer time	Direct links to government guidance on Council website.
	Ensure tenants know to ask if Landlords are members of DASH, the Landlord accreditation Scheme or the Landlords forum.	Housing Options team already raise as part of case triage.	Housing Strategy and Development Officer/ Housing Options Manager	March 2025 as part of tenants' checklist.		Officer time, improved website/ news information.	Raised by officers as part of individual casework.
	Publicise successful interventions of the Council to demonstrate the impact that can be made. Promote through: Website, partner organisations, other colleagues and departments, social media, in local service centres such as libraries, through the health service, the News etc.	Enforcement action is ongoing and constant, however does not always warrant excessive press coverage. Some of the larger cases are profiled but this is difficult due to risks associated with personal information /identifying locations.	Service Manager (Environmental Health)/ Housing Strategy and Development Officer as applicable with Communications Team support	March 2025 onwards		Communications Team time	

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Promoting good practice and raising awareness	Promote best practice and case studies through: Website, partner organisations, other colleagues and departments, social media, in local service centres such as libraries, through the health service, the News etc.	Queried landlord knowledge as part of Landlord event survey. DASH/CB4YS advice on Renters Rights Bill at various events.	All	Ongoing	<ul style="list-style-type: none"> Improved property condition across the private sector. Improved management standards across the private rented sector. Reduced number of people presenting as homeless from the Private Rented Sector. 	Officer time, communications team support where necessary	
	Develop an ongoing campaign to raise awareness of Landlord Accreditation via DASH and encourage sign up to the scheme.	Promoted via Council website; via partner events and through Housing Options team. Environmental Health Team also promoting DASH on correspondence.	Housing Strategy and Development Officer/ Housing Options Manager	September 2024 ongoing		Officer time, communications team support where necessary	
	Run a minimum of one Landlord Forum per annum	Event Nov 24. DASH/CB4YS event Dec 24.	Housing Strategy and Development Officer	September 2024 ongoing		Officer time, communications team support where necessary	
	Develop a series of Landlord focussed communication channels including options such as dedicated website pages, newsletter/leaflets, e-bulletins.	Landlord feedback suggests emails comms would be well received. Website to be reviewed to cover incoming Renters Rights Bill	Housing Strategy and Development Officer	December 2024 ongoing		Officer time, communications team support where necessary	

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Promoting DASH	Promote the Call B4 you serve service to encourage more landlords to use it	Hot desk space available for use on a quarterly basis	Housing Options Manager	May 2024	<ul style="list-style-type: none"> Improved property condition across the private sector. 	Officer time and communications team support for social media	
	Meet with DASH colleagues to develop a 3-year plan to complement the Private Sector Housing Strategy	<p>New 2-year contract developed for a more landlord focussed service, commencing April 2024</p> <p>Quarterly steering group to look over performance of service</p>	Housing Options Manager	September 2024	<ul style="list-style-type: none"> Improved management standards across the private rented sector. Improved energy efficiency of homes in the private sector. Reduced number of properties with a Category 1 hazard. 	Officer time	New 2-year contract developed for a more landlord focussed service, commencing April 2024
	Develop a Private Rented Sector specific homeless prevention offer that will offer good quality advice and assistance to landlords and tenants in the District.	<p>Initial discussions held but implementation by DHOG on hold due to other projects.</p> <p>Analysis of recent caseload does show that Bolsover has good success rates in placing those presenting in the private rented sector. This may</p>	Housing Options Manager	April 2025	<ul style="list-style-type: none"> Improved physical, mental health and wellbeing across the District. Reduced levels of Anti-Social Behaviour across our neighbourhood 	Officer time	

Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
		be a more pressing issue once the Renter's Rights Bill is enacted.			<ul style="list-style-type: none"> • Reduced number of people presenting as homeless from the Private Rented Sector. • Increased access to the private rented sector to offer accommodation to homeless households. • Increased supply of high quality affordable housing for the private rented market. 		
Improving energy efficiency in homes and EPC standards	Develop an Intervention Strategy on the support the council can provide. Ensure any plans are flexible given current government announcements to scrap private rented sector EPC rating C requirements for 2025 and 2028.	Renters Reform Bill reinstates requirement for EPC C by 2030.	Service Manager (Environmental Health)	April 2026	<ul style="list-style-type: none"> • Improved property condition across the private sector. • Improved energy efficiency of homes in the private sector. 	Officer time	

Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
	Participate in 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.		Service Manager (Environmental Health)	April 2026	<ul style="list-style-type: none"> Improved physical, mental health and wellbeing across the District. 	Officer time	
	Bid for Warm Homes: Local Grant Wave 3 to commence April 2025.	Partnership delivery with Bassetlaw DC. Procurement complete and due to commence engagement and assessments October 2025.	Housing Strategy and Development Officer	March 2028			

Objective 2: Increasing and improving the Supply of Good Quality, Well-Managed Homes in the Private Rented Sector

A key priority for the council is to maximise the number of high-quality and genuinely affordable homes in the District for all our residents, catering for people from a wide range of backgrounds and on different incomes. This very much includes the Private Rented Sector. A number of new pieces of legislation have been introduced relating to private sector housing and there are concerns that a number of landlords may choose to leave the market, selling their homes. Whilst these properties may remain in the sector, others may not; reducing supply.

Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
Increasing access to the Private Rented Sector.	Review Best Practice elsewhere and include those elements that reflect the requirements of the District.	Analysis of recent caseload does show that Bolsover has good success rates in placing those presenting in the private rented sector. This may be a more pressing issue once the Renter's Rights Bill is enacted.	Housing Strategy and Development Officer/ Housing Options Manager	March 2025	<ul style="list-style-type: none"> Reduced number of people presenting as homeless from the Private Rented Sector. Increased access to the private rented sector to offer accommodation to homeless households. 	Officer time, Potential project for a limited time	
	Identify local letting agents managing property and develop closer links, engaging agents into landlord forums, through the media campaign and through regular 1:1 conversation about the activity in the sector.	Project to target small number of local agents to develop working relationships – to be taken forward by SART officers	Housing Strategy and Development Officer/ Housing Options Manager	December 2024		Officer time, Potential project for a limited time	Ongoing, and local database periodically reviewed and updated. All contacts invited to events/receipt of 'News' emails. All encouraged to link to DASH.

Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
	Through discussions with local landlord and letting agents develop a tool kit of options that will enable the council to increase access to more homes in the Private Rented Sector.	Develop local offer as part of wider countywide offer to sector. Analysis of recent caseload does show that Bolsover has good success rates in placing those presenting in the private rented sector. This may be a more pressing issue once the Renter's Rights Bill is enacted.	Housing Strategy and Development Officer/ Housing Options Manager	March 2025		Officer time	Initial discussions held but implementation by DHOG on hold due to other projects.
	Review our Bond Guarantee scheme, to ensure it is relevant in the current market.	The team currently pay bond out of our homelessness prevention grant. Most agents no longer accept bond guarantee. Likely to still be able to pay bond to support those seeking PRS accommodation	Housing Options Manager	June 2025		Officer time	The team currently pay bond out of our homelessness prevention grant. Most agents no longer accept bond guarantee. Likely to still be able to pay bond to support those seeking PRS accommodation

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Building more homes	To explore with Dragonfly Development Limited (DDL) the provision of good quality private rented accommodation across the District.	Initial proposals discussed but not progressed. Council approval to bring DDL back in-house. Delivery of action no longer a current priority.	Housing Strategy and Development Officer/ AD Housing Management	December 2026		Officer time	Action on hold.

Objective 3: Ensuring that Housing Standards and Living Conditions in Bolsover Contribute Towards Better Health Outcomes for All

Good quality housing is essential for everyone's health and wellbeing; safe and sustainable housing can support good physical and mental health, reduce fuel poverty, decrease carbon emissions, reduce hospital admissions, and help people live independently for longer.

Poor housing is a driver of poor health and of pervasive and growing health inequalities. Housing also has a huge influence on mental health and wellbeing. Affordability has a major impact on an individual's ability to keep homes warm and how people travel to work and maintain social connections. As well as physical housing conditions, environmental blight and anti-social behaviour can all influence the way people feel about where they live

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Explore the options to introduce/rename new minor adaptations.	Consider renaming/Introducing: <ul style="list-style-type: none">– Hospital discharge grant,– Dementia grants, and– Relocation grants	New policy ideas under research. DFG maximum under review. Not yet drafted policy although research done. Currently diverted onto other DFG issues due to Derbyshire County Council (DCC) budget cuts. A proposed new policy will not be ready for Sept.	Service Manager (Environmental Health)	June 2025 – potentially draft deadline, will require public consultation	<ul style="list-style-type: none">• Improved physical, mental health and wellbeing across the District.• Residents living independently for longer.	Officer time	

Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
	Agree funding limits, criteria of support, application process, assessment and implementation. Propose a new policy for consultation.	As above, the policy is under development. New timescale to be agreed.	Service Manager (Environmental Health)	September 2025		Officer time	
	Devise and develop a new Disabled facilities grant (DFG) Agency Service following cuts to DCC provision and the loss of the DCC Disability Design Team (DDT).	<p>DCC have ceased Disability Design Team (DDT), so revised approach required.</p> <p>EH now hosting a new design and contract management service to replace the DCC DDT. New service under development and post being appointed to. Policy will therefore need review to reflect these changes.</p>		May 2025		Officer recruitment (complete)	New DFG agency service now established.

Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
Explore options that support older and vulnerable tenants living in the Private Rented sector.	Better inform and advise landlords of the challenges for older people living in unsuitable properties and the potential support landlords can offer.	<ul style="list-style-type: none"> – DFGs – Lifeline – ASC – Community Outreach Service 	Housing Strategy and Development Officer/ Service Manager (Environmental Health)	Landlord Forum 2025	<ul style="list-style-type: none"> • Improved physical, mental health and wellbeing across the District. • Residents living independently for longer. 	Officer time and publication of material	
	Ensure training is provided to landlords about safeguarding.	This is being considered alongside other legislative changes due late 2025. This will be addressed at a Landlord Forum event and via e-communications.	Housing Strategy and Development Officer/ Service Manager (Environmental Health)	Landlord Forum 2025		Specialist safeguarding training via DCC at a landlords' forum event.	
	Provide better information and access to affordable warmth measures and how to secure them into their properties. To include ongoing activity with Derbyshire County Council on Winter Warmth.	<p>Home Improvement Coordinator in post – continued support to residents on 121 basis of advice and support.</p> <p>Following budget cuts at DCC and the demise of the Healthy Homes team, the local offer is being</p>	Housing Strategy and Development Officer/ Service Manager (Environmental Health)	Landlord Forum 2025		Officer time and publication of material	

Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
		reassessed. Awaiting confirmation of DCC offer.					
	Provide specific training to enable landlords to support tenants as they age in place and educate landlords to be dementia friendly and aware of how to sign post tenants to support services.	This is being considered alongside other legislative changes due late 2025. This will be addressed at a Landlord Forum event and via e-communications	Housing Strategy and Development Officer/ Service Manager (Environmental Health)	Landlord Forum 2025		Specialist dementia awareness training via Derbyshire County Council at a landlords' forum event.	
	Improve Landlord awareness of Disabled Facilities Grants and encourage take up as a means of maintaining tenancies as a result of adaptations.	This is being considered alongside other legislative changes due late 2025. This will be addressed at a Landlord Forum event and via e-communications	Housing Strategy and Development Officer/ Service Manager (Environmental Health)	Ongoing		Officer time and publication of material	

Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
	Develop a database of private rented sector adapted properties to enable tenant referrals by Housing Allocations and Housing Options teams.	This is likely to progress further once Renters Rights Bill is enacted and private landlords are required to be on a local authority database.	Housing Strategy and Development Officer	December 2026		Could be delivered as an external placement project.	
	Advise and support PRS tenants via the Community Outreach Service inc. Income; life skills; health; referrals to specialist services e.g. debt; counselling	Ongoing delivery. Officers tracking general data on numbers to continually review demand/ resources.	Service Manager (EH)	Ongoing		Evidence of numbers supported via Service database	
Support older and vulnerable residents in the private sector to move to more appropriate accommodation. Households living in the private sector struggle to move to a more	Consider options that the Council could support such as 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.		Housing Strategy and Development Officer/ Assistant Director of Housing Management & Enforcement/ Service Manager (Environmental Health)	December 2026	<ul style="list-style-type: none"> Improved physical, mental health and wellbeing across the District. Residents living independently for longer. 	Explore options for support at county/ regional level	

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appropriate accommodation.	Consider the role of equity loans and creating shared ownership products.		Housing Strategy and Development Officer/ Assistant Director of Housing Management & Enforcement			Officer time	
Improve thermal comfort and reduce energy costs for older and vulnerable people in the private sector.	Continue to seek external funding opportunities to provide energy efficiency measures for both privately owned and rented homes.	<p>Engaged in consultation over the potential withdrawal of the Healthy Homes Project at DCC and considering how the Home Improvement Team in EH can plug the gap. DCC Project now ended.</p> <p>Further work will be taken forward via Warm Homes: Local Grant as discussed under Objective 1.</p>	Service Manager (Environmental Health)	Ongoing	<ul style="list-style-type: none"> Improved energy efficiency of homes in the private sector. Improved physical, mental health and wellbeing across the District. 	Officer time, communication and publication of materials	

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	Continue to use affordable warmth coordinator post, to offer advice support and guidance for people to access financial incentives/grants and help with energy saving.	<p>During autumn/winter periods there is consistently increased demand. Demand during spring/summer is lower but also generally consistent.</p> <p>The Home Improvement service is actively promoted by Environmental Health service.</p> <p>Social media campaign planned for autumn 2025.</p>	Service Manager (Environmental Health)	Ongoing		Officer time, communication and publication of materials	
	Ensure landlords are aware of the potential support that is available and their obligations to provide housing that is sufficiently warm and comfortable, in compliance with minimum standards (particularly	This will be addressed in more detail once the Renter Rights Bill receives assent and landlords are required to adhere to revised regulations.	Service Manager (Environmental Health)	Ongoing		Officer time, communication and publication of materials	

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	improvements to EPC rating).						

Objective: 4: Ensuring All Areas, Neighbourhoods, and Streets in Bolsover, irrespective of Housing Tenure or Type, Are Places Where People Want to Live and Are Proud to Live

A good mix of housing types and tenures is vital for creating sustainable communities and meeting the District's housing needs. It is important that all our residential areas feel welcoming and safe and are locations where people are more likely to be invested in their homes and neighbourhoods.

Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
Sharing intelligence to target resources.	Work with partners to create a database that will aggregate, monitor, and cross-reference data on properties to enable a better targeting of resources and act as an early warning system to predict challenges.	Through delivery of Warm Homes: Local Grant, services are collaborating on identifying areas to target for delivery. Regular communication between housing strategy and environmental health on problem areas and issues arising. Options are being assessed for where energy grants for private	Housing Strategy and Development Officer/ Service Manager (Environmental Health) with NEDDC counterparts	March 2026	<ul style="list-style-type: none"> Improved targeting of resources to maximise our impact in the private sector. Reduced numbers of empty homes across the District. Improved management standards across the private rented sector. Improved property condition across the 	Partnership approach with private sector	

Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
		sector can complement other delivery. other investment.			private sector.		
Bringing Empty Homes back into use.	Continue to develop and prioritise the Council's Empty Properties Project, seeking opportunities to increase the number of properties being addressed.	Principal action to date has been the introduction of the Empty Homes Premium. This is intended to act as an incentive for owners of empty properties to take positive action to resolve their empty property. The Premium will come into effect on 1 st April 2026.	Planning Policy and Housing Strategy Manager	July 2024 onwards	<ul style="list-style-type: none"> Reduced numbers of empty homes across the District. 	Additional income generation for targeted work via Council Tax Premium.	
	Review Best Practice elsewhere on the potential delivery models being used by other councils and include those elements that reflect the requirements of the District. This will enable better understanding of available options to help address empty properties in the District.	We are conducting a benchmarking of other Council's work in this area.	Planning Policy and Housing Strategy Manager	December 2025		Officer time	

Key Action	Sub-Action	Progress Update	Lead Officer(s)	Target Date	Expected Outcome	Resources	Actual Outturn
	Consider preparation of media campaign to help identify priority empty properties in each local community. This will generate greater public awareness of the Empty Properties Project and local community input to prioritisation of properties.	Consideration of this will follow the conclusion of the benchmarking exercise.	Planning Policy and Housing Strategy Manager	December 2025		Officer time	
	Explore options for the Council leasing empty homes and improving them. These properties would be rented out on the private rented market to recoup the council investment.	Consideration of this will follow the conclusion of the benchmarking exercise.	Planning Policy and Housing Strategy Manager	December 2025		Officer time	
	Explore 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.	Consideration of this will follow the conclusion of the benchmarking exercise.	Planning Policy and Housing Strategy Manager	December 2025		Officer time	
	Consider the Council acting as guarantor on a mortgage to support first time buyers to buy a property and secure repayable grant to undertake improvements.	Consideration of this will follow the conclusion of the benchmarking exercise.	Planning Policy and Housing Strategy Manager	December 2025		Officer time	