

BOLSOVER DISTRICT COUNCIL

Meeting of the Customer Services Scrutiny Committee on Monday 8th December

Housing Strategy 2024-2029 – Monitoring Update

Report of the Portfolio Holder for Housing

Classification	This report is Public
Contact Officer	<ul style="list-style-type: none">• Victoria Dawson, Assistant Director – Housing Management• Sarah Kay, Assistant Director – Planning and Planning Policy• Joanne Wilson, Housing Strategy and Development Officer• Chris McKinney, Senior Devolution Lead for Planning Policy, Strategic Growth and Housing• Neil Oxby, Principal Planning Policy Officer

PURPOSE/SUMMARY OF REPORT

To inform Members on progress against the delivery of the Housing Strategy 2024-2029. This report forms the first annual update.

REPORT DETAILS

1. Background

- 1.1 Housing is one of the key determinants of health. The quality of people's homes is strongly related to economic prosperity and minimising the adverse effects of poor housing remains a major challenge for the Council. Living in a home which is in good condition, that the household can afford to heat, and is in an area in which they feel safe and well supported by the local community underpins the wellbeing of individuals and families. The impact of poor housing in childhood can affect an individual for a lifetime and can affect physical, social, and psychological development. Damp, mould, cold, and overcrowded conditions can lead directly to physical illness and there is also increasing evidence that poor housing conditions can seriously affect people's mental health and sense of wellbeing.
- 1.2 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 growth between 2011 and 2021 was 5.8%. 16.3% of households lived in socially rented housing in 2021 compared to 18.2% in 2011. (Census 2021)

1.3 Within the Housing Strategy 2024-2029 we aim to deliver the corporate priorities relating to the Housing aim 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.

1.4 As detailed in Appendix 1, the Strategy's four priorities are:

- 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

2. Details of Proposal or Information

2.1 Following approval of the Strategy in 2024, a range of activity has progressed. The Strategy is delivered in partnership across Housing Management, Housing Options, Environmental Health, and Planning Policy. Appendix 2 outlines progress against each of the four priorities.

Key achievements:

2.2 Priority 1

- Completion of the Stock Condition Survey by Savills – 92.7% surveyed
- Refresh of Tenant Engagement Strategy post-Consumer Standards inspection
- Completion of Woburn House
- Completion of phase 1 Woburn Close
- Commencement of Warm Homes: Social Housing Fund programme

2.3 Priority 2

- Maintaining a five-year housing supply (currently 5.69 years' worth)
- The review of Custom and Self-Build supply and demand in relation to October 2025 has been completed. The analysis identifies there is a shortfall in the supply of CSB sites within the District.

- Contact to all Registered Providers within the area to understand the issues they are currently facing and their approach regarding future delivery of Affordable Housing.
- Analysis of the pipeline of affordable housing arising from planning consents for market housing has been completed to understand the potential future supply.
- The annual survey work of Gypsy, Travellers and Travelling Showpersons site delivery indicates that the Five Year Supply position as of 1st April 2025 is identified as 5.00 years' worth of supply.
- The Council Tax Long Term Empty Homes Premium will be implemented from 1st April 2026.
- Eight empty homes cases investigated.

2.4 *Priority 3*

- Ongoing delivery of the Derbyshire Homelessness and Rough Sleeping Strategy 2022-2027
- Active partner in the quarterly Derbyshire Homelessness Forum
- Development and launch of Street Support Derbyshire
- Development and adoption of the Housing Domestic Abuse Policy
- Development and adoption of the Employee Domestic Abuse Policy
- Refresh of the Council webpages in relation to domestic abuse support services
- Refresh of Welfare Adaptations Policy, in conjunction with tenants
- Commencement of accreditation process for Bolsover Lifeline Services
- Ongoing delivery of Falls Service
- Ongoing support to Derbyshire Care Leavers and Children in Care Offer
- Designation of a Member Champion for the Armed Forces Covenant

2.5 *Priority 4*

- Development and launch of in-house Design and Contract Management Service for Disabled Facilities Grants
- Ongoing delivery of Affordable Warmth Coordinator post
- Review of Council webpages signposting advice, guidance and grants for home energy improvements
- Ongoing delivery of Private Sector Housing Strategy
- Launch of year 1 of Warm Homes: Local Grant programme
- Participation in LARA pilot project for EMCCA area to coproduce a Local Retrofit Strategy.

Immediate plans for future delivery:

2.6 *Priority 1*

- Completion of the stock survey on outstanding properties and roll-out of ongoing approach to stock surveys.
- Approval and implementation of revised 30yr HRA Business Plan
- Completion of build at Woburn Close
- Completion of build at Alder Close
- Progression of Mill Lane site

- Consumer Standards rating regrade by Regulator for Social Housing
- Continued above average performance for Perception TSMs (tenant satisfaction)
- Development and approval of revised Tenant Engagement Strategy
- Successful completion of year 1 of Warm Homes: Social Housing Fund programme

2.7 *Priority 2*

- Approval of Shirebrook Growth Plan
- Complete further analysis to inform Council's approach to supply for Custom and Self-Build sites.
- Completion of a benchmarking exercise on neighbouring and good practice approaches to tackling empty homes.
- Development of approach to enable the Council to address a minimum of 12 empty homes per annum.

2.8 *Priority 3*

- Achieve accreditation of Bolsover Lifeline Services
- Development and implementation of a Supported Housing Strategy for the area.

2.9 *Priority 4*

- Successful delivery of year 1 Warm Homes: Local Grant programme

It should be noted that there are a number of actions in the Delivery Plan that now form part of ongoing day-to-day delivery.

3. **Reasons for Recommendation**

- 3.1 As part of the Strategy monitoring process, Members of Customer Services Scrutiny must receive an annual update on progress against the delivery plan.

4. **Alternative Options and Reasons for Rejection**

- 4.1 There are no alternative options. The Council's approach to Strategy delivery requires monitoring reports to be submitted to Members for review. This Strategy forms part of the Budget and Policy Framework.

RECOMMENDATION(S)

1. That Members review the attached Delivery Plan, progress made to date, and plans for the immediate future.

Approved by Councillor P. Smith, Portfolio Holder for Housing

IMPLICATIONS:

<u>Finance and Risk</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details: Overall delivery of the Strategy is contained within existing budgets. Some specific projects are being delivered via external grant and approval for such monies has taken place via separate reports e.g. Warm Homes: Local Grant.		
On behalf of the Section 151 Officer		
<u>Legal (including Data Protection)</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Details: The Strategy forms part of the Budget & Policy Framework. The Strategy will have due regard to local and national policy and be compliant with legislation, including data protection laws.		
On behalf of the Solicitor to the Council		
<u>Staffing</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details: There are no staffing implications arising from the report or policy.		
On behalf of the Head of Paid Service		
<u>Equality and Diversity, and Consultation</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Details: Specific elements of the Delivery Plan actively seek to support householders that have lower income, vulnerabilities and live in properties that are less energy efficient, to reduce the impact of housing conditions on wider wellbeing.		
<u>Environment</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.		
Details: The Housing Strategy 2024-2029 will support achievement of the Council's carbon reduction target through improvements to council stock; build quality of new homes, and improvements to the property standards in the private sector.		

DECISION INFORMATION:

☒ **Please indicate which threshold applies:**

Is the decision a Key Decision?

A Key Decision is an Executive decision which has a significant impact on two or more wards in the District, or which results in income or expenditure to the Council above the following thresholds:

Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or **(b)** Results in the Council incurring Revenue Expenditure of £75,000 or more.

Capital (a) Results in the Council making Capital Income of £150,000 or more or **(b)** Results in the Council incurring Capital Expenditure of £150,000 or more.

District Wards Significantly Affected:

(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)

Please state below which wards are affected or tick **All** if all wards are affected:

Yes ☐ No ☒

(a) ☐ (b) ☐

(a) ☐ (b) ☐

All ☐

Is the decision subject to Call-In?

(Only Key Decisions are subject to Call-In)

If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? *(decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)*

Consultation carried out:

(this is any consultation carried out prior to the report being presented for approval)

Leader ☐ Deputy Leader ☐ Executive ☐ SLT ☐
Relevant Service Manager ☐ Members ☐ Public ☐
Other ☐

Yes ☐ No ☒

Yes ☐

Yes ☐ No ☒

Links to Council Ambition: Customers, Economy, Environment, Housing

Customers: Providing excellent and accessible services.

- Promoting equality, diversity, and inclusion, and supporting and involving vulnerable and disadvantaged people.

Economy: Driving growth, promoting the district and being business and visitor friendly.

- Unlocking regeneration and development potential of long-term vacant land and buildings, and stalled sites and deliver income-generating capital projects.

Environment: Protecting the quality of life for residents and businesses, meeting environmental challenges, and enhancing biodiversity.

- Reducing our carbon footprint whilst supporting and encouraging residents and businesses to do the same.
- Ensuring all areas, neighbourhoods, and streets in the district, irrespective of housing tenure or type, are places where people want to live, feel safe, and are proud to live.

Housing: Delivering social and private sector housing growth.

- 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.

DOCUMENT INFORMATION:

Appendix No	Title
1.	Housing Strategy 2024-2029
2.	Housing Strategy Delivery Plan

Background Papers

(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive, you must provide copies of the background papers).