

BOLSOVER DISTRICT COUNCIL

Audit Committee on 9th April 2026

Homes England: Compliance Audit Report – 2025/26

Report of the Portfolio Holder for Housing

Classification	This report is Public.
Contact Officer	Katie Walters, Head of Property Services

PURPOSE/SUMMARY OF REPORT

In compliance with funding requirements, the purpose of this report is to advise the Audit Committee of the outcome of an audit carried out by Homes England for Bolsover Homes new build properties at Woburn Close, Blackwell and Moorfield Lane, Whaley Thorns.

REPORT DETAILS

1. Background

1.1 The Council has been awarded funding from Homes England which contributed towards building a Bolsover Homes development of 2 homes at Moorfield Lane, Whaley Thorns and 43, soon to be completed, homes at Woburn Close, Blackwell as shown on the layout plans attached at Appendix 1. Homes England carried out an audit to ensure that the funding requirements were complied with.

2. Details of Proposal or Information

2.1 Homes England awarded the Council £97,240 in funding to enable the completion of 2 Bolsover Homes properties at Moorfield Lane, Whaley Thorns and £3,149,719 to enable the completion of 43 Bolsover Homes properties at Woburn Close, Blackwell.

2.2 The funding terms contained provisions that Homes England could audit how the funding had been spent to ensure that it had met grant requirements.

2.3 The sites at Moorfield Lane and Woburn Close were selected for audit and received – Green – Meets requirements. This is the highest grade that is awarded. The audit report is attached at Appendix 2.

2.4 To conclude the audit there is a requirement to notify the Council that the audit has taken place and the outcome and to confirm that we have done this to Homes England.

2.5 This report meets the notification to the Council of the requirements of the audit.

3. Reasons for Recommendation

- 3.1 To notify the Audit Committee that the audit has taken place and that the outcome was satisfactory.
- 3.2 To comply with Homes England funding requirements.

4 Alternative Options and Reasons for Rejection

- 4.1 N/A.

RECOMMENDATION(S)

That the Audit Committee note the contents of the report.

Approved by Councillor Phil Smith, Portfolio Holder for Housing

IMPLICATIONS:

<u>Finance and Risk</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details:		
On behalf of the Section 151 Officer		
<u>Legal (including Data Protection)</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details:		
On behalf of the Solicitor to the Council		
<u>Staffing</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details:		
On behalf of the Head of Paid Service		
<u>Equality and Diversity Impact and Consultation</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details:		
On behalf of the Information, Engagement and Performance Manager		

Environment Yes No

Details:

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:

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

(a) (b)

(a) (b)

All

Yes No

Yes No

Yes No

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

Links to all

DOCUMENT INFORMATION:

Appendix	Title
1	Site Plan
2	Audit Report

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).
N/A

Moorfield Lane





Compliance Audit Report – 2025/26

17UC – Bolsover District Council

Final Grade	Green - Meets requirements
Independent Auditor Organisation	Beevers Struthers
Independent Auditor Name	George Shillam

Report Purpose and Objectives

The purpose of the Compliance Audit report is to confirm that grant recipients have met Homes England's funding conditions and contractual requirements and have properly exercised their responsibilities as set out in the Capital Funding Guide.

We use the audit findings (which are confidential between Homes England and the grant recipient) to inform our future investment decisions and to reassure the Homes England Chief Accounting Officer that public funds have been properly used.

Where findings have been determined as breaches they are then used as the basis for recommendations and final grades for Providers. Grades of green, amber or red are awarded; definitions are provided at the end of this report. Where applicable the Provider is to use the recommendations to prevent similar breaches from reoccurring in the future and to aid good governance for complying with Homes England's policies, procedures and funding conditions.

Information about the audit process and guidance is available at: <https://www.gov.uk/guidance/compliance-audit>

Compliance Audit Grade and Judgement Summary

Final Grade	Green - Meets requirements
Judgement Summary	On review of the evidence provided, the outcome of the audit has shown the provider has complied with all the programme requirements and guidance. A GREEN grade has been assigned and no breaches were identified.



Scheme/Completions details

Scheme ID/ Completion ID	Address/Site ID	Scheme type
1091505	Woburn Close and Pendean Close, Blackwell,DE55 5HH	Rent
1089390	Moorfield Lane, Whaley Thorns (General Needs properties),NG20 9DA	Rent

Audit Results

Number of Schemes/Completions Audited	2
Number of Breaches Assigned	0
Number of High Severity Breaches	0
Number of Medium Severity Breaches	0
Number of Low Severity Breaches	0

Provider's Acknowledgement of Report

The contents of this report including all recommendations must be acknowledged by your Board's Chair or equivalent. Confirmation of this acknowledgement must be recorded in the IMS Compliance Audit System by your Compliance Audit Lead no later than three calendar months of the report email notification being sent.

Report acknowledged by:

Date:

Confidentiality

The information contained within this report has been compiled purely to assist Homes England in its statutory duty relating to the payment of grant to the Provider. Homes England accepts no liability for the accuracy or completeness of any information contained within this report. This report is confidential between Homes England and the Provider and no third party can place any reliance upon it.



Compliance Audit Grade Definitions

Green Grade	No high or medium severity breaches identified, although there may be low breaches identified. The Homes England audit report shows that the provider has a satisfactory overall performance but may identify areas where minor improvements are required.
Amber Grade	One or more medium severity breaches identified. The Homes England audit report will show that the provider has failed to meet some requirements but has not misapplied public money. The provider will be expected to correct identified problem(s) in future schemes and current developments.
Red Grade	One or more high level severity breaches identified, the Homes England audit report shows that the provider has failed to meet some requirements and there has been a risk of misapplication of public funds.