

Housing Strategy

(2021 - 2024)



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Strategy Details	Comments / Confirmation (To be updated as the document progresses)
Strategy title	Housing Strategy 2021 - 2024
Current status – i.e. first draft, version 2 or final version	First draft
Strategy author (post title only)	Housing Policy and Intelligence Officer
Location of strategy (whilst in development)	Housing Strategy S drive
Relevant Cabinet Member (if applicable)	Councillor Peake
Risk Assessment completed (if applicable)	
Equality Impact Assessment approval date	
Partnership involvement (if applicable)	
Final strategy approval route i.e. Executive/ Council	
Date strategy approved	
Date strategy forwarded to Performance & Communications (to include on Extranet and Internet if applicable to the public)	

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1. Introduction

The Council's Housing Strategy 2021-2024 is set within a legislative framework and must reflect National, Regional and Local Policy. The key Government agendas which impact our residents and communities locally, will be incorporated into this Strategy.

The key strategic housing priorities will be driven by the Council's overarching "ambitions" which is flexible and adaptable. It has *"the scope for new projects to be delivered whilst having the preparedness to address uncertainties such as reductions in funding and income we receive, changes in legislation that affect our services or influences that affect our local communities and their way of life"*.

Housing is not just about bricks and mortar, it is a key factor in contributing to a person's health and well-being. The Council works closely with partners including, Derbyshire County Council, developers, Registered Providers, Local Enterprise Partnerships, care and support providers and the voluntary sector to enhance housing stock, but also to meet the essential care needs of our residents, including those who have complex needs or live chaotic lifestyles.

The Housing Strategy will set out the strategic framework for meeting the Council's housing priorities and link with the wider initiatives. It will ensure that resources are targeted effectively and in a coordinated way.

The Key Strategic Housing Priorities identified are:

Key Priority 1 – Providing Good Quality Housing

Key Priority 2 – Enabling Housing Growth

Key Priority 3 – Supporting Vulnerable and Disadvantaged People

Nationally, the coronavirus crisis highlighted the need for secure, high quality, affordable homes and has identified house building as a central component to the post Covid-19 recovery, which will also create jobs and boost the economy.

In order that we may respond to emerging issues as they arise, the strategy will be for three years with a commitment to review after one year in light of any central government changes impacting on the local community.

2. Shaping the Strategy

Housing is a key priority for the council, its partners and residents. It affects people's health and wellbeing, their life opportunities and their living standards. Working with a wide range of residents and partner agencies is essential in delivering the priorities.

2.1 Evidence Base

The Strategy is based on evidence, including data gathered from:

- The North Derbyshire and Bassetlaw Strategic Housing Market Assessment OAN update 2017

- Bolsover Private Sector Stock Condition Survey
- Data sources such as Office of the National Statistics (ONS), Census, Housing Register and Hometrack
- The Local Plan for Bolsover District
- National Planning Policy Framework
- Bolsover District Council's Five Year Land Supply
- Bolsover Strategies, Policies and Plans
- Derbyshire County Council (DCC) strategies and policies
- National legislation

2.2 National, Sub Regional and Local Policy Context

The development of the Housing Strategy has been influenced by national and local policy initiatives.

Many of these bring with them additional resources in the form of funding, expertise, best practice and support from central Government and other key funders, such as Homes England, Ministry for Housing Communities and Local Government (MHCLG), the Sheffield City Region (SCR) Local Enterprise Partnership (LEP) and D2N2 (Derby & Derbyshire and Nottingham & Nottinghamshire) LEP.

For further details of National, Local and Sub Regional Policy see **Appendix 1**

3. District Profile

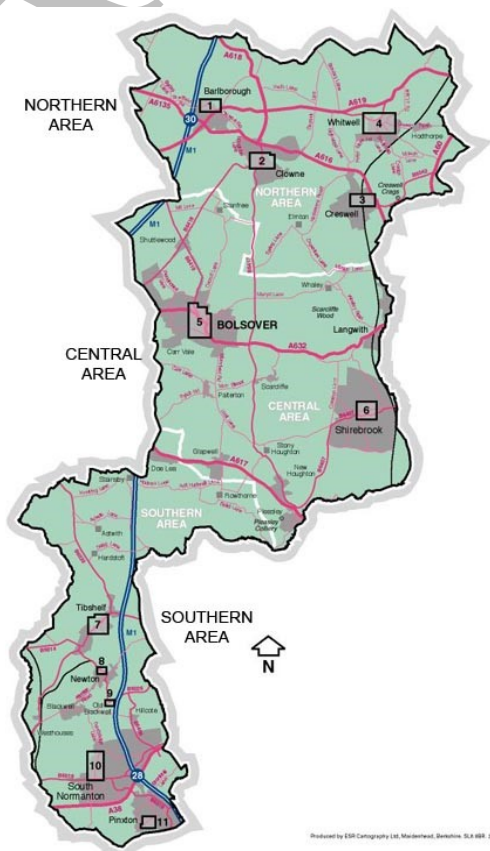
The District is located in Derbyshire within an area of around 160 square kilometers which is mainly rural and has strong links to its mining past.

There are a number of smaller communities scattered throughout the district, but contains four market towns; Clowne, Bolsover, Shirebrook and South Normanton.

The towns offer retail, social, employment and housing opportunities for their surrounding communities.

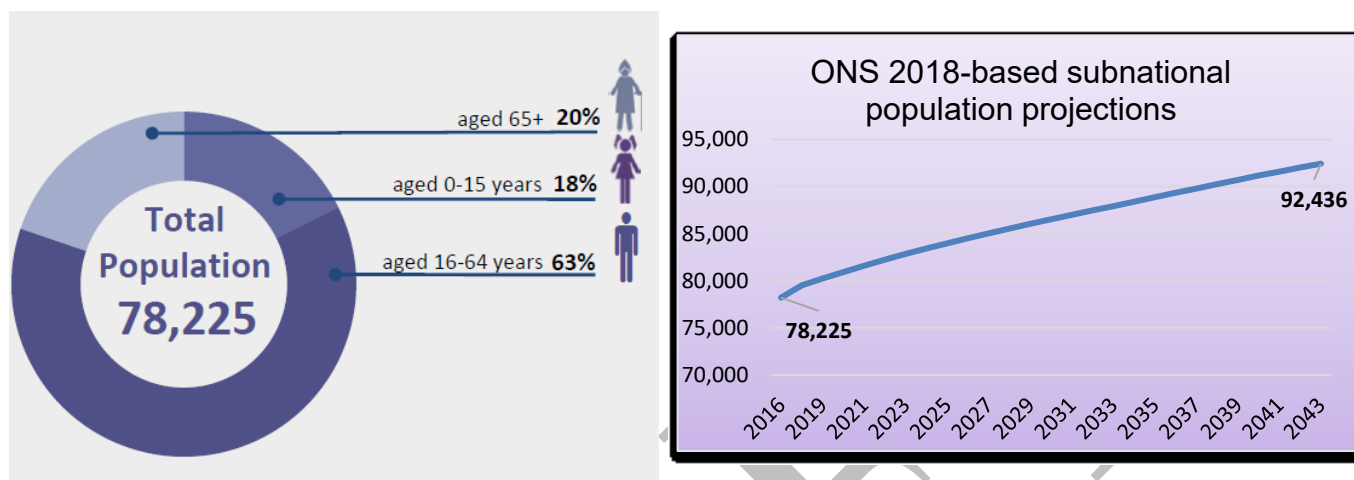
Easy access to the M1 motorway is via junctions 28, 29, 29a and 30 all of which sit within the District.

The District includes attractive countryside and important visitor attractions including Bolsover Castle, Hardwick Hall, and Creswell Crags (the latter being the UK's only verified example of Paleolithic cave art).



At the time of the 2011 Census the district's population was 75,866, however the 2016 ONS mid-year population estimates that it has increased to 78,225 and is projected to rise by 18% from 2018 to 2043, totaling 92,436.

The majority of the population are aged between 16 to 64 and 24% of the population's day-to-day activities are limited due to poor health.



The district has 32,801 households, of which the majority are owner occupiers with a small percentage renting in the private rented sector. *Source 2011 Census*

Household Tenure					
	Owner Occupied	Shared Ownership	Social Rented	Private Rented	Other
Bolsover District	67.0	0.3	18.2	13.0	1.5
East Midlands	67.3	0.7	15.8	14.9	1.3
England	63.4	0.8	17.7	16.8	1.3

The district has more Semi-Detached properties than any other Property type, which is higher than East Midland region and England. *Source 2011 Census*

Property Type				
	Detached %	Semi – Detached %	Terraced %	Flat / Maisonette %
Bolsover District	29	44	22	6
East Midlands	33	36	20	11
England	23	31	25	21

3.1 Housing Need and Demand/Affordable Housing

House prices in the district are below the East Midlands regional average. The simple average house price for Bolsover district in October 2020 was 64% of the regional average. However, average incomes are lower too. Affordability and housing need relates to the relationship between house prices and incomes and whether people are able to meet their own needs in the market. Lower house prices mean that house purchase is more affordable, but the corresponding lower incomes also mean that some people are still in housing need. The house price to income ratio in Bolsover district at October 2020 is 5:1. (Source: *Hometrack Housing Intelligence October 2020*)

	Bolsover District	East Midlands	England
Simple Average House price	£155,100	£241,700	£331,560

It is estimated that 24% of First Time Buyers cannot afford to purchase a flat and 36% cannot afford to buy a terraced house in the district. (Source: *Hometrack Housing Intelligence October 2020*)

Based on 3.5 times income

	Bolsover District
	Percent of households priced out of market
FTB households - Flats	24.19%
FTB households - Terraced houses	36.55%
FTB households - Semi-detached houses	46.72%
FTB households - Detached houses	69.73%
Owner occupier - Flats	24.19%
Owner occupier - Terraced houses	24.19%
Owner occupier - Semi-detached houses	46.72%
Owner occupier - Detached houses	63.46%

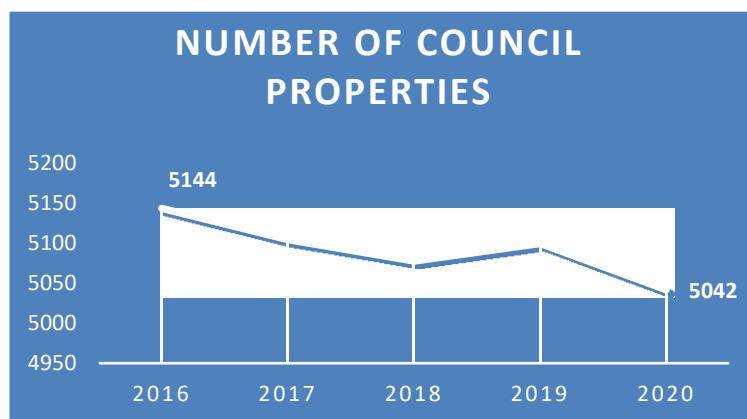
The Strategic Housing Market Assessment OAN Update 2017 estimated that to meet all housing need in the district 126 affordable homes would have to be brought forward every year to 2034. This is an indicator of the theoretical level of affordable housing need in the district at a point in time, but it is subject to market changes, the existing supply of affordable housing, and people's choices as to how much of their income they are prepared to use for housing.

The Private Rented Sector has increased over recent years and does provide a housing option for those not wanting, or able, to purchase a property. There can be issues over quality and security of tenure in the Private Rented Sector which means it is not always a tenure of choice.

The Council has a housing stock of 5,042 rented properties, whilst Registered Providers have 1,133 affordable homes in the district.

The number of Council owned properties have decreased over the last 5 years, this is primarily due to the Right to Buy scheme, which enables council tenants to buy their current homes at a discounted price. (Source: Local Authority Housing Statistics (LAHS 2020) and Government Statistics for Number of Dwelling 2019)

As at 31 March 2020, there were 1,670 applicants on the Council's Housing Register. Which indicates a need for Council accommodation. (Source: LAHS 2020)



To increase the number of Council owned properties on 29 October 2018, the government confirmed that the HRA borrowing cap was abolished with immediate effect. As a result, local authorities with an HRA are no longer constrained by government controls over borrowing for housebuilding and are able to borrow against their expected rental income, in line with the Chartered Institute of Public Finance and Accountancy (CIPFA) Prudential Code and framework.

All capital schemes have to demonstrate affordability over the life of the 30 year HRA business plan along with a clear case for demand/need in the district and the ability to generate additional rental income.

Affordable housing need will be addressed through the provision of new homes, developed by either the Council or by Registered Providers with grant funding from Homes England, or through market-led housing developments as a requirement through a Section 106 agreement. The Local Plan for Bolsover District, through Policy LC2, makes provision for all new housing proposals of 25 or more dwellings to provide 10% as affordable housing.

Registered Providers are key partners in the provision of affordable housing and will continue to be so. Smaller numbers of affordable housing are gained through empty properties being brought back into use and let as affordable housing.

The Affordable housing definition is set out in the National Planning Policy Framework Annex 2: Glossary. **See Appendix 2**

4. Neighbourhood Planning

The Local Plan for Bolsover District will incorporate policies that protect and enhance the district's natural environment, this will be key in the regeneration of the Council's neighbourhoods.

Neighbourhood Planning enables Town and Parish Councils or Neighbourhood Forums to prepare in partnership with the community they represent a range of initiatives for planning in their local area. The Council will support communities seeking to put in place Neighbourhood Plans or other neighbourhood planning initiatives. To assist with this, the Council has adopted a Neighbourhood Planning Protocol to give advice on the process.

5. Key Achievements, Challenges and Priorities

Key Achievements: over the last 5 years.

- -----New Build properties completed
- 339 Affordable properties completed
- New Bolsover Model Village Project completed
- Dragonfly Housing Company established to deliver Market Sale Housing
- Empty Property Officer appointed
- 11 long term empty properties back into use which has created 49 units of affordable accommodation (in partnership with Action Housing)
- The Council and Action Housing won 'Best Partnership' at the National Empty Homes awards in 2018 and the project was also the subject of a BBC documentary due to its success.
- Enforced Sale procedure adopted.
- Landlord forum set up and held 3 events
- Landlord Accreditation Scheme promoted to Landlords
- Custom and Self Build Officer appointed
- Custom and Self Build register implemented – 38 applicants on register
- Custom and Self Build sites identified
- Armed Forces Covenant signed and actions in the Allocations Policy completed
- Care Leavers Covenant signed
- Implemented the reformed homeless legislation (Homeless Reduction Act 2017)
- Prevented homelessness to 116 households during 2019/20
- Introduced a new housing system and amended the Allocations policy
- Delivered the Ambition Housing Project to approximately 3,000 students
- Delivered the 'No Second Night Out' project
- Call B4 You Serve scheme implemented
- Covid-19 Recovery Service implemented with partner Local Authorities and Derbyshire County Council

Key Challenges:

- Continued impact of Welfare Reform on household debt
- Market housing affordability remains an issue for many people in the district
- Housing design - ensuring good quality design, including Carbon reduction on new builds
- Reduction of the Carbon footprint
- Protect and enhance heritage sites
- Equality – ensuring equality inclusion and sustainable communities
- Shortage of suitable properties in the private rented sector
- Continued homelessness in the district
- Lack of supported housing for people with complex needs, such as mental ill health, learning disability and Autism
- 754 long term empty properties (August 2020)
- Climate change
- Coronavirus Pandemic (Covid-19)

This Housing Strategy identifies how the Council will address the key challenges to deliver housing and housing related health and well-being across the district.

The Council will deliver the following key strategic housing priorities to address the challenges highlighted.

Key Priority 1 – Providing Good Quality Housing

- Build New Council Housing
- Ensure Design and Quality to Reduce the Carbon Footprint (Council and Private)
- Refurbishment/regeneration to existing Council Housing Stock
- Making best use of the Council's Housing Stock

Key Priority 2 – Enabling Housing Growth

- Regeneration
- Local Plan for Bolsover District/five year housing supply
- Partnership working to enable housing growth
- Bringing Empty Properties Back into Use (private sector)
- Support Custom and Self Build
- Support Gypsy and Travellers

Key Priority 3 – Supporting Vulnerable and Disadvantaged People

- Prevent and Relief Homelessness
- Enable Supported Housing/Housing with Care for People with Physical Disability/Mental ill health/Domestic Violence/Complex Needs
- Older People's Housing Accommodation and Support – including Careline
- Support Care Leavers
- Support Armed Forces
- Disabled Facilities Grant /Home Improvements/Energy Efficiency

6. Key Priority 1 – Providing Good Quality Housing

Key Priority 1 – Providing Good Quality Housing

- Build New Council Housing
- Ensure Design and Quality to Reduce the Carbon Footprint (Council and Private)
- Refurbishment/regeneration to existing Council Housing Stock
- Making best use of the Council's Housing Stock
- Private Sector (including Stock Condition Survey)

6.1 New Council Housing

Bolsover Homes

The home building initiative, called Bolsover Homes, forms part of Bolsover District Council's Local Plan to achieve sustainable growth and create a prosperous and flourishing district.

Bolsover District Council in partnership with the local contractor Robert Woodhead Limited has set out an ambitious plan to deliver 400 new homes across the District over the next 4 years as part of its social housing building programme. Initially 200 new homes will be delivered to work towards this goal, with the launch of the programme underway in the Whitwell area.

The investment will inject in the region of £32m into the local economy. The partnership will provide a collaborative approach to plan social housing to meet local needs by building in the right places with the right mix of house types for families, older people and people with additional needs.

Robert Woodhead Limited are based just 10 miles from Bolsover. They have set a target to invest heavily in the local area by spending locally, sourcing 80% of subcontractors within 20 miles of sites. A range of apprenticeship and training opportunities will be created, boosting skills and providing jobs across the district.

They have a strong track record in delivering high quality homes, having worked previously with Bolsover District Council under the B@Homes scheme, which was procured through the Efficiency East Midlands (EEM), to deliver 103 homes, securing two awards along the way. 10 of the new homes were bungalows, including 3 bedroom wheelchair adapted bungalows.

Private Development Opportunities

The Council will seek opportunities to purchase properties from private development companies to increase the Council's housing stock under Section 106 agreements.

As of October 2020 the Council is in agreement with three developers to purchase Section 106 properties. The current agreements will deliver an additional 25 properties into the Council's housing stock, these are;

- Keepmoat Homes – 13 properties
- Rippon Homes – 3 properties
- Avant Homes – 9

6.2 Design and Quality to reduce the Carbon Footprint (Council and Private)

As a planning authority the Council will aim to create sustainable communities and ensure there is the right balance between high quality design and timely, cost-effective housing delivery.

The Successful Places Guide supports the design policies in the Local Plan for Bolsover District. The guidance set out in the Sustainable Design and Construction Supplementary Planning Document complements existing Policies and is aimed at achieving low carbon and sustainable developments in the district.

Protecting and managing the districts heritage sites is key when considering development opportunities, the Council has adopted a Heritage at Risk Strategy and has set out its priorities within its Historic Environment Scheme.

The Council recognises that affordable homes relates to the running of a home as well as the construction of a home, therefore by liaising with local businesses bespoke low energy housing development options can be procured, including for developments on Council owned land.

Local authority planning functions are a key lever in reducing emissions and tackling the effects of climate change. Through the planning process the Council will drive the delivery of energy efficient homes and green infrastructure.

The component elements of green infrastructure can include parks, private gardens, agricultural fields, hedges, trees, woodland, green roofs, green walls, rivers and ponds. The term covers all land containing these features, regardless of its ownership, condition or size.

The Council will continue to explore options to reduce the district's carbon impact and improve the neighbourhoods to make pockets of land more inspiring to the local communities.

The Council aims to develop projects by working in partnership with key stakeholders to encourage the growth of low energy housing, including for first time buyers and those looking for affordable, cheap to run energy efficient homes.

6.3 Refurbishment/regeneration to existing Council Housing Stock

In 2014 a detailed stock condition survey of the council's housing stock was completed. This study surveyed 94% of the council's housing stock, providing the council with a detailed understanding of the stock condition. Particular challenges highlighted by the study were:

- Issues around solid walls and difficult to heat homes
- 78 pre-1919 terrace homes
- Sheltered housing, especially in low demand areas
- New Bolsover Model Village

Since the survey the Council has completed a number of targeted repairs, refurbishment and regeneration to improve the housing stock.

Some examples of current works being delivered or to be delivered across the district are as follows:

- Electrical works – April 2020 to March 2024 – upgrades to approximately 900 properties.
- Efficiency East Midlands (EEM) Framework – New windows and doors
- Replacement Kitchens
- Bolsover Safe and Warm Scheme
- Re-roofing programme
- External Wall Installation (EWI) scheme

The Council will continue to seek funding opportunities for future refurbishment to Council owned stock, the Council will build on their experience to deliver further targeted programmes.

New Bolsover Model Village

New Bolsover Model Village is a collection of buildings and facilities built by Bolsover Colliery Company in 1891 to accommodate their workforce at the nearby Bolsover Colliery. The buildings were listed in 1989 and again in 2004. The properties all lie within the Bolsover Conservation Area, which was originally designated in July 1971.

A £10million project to breathe new life into the New Bolsover Model Village has been completed after a successful bid to the Heritage Lottery to carry out essential repairs and restore original architectural features on the dwellings that make-up the Model Village. The project has delivered external improvements to 192 properties with internal wall insulation to 134 council owned properties.

Group Dwelling Refurbishment programme

The Council has a number of improvement programmes being delivered across the district, which includes a Group Dwelling Refurbishment Programme to Sheltered housing properties for older people. The final programme to the smaller independent properties is currently underway and the larger Sheltered Housing programme has started at Ashbourne Court which will be followed by Parkfields.

These schemes deliver wet rooms, new kitchens, fully controllable heating, sprinklers and internal alterations to remove bedsits as well as external improvements.

Decent Homes

The Local Authority Housing Statistics (LAHS) 2018/19 shows as at 1 April 2018 there were 470 non-decent Council owned properties, however 106 of these tenants refused to have work completed to bring up to the decent homes standard. These properties will be brought up to the decent homes standard once the properties have become void.

1,432 properties received works to prevent them from becoming non-decent during the same reporting period. The average cost per dwelling was £1,648.35 funded through the Capital Works Programme.

6.4 Making Best Use of the Council's Housing Stock

Policies will be reviewed periodically in line with any legislative or demographic changes to deal with housing issues to make the best use of the Council's housing stock.

The Allocations Policy sets out how properties are allocated to applicants on the Housing Register which includes maximising opportunities for older people to downsize to more appropriate accommodation, helping people to transfer to smaller homes when under occupying their current home and helping people to access alternative suitable housing which meets their changing needs.

The Council has a small number of difficult to let properties which are reviewed and assessed to determine and rectify any issues highlighted. As an example, a block of flats could lead to amendments to age specific allocations to align with the demographics of the area. Other properties may require repair work or become part of a regeneration programme. Identifying and assessing these properties is an ongoing process as issues arise.

6.5 Private Rented Sector

Bolsover District has a relatively low amount of private rented accommodation making up 13% of the properties in the district. Most properties in this sector are owned by landlords who own one property or a very small number.

The English Housing Survey, Private rented sector, 2016-17 shows that the sector has grown over the last 20 years and will continue to grow as a preferred renting option, attracting all age groups and household compositions.

Planning rules have been amended so councils can proactively plan for more long-term Build to Rent homes. The National Planning Policy Framework (2018), which sets out the Government's planning policies for England, and how these should be applied, has amended the definition of affordable housing to include affordable private rented properties.

By working with developers to deliver purpose built affordable private rented housing it will be a way to improve quality and choice with longer tenancies, in turn offering more sustainability.

To promote an existing healthy private rented sector, since 2016 the Council has held 3 annual landlord events in partnership with North East Derbyshire District and Chesterfield Borough Councils. The events give landlords the opportunity to share best practice but are also attended by numerous external organisations to provide information, for example, new legislation, energy schemes and welfare reforms. Each event has been well attended and has received excellent feedback.

To help improve the private rented sector the Council has worked in partnership with DASH (Decent and safe Homes) Services since 2005, which is an award winning region-wide

scheme that encourages and rewards good property standards and management practice in the private rented sector. <https://www.dashservices.org.uk/>.

The Council will hold an annual landlord event over the next 3 year and continue to work with partners, including DASH to promote a healthy private rented sector.

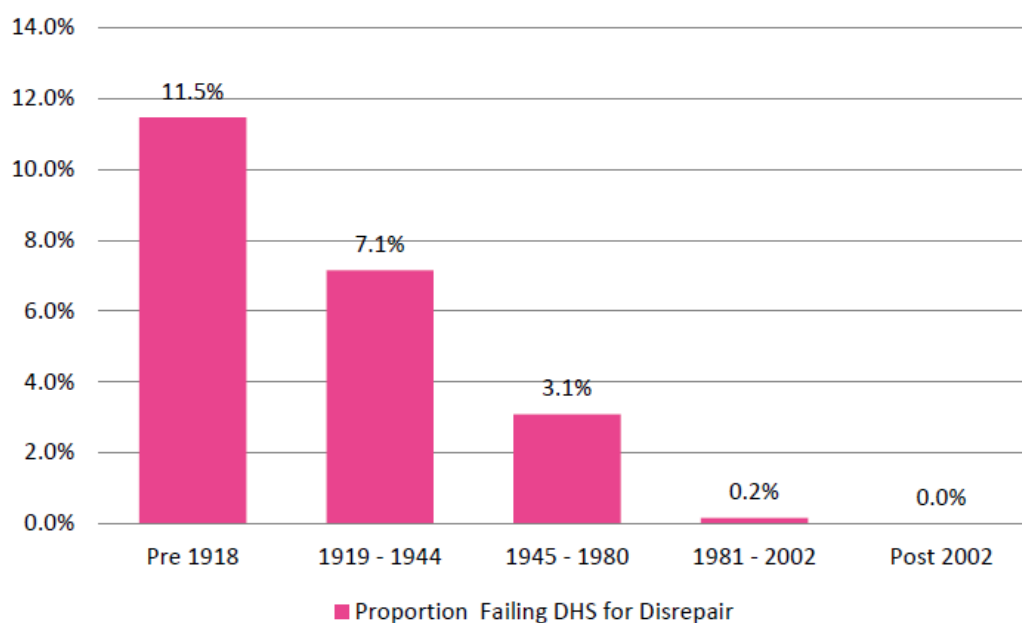
6.6 Private Sector Stock Condition Survey

Local Authorities have a legal duty under the Housing Act 2004 to keep the conditions of homes in their areas under review, with a view to identifying any action that may need to be taken.

Stock Condition Surveys are a vital source of information for local housing authorities and the data is important to validate housing standards. A Private Sector Stock Condition Survey was conducted as part of the Derby and Derbyshire Desktop Housing Stock Condition and Health Survey.

The survey concluded that 1,443 homes in the district of Bolsover fail the Decent Homes criteria, the majority are properties built pre 1918.

Proportion of Homes Failing the Decent Homes Criteria Disrepair by Age of Home

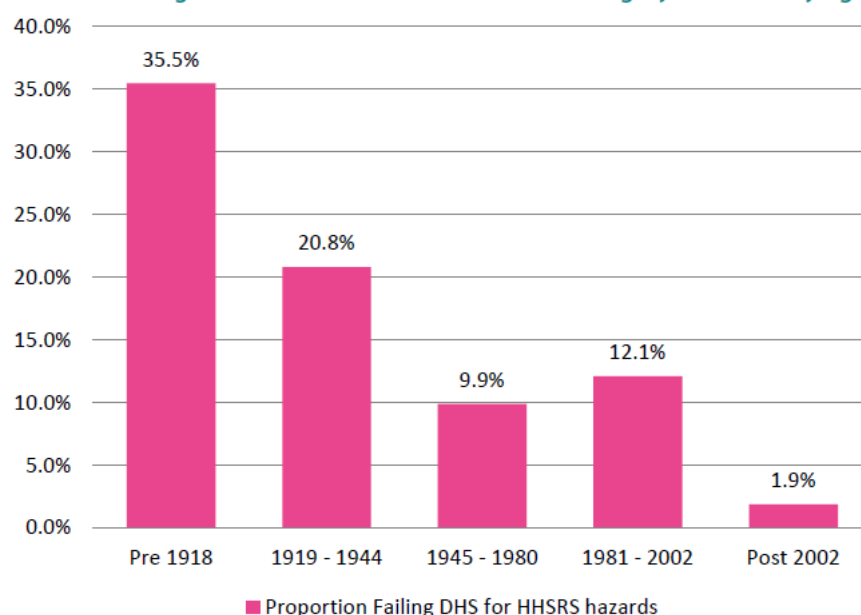


Approximately 16.9% (5,110) homes contain a Housing Health and Safety Rating System (HHSRS) category 1 hazard, this is higher than the East Midlands Region (13.8%) and England (12.2%).

It is estimated that 18.6% of HHSRS category 1 hazard are homes in the private rented sector and 16.3% are owner occupied homes.

The majority of the proportion of homes failing the HHSRS Category 1 hazard criteria are properties built before 1918, however a small proportion built more recently, from 2002, are affected.

Proportion of Homes Failing the Decent Homes Criteria HHSRS Category 1 Hazards by Age of



The private rented sector plays a significant role in meeting housing need, but the survey highlights it is often poor quality housing.

We will develop a Private Sector Strategy and Action Plan to deliver the recommendations identified in the Stock Condition Survey, which are:

- Continue to work with partners (Derbyshire County Council, Derby City Council, NHS and other Districts) to examine how housing and health data can be collated to maintain a database that can be updated on a regular basis and used more systematically.
- Working with partners, use the data to inform both health and housing policy with a view to increasing housing interventions in support of addressing health inequalities and improving health and wellbeing of residents.
- Use the data to develop an action plan to address specific housing issues identified within the report to improve health outcomes.

7. Key Priority 2 – Enabling Housing Growth

Key Priority 2 – Enabling Housing Growth

- Regeneration
- Local Plan for Bolsover District/five year housing supply
- Partnership working to enable housing growth
- Bringing Empty Properties Back into Use (private sector)
- Support Custom and Self Build
- Support Gypsy and Travellers

7.1 Regeneration

The Local Plan for Bolsover District highlights that brownfield sites will be brought back into productive use providing regeneration benefits to the local community and improvements to the natural environment.

Development in the towns and larger villages and the town centres that serve local residents will be vibrant, attractive and distinctive places. Rural settlements will benefit from appropriate and sensitive development to meet the needs of their local communities.

Town Centre Regeneration Framework Strategy

The Regeneration Framework Strategies provide a long term vision for the Council and focusses on the districts four largest settlements – Bolsover, Clowne, Shirebrook and South Normanton and their connections with local villages and hamlets.

The Framework provides a plan to deliver regeneration which requires public and private funding, it provides an evidence base to influence, guide and steer development.

The town centre Regeneration Framework will encourage inward investment by demonstrating the Council's commitment to the District's regeneration through co-ordinated and targeted interventions.

The Framework acknowledges that current housing shortage extends to smaller units for social and affordable housing of mixed property types. To meet housing need 'in fill' sites will be identified for development, the Council will also seek opportunities to convert empty upper floors to housing. Larger development sites will provide mixed use of retail and housing developments to enhance the towns and surrounding villages and create sustainable communities.

The Housing Strategy will complement the Council's Regeneration Framework to strengthen housing links to the Town Centre Regeneration programmes by building the right property types and tenure to meet local housing need.

7.2 Local Plan for Bolsover District

The Local Plan for Bolsover District was adopted on 4th March 2020, and is set to the year 2033, but will be reviewed every 5 years.

The Local Plan states: *“the Local Plan is about providing for the future development of an area in a way that benefits people the most. It helps to deliver places with a high quality of life where people want to live, work and visit. Perhaps most importantly it offers a means for people to shape the future of the communities in which they live”.*

The Housing Strategy will support the local plan including its key objectives to Meet Housing Needs:

- To provide housing that addresses the needs of all sectors of the community
- To improve existing housing stock and promote lifetime homes
- To help to build / expand communities rather than just providing new housing

Strategic policies set within the plan address priorities for the development and use of land in the district. By allocating sites for development it provides certainty for both developers to invest, and some clarity for local residents to see how their area is expected to change.

Policy SS3: Spatial Strategy and Distribution of Development in the Local Plan for Bolsover District sets out the Settlement Hierarchy which is the basis for determining the appropriate level of new housing for each settlement.

Policy SS3: Spatial Strategy and Distribution of Development

Type of settlement	Place	Residential (dwellings)	Employment (hectares)
Urban: Small Town	Bolsover Shirebrook	1,769	0 ha
		786	10.82 ha
Transitional: Emerging Town	South Normanton Clowne	380	25.31 ha
		1,494	20 ha
Rural: Large Village	Creswell	289	0.46 ha
	Whitwell	218	5.50 ha
	Pinxton	56	1.23 ha
	Tibshelf	306	0 ha
	Barlborough	159	6.12 ha
Rural: Small Village	Blackwell	1	0 ha
	Bramley Vale / Doe Lea	1	0 ha
	Glapwell	36	0 ha
	Hilcote	0	0 ha
	Hodthorpe	39	0 ha
	Langwith	2	0 ha
	New Houghton	71	0 ha
	Newton	37	0 ha
	Palterton	11	0 ha
	Pleasley	23	0 ha
	Scarcliffe	0	0 ha
	Shuttlewood	0	0 ha
	Westhouses	10	0 ha
	Whaley Thorns	11	0.58 ha
Non-settlement		34	21.54 ha
TOTAL		5,723	92 ha

Five year Housing Supply

To be inserted once the five year housing supply is complete

7.3 Partnership Working to Enable Housing Growth

Dragonfly Homes

Dragonfly Homes is a joint venture between Bolsover District Council and Woodhead Regeneration Limited. The partnership was set up to deliver high quality, energy efficient homes to buy on the open market at an affordable price.

The first development, Meadow View, at South Normanton has been completed delivering 10 x 3 bedroom homes; all 10 properties have been sold.

A second development is to follow at Castle Fields which will be an intimate development of 2 and 3 bedroom properties with contemporary features, traditional build techniques and sizeable interiors with plenty of natural light.

Dragonfly Homes can assist first time buyers to purchase their first homes through the Government's 'Help to Buy' scheme.

The Council is continuing to identify potential sites to deliver additional properties through this housing delivery company.

Homes England

The Council is working closely with Homes England to identify opportunities where their investment may bring housing delivery, including bringing forward stalled schemes.

Homes England is the government's housing accelerator who have the influence, expertise and resources, including funding programmes, to drive positive market change.

Homes England's responsibilities are:

- increasing the number of new homes that are built in England, including affordable homes and homes for market, sale or rent
- improving existing affordable homes and bringing empty homes back into use as affordable housing
- increasing the supply of public land and speeding up the rate that it can be built on
- helping to stimulate local economic growth by using public land and investment, and attracting private sector investment in local areas.

Registered Providers/Supported Housing Providers

Registered Providers are key partners in the provision of delivering housing growth in the district. The Council works with Registered Providers to try to increase the provision of affordable housing, including housing for social rent, affordable rent and low cost home ownership. This includes specialist housing providers to enable purpose built suitable accommodation for residents who have supported housing/care needs.

On relevant development sites private developers are under obligation to supply a percentage of affordable housing, the Council will assess the site for the affordable housing element, property types and tenure to meet local housing need. Most developers rely on Registered Providers to buy and manage these properties.

A portion of Registered Provider's properties are allocated through the Council's Housing Register, this helps to meet housing need, fulfil the legal obligations through the homelessness process and make best use of the districts social housing stock.

Private developers

Private developers build homes within the private sector, most of the properties are to buy on the open market. On larger sites Section 106 agreements can require a percentage of properties to be affordable tenure, smaller sites may require a commuted sum to be paid to the Council. The Council will continue to work with private developers to increase housing growth in the district and gain more affordable properties.

Local Authority Mortgage Scheme

In February 2017 the Council joined a national scheme to assist first time buyers to access the housing market.

The Local Authority Mortgage Scheme (LAMS) helps first-time buyers who, whilst they can afford mortgage payments, do not have access to a 20-25% deposit as is required by most mortgage lenders. The financial indemnity (in the form of a guarantee) provided by the council, allows the buyer to obtain a 95% mortgage on similar terms to a 75% mortgage as the risk to the lender is reduced.

7.4 Bringing Empty Properties Back Into Use

At a time when there is a national shortage of housing and local authorities are being encouraged and incentivised to provide new homes, the reduction of empty properties has never been more of a priority. Bringing empty properties back into use can contribute to address this shortage.

Empty properties are a wasted resource and are often associated with a number of negative factors, including crime and anti-social behaviour in addition to having a negative impact on the local community.

As at August 2020 there were 754 long term empty properties in the District, approximately one third of these have been empty for more than 2 years. The Council has the resource of an Empty Property Officer, who works with owners to help them bring their empty properties back into use through a variety of different methods including assistance and enforcement.

The Council has developed a number of strong partnerships with organisations who recognise the importance of partnership working to bring empty properties back into use, including as affordable and supported housing.

At a time when Local Authorities have seen a reduction in funding, it is essential that Councils look at alternative methods to deliver their objectives, whilst continuing to deliver essential services.

The Council has developed an excellent working relationship with Action Housing, who are a local Social Housing Provider. Through this partnership 11 long term empty properties have been brought back into use and have been converted into 49 units of affordable accommodation. Three of these buildings had lain empty for over 10 years and had been subject to numerous incidents of anti-social behaviour and fire damage. These buildings have now been converted into flats and due to the success of the schemes, the Council and Action Housing were awarded the 'Best Partnership' Award at the National Empty Homes Conference in 2018 and the project was also the subject of a BBC documentary due to its success.

Whilst the Council has worked hard to offer assistance and incentives, there are a number of owners who refuse help, resulting in properties becoming problematic and a drain on the Council's resources. Local Authorities have access to a number of enforcement powers including Compulsory Purchase Orders (CPOs), Enforced Sale and Empty Dwelling Management Orders (EDMOs). These should be used as a last resort, however it is important to exercise these powers, where properties are having a detrimental effect on communities, to improve residents' quality of life and to deter other owners from leaving their properties empty.

The Council will develop an Empty Property Strategy which outlines the work that has been carried out in previous years to help reduce the number of empty properties in the District. It will also set out future targets and objectives to ensure a strengthened approach.

7.5 Custom and Self Build

The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a mechanism for individuals or groups who wish to build their own homes. The legislation requires Local Authorities to keep a register of individuals and groups who are seeking to acquire serviced plots of land for this type of construction in the authority's area. The Council will have due regard to the register when carrying out housing and planning functions.

Through the Custom and Self-build programme, the Council will aim to increase housing supply, encourage modern modular construction (MMC) and alternative home production techniques as well as encourage investment in low energy housing options.

The Council's Custom and Self-Build register has been growing every year and is demonstrating an increasing number of people wanting to design and develop their own homes. We aim to sell District Council land and liaise with local Developers to free up plots to enable custom and self build developments.

The Council is enabling and encouraging people to invest both financially and emotionally in local communities, use local contractors and boost investment.

Key Facts:

- 38 people on the Custom and Self-build register up to the end of April 2020, which is steadily increasing, of these;
 - 8 people specifically want to build a bungalow
 - 14 people specifically want to build a house
 - 2 of the applicants are from groups of people

Not only does the Council seek to encourage the growth of custom and self-build in its district, it also aims to secure a regular income through the sale of land suitable for housing construction through the Custom and Self-Build Programme.

Local Modern Modular Construction (MMC)

Custom and Self Build applicants may look at developing MMC homes. With some innovative construction methods the Council will seek the feasibility of smaller low energy construction systems and, where possible, use Local Enterprises to make the units and locally trained people to build energy efficient homes.

Local Development Orders

The Council aims to sell land to Custom and Self Build applicants that have a Local Development Order attached to it. It simplifies the Planning application as well as gives the buyer the confidence that planning permission will be granted for housing, although some provisos may be attached. This will reduce the planning risks of the development and encourage the growth of custom and self build homes.

7.6 Gypsy and Travellers

A Gypsy and Traveller Accommodation Assessment (GTAA) was completed in 2015 by RRR Consultancy on behalf of all Local Authorities in Derbyshire.

The assessment covers a twenty year period from 2014-2033. The table below sets out the District's objectively assessed need for Gypsy and Travellers accommodation.

	Additional Need				Total Need
	2014 - 2019	2019 - 2024	2024 - 2029	2029 - 2034	2014 - 2034
Residential Pitches	9	2	3	3	17
Housing	1	2	2	2	7
Showpeople's plots	8	1	2	2	13

To alleviate the assessed need, 7 pitches have been allocated in the Local Plan for Bolsover District for Gypsy and Travellers and a site with 14 plots for Travelling Showpeople.

An existing caravan park and a further 6 existing permanent pitches will be safeguarded for use by Gypsies and Travellers, and 3 existing plots for Travelling Showpeople, unless it is demonstrated the sites are no longer suitable for such use.

8. Key Priority 3 – Supporting Vulnerable and Disadvantaged People

Key Priority 3 – Supporting Vulnerable and Disadvantaged People

- Prevent and Relief Homelessness
- Enable Supported Housing/Housing with Care for People with Physical Disability/Mental ill health/Domestic Violence/Complex Needs
- Older People's Housing Accommodation and Support – including Careline
- Support Care Leavers
- Support Armed Forces
- Disabled Facilities Grant /Home Improvements/Energy Efficiency

8.1 Homelessness

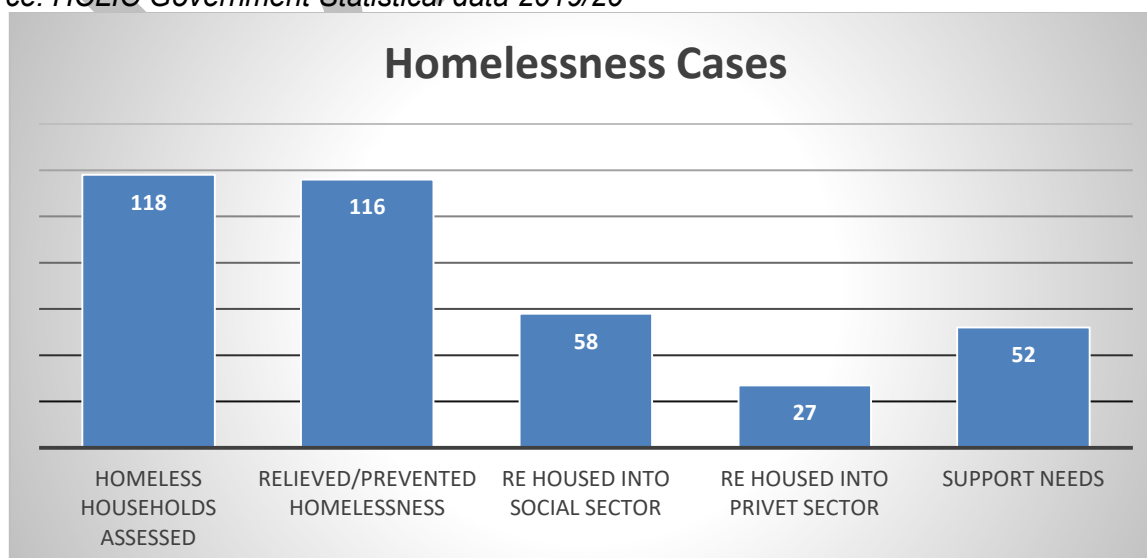
The Homelessness Reduction Act (HRA) 2017, introduced on 3rd April 2018, places new legal duties on local authorities so that everyone who is homeless or at risk of homelessness will have access to meaningful help, irrespective of their priority need status, as long as they are eligible for assistance.

The Council is committed to preventing homelessness by providing effective advice and assistance at the earliest opportunity and to provide support for those that are homeless.

During the financial year 2019 to 2020 the Council assessed 118 households that approached the Council as homeless or threatened with homelessness. 116 of these were helped to either remain in their accommodation or find somewhere else to live. 58 households were re housed into social housing and 27 households were helped to secure accommodation in the private rented sector.

52 (44%) households had some form of support needs, including people with physical disabilities, mental health problems, drug/alcohol dependency and those fleeing domestic violence.

Source: HCLIC Government Statistical data 2019/20



The two biggest causes of homelessness in the district are people leaving private rented accommodation or being asked to leave by parents, family and friends, 14 (12%) applicants had no fixed abode at the time the homelessness application was made.

The Council will continue to work jointly with the Derbyshire Districts to develop, fund and manage services for homeless people. This approach has resulted in securing successful bids from the MHCLG funding provision. This joint approach enables homeless support provision from external providers such as Derbyshire Law Centre (DLC), P3, Action Housing and Pathways.

As a mechanism for effective collaborative working across districts the Council is developing a new North Derbyshire Homelessness Strategy in partnership with North East Derbyshire District Council and Chesterfield Borough Council.

Homelessness Covid-19 response

At the beginning of a national lockdown due to the Covid-19 pandemic, Councils in England were asked to bring in everyone who was rough sleeping, and subsequently everyone who became homeless during the lockdown period.

Bolsover District Council in partnership with North East Derbyshire District Council, Chesterfield Borough Council, Amber Valley Borough Council and Derbyshire Dales District Council, with support from Derbyshire County Council collaborated on the temporary acquisition of a hotel for the period between 2nd April 2020 and 25th June 2020.

This was to provide a housing solution to provide a safe space for all rough sleepers and people who presented as homeless to self-isolate and protect themselves and others from the COVID-19 virus.

This jointly funded initiative, despite its challenges was a major success and several agencies and organisations including homeless and rough sleeping out-reach services, drug and alcohol teams, National Health Service (NHS) teams, Police and council housing worked together to look after some of the most vulnerable people in society through the worst times of the Covid-19 crisis. As a result of this support, 56 people were successfully rehoused.

‘KEEPING EVERYONE IN’ A Call to Arms Service Proposal

Our work shielding the homeless cohort through lockdown led to a sea change in collaborative working and there is now a consensus in Derbyshire that Homelessness affects all services.

Through the experience and current service delivery of key partners including P3 and Pathways of Chesterfield an intensive wrap-around support service for individuals in Derbyshire and who were placed in temporary accommodation by the Local Authorities during the Covid-19 pandemic was created. These individuals experience overlapping and challenging issues such as offending, drug and alcohol misuse and poor mental health.

For the new recovery service **£320,000** was raised from;

- District and Borough councils

- Derbyshire County Council
- Police & Fire Services
- NHS and the Probation Service

The funding will provide 7 intensive support workers to help people find and keep accommodation during the on-going pandemic.

8.2 Supported Housing/Housing with Care

The definition of 'Supported housing' is housing which provides residents with care, support or supervision, supplied by the landlord even if this is through a sub-contractor. Supported housing ensures that people with support needs can lead a healthy, independent life in the most appropriate accommodation with the best care package, which is person centred to suit individual needs.

The Local Plan for Bolsover District supports the provision of housing for older people and specialist housing across all tenures, including level access flats, houses, bungalows, and sheltered housing or extra care schemes.

Housing can be a primary factor in a person's health and wellbeing, therefore the Council will work in partnership with Derbyshire County Council and other organisations to create homes that are safe, suitable and stable to enable independent living. This will help prevent a person from living in residential care and alleviate the risk of becoming institutionalised.

There are a number of ways to increase the number of supported and specialist housing in the district, but robust partnership working will be essential to ensure the correct care and support is given, these may include:

- Build new purpose built properties (either developed by the Council or through their delivery company or by a Registered Provider)
- Leasing existing council properties to supported housing providers (housing provider will do any refurbishments/adaptations)
- Bring private empty properties back into use and through the Private Sector Leasing scheme, lease the properties to supported housing providers (housing provider will do any refurbishments/adaptations)
- Refurbish and adapt existing council owned properties
- De-designate not fit for purpose older peoples properties for people with support needs
- Continue to work with external service providers to improve protocols and pathways to supported housing

Specialist Accommodation and Support Strategy 2019 - 2024

The Derbyshire County Council Specialist Accommodation and Support Strategy 2019 – 2024 is a commissioning Strategy for Derbyshire to assess specialist accommodation across the County. The Strategy highlights a partnership approach to create new opportunities to enable people to live well and independently, including in their own home.

The Derbyshire Sustainability and Transformation Plan (STP), Joined Up Care Derbyshire (JUCD).

The NHS, local councils and the voluntary and community sector have come together to improve health and care by forming a new partnership to plan jointly for the next few years. The partnership brings together twelve partner organisations and sets out ambitions and priorities for the future in its Sustainability and Transformation Plan, 2016.

The plan mentions a future for 'place based' health and social care proposing to move more services from acute hospital care to community based services.

Physical Disability

People who have a physical support need may have mild or more profound physical disabilities, they may also have more complex needs, for example, a learning disability or mental health problems. Whatever the level, person centred support from multiple agencies is critical to enable people to engage, as far as possible, with all aspects of their life including sustaining a tenancy.

People with physical disabilities will need accommodation that is suitable to their needs, including wheelchair accessibility and adaptations.

Dependent on age, Extra Care housing or sheltered housing schemes may be an option, currently these are primarily for older people from the age of 55 or 60+, but exceptions may apply if no other housing option is available, although it is not ideal for a younger person living in an older person's complex.

Other forms of housing available are Council and Registered Provider owned bungalows, these are not age restricted to people with a physical disability however not all are wheelchair accessible. Residents may require floating support from multiple agencies or live-in carers to meet the tenants housing and care needs.

The Council will make the best use of its housing stock through refurbishment programmes and build new homes on appropriate development sites and through the regeneration programmes for people with a physical disability. The Council will also work in partnership with Derbyshire County Council and housing and care providers to help increase suitable accommodation.

Mental Ill Health and Complex Needs

Approximately 1 in 4 people suffer with some form of mental ill health in the UK (*source: Mental Health Foundation*).

People with mental ill health may also be suffering multiple complex needs, for example:

- mental ill health
- substance misuse
- offending behaviour
- mental health problems
- learning and physical disability
- homelessness

Poor housing conditions, including homelessness and social isolation can be contributed to a person's mental ill health but also people suffering mental ill health or those with complex needs can find it harder to sustain a tenancy.

The Commission on Acute Adult Psychiatric Care found that, nationally, issues with hospital bed occupancy and supply were strongly influenced by delayed discharge due mostly to the lack of available housing.

Patients discharged from hospital may be placed out of the area they currently live to receive the care and support required. NHS England's 2018/19 Five Year Forward View for Mental Health's Delivery Plan has a performance indicator to;

Adequately invest in core community, crisis, acute and local authority mental health services, including housing, to maintain system capacity.

<https://www.england.nhs.uk/mental-health/taskforce/imp/mh-dashboard/>

People with complex needs may have issues of rent arrears, anti-social behaviour, offending and drug use which are common reasons for eviction or abandonment of housing. These same issues can also create difficulties in maintaining accommodation, restrict housing options due to the lack of accommodation with support and is often a barrier to access general needs housing.

The rise in number of families and individuals presenting with complex needs has had a significant impact on housing management time and resource. Solutions can only be achieved through effective partnership working with other local agencies.

Community Safety Partnership (CSP)

The Community Safety Partnership is made up of a Community Safety Officer, an assistant Community Safety Officer and a Domestic Abuse Officer (IDVA)

The CSP published a new Partnership Plan in April 2020, which will run until 2023. This plan sets out how the CSP will work together with the communities of Bolsover District to reduce crime, disorder, anti-social behaviour, substance misuse and re-offending in order to keep Bolsover district a safe place to live, work and visit.

The CSP have chosen 6 new priorities within its plan with one cross cutting theme of "Building Confident and Cohesive Communities". The priorities are:

- Reducing and Managing Anti-Social Behaviour and Criminal Damage
- Reducing Domestic Abuse and Violent Crime and Sexual Offences
- Prevent (Counter Terrorism)
- Reducing and Preventing Acquisitive Crime
- Reducing Alcohol and Substance Misuse
- Reducing the Risk of Child Exploitation (CRE)

The Community Safety Partnership remains central for tackling the more escalated Anti-Social Behaviour (ASB) issues that impact on the lives of local communities.

Learning Disability and Autism

It is estimated by 2030, 9,740 people in Derbyshire will have a learning disability and/or autism an increase of 8% from 2017. (Source: Derbyshire's Specialist Accommodation and Support Strategy)

A learning disability means that people find it harder to learn certain life skills, however the problems experienced vary from person to person, but may include aspects such as learning new things, communication, managing money, reading, writing, or personal care.

Autism Spectrum Disorder (ASD) is a condition affecting how people interact, communicate and behave, as well as how people make sense of the world. ASD can be an 'invisible' disability and is hard to gauge how each individual is actually affected, therefore independence and skills development are needed for a range of practical housing support tasks.

From the Transforming Care Programme the Directory of Adult Social Services, Local Government Association and NHS England published a paper, 'Building the Right Home', to provide guidance on building the right homes for commissioners of health and care services for children, young people and adults with learning disabilities and/or autism who display behaviour that challenges.

The paper highlighted that people should have choice about where they live and who they live with. Inappropriate housing arrangements increase the likelihood of people displaying behaviours that challenge, which can lead to placement breakdown and an avoidable admission or readmission to hospital.

The housing principles in the NHS England's Transforming Care programme are:

- **Settled accommodation** - is accommodation where the occupier has security of tenure/residence in the medium- to long-term, or is part of a household whose head holds such security of tenure/residence
- **Short-term accommodation** - is a place where a person can go for a short period, for example, to prevent an avoidable admission into a hospital setting.

We will work in partnership with Derbyshire County Council and the NHS housing and specialist care providers to help secure suitable accommodation for people with a Learning Disability or those with Autism.

Domestic Violence (DV) and Sexual Abuse (SA)

Domestic Violence (DV) and Sexual Abuse (SA) can affect anyone regardless of their age, gender identity or reassignment, race, religion, class, sexual orientation and marital status. There is no legal definition of domestic violence, however the cross-government definition of domestic violence and abuse is:

"Any incident or pattern of incidents of controlling, coercive, threatening behaviour, violence or abuse between those aged 16 or over who are, or have been, intimate partners or family members regardless of gender or sexuality. The abuse can encompass, but is not limited to:

- *psychological*
- *physical*

- *sexual*
- *financial*
- *emotional”*

For victims having to flee from their perpetrator, refuge accommodation for a single male/female or for families are needed away from their current location. There are a number of refuges within Derbyshire, these can be used by any victims from any location across England.

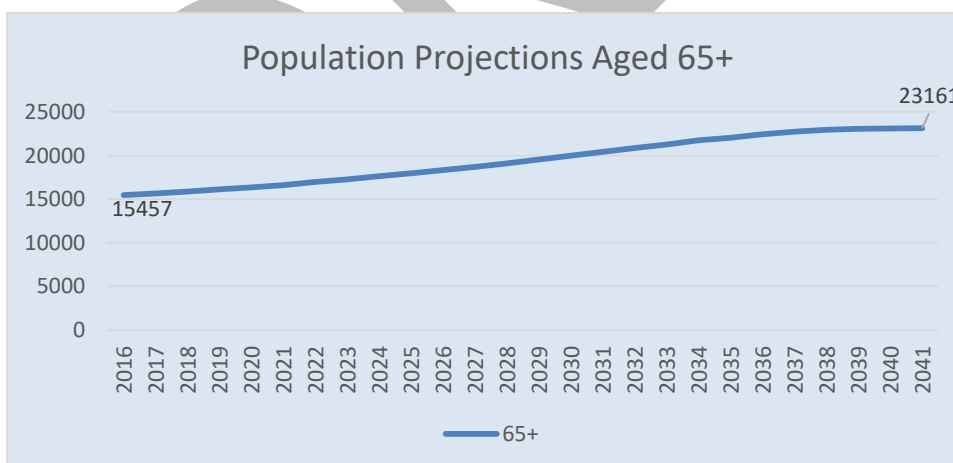
The Council has dedicated a dedicated Domestic Abuse Officer and Independent Domestic Violence Advisor (IDVA), their role is to provide support to victims and refer high risk cases to the Multi Agency Risk Assessment Conference (MARAC). This officer has seen their number of cases double in the last year. The Domestic Abuse Officer also delivers the Freedom Programme which raises awareness about domestic abuse and helps to improve self-esteem and confidence. This service is a valuable resource for the Council and to vulnerable people who require a safe environment. Also working with the Elm Foundation who offer a range of support, including refuge accommodation, will optimize the scope of help and advice available in the district.

The Council's Housing Register for social housing gives victims of DV & SA a priority banding for allocations into social housing accommodation, enabling victims of domestic violence secure settled homes.

8.3 Older People's Housing

The ONS 2016-based subnational population projections estimate the population aged 65 and over in the district of Bolsover was 15,457, this is estimated to increase by 49.8%, so that in 2041 the population aged 65 and over will be 23,161.

Population Projection for People Aged 65 and Over. Source: The Office for National Statistics (2016-based subnational population projections)



48% of the Council's housing stock are designated as older people's accommodation. There is a mixture of property types consisting of bungalows, ground floor flats and Sheltered Housing Schemes. However some of these properties may not be suitable for those with a physical disability or those that are less mobile.

Throughout the district there are 9 residential care homes for the elderly providing 390 bed spaces.

The Derbyshire County Council's Older Peoples Housing Strategy, has assessed that Bolsover District Council needs 278 additional units of older people's designated housing to 2035, with a further 278 residential care beds and 875 nursing care beds.

The assessment acknowledges that there is an ongoing modest need for additional older person's age designated housing across the district, with a focus on developing 'care ready' retirement housing for rent. Shared ownership is less favourable due to low equity values so schemes which have an affordable rent element would be preferable.

Provisions will need to be put in place for development proposals to provide accessible and adaptable dwelling, provisions for specialist housing such as Extra Care, Sheltered housing schemes and beds spaces in residential care homes should also be a consideration.

Helping people to remain in their own homes by adapting their current properties to enable independent living is essential as well as providing alternative accommodation.

The Council will seek to ensure that the housing needs of older people are met, across tenure, and that they are not restricted in their choice of housing. The Council will continue to refurbish its housing stock and work with partners and developers to create more accessible properties, including 'lifetime' homes.

Derbyshire County Council are keen to explore housing delivery options with the Council, including funding opportunities to enable specialist housing delivered by the Council, external developers and Registered Providers.

Working with partners, including Housing with Care providers will be essential to meet the needs of this group.

Careline and Support

Bolsover Careline is an emergency community alarm service that allows people to live independently whilst having access to help in the event of an emergency.

If further assistance is required a Mobile Warden can visit the home on a regular basis.

These services are for the district's older residence and those most vulnerable and is available across all tenure. Information of the service is as follows;

- **Bungalows and flats** - all with the support of Careline, emergency response and Floating Support Service (including falls recovery).
- **Bolsover Careline** - call monitoring for over 3,000 customers of all tenures with the provision of all telecare equipment.
- **Floating Support Service** - 2,500 customer of all tenures, 24 hour emergency response service (including falls recovery) and visiting service.

With effective marketing and promotion the service has the capacity to grow.

8.4 Care Leavers

Section 2 of the Children & Social Care Act 2017 requires each local authority (including District Councils) to publish a “Local Offer” for its care leavers (18 – 25 years). Derbyshire County Council and the District/Borough Councils agreed to collaborate to create one single ‘Local Children in Care and Care Leaver Offer’, which was adopted by Bolsover District Council in November 2019.

Moving into suitable, safe accommodation, is often one of the main concerns for those leaving and preparing to leave care. Successful transitions into independent living can be significantly affected by the young person’s accommodation and the avoidance of moving too far away from their settled area.

Housing and Accommodation offer:

The Council will work with other District and Borough Councils and Derbyshire County Council’s Children’s services to review and refresh the joint working protocols to ensure that they are fit for purpose and deliver positive outcomes for care leavers across the County. In terms of housing this work will focus on the following:

- **Local Connection** –The Council will work to ensure that a young homeless care leaver has a local connection to the area of the local authority that looked after them or, if it is different, the area where they normally live and have lived for at least 2 years including some time before they reached 16. This will make it easier for them to get help in whichever of these areas they feel most at home.
- **Intentionally Homeless** –. The Council will work to ensure that when it comes to a young homeless care leaver, all facts will be taken into account. The Council will consult with DCC Children’s Services to obtain advice and information as to the young person’s emotional and mental well-being, maturity and general ability to understand the impact of their actions.

Care Leaver Covenant

In July 2016, the Government published a major new policy document ‘Keep on Caring’ to support young people from care to independence. A key policy commitment in the paper is a strategic pledge to introduce a Care Leaver Covenant.

The Covenant is a promise made by the private, public and voluntary sectors to provide support for care leavers aged 16-25 to help them live independently.

The aim of the Care Leaver Covenant, to which organisations commit, is to provide additional support for those leaving care; making available a different type of support and expertise from that statutorily provided by local authorities.

The Care Leaver Covenant outcomes will ensure that care leavers:

- Are better prepared and supported to live independently.
- Have improved access to employment, education and training.
- Experience stability in their lives and feel safe and secure.
- Have improved access to health and emotional support.

- Achieve financial stability.

Along with the districts 'Children in Care and Care Leavers Offer', there is an opportunity to work collaboratively with Derbyshire County Council, other District/Borough Councils and other partners and stakeholders across all sectors within the county, to develop a 'Derbyshire Care Leaver Covenant'. It is hoped that this commitment would form the foundation to identifying further measures to support children in care and care leavers across the county.

8.5 Armed Forces

The Armed Forces Community Covenant is a promise by the nation ensuring that those who serve or who have served in the armed forces, and their families, are treated fairly.

The Council is proud to support ex-service personnel and to commit to the Armed Forces Community Covenant for Derbyshire. The Council signed up to the Covenant in 2012 which pledged our commitment and support to Armed Forces personnel and their families residing in the district.

Working with the local Clinical Commissioning Groups (CCGs) and other partners will identify provision, co-ordination and promotion of health services to current and veteran armed forces personnel, particularly on issues which have a direct impact upon their health and well-being. This will help signpost veterans to a range of available support and identify other opportunities for veterans which could be offered. This may include funding opportunities through the Covenant Fund, which is a grant given by the government to projects that will benefit the armed forces and their community.

In terms of housing the Council works with Armed Forces personnel and their families to prevent homelessness and the Housing Allocations Policy gives priority on the Housing Register to help provide secure homes.

8.6 Home Improvements/Energy Efficiency

The Derbyshire Observatory indicates 10.8% of households in Bolsover District were in fuel poverty in 2018, this is slightly higher than Derbyshire and England (10.6% and 10.3% respectively).

Local Authorities are required under the Home Energy Conservation Act (2013) to report on work to address fuel poverty and create affordable warmth initiatives. The Council carries out work through a coordinated and targeted approach to increase the number of hard to reach/vulnerable households who need support to access affordable warmth/energy efficiency interventions.

Across Derbyshire there are a number of local and government initiatives to help tackle fuel poverty and enable more energy efficient homes.

The Council is committed to tackling fuel poverty to help reduce fuel bills and increase energy efficient homes, its outreach service has provided over 500 households with free, impartial advice to inform them of the schemes and funding available.

Key facts:

- 205 households received boiler advice
- 59 households were referred to the Occupational Therapist (OT) for adaptations
- 61 households were enabled to receive heating systems worth £210,959 under the Derbyshire County Council's Warm Homes Scheme

The Council will continue to seek funding opportunities to help household's access affordable warmth/energy efficiency interventions.

Warm Home Fund

To tackle fuel poverty, when National Grid became Cadent they created a Warm Home Fund which is a £150,000,000 fuel poverty pot, the Council secured approximately £600,000 to fit new gas connections to homes on solid fuel heating systems and have also used this funding to fit new boilers.

£128,000 has been assigned to the Bramley Vale estate, however a number of projects have already been completed under this scheme, which is highlighted in the table.

Address	Village	Saving Made
Recreation Close	Clowne	10,000 fuel poor vouchers
Hides Green	Bolsover	60,264
Sandhills & Orchard	Bolsover	had existing supply
Queens Court	Creswell	26,784
Park View	Barlborough	35,465
Pattison Street	Shuttlewood	62,342
The Paddock	Bolsover	66,960
Total		£251,815

Green Grants Scheme

The Green Grants Scheme is a government initiative to help reduce the carbon footprint. The grants are awarded to individual households to improve homes in the private sector, for works such as external wall, cavity wall and underfloor insulation along with double glazed windows.

The grant can also be used for the installation of low carbon heat measures such as air or ground source heat pump, solar thermal or biomass boilers.

These measures will not only reduce carbon, which is a big damaging factor to the planet, but could also save residents hundreds of pounds a year on utility bills.

The Energy Company Obligation (ECO) Scheme

The Energy Company Obligation (ECO) is a government energy efficiency scheme to help reduce carbon emissions and tackle fuel poverty.

Under the ECO scheme, obligated energy suppliers must mainly promote measures which improve the ability of low income, fuel poor and vulnerable households to heat their

homes. This includes actions that result in heating savings, such as the replacement of a broken heating system or the upgrade of an inefficient heating system.

8.7 Disabled Facilities Grants/Adaptations

The Council is a member of the National Home Improvement Agency (HIA) scheme which provides help for older and disabled people across all tenure, including making homes warm, safe and secure. Some examples of the help and advice available are:

- Fitting small Adaptations
- Disabled Facilities Grant works
- Handyperson Service
- Hospital Discharge
- Falls and Accident Prevention
- Energy Efficiency
- Security
- Housing Options Advice

The Council, if able, will carry out adaptations to its own housing stock, this can help people remain in their current home, improving their health and wellbeing. During 2019/20 368 adaptations were carried out to council owned stock.

The Disabled Facilities Grant (DFG) is capital funding for the provision of private sector home adaptations to help older and disabled people to live as independently and safely as possible. £999,472 of the Derbyshire DFG funding was allocated to Bolsover District Council in 2020-21.

Through this, and future DFG funding, we aim to reduce the long-term cost to health, social care and support services by continuing to support people to remain in their own homes.

9. Delivery of the Strategy

The Action Plan has been developed to enable the delivery of the Strategy and will be monitored internally by the Council's Housing Strategy Team.

Internal resources together with effective partnership working with key stakeholders and agencies will enable the delivery of the Strategy.

In addition to staff resources, a key element of delivering this strategy will be by sourcing any available funding, including procuring external funding through joint partnership working and by maximising national and local bidding opportunities as they arise.

10. Glossary of terms (if applicable)

Carbon Footprint	The amount of carbon dioxide released into the atmosphere as a result of the activities of a particular individual, organization, or community
Covenant	A formal binding agreement
Emission	Something that has been released or discharged especially gas
Extra Care Housing	Housing with varying levels of care and support available on site
Housing Register	A list of people who qualify for council or Housing Association housing
Intermediate Housing	Includes homes for rent and sale provided at a cost above social rent but below market levels
Section 106	Legal agreements between Local Authorities and developers; these are linked to planning permissions and can also be known as planning obligations
Tenure (Housing)	The conditions under which a property is occupied, for example: owner occupiers, private renters and social renters

National Context

1. Localism Act 2011

The Localism Act 2011 introduced a number of significant social housing reforms, the key changes are; Housing Revenue Account (HRA) Reforms, Introduction of the affordable rent model, flexibility on how local authorities and social housing providers allocate their properties, the ability to discharge homelessness duty into the private rented sector, increased right to buy discounts for social tenants, introduction of the New Homes Bonus (NHB) and introduction of the Welfare Reforms. It also introduced greater powers for parish and town councils to produce their own Neighbourhood Plans.

<http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>

2. National Planning Policy Framework (Revised February 2019)

The National planning policy framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. It also re defines Affordable Housing to include a wider range of low cost home ownership products.

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

3. Housing and Planning Act (2016)

The Housing and planning act 2016 introduced new measures to make provision about housing, estate agents, rent charges, planning and compulsory purchase.

<http://www.legislation.gov.uk/ukpga/2016/22/introduction/enacted>

4. Welfare reform act 2012 and welfare reform and work act 2016

The Welfare reform act 2012 introduced Universal Credit, the benefit cap and the Under occupation charge ('bedroom tax') amongst a number of other changes.

<http://www.legislation.gov.uk/ukpga/2012/5/contents/enacted>

5. Homeless Reduction Act 2017

The Homelessness Reduction Act 2017 came into force on 3 April 2018. It is the biggest change to homelessness legislation in 40 years and brings in new duties to prevent and relieve homelessness.

<http://www.legislation.gov.uk/ukpga/2017/13/contents/enacted>

6. Care Act 2014

The Care Act aims to ensure the wellbeing of people in need of care and support services. It also aims to bring about the personalisation of care services, putting the person at the centre of the process to reform the way the adult social care system works in England including how care is delivered.

<https://www.legislation.gov.uk/ukpga/2014/23/contents/enacted>

7. Homes England Strategic Plan 2018/19 – 2022/23

Homes England Strategic Plan sets out how Homes England is going to accelerate housing growth and improve neighbourhoods, by working with a range of developers in the public and private sector.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752686/Homes_England_Strategic_Plan_AW_REV_150dpi_REV.pdf

8. Children and Social work Act 2017

An Act to make provision about looked after children; to make other provision in relation to the welfare of children; and to make provision about the regulation of social workers.

<https://www.legislation.gov.uk/ukpga/2017/16/introduction/enacted>

9. Fixing our broken housing market

The Government's white paper 'Fixing our broken housing market' (2017) set out plans to reform the housing market and boost the supply of new homes, including measures that aim to: plan for the right homes in the right places; build homes faster; diversify the housing market; and help people buy their own homes.

<https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

10. Homes fit for human habitation act 2018

This new act amends the Landlord and Tenant Act 1985 to require that any property let by a landlord (private or social) is fit for human habitation when a tenancy is granted and remains so for its duration. The act came into force from 20 March 2019 and covers all tenancies less than seven years in length in both the social and private rented sectors.

<http://www.legislation.gov.uk/ukpga/2018/34/enacted>

Sub Regional Context

11. Local enterprise partnerships

Bolsover District is a member of – the 'D2N2' (Derbyshire and Nottinghamshire Local Enterprise Partnership) and a non-constituent member of the Sheffield City region Mayoral Combined Authority. Through these partnerships the Council has been successful in drawing down funding for infrastructure investment for regeneration projects in the district. Both LEP's identify the A61 corridor as a priority for housing and employment growth.

Local Context

12. Strategic Alliance

In April 2011 Bolsover District Council entered into a formal strategic Alliance with North East Derbyshire District Council. The partnership was formed to allow both councils to manage costs in delivering their functions and services and provide greater efficiency. The partnership continues to deliver work in a joined up way wherever this is possible.

13. The Local Plan for Bolsover District 2014 – 2033

The Local Plan for Bolsover District 2014 – 2033 sets out the Council's planning framework for future development in the District until 2033. The plan aims to ensure that a wide choice of good quality housing is provided in the District to meet the needs of all sections of the community and provide for a sufficient quantity and type of housing in the right locations.

<https://www.ne-derbyshire.gov.uk/index.php/resident/local-plan>

14. Strategic housing market assessment update (2017)

The Strategic housing market assessment update 2017 (SHMA) is a piece of evidence used in the development of the Local Plan 2014 – 2033. The Strategic Housing Market Assessment (SHMA) update identifies the Objectively Assessed Need (OAN) for housing as 283 dwellings per year. The Updated analysis in the SHMA points to an overall need for affordable housing of 172 affordable units per annum.

15. Growth strategy

The Growth strategy sets out the Council's growth ambition, priorities and approach to enable the growth of the local economy and housing to create stability and prosperity.

<https://www.ne-derbyshire.gov.uk/documents/local-plan-examination-library/05-current-planning-documents/council-strategies/cd-csf1-north-east-derbyshire-growth-strategy>

16. North Derbyshire Homelessness & Rough Sleeping Strategy (2016)

The North Derbyshire Homelessness & rough sleeping Strategy 2016 - 2021 is the first Homelessness Strategy to be developed as a joint strategy through a partnership approach and sets out proposals to tackle homelessness across Bolsover District, North East Derbyshire and Chesterfield. Following the release of the Government's own rough sleeping strategy in 2018 a new table of commitments has been developed to sit along-side the existing strategy until 2021.

<https://www.ne-derbyshire.gov.uk/documents/repository/n/north-derbyshire-homelessness-rough-sleeping-strategy>

17. Tenancy strategy (2018 - 2021)

Every Local Housing Authority is required to have a tenancy strategy in place, which links to the council's Homelessness Strategy and Allocations Policy in terms of providing a framework for how social rented housing is provided in the district. Registered Providers of social housing should have due regard to the framework provided by this strategy when formulating their own tenancy policies to enable partnership working to provide the best housing options and outcomes for residents.

<https://www.ne-derbyshire.gov.uk/index.php/resident/housing>

18. Joint strategic needs assessment

The Joint strategic needs assessment (JSNA) reports on the health and wellbeing of people in Derbyshire – including those in Bolsover . This information then guides the future planning and commissioning of health and wellbeing services within Derbyshire.
<https://www.derbyshire.gov.uk/social-health/health-and-wellbeing/about-public-health/health-and-wellbeing-board/joint-strategic-needs-assessment/joint-strategic-needs-assessment.aspx>

19. Older People's Housing, Accommodation and Support (2019 -2035)

The DCC's strategy and delivery plan builds on the Strategic Vision for Older People's Housing and Accommodation, which outlines the increasing demand for housing and accommodation that is tailored to meet the needs of older people in Derbyshire.
<https://www.derbyshire.gov.uk/site-elements/documents/pdf/social-health/adult-care-and-wellbeing/accommodation-and-housing/older-peoples-housing-commissioning-strategy-for-derbyshire-2019-to-2035.pdf>

20. Specialist Accommodation and Support Strategy 2019 -2024

DCC's vision is that by 2024 more adults with complex needs in Derbyshire will have access to lifetime tenancies, supported housing and targeted community support to enable them to sustain their own home and live independent and fulfilling lives.
<https://www.derbyshire.gov.uk/site-elements/documents/pdf/social-health/care-and-health-service-providers/commissioning-services/strategies-and-market-shaping/specialist-accommodation-and-support-strategy-2019-to-2024.pdf>

21. The Derbyshire Sustainability and Transformation Plan (STP), Joined Up Care Derbyshire (JUCD), Refreshed Draft 2019

The NHS, local councils and the voluntary and community sector have come together to improve health and care by forming a partnership to plan jointly for the next few years. The partnership brings together twelve partner organisations and sets out ambitions and priorities for the future in **its Sustainability and Transformation Plan, 2016**. The 2019 refreshed STP has been submitted as a draft document to NHS England.
<https://joinedupcarederbyshire.co.uk/about/our-plans>

22. The British Deaf Association (BDA)

The BDA's British Sign Language Charter sets out a number of key pledges to improve access and rights for Deaf people who use sign language.
<https://bda.org.uk/project/bsl-charter/>

National Planning Policy Framework Annex

2: Glossary

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.