

# Executive Summary

## Housing and Economic Development Strategy

2015 -2020

### Introduction

Bolsover District Council produced its 5 year Growth Strategy in 2014, which identified the following strategic priorities for delivering housing and economic growth in the District:

- Supporting Enterprise: Maintaining and Growing the business base
- Enabling Housing Growth: Increasing the supply, quality and range of housing to meet the needs of a growing population and support economic growth
- Unlocking Development Potential: Unlocking the capacity of major employment sites

Along with the emerging Local Plan, the Economic Development and Housing Strategy is one of the key delivery frameworks for achieving these priorities. However, the strategy also goes further and sets broader priorities around housing and economic development related issues, such as health and wellbeing, design, quality and homelessness.

### In 2014 Bolsover District had a strengthening economy with:

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- the projected fastest rate of employment growth of any Derbyshire Authority – a net extra 4100 jobs by 2030;
  - the projected greatest annual average GVA growth until 2030 out of all other Derbyshire District Authorities;
  - a higher enterprise share than regional or UK averages, with proportionately greater numbers of small, medium, and large businesses;
  - unemployment levels below the national average;
  - higher numbers of self – employed in the District, higher than the East Midlands and National averages; and
  - house prices below the national and regional average.
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## Challenges facing Bolsover District

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- **There is a need to rebalance the housing market to better meet housing need and economic growth ambitions.**
  - **A third of all households contain someone with a housing related support need.**
  - **Average house prices are below the regional and national averages, but affordability remains an issue for many people in the district.**
  - **Ensuring good quality design and that places are developed to a good standard.**
  - **There is a need for more jobs. There are fewer available jobs per working person across Bolsover District than in many other areas.**
  - **Lower than average qualification levels in the working population.**
  - **Lower wages than both the regional or UK averages.**
  - **Ensuring the vibrancy and vitality of Bolsover's four main town centres, so that Bolsover District can ensure sustainable communities.**
  - **Delivering new employment by developing ex industrial sites to make them available and fit for employment and modern work based development and premises.**
  - **There are higher levels of ill-health in the non-working population, and high levels of households with a support need when compared to other areas.**
  - **There are lower than average qualification levels and higher numbers with no qualifications at all.**
  - **We must ensure that all sections of the community are included in plans for a prosperous District.**
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## Strategic Priorities

The strategy includes eight strategic priorities for delivering economic growth and housing outcomes for the District:

1. Supporting enterprise: maintaining and growing the business base
2. Maximise employment, skills and training opportunities
3. Enable housing growth
4. Unlock development potential: unlocking the capacity of major employment sites
5. Enable town centre development
6. Develop the rural economy
7. Enable people to live in and sustain their own homes
8. Prevent and reduce homelessness

Each priority is underpinned by a number of objectives:

### **Supporting enterprise: maintaining and growing the business base:**

- Support the Local Enterprise's Growth Hubs, including export support
- Promote the District as a 'place to do business and invest'
- Engage with growth businesses to realise potential

### **Maximise employment, skills and training opportunities**

- Work with partners to up skill both local residents and the local workforce
- Work with partners to reduce unemployment through local programmes
- Improve access to and support for apprenticeships, volunteering and work experience

### **Enable housing growth:**

- Work with partners to bring forward the development of affordable homes on new build schemes, including development a programme of new build council housing
- Enable housing growth by ensuring delivery of major housing and mixed use development projects, by assisting landowners and developers to deliver housing sites, and by bringing forward council owned sites for new housing through the development fund.
- Make the best use of existing stock, including bringing empty homes back into use to help meet housing needs, and maximising the use of the private rented sector to meet affordable and other housing needs.
- Improve the quality of housing within the District by maximising available funding to deliver improvements to existing housing stock, working with private rented sector landlords to improve conditions within the sector, and working with partners to deliver high quality new build housing.

**Unlock development potential: unlocking the capacity of major employment sites:**

- Work in partnership to bring forward Key Employment Sites
- Promotion of premises and development land to growing businesses alongside LEPs

**Enable town centre development: realise the vitality and viability of town centres:**

- Work in partnership with Parish and Town Councils to deliver a Regeneration Framework for each town centre
- Support the establishment of Town Teams
- Undertake regular Town Centre Health Checks.

**Developing and supporting the Rural and Visitor Economy**

- Work with LEADER and partners to deliver regeneration and support out rural centres
- Improve access to Superfast Broadband through Digital Derbyshire
- Promote access to sustainable transport connecting employment centres, including the Robin Hood Line train service and Green Infrastructure

**Enable people to live in and sustain their own homes**

- Work with partners to maximise resources locally to support and enable people to live independently
- Work with partners to deliver suitable housing and adaptations for households with a physical, sensory or mental impairment
- Work with partners in Derbyshire to enable affordable warmth for our residents.

**Prevent and reduce homelessness:**

- Work with partners to develop and procure homeless prevention initiatives and ensure available funding is maximised for local residents
- Work with private sector landlords to maximise the use of the private rented sector for single people
- Work to deliver an excellent Housing Options Service which meets the Government's Gold Standard

## Cross Cutting Themes

To support the key strategic priorities and objectives the strategy also has five important cross-cutting themes running throughout the strategy.

These themes are as follows:

1. Equality – ensure equality and diversity for all our residents
2. Welfare reform – monitoring and reducing the impact locally
3. Design quality – ensure good quality and design
4. Health – addressing health inequalities and the promotion of good health and wellbeing
5. Marketing – ensuring that the investment and growth potential of the District is understood by those that can contribute to its economic and housing ambitions.

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