

#### Bolsover District Council - Growth Summary 2016/17

##### Unlocking Our Growth Potential

In 2014 the Council committed to a strategy to focus on unlocking the potential to deliver growth for the District. Through the Growth Strategy and the Corporate Plan 2015-2019 the Council set out its ambition to create a sustainable high performing economy. The Council established three strategic priorities to unlock our growth potential. A summary of the progress against these priorities for 2016/17 (October to March 2017) is as follows:

##### 1. Supporting Enterprise: maintaining and growing the business base;

- Received 99 business enquiries including 26 Bolsover Business Growth Fund business grant enquiries and site visits. Economic Development team has worked to support business growth of 18 businesses and responded to a further 10 inward investment property and site enquiries.
- Attended the Crossover Advisor Forum (SCR/D2) to share best practice and case studies, and update on programme activity, marketing and management information.
- Attended a number of business and investment events: D2 Business Starter Workshops (x 8), Clowne Enterprise, Spring Developer Forum (BDC/NEDDC), SCR Growth Hub Celebration, Destination Chesterfield Celebration, MIPIM Sheffield, Shirebrook Developer Network, Women Who Do, ATCM Midlands Region and two district tours for Department of Investment and Trade.
- Issued 3 e-bulletin news alerts for D2N2 Funding & Finance Workshop, D2N2 Digital Growth Programme Events and Low Carbon Business Breakfasts (total to date 46).
- Following a meeting with Department for Investment and Trade the Economic Development team is now registered to access the new DIT Investment Portal to review investment opportunities and advise businesses accordingly. The meetings also resulted in the allocation of a dedicated International Trade Advisor for the Bolsover District to provide a dedicated resource for businesses.
- 'Sharing Bolsover' Regeneration Framework including high street regeneration has been approved by Members. The public can access the report at: <http://www.bolsover.gov.uk/business-licensing/regeneration-frameworks>. 'Sharing Bolsover' regeneration framework looks forward to 2033 and is guided by the principles of 'placemaking and place - shaping' and the ideas and priorities put forward by local communities. The shared vision focuses on a flexible mix of projects to enhance the offer of the four town centres of Clowne, Bolsover, Shirebrook and South Normanton to strengthen their role as service centres.
- In supporting the Shirebrook Networking Forum 24 January 2017 to promote the development opportunities in the town, the Regeneration Framework has been key in informing the dialogue. In addition discussions have taken place with the County Council to shape the delivery of priority projects for each town.
- BNED LEADER Approach - There are currently 8 live Outline Applications in the process, 1 from the BDC area; a further bid from the BDC area is currently being appraised. To reach eligible businesses that may want to apply for funding, visits

to business parks, starting with Pleasley Vale on 20th March 2017 and Barlborough on 27th March 2017 have been conducted, leaflets delivered and business owners spoken to. Leaflets have also been distributed with Business Rates bills in March.

## **2. Enabling Housing Growth: increasing the supply, quality and range of housing to meet the needs of a growing population and support economic growth;**

- 516 letters have been sent to owners of residential empty properties asking what their intentions are for the property and including a stock condition survey. As of 08/03/17 109 responses have been received providing upto date information. The next stage letter will be sent to those that have not yet engaged in the process and those who have replied will be monitored for progress. Commercial properties will be contacted in due course. 6 properties are currently being converted to be used for Private Sector Leasing and a further 2 properties have had the lease agreed via solicitors or in principle.
- Bolsover North: Planning Committee resolved to grant outline planning permission on 30th March 2016. Minor technical details associated with the required S106 Planning Obligation have now been finalised and it is anticipated the planning permission will be issued in Quarter 1 of 2017-2018. Informal pre-application discussion on first phase reserved matters have been held and it is understood that reserved matters applications will be submitted as soon as the permission has been issued and the period for any legal challenge has expired (i.e. 12 weeks post decision).
- Bolsover East: An application for full planning permission for 200 houses is anticipated to be submitted May 2017 – the developer is anticipating starting on site at the earliest opportunity.
- Brookvale, Shirebrook: The developer has advised that between 50 and 60 houses have now been completed on site.
- Blind Lane, Bolsover: Currently considering two reserved matters applications for 200 houses on the site. Regular meetings with developer/Hallam Land are taking place to provide support to delivery and help overcome issues with land stability.
- B@home: Currently working on 4 sites, which are:
  - 6 Properties and Blackwell Hotel Site will be completed next month (April 2017).
  - 8 properties at Fir Close Shirebrook are currently under construction – 4 properties at first floor level and 2 properties just above damp proof course.
  - 7 properties at Derwent Drive Tibshelf, planning permission obtained, start on site March 2017.
  - 37 properties at Hill Top Shirebrook, planning permission obtained and start on site March 2017.

- A joint developers' forum was held on the 22nd March 2017 with an attendance of approximately 65 delegates including developers, landowners, registered providers, planners and agents.
- Met with Rippon Homes to facilitate the development of 36 units in South Normanton which are a mixture of 2 bed houses and 3 bed disabled access bungalows. Working with Keepmoat on a number of their schemes in the district and exploring if we can unlock stalled sites whilst looking at current sites for opportunities for BDC (S106 units).
- Executive have approved the sale of the land to Dragonfly, the three sites in order of development are:-
  - Meadow Lane South Normanton (10 properties), Planning submitted April 2017, start on site June 2017 and complete Jan 2018
  - Park Lane Pinxton (10 properties), Planning submitted April 2017, start on site August 2017 and complete March 2018.
  - Rood Lane Clowne (49 properties), Planning submitted Jun 2017, Start on site September 2017 complete March 2020.

### **3. Unlocking Development Potential: unlocking the capacity of major employment sites;**

- Coalite remediation commenced on 8/11/16 following approval of grant intervention of £5.8m from D2N2 and £2m from DCC. Remediation activity controlled through the Environment Agency and planning conditions. Strategic Project Control Board oversees the work programme and all other activity. Community Liaison Group meets monthly with Councillor and community representation. Initial phase of remediation due to be completed end of June 2017.

#### Markham Vale

- The Seymour Link Road serving Markham Vale North was officially opened in March. The new road gives access to businesses that will be based on the north side of Markham Vale through Erin Road to Junction 29a of the M1 motorway.
- Two of the plots available for development on Markham Vale North have already been snapped up by Great Bear Distribution and Ferdinand Bilstein UK which are both set to create up to 400 new jobs each over the next few years.
- The construction of 13 workshop units on Harper Way is progressing very quickly to the extent that they are nearing the point where they will be wind and rain proof. Also discussions are at an advanced stage with the first potential occupier. The development will provide 13 workshop spaces in various sizes all available for purchase. The units range in size from 1,244 sq. ft. to 3,050 sq. ft.
- The regeneration work on the northern phase of Markham Vale, including the newly opened Seymour Link Road has been nominated for the civil engineering equivalent of an Oscar. The site has been nominated for an EMMA otherwise

known as an East Midlands Merit Award from the Institution of Civil Engineers.  
The results will be announced at the Awards Ceremony in June.

The following is a more detailed breakdown of some of the performance measures against our Growth priorities.

### BDC Growth PI Summary (2016-17 – End of Year Position)

2015/16 Out-turn	Description	2016/17 End year position	16/17 Target	Trend	17/18 Target	18/19 Target
£452,105	Major Planning fees received	£520,315	£325,000	▲	£325,000	£325,000
£137,029	Minor Planning fees received	£151,869				
£589,134	Combined Minor and Major Planning fees	£672,184				
75% (24 / 32)	Process all major planning applications 10% better than the national minimum (CP)	88.8% (24 out of 27)	60%	▲	60%	60%
80.3% (105 / 132)	Determining "Minor" applications within target deadlines	91.7% (133 out of 145)	70%	▲	70%	70%
90.3% (176 / 196)	Determining "Other" applications within target deadlines	97.7% (216 out of 221)	85%	▲	85%	85%
8.3 yrs (2207 dwellings)	Supply of available and deliverable housing sites at 1st April (5 year supply)	Due Dec 17				
10.98 ha	Area of new employment floor space built (hectares / square metres)	Due Dec 17				
326	Enable the development of at least 1,000 new residential properties within the District by	Figure not available	-	-	-	1000

2015/16 Out-turn	Description	2016/17 End year position	16/17 Target	Trend	17/18 Target	18/19 Target
	March 2019 (CP)					
£285,730	Achieve an increase of £850,000 in additional New Homes Bonus from the government by March 2019 (CP)	£257,091 16/17 (Cumulative £542,821)	-	▼	-	£850,000
0	Deliver 100 new Council properties by March 2019 (CP)	7	-	▲	-	100
9	Work with partners to deliver an average of 20 units of affordable homes each year (CP)	7	20	▼	20	20
1 site	Introduce alternative uses to 20% of garage sites owned (total 152) by the Council by March 2019 (CP)	0	-	—	-	30 sites
£134,133	Average house price	£130,100	-	▼	--	-
9	Bring back into use 15 empty properties per year (CP)	0	15	▼	15	15
98.9%	% of business rates collected in year	99.4%	98.5%	▲	98.5%	98.5%
£120,177 (£23,596,815)	Optimise business growth as measured by gross NNDR by £2.5 m by March 2019 (CP)	+£2,673,257 (£26,270,072) (£2,793,434 Cumulative)	-	▲	-	£2.5m

2015/16 Out-turn	Description	2016/17 End year position	16/17 Target	Trend	17/18 Target	18/19 Target
	(Baseline £23,476,638 2014/15)					
38.4%	Percentage of NNDR arrears collected	73% (£404,159.56.)	65%	▲	65%	65%
£549,361	Change in rateable value of commercial property in the District	£3,545,547 (+6.5%)	-	▲	-	-
£215,297	Level of income generated through letting property owned by the Council but not occupied by the Council, not including Housing, The Tangent and Pleasley Vale	£233,732 income generated	£224,448	▲	£229,895	£229,895
£20,398 profit	Financial performance for the Tangent in line or exceeding budget forecast.	£19,939	£15,639 profit	▼	£14,495 profit	£13,324 profit
£155,100 profit	Financial performance of Pleasley Vale Mills in line or exceeding budget forecast.	£158,143	£120,730 profit	▲	£165,244 profit	£162,055 profit
n/a	Number of Business Growth Fund grants awarded	8	10	▲	10	-
n/a	Value of Business Growth Fund grants awarded	£64,144	£100,000	▲	£100,000	-
0	Number of BNED LEADER grants awarded	3	9	▲	3	5

2015/16 Out-turn	Description	2016/17 End year position	16/17 Target	Trend	17/18 Target	18/19 Target
	(scheme total)					
£0	Value of BNED LEADER grants awarded	€108,606	€411,653	▲	€351,269	€344,913
9	Apprenticeships started	0 See note 1	10	—	10	10
28	50 businesses supported through Key Account Management by March 2019 (CP)	65	-	▲	-	50
1.9%	Percentage of district residents aged 18-24 claiming Job Seeker's Allowance	1.2%	-	▼	-	-
1.5%	Percentage of Derbyshire residents aged 18-24 claiming Job Seeker's Allowance	0.9%	-	▼	-	-
1.3%	Percentage of all district residents 16-64 claiming Job Seeker's Allowance	1.0%	-	▼	-	-

#### Notes

- (1) The next cohort of apprenticeships is likely to start April/May 2017 to coincide with the new apprenticeship levy.

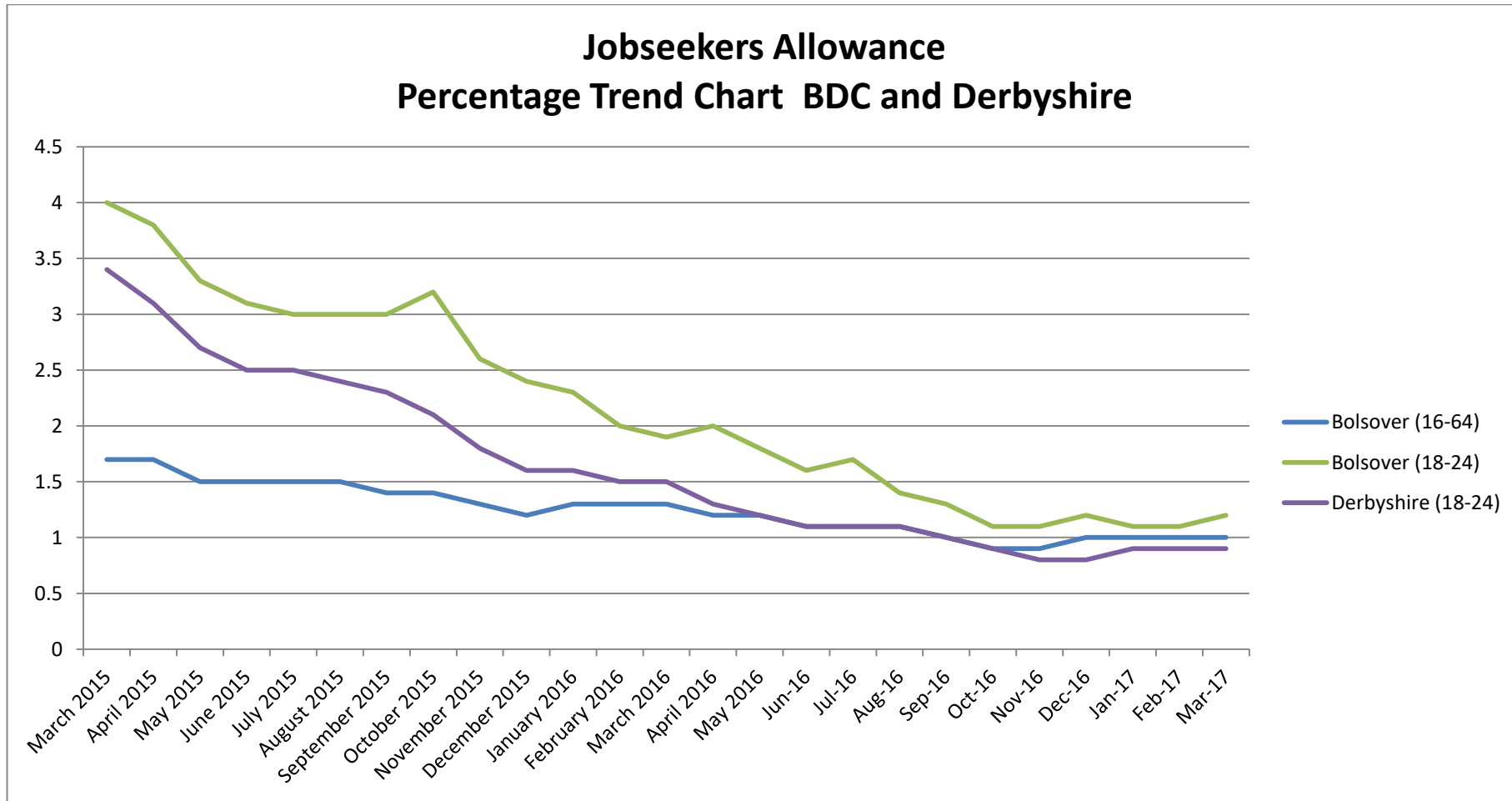
#### Exceptions (for those not meeting 2016/17 targets)

Work with partners to deliver an average of 20 units of affordable homes each year (CP)	<p>The site in Blackwell under the B@home scheme is now expected to be completed in April 2017 and will provide 6 units of affordable housing. A further 57 affordable housing units have received planning permission this year.</p> <p>In terms of an annual completion figure, 7 units were completed at Rogers Avenue under the B@home scheme. With regard to private sites the Interim Planning Policy, which waives the affordable housing requirement in return for an early start on site, has had an effect on the number of affordable housing units</p>
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	<p>coming through s106 sites. This has now been discontinued so it may lead to more s106 affordable units coming through on viable sites in the future.</p> <p>2016/17 = 7 – Not Achieved</p>
<p>Bring back into use 15 empty properties per year (CP)</p>	<p>3x2 Bed Houses are currently being converted in to 6x1bed flats, 2 will be handed over in April, 2 in May and 2 in June</p> <p>Consideration is also being given to using another partner in addition to Action Housing to support this target.</p> <p>A baseline is being created for Empty Properties in Bolsover and an action plan will then be put in place to tackle these properties.</p> <p>2016/17 Not Achieved</p>
<p>Number of Business Growth Fund grants awarded</p>	<p>8 grants have been approved under the Council's Business Growth Fund totally £64144. Outcomes expected from these grants include 15 new jobs created; this equates to £4276 per job outcome (which compares very favourably with EU LEADER benchmarks of £25K per job outcome).</p>
<p>Number of BNED LEADER grants awarded (scheme total)</p>	<p>There are currently 8 live Outline Applications in the process, 7 from the NEDDC area; a further bid from the BDC area is currently being appraised. 3 projects totalling £108,606.08 have been approved to date in NED. The Chancellor's Autumn Statement (23/11/2016) confirmed that Brexit would have no immediate impact on the LEADER programme, removing the imposed hiatus in publicity and contracting. Defra advised on 29/03/17 that local programmes "will be able to enter into funding commitments up to the point that the UK leaves the EU, and that these commitments will be honoured by the UK Government." Significant marketing commenced in early 2017 and included Flyers circulated with 2017/18 Business Rates letters, a two week radio campaign on Peak FM and promotion on Elastic FM, offers to attend Parish/Town Council meetings, a programme of visits to twenty-two business/industrial centres across the districts (already visiting Barlborough, Clowne, Creswell, Homewood and Pleasley), and promotion in LEADER and partner publications and websites.</p>



**BDC Job Seeker's Allowance % Trend Chart**



## BDC Average House Prices (2007 up to January 2017)

