

## **GROWTH SCRUTINY COMMITTEE**

Minutes of a meeting of the Growth Scrutiny Committee of the Bolsover District Council held in the Council Chamber, The Arc, Clowne, on Wednesday 26<sup>th</sup> July 2017 at 1000 hours.

### **PRESENT:-**

Members:- Councillors T. Alexander, A. Anderson, P. Barnes, G. Buxton, T. Connerton, M. Dixey, P. Smith and S. Statter.

Officers:- C. Millington (Scrutiny Officer), K. Drury (Information, Engagement & Performance Manager) and A. Bluff (Governance Officer).

Also in attendance at the meeting was Councillor S.W. Fritchley, Portfolio Holder for Efficiency and Business Development.

Councillor J. Wilson in the Chair

### **0143. APOLOGY**

An apology for absence was received on behalf of Councillor J.A. Clifton.

### **0144. URGENT ITEMS OF BUSINESS**

There were no urgent items of business to consider.

### **0145. DECLARATIONS OF INTEREST**

There were no declarations of interest made.

### **0146. MINUTES – 14<sup>TH</sup> JUNE 2017**

Moved by Councillor A. Anderson and seconded by Councillor T. Alexander  
**RESOLVED** that the Minutes of a Growth Scrutiny Committee meeting held on 14<sup>th</sup> June 2017 be approved as a correct record.

### **0147. LIST OF KEY DECISIONS AND ITEMS TO BE CONSIDERED IN PRIVATE**

Moved by Councillor A. Anderson and seconded by Councillor P. Smith  
**RESOLVED** that the List of Key Decisions and items to be considered in Private document be noted.

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### 0148. CORPORATE PLAN TARGETS PERFORMANCE UPDATE – APRIL TO JUNE 2017 (QUARTER 1 – 2017/18)

Committee considered a report which provided an update to Members on performance outturn targets for the first quarter; April to June 2017, in relation to 'unlocking our growth potential'.

#### **G 01 - Through the use of Key Account Management develop a relationship with a minimum of 50 local businesses by March 2019.**

This target was reported as being on track.

72 Businesses had been engaged to date. The service had worked to support potential growth businesses including:-

- Take My Calls
- Hot Rods
- Derbyshire Fireplace Centre
- Creative Five
- 2WL Ltd
- Jaquest
- Sylvan Furniture.

Case studies produced detailing engagement for;

- Bolsover Land
- Hardwick Hall
- Laing O'Rourke
- Penny Hydraulics
- Tiny Tots Nursery
- Nickel 28.

#### **G 03 - Optimise business growth (as measured by gross NNDR) by £2.5m by March 2019**

This target was reported as being on track.

The estimate of NNDR income for 31<sup>st</sup> March 2018 was currently £26,017,715. However, as appeals information was unavailable for this year so far, this figure was very likely to change.

(Baseline: £23,476,638 Gross NNDR for 2014/15)

#### **G 05 - Through the Bolsover North East Derbyshire LEADER Approach collectively support the creation of 65 sustainable jobs in the combined programme area by December 2020**

This target was reported as being on track.

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There were currently 10 live outline applications in the process; 3 from the BDC area. 3 projects totalling £108,606.08 had been approved to date in NED. Two master class sessions had been held for these applicants to help support them produce robust applications for consideration. When not in Purdah, due to national elections, marketing of the programme had been delivered through a range of local media including partner publications and websites, visits to parish/town council meetings and direct contact with local business and industrial centres.

### **G 06 - Undertake statutory public consultation on the Local Plan (Strategic Policies and Site Allocations) in line with the adopted Local Development Scheme timetable by July 2017.**

This target was reported as being on track.

Changing national guidance had delayed completion of key aspects of the evidence base. Members had approved an extension to the timetable to accommodate this. The revised timetable would be taken to Members for approval in September. (Corporate Plan target end date would need to be changed to reflect this once approved).

### **G 07 - Submit Local Plan (Strategic Policies and Site Allocations) for examination by the Planning Inspectorate by November 2017.**

This target was reported as being on track.

Changing national guidance had delayed completion of key aspects of the evidence base. Members had approved an extension to the timetable to accommodate this. The revised timetable would be taken to Members for approval in September.

(Corporate plan target end date would need to be changed to reflect this once approved).

### **G 08 - Process all major planning applications 10% better than the minimum for special measures per annum.**

This target was reported as being on track.

100% of all major applications (9 out of 9) determined within statutory deadline or agreed extension of time.

### **G 09 - Deliver a minimum of 100 new Council properties by March 2019.**

This target was reported as being on track.

- Fir Close, Shirebrook (8 units) work started.
- Derwent Drive, Tibshelf (7 units)
- Hilltop Avenue, Shirebrook (37 units) work to commence this financial year.

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Future sites were being considered. A progress report would be provided to Members in quarter 2.

- Blackwell Hotel site (6 units)
- Rogers Avenue, Creswell (7 units) completed previously.

Total B @ Home properties in progress was 92 plus purchased one former Right to Buy property. Also considering purchasing S106 Units from developer.

### **G 10 - Enable the development of at least 1,000 new residential properties within the District by March 2019**

This target was reported as being on track.

2016/2017 Completions - 293. (Cumulative for Corporate Plan period = 619, on track to meet target).

A question was raised regarding the target and its relationship to Corporate Plan Target G13. The Information, Engagement and Performance Manager advised that the Council had operated under an interim Planning Policy which waived the need for developers to build a percentage of affordable homes providing that building commenced within a specified time period, however, she would clarify the position and advise the Councillor directly.

### **G 11 - Through a programme of targeted refurbishment bring 15 empty private sector properties back into use per annum.**

This target was reported as being on track.

Action Housing had now completed the 6 Carr Vale properties and had also completed a property in Creswell (7 in total for Quarter 1).

Action Housing had signed an agreement with the owners of the Station Hotel in Creswell to convert it into 15 x 1 and 2 bed flats. This would mean that Action Housing would have drawn down all the funding they bid for under the HCA 2015-2018 Grant programme.

Action Housing were planning to bid for funding under the HCA 2016-2021 SOAHP programme for a Purchase and Repair empty homes programme to be used across the Sheffield City Region. The Lead Officer and team were going to work with Action Housing to encourage them to work in the District.

### **G 12 - Achieve an increase of £850,000 in additional New Homes Bonus from the Government by March 2019.**

This target was reported as being on track.

Additional bonus for 2017/18 was £191,202. This brought the Corporate Plan period cumulative to £734,023.

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The process for calculating the bonus had changed and was highlighted below:-

The New Homes Bonus now had a baseline figure of 0.4% and the new dwellings were now also weighted to band 'D' equivalents to further complicate it.

The process for working out has roughly 7 stages:-

1. Work out the increase in dwellings (this year - last year) this was across all council tax bands,
2. Convert that into the number of dwellings in council tax 'D' (equivalents) so a Council tax band 'A' property was worth 6/9ths of a band 'D' property. Council tax band 'B' was worth 7/9ths of a band 'D'. Council tax 'H' was worth twice as much as Band 'D', so would need to build less of these to get more band 'D' than band 'A', 'B' or 'C',
3. Work out the baseline which is 0.4% of band 'D' equivalents,
4. Work out what getting paid for - Growth in band 'D' equivalents - baseline in band 'D' equivalents,
5. Payment for band 'D' equivalents - step 4 multiplied by average band 'D' council tax payment,
6. Work out affordable homes payment - Number of affordable homes added in that year multiplied by affordable homes premium (£350), so if get 50 affordable units generate £17,500
7. Annual payment was - Payment for band 'D' plus affordable homes payment.

The other change to note was that the bonus was being reduced from 6 to 4 years.

### **G 13 - Work with partners to deliver an average of 20 units of affordable homes each year.**

This target was reported as being on track.

None this quarter from private sites. 6 properties from B@Home had been completed in Quarter 1 (Blackwell Hotel Site) with 7 properties completed previously at Rogers Avenue, Creswell.

Three other schemes are on site:-

- Fir Close, Shirebrook 8 units
- Derwent Drive, Tibshelf 7 units
- Hilltop Avenue, Shirebrook 37 units

The interim planning policy had been removed so there should be more units provided through Section 106 agreements in future.

Moved by Councillor A. Anderson and seconded by Councillor J. Wilson  
**RESOLVED** that the report be noted.

The Information Engagement & Performance Manager left the meeting.

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### **0149. PLANNING FOR THE FUTURE – GROWTH IN BOLSOVER DISTRICT**

A discussion took place with Councillor Fritchley, Portfolio Holder for Efficiency and Business Development, with regard to Growth in the District.

Councillor Fritchley noted that every element of BDC contributed to Growth. The Council had to find £3m over the next 12 months whilst still providing services to its residents. Income from investment was essential and an Investment Strategy was needed. The Council also needed to invest outside the District as well as inside.

Councillor Fritchley felt that Bolsover District should be promoted through tourism and culture including the District's whole history. He had also noted that during the general election campaign the Council still received complaints about weeds and grass cutting and not Brexit.

Members raised concern that there were many areas throughout the District which were overgrown with weeds - this made the District unattractive to potential businesses coming in and needed to be addressed. Following requests for action, the Scrutiny Officer suggested that it would be appropriate for the concerns of the Committee to be directed to the Healthy, Safe, Clean and Green Scrutiny Committee, requesting them to look into this.

A Member felt that this Committee should be looking at the Council's shortfall in finance and a key driver was the Chief Executive Officer and the Leader advising Members of what they had planned regarding business growth, for example, what was on the horizon. Help and advice on the way forward would also be welcomed from the Executive.

Councillor Fritchley advised that the Assistant Director - Economic Growth, was producing a report on behalf of the Leader, regarding Town Centre Regeneration. This would include every element of town centres including quick fixes and financial implications and all Councillors should be involved.

A Member commented that it was felt that the general attitude towards risk was that the Council was risk averse and a role for the Growth Scrutiny Committee should be to assist in mitigating some of the risks to enable more confidence in taking planned risks in future.

### **0150. UPDATE ON NEW WEBSITE DEMONSTRATION**

Members were advised of delays with the Council's new website and a demonstration would be deferred to a future meeting.

Members raised concern regarding the delay as the website was a key issue with regard to growth and promotion of the District.

A Member noted that the Council's current Corporate Plan did not include the website or its growth priorities and she felt that as a new Corporate Plan would commence in 2019, this Committee should be considering now what it required in the new Plan.

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Members were reminded that during the previous item of business, the Information, Engagement and Performance Manager had advised that an extension to the timetable of the Local Plan submission was to be requested for Corporate Plan Target G07. This was relevant as the work on the Local Plan had been given as the reason for the delay in the data being added to the new website, resulting in the delay its launch.

It was agreed that the Committee would request the attendance of appropriate officers at the next meeting to provide an explanation of when the relevant data would be added to the website allowing it to be ready for launch and also to discuss concerns regarding the consequences of a delay in the submission of the Local Plan.

Moved by Councillor A. Anderson and seconded by Councillor M. Dixey

**RESOLVED** that appropriate officers be invited to the next meeting to address Members' concerns regarding the delay in the launch of the website and the consequences of an extension to the submission of the Local Plan.

(Scrutiny Officer)

### **0151. WORK PLAN 2017/18**

Committee considered their work plan which would be updated with the impact on the Council's new website due to a six month extension given to the Local Plan

The Scrutiny Officer circulated a draft scoping document to the meeting and Members attention was drawn to the Chief Executive Officer's comments and suggestions.

Members agreed to change the title on the scoping document to 'Income Generation'.

It was also agreed that the Review would start in September 2017.

With regard to identified sites for growth, the Assistant Director – Property and Estates would provide an update to Committee at the September meeting.

To address the comments made earlier in the meeting, Committee agreed to consider examples of other local authorities' corporate plans, particularly concerning areas of growth, with a view to feeding in to the development of the 2019 Corporate Plan.

Moved by Councillor A. Anderson and seconded by Councillor T. Connerton

**RESOLVED** that the updates to the Work Plan 2017/18 be approved.

As this was her last Growth Scrutiny Committee meeting before leaving the Council to take up another position, the Chair thanked the Scrutiny Officer for all her hard work and support of the Committee over the previous seven years.

Members supported the Chair's comments and stated that Claire would be sorely missed.

The Committee wished Claire all the best in her new role.

The meeting concluded at 1130 hours.