

Bolsover District Council - Growth Summary Q3-Q4 2017/18

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 2017/18 (October to March 2018) is as follows:

1. Supporting Enterprise: maintaining and growing the business base

- The new 'Invest Bolsover' website has been launched which provides targeted information about the investment opportunities across the district. It complements the service information held on the corporate website, and can be updated to reflect new opportunities. Ebulletins continue to be a useful tool to spread relevant messages to business contacts and partners.
- The number of new and start up businesses contacting the Council has increased since the launch of the Bolsover Business Growth Fund (BGF). Articles posted in the In Touch newspaper continue to generate interest, which then develop into applications. Several BGF grant workshops have been held to enable attendees to access assistance from the team and hone their application prior to submission.
- The Regeneration Frameworks were submitted to the National Urban Design Awards and were a Finalist in the Public Sector Award against stiff competition from two London authorities with much bigger budgets. Work continues on the development of the Regeneration Framework Action Plans through the work of the High Street Working Group, which meets regularly with input from Members and Senior Officers.
- BNED LEADER Approach: 7 projects have been approved, totalling £195,384.76, generating £404,543.45 match funding and creating 8 jobs. 5 of the 23 endorsed Expressions of Interest in development are from Bolsover District, totalling £285,235.60. Recently approved projects include Eckington Civic Centre, P Coates Holiday Barn in Ashover and RM Wright Ltd, a farm in Upper Langwith. Two projects in Bolsover District have now been contracted to a total of £42,690.56. Flyers promoting the fund have been sent within Business Rates correspondence and drop in sessions held for interested applicants in both districts. The Programme Team is back to full capacity following recent recruitment exercises and is working to meet the Rural Payments Agency's expectation of 50% of programme budget to be allocated by May 2018.
- Responded to 72 business enquiries - for the corporate plan period to date the Economic Development team has actively engaged with 121 businesses to support business growth.
- Attended 7 business and investment meetings with partner organisations (including the 'Best of Both Hubs' event at the Proact Stadium on 8th March which was well attended by local businesses and partners), and issued 2 Business in Bolsover ebulletins, including one to promote the launch of the 'Invest Bolsover' website.

- Responded to 2 confidential general investment enquiries from Sheffield City Region (SCR).
- BDC Business Growth Fund: To date, 11 businesses have been awarded a grant from the Business Growth Fund totalling a commitment of £89,984. 15.6 full time equivalent jobs have been created to date. Economic Development have been working with businesses to stimulate interest and have a good pipeline of potential applications coming forward.
- Full planning permission granted for 1,950 sqm extension to the existing Xbite headquarters, including associated parking and landscaping works at Maison Court, Midland Way, Barlborough.

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

- B@home - Sites at Derwent Drive, Blackwell and Fir Close now complete, with Rogers Avenue, Creswell this means that 33 properties have been completed. Currently on site at Hill Top, Shirebrook, this is the largest site to date. Work has started on phase 2 properties, most of which are on small sites around Pinxton and South Normanton. The Council have been able to attract almost £500k additional funding for these schemes. There is an increased emphasis on providing properties that are lacking, including 4 bed houses and 3 bed bungalows for families with disabilities. Work continues to look at future sites.
- 28 social housing properties have been developed through the empty properties programme through a mixture of renovation and conversion.
- Full Planning permission granted for proposed Medical Centre, Main Street, Whaley Thorns. The NHS Foundation Trust have confirmed that funding allocation is in place to enable speedy delivery of this community facility.
- Full planning permission granted for “Bolsover East” - Residential development comprising 212 houses at Mooracre Lane, Bolsover (Keepmoat).
- Outline planning permission granted for residential development of up to 36 dwellings at Thornhill Drive, South Normanton (Rippon Homes Ltd).
- Full planning permission granted for residential development comprising 30no 2-bedroom dwellings and 5no 3-bedroom dwellings Jacques Brickyard, South Normanton.
- Across the district 54 affordable properties have been completed in this year. The target of 1000 properties developed in the district is close to being achieved and a strategic site has secured full planning permission (Keepmoat @ Bolsover East for 212 houses).
- Developer Forum held on 17th April 2018.

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

- Council owned assets - The Tangent phase 2 workshop new build project has been completed. Pleasley Vale security/concierge contract - work was completed in December 2017.
- Dragonfly (JV) - Investment and loan secured. Awaiting the outcome from planning on Park Lane Pinxton. Full Planning Permission granted for residential development for 10 two storey dwellings with associated parking spaces and landscaping, Council Depot at South Normanton (Dragonfly Developments).
- Ongoing progress on various applications to discharge conditions attached to the permission for re-development of the former Coalite site. Application for improvements to Buttermilk Lane / access to the site to be determined by planning committee in May. (MI corridor).
- Full planning permission granted for construction of new modern retail foodstore (Lidl) along with associated car parking and landscaping on land at Portland Road including Recreation Ground White Swan Public House Car Parks and Housing Areas, Portland Road Shirebrook.

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

BDC Growth PI Summary (2017-18 – End of Year Position)

2016/17 Outturn	Description	2017/18 Outturn	17/18 Target	Status	18/19 Target
£520,315	Major Planning fees received	£490,191		▲	
£151,869	Minor Planning fees received	£218,869			
£672,184	Combined Minor and Major Planning fees	£709,060	£325,000		
88.8% (24 out of 27)	Process all major planning applications 10% better than the national minimum (CP)	100% (32 out of 32)	60%	▲	60%
91.7% (133 out of 145)	Determining "Minor" applications within target deadlines	97% (132 out of 136)	70%	▲	70%
97.7% (216 out of 221)	Determining "Other" applications within target deadlines	98.5% (197 out of 200)	85%	▲	85%
8 years (2109 dwellings)	Supply of available and deliverable housing sites at 1st April (5 year supply)	Available Dec 18			
34,548 sqm 2016/17	Area of new employment floor space built (hectares / square metres)	Available Dec 18			
293 Net	Enable the development of at least 1,000 new residential properties within the district by March 2019 (CP)	Available Q1 18/19	-	-	1000
£257,091 (Cumulative £542,821)	Achieve an increase of £850,000 in additional New Homes Bonus from the government by March 2019 (CP)	£191,202 17/18 £734,023	-	▲	£850,000
7	Deliver 100 new Council properties by March 2019 (CP)	26 YTD (Cumulative 33)	-	▲	100
7	Work with partners to deliver an average of 20 units of affordable homes each year (CP)	54	20	▲	20
0	Introduce alternative uses to 20% of garage sites owned (total 152) by the Council by March 2019 (CP)	14		▲	30 sites
£130,100	Average house price	£136,800	-	▲	-
0	Bring back into use 15 empty properties per year (CP)	6 converted to 28 dwellings	15	-	15
99.4%	% of business rates collected in year	99.1%	98.5%	▲	98.5%

2016/17 Outturn	Description	2017/18 Outturn	17/18 Target	Status	18/19 Target
+£2,673,257 (£26,270,072) (£2,793,434 Cumulative)	Optimise business growth as measured by gross NNDR by £2.5 m by March 2019 (CP) (Baseline £23,476,638 2014/15)	Awaiting Confirmation	-	▲	£2.5m
73% (£404,159.56.)	Percentage of NNDR arrears collected	40.4% (against a target of 65%)	65%	▼	65%
£3,545,547 (+6.5%)	Change in rateable value of commercial property in the district	£1,113,349 (+1.8%)		See note	-
£233,732 income generated	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	£237,364 income generated	£241,747	▼	-
£19,939	Financial performance for the Tangent in line or exceeding budget forecast.	-£9,132 Loss	£19,984 profit	▼	-
£158,143	Financial performance of Pleasley Vale Mills in line or exceeding budget forecast.	£191,130 Profit	£185,112 profit	▲	-
8	Number of Business Growth Fund grants awarded	11	10	▲	-
£64,144	Value of Business Growth Fund grants awarded	£89,894	£100,000	▼	-
3	Number of BNED LEADER grants awarded (scheme total)	7	24	▼	18
€108,606	Value of BNED LEADER grants awarded	£195,385	£500,000	▼	£659,217
0	Apprenticeships started	12	12	▲	10
65	50 businesses supported through Key Account Management by March 2019 (CP)	121	-	▲	50
1.2%	Percentage of district residents aged 18-24 claiming Job Seeker's Allowance	1.1%	-	-	-
0.9%	Percentage of Derbyshire residents aged 18-24 claiming Job Seeker's Allowance	0.8%	-	-	-
1.0%	Percentage of all district residents 16-64 claiming Job Seeker's Allowance	1.0%	-	-	-

Notes:

Change in rateable value of commercial property in the district	This figure cannot now be compared to the baseline figure as at 31/03/15 due to the revaluation that took place from 01/04/17. The two are no longer comparable. If the new baseline at 01/04/17 of £62,415,557 is used the increase is £1,113,349 (+1.8%)
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Exceptions:

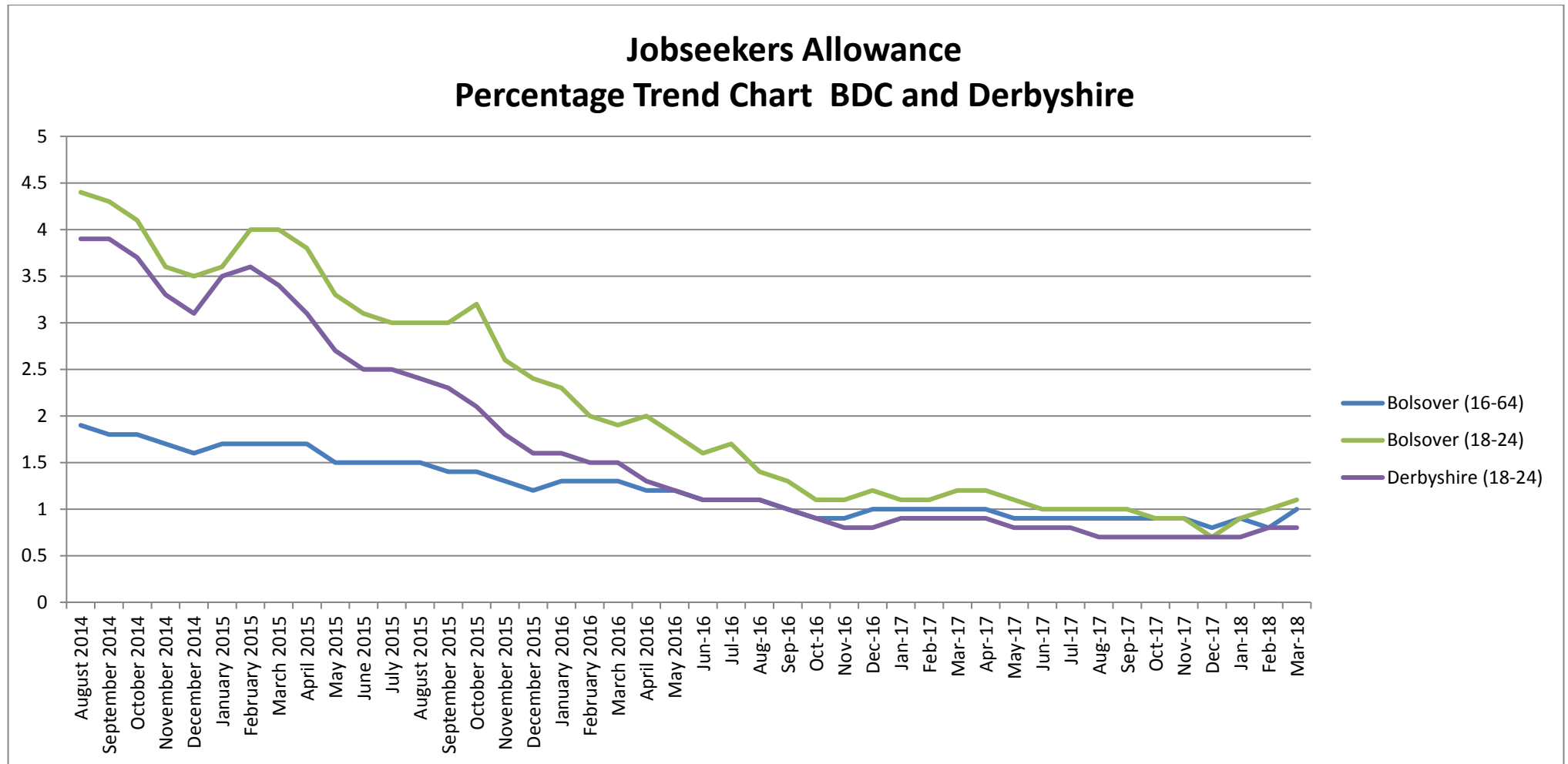
Percentage of NNDR arrears collected	The debit for previous years actually increased during the year by £1.3million due to retrospective changes to rateable values. Therefore, although the actual arrears outstanding at 31/03/17 have only reduced by 40.4%, the total collected for previous years was £1.7m.
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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	On G156 the rental income was £101,195.47 against a budget of £108,247 – this was as a result of Spoilt for Choice vacating the office at the Arc in June last year and DCHS completing the lease in January 2017. This is £4,686.75 per quarter.
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Financial performance for the Tangent in line or exceeding budget forecast.	<p>The electricity expenditure was slightly over forecast (£1940 over), as a result of building works and high level of occupancy.</p> <p>The water bills are not accrued, so the invoice for the period Oct 16 – March 17 was paid out of this financial year, and then WaterPlus / Severn Trent changed the billing from 6 monthly to quarterly, so we have a full financial year of charges for this financial year, in effect paying 18 months of bills within the one financial year (£3396.15 over budget);</p> <p>Due to ongoing disputes with BT for the broadband and telephone charges from the previous financial years 15/16 and 16/17 an accrual had been allowed for circa £5,000, however due to the length of time for the dispute and the final settled invoice, the cost exceeded this accrual (£4,804.79 over budget).</p>
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<p>Value of Business Growth Fund grants awarded</p>	<p>To date, 15.6 jobs have been created and positions filled; this equates to £5768 per job outcome (which compares very favourably with EU LEADER benchmarks of £25000 per job outcome). The Economic Development Team has been working with businesses to stimulate further interest in the fund and a number of pipeline applications are expected in the first period of 2018/19.</p>
<p>Number of BNED LEADER grants awarded (scheme total) Value of BNED LEADER grants awarded</p>	<p>Although 65 jobs was the target at the beginning of the LEADER programme (which coincided with the production of the Corporate Plan) the Rural Payments Agency have noted that due to the economic climate that we can informally work to the job creation rate used by Local Enterprise Partnerships, which is £25,000 per job. Against the approximate £1.1m grant available, the Delivery Plan was revised in 2016/17 to create 40 jobs (although still aiming for as many as possible). This target is still in place.</p> <p>Following the recruitment of two very capable officers we are working to mitigate the delays by offering regular drop in sessions and one-to-one support meetings with applicants held in the two Council offices or local business premises and have also contacted all NNDR-registered businesses and local farm businesses to again promote the fund to eligible organisations. Within a short time we have increased the turnover speed from Expression of Interest to Full Application and the drop-out rate has reduced significantly. It is expected as the Team settles into their new roles and way of working that there will be a considerable increase in approved projects in the next quarterly reporting period.</p>

BDC Job Seeker's Allowance % Trend Chart



BDC Average House Prices (2007 up to April 2018)

