

Bolsover District Council - Growth Summary 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 (April to September 2017) is as follows:

1. Supporting Enterprise: maintaining and growing the business base

- Received 48 business enquiries including 6 Bolsover Business Growth Fund business grant enquiries. For the corporate plan period to date the Economic Development team has engaged with 88 businesses to support business growth.
- Attended the Crossover Advisor Forum (SCR/D2) to share best practice and case studies, and update on programme activity, marketing and management information.
- Delivered two Business Network events attended by local companies and issued e-bulletin news alerts to inform businesses of D2N2/SCR support services and funding opportunities.
- Organised the Bolsover Business Network Digital in Industry network launch event at East Midlands Designer Outlet, South Normanton, attracting 15 attendees from 13 businesses, all senior level directors and managers. Supported by D2N2 and SCR Growth Hubs, speakers from National Fluid Power Centre, Laing O Rourke, Bosch Rexroth, TribePad (SCR Jobs Board) also supported by a range of provider partners on the day.
- BNED LEADER Approach - 10 of the 36 endorsed Expressions of Interest are from Bolsover District, and 3 of the 11 full applications currently in development. The LAG meeting held on 26th September 2017 approved a grant of £37,726.56 to Carlton Woodmill (Creswell), which will create 3 jobs. Visits have been completed to eligible Industrial Estates and Business Parks across the area to share leaflets and have direct conversations and promotional businesses support events with D2N2 were held in Doe Lea in late September. A recruitment process is currently underway to fill the vacant Programme Officer position.

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 Blackwell and Fir Close, Shirebrook now complete. Together with Rogers Avenue, Creswell means that 21 properties have been completed during the corporate plan period. Currently work is progressing on site at Derwent Drive, Tibshelf and Hill Top, Shirebrook. These sites combined will produce 44 properties. Plans are also progressing for the next phase with property design and sites layouts agreed and now seeking planning permission. There is an increased emphasis on providing properties that are in short supply, including 4 bed houses and 3 bed bungalows for families with disabilities.

- Bolsover North - submitted by DCC as a Housing Infrastructure Fund bid as part of a wider HS2 bid at the end of September. Will have feed back from Government by end of this year.
- Bolsover East - submitted to government as a Marginal Viability bid from BDC for accelerating highway infrastructure costs of circa £1.3m with Keepmoat as house builder of 212 units on Mooracre Lane, Bolsover. Will have feedback from government by end of the year.
- Empty homes programme - All owners of the residential empty properties have now been contacted and offered help and support to bring back in to economical use. Those properties that the owner has not responded to have been highlighted and the worse of these properties will be targeted for the first tranche of enforcement action.
- Station Hotel, Creswell - work has begun to convert in to general needs social housing. Work has also begun on converting an empty property in Creswell for general needs accommodation. The six properties in Carr Vale have been completed and all are now tenanted. Creswell Miners Welfare is with the purchaser's legal team to process. This unit will then be converted in to general needs social accommodation.
- Executive has agreed to the purchase of 13 properties (Shirebrook) from Keepmoat as part of the S106 agreement for the site. Housing Strategy are exploring other opportunities on other sites with Keepmoat to purchase further properties on other sites across the district. Rippon homes site (South Normanton) is progressing through the planning process and this will be monitored. A report on this site when/if it comes forward will be produced. Planning applications are up to date with the affordable requirement and sites have been put forward for the Housing Infrastructure Fund bid.
- The next Developers Forum is being held on the 18th October 2017 at the Post Mill South Normanton with a focus on modular build. A development control meeting is being held afterwards by Planning to further engage with landowners and developers.
- Dragonfly (Joint Venture) - Investment and loan secured. Awaiting the outcome from planning on Meadow Lane, South Normanton and Park Lane, Pinxton. Compulsory Purchase Order (CPO) for a section of unregistered land is currently being undertaken on the Rood Lane, Clowne site. A viability assessment is being undertaken on the old Bolsover Depot and a parcel of the Town council's land in Bolsover. Conversations have taken place with the HCA about Dragonfly developing HCA sites on deferred payment terms, if this can be achieved it could open up significant development opportunities within the district. Early indications are that they are be willing to discuss and are comfortable in principle with the idea.
- OPE - A One Public Estate Project is currently being worked up for the Shirebrook, which could see public sector partners within Shirebook work in a more collaborative and integrated way. The vision is to create a holistic customer focused hub which will improve services, enhance community cohesion and enable services to collocate and potentially provide a seamless integrated health and social care pathway through co delivery of services. Partners include, a DCC library, Public Health, Doctors surgery, Pharmacy, Adult Education Centre and community facility.

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

- Coalite - air quality monitoring report produced by Bolsover Land Limited , Enviroment Agency and Public Health England in process of review in order to provide feedback ; D2N2 £5.8m budget for remediation spent on time and within budget. Discussions taking place regarding the next phase of development and a draft design framework has been issued by the landowner, currently with officers as part of consultation.
- Markham Vale - On Plot 14, Ferdinand Bilstein are close to completing the fit-out of their advanced-logistics centre ready to be fully operational within the next few weeks. On Plot 15, Gist have just taken possession of their warehouse and storage facility following construction completion by Derbyshire based GF Tomlinson. Gist have already started their fit out phase and plan to have the 90,760 sq.ft building fully operational early next year.
- Great Bear have also recently taken possession of their 480,000 sq. ft distribution centre on Plot 13 following construction completion by Bowmer and Kirkland - another Derbyshire based building company. This will be the 2nd large building that Great Bear have acquired on Markham Vale.
- Council owned assets - The Tangent phase 2 workshop new build project is underway, the structural frame has been erected and project is on track to complete in December 2017. Marketing information has been produced and the property has been laced with the BB&J, the Council's procured external agent.
- Pleasley Vale security/concierge contract - Work stated on site on 20th September and due to complete mid December 2017, £40k per annum revenue saving will be secured with additional income from letting the former security lodge and from meeting room lettings.

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

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

2016/17 Out-turn	Description	2017/18 Half year position	17/18 Target	Status	18/19 Target
£520,315	Major Planning fees received	£314,163	£325,000	▲	£325,000
£151,869	Minor Planning fees received	£66,440			
£672,184	Combined Minor and Major Planning fees	£380,603			
88.8% (24 out of 27)	Process all major planning applications 10% better than the national minimum (CP)	100% (14 out of 14)	60%	▲	60%
91.7% (133 out of 145)	Determining "Minor" applications within target deadlines	95.3% (62 out of 65)	70%	▲	70%
97.7% (216 out of 221)	Determining "Other" applications within target deadlines	97.3% (112 out of 115)	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)	Figure not available until year end	-	-	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	-	▲	£850,000
7	Deliver 100 new Council properties by March 2019 (CP)	14 YTD (Cumulative 21)	-	▲	100
7	Work with partners to deliver an average of 20 units of affordable homes each year (CP)	14	20	▲	20
0	Introduce alternative uses to 20% of garage sites owned (total 152) by the Council by March	0		▼	30 sites

2016/17 Out-turn	Description	2017/18 Half year position	17/18 Target	Status	18/19 Target
	2019 (CP)				
£130,100	Average house price	£138,143	-	▲	-
0	Bring back into use 15 empty properties per year (CP)	6	15	▼	15
99.4%	% of business rates collected in year	98.5%	98.5%	▲	98.5%
+£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)	£25,221,014. Mid year forecast	-	▲	£2.5m
73% (£404,159.56.)	Percentage of NNDR arrears collected	14% (against a target of 30%)	65%	▼	65%
£3,545,547 (+6.5%)	Change in rateable value of commercial property in the district	£735,040 (1.2%).		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	£124,136	£244,747	▲	£244,747
£19,939	Financial performance for the Tangent in line or exceeding budget forecast.	£12,990 profit	£19,984 profit	▲	£18,653 profit
£158,143	Financial performance of Pleasley Vale Mills in line or exceeding budget forecast.	£123,415 profit	£254,041 profit	▲	£249,951 profit
8	Number of Business Growth Fund grants awarded	9	10	▲	-
£64,144	Value of Business Growth Fund grants awarded	£71,200	£100,000	▲	-

2016/17 Out-turn	Description	2017/18 Half year position	17/18 Target	Status	18/19 Target
3	Number of BNED LEADER grants awarded (scheme total)	4	24	▼	18
€108,606	Value of BNED LEADER grants awarded	€146,333	€680,407	▼	€659,217
0	Apprenticeships started	8 See Note	10	—	10
65	50 businesses supported through Key Account Management by March 2019 (CP)	88	-	▲	50
1.2%	Percentage of district residents aged 18-24 claiming Job Seeker's Allowance	1%	-	▼	-
0.9%	Percentage of Derbyshire residents aged 18-24 claiming Job Seeker's Allowance	0.7%	-	▼	-
1.0%	Percentage of all district residents 16-64 claiming Job Seeker's Allowance	0.9%	-	▼	-

Notes:

Change in rateable value of commercial property in the district	The rateable value at 30/09/17 is £63,150,597. This 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 735,040 (1.2%).
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Apprenticeships started	4 apprentices that are funded through the trainee/apprenticeship programme started in May/June 2017 4 apprentices that are existing staff – started May/September 2017. 2 new apprentices 1 in Finance and 1 in Governance - awaiting start dates (All full time except one at 28hrs per week)
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Exceptions (for those currently not on track to meet 2017/18 targets)

Introduce alternative uses to 20% of garage sites owned (total 152) by the Council by March 2019 (CP)	All sites surveyed during the year some brought forward for BDC development. Some sites identified as future B@Home sites. Detailed report to members in Q3. (Baseline data - 152 sites of which 20% = 30 sites)
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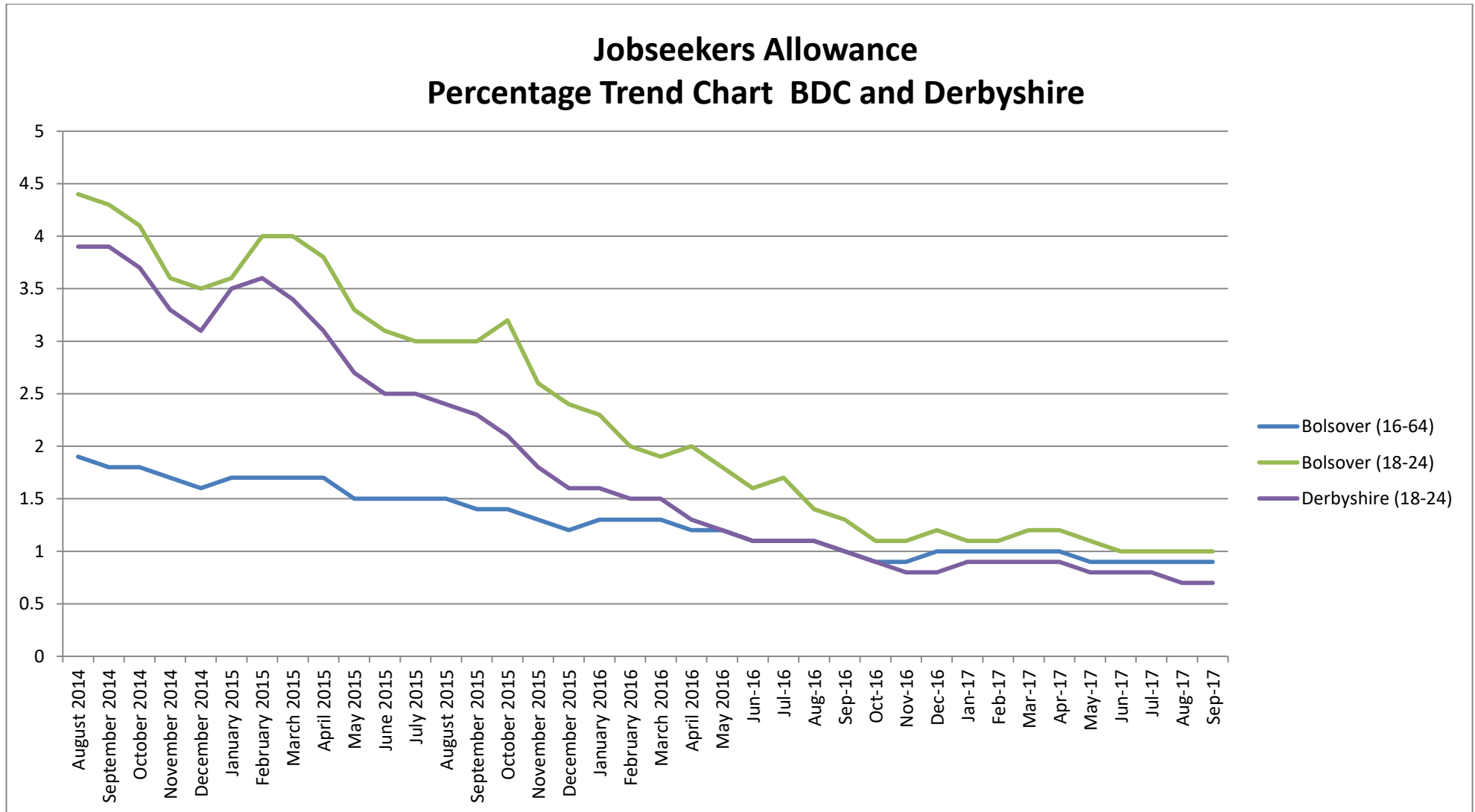
Bring back into use 15 empty properties per year (CP)	<p>Action Housing is a Registered Provider of Social Housing undertaking an empty property scheme on behalf of BDC. This is a collaborative arrangement. Below is a summary of activities that they are currently engaged with:</p> <ul style="list-style-type: none"> • Have now tenanted all 6 properties at Carr Vale with applicants from the local housing register, they are no longer classed as empty. • Have now started work on The Station Hotel in Creswell. This will be converted into 14 (One bed) and 2 (Two bed) flats. Work is expected to be completed in April 2018. • Are in the process of purchasing The Miners Welfare in Creswell which has laid empty for many years. The sale should be going through in October 2017, after this they will start work which will see it converted into 11 (One bed) flats. These will be completed towards the end of 2018. • Are also in the process of negotiating with an owner of an empty property in Carr Vale with the view that this would be converted into 2/3 (One bed) flats. <p>Housing Strategy are progressing the enforcement route for empty properties. This requires a number of factors to be in place e.g. property to be in a certain state of disrepair, charges on the property, no engagement from the owner.</p>
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Percentage of NNDR arrears collected	Lower % reduction due to increase in arrears for last quarter. This is due to revaluations/ new assessments by Valuation Office taking effect prior to 01/04/17. This has increased the charges payable and the arrears. This is outside the control of the Council. Arrears are monitored regularly to ensure that recovery action is in place and payments being received.
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Number of BNED LEADER grants	10 of the 36 endorsed Expressions of Interest are from Bolsover District, and 3 of the 11 full
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awarded (scheme total) and value of grants awarded	applications currently in development. The LAG meeting held on 26th September 2017 approved a grant of £37,726.56 to Carlton Woodmill (Creswell), which will create 3 jobs. Three other projects in North East Derbyshire have been contracted to a total of £108,606, creating 5.5 jobs. Visits have been completed to eligible Industrial Estates and Business Parks across the area to share leaflets and have direct conversations and promotional businesses support events with D2N2 were held in Eckington and Doe Lea in late September. A recruitment process is currently underway to fill the vacant Programme Officer position.
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BDC Job Seeker's Allowance % Trend Chart



BDC Average House Prices (2007 up to September 2017)

