

The Arc  
High Street  
Clowne  
S43 4JY

To: Chair & Members of the Growth Scrutiny  
Committee

Contact: Alison Bluff  
Telephone: 01246 242528  
Email: [alison.bluff@bolsover.gov.uk](mailto:alison.bluff@bolsover.gov.uk)

Tuesday, 7 July 2020

Dear Councillor

**GROWTH SCRUTINY COMMITTEE – WEDNESDAY, 15TH JULY, 2020 AT 10:00 HOURS**

**Urgent Items of Business**

I refer to your recently circulated agenda for the above meeting and now enclose the following urgent items of business which the Chair has consented to being considered at the meeting.

- 1 Empty Property Strategy 2021 – 2024 – Pages 1 - 4
- 2 Housing Strategy 2021-2025 – Pages 1 – 4
- 3 Urgent Notice – Pleasley Vale
- 4 Urgent Notice – Purchase of Employment Land at Shirebrook
- 5 Urgent Notice – Purchase of properties from Rippon Homes at South Normanton

Yours faithfully



Sc



**We speak your language**  
Polish **Mówimy Twoim językiem**  
Slovak **Rozprávame Vaším jazykom**  
Chinese **我们会说你的语言**

If you require this agenda in **large print**  
or another format please call us on **01246 217753**

If you require an adjustment to enable you to participate in or access the meeting please contact the Governance Team at least 72 hours before the meeting starts.

## GROWTH SCRUTINY COMMITTEE

*Wednesday, 15th July, 2020 at 10:00 in the Virtual Meeting and Live Stream*

| Item No. | PART 1 – OPEN ITEMS  | Page No.(s) |
|----------|--|-------------|
| 2.       | <b>Urgent Items of Business</b><br><br>To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4(b) of the Local Government Act 1972.   | 3 - 10      |
| 5.       | <b>List of Key Decisions and items to be considered in private</b><br><br><i>(Members should contact the officer whose name appears on the List of Key Decisions for any further information). <b>NB:</b> If Members wish to discuss an exempt report under this item, the meeting will need to move into exempt business and exclude the public in accordance with the Local Government (Access to Information) Act 1985 and Local Government Act 1972, Part 1, Schedule 12a for that part of the meeting only.</i> | 11 - 13     |

**Bolsover District Council**

**Growth Scrutiny Committee**

**15<sup>th</sup> July 2020**

**Empty Property Strategy 2021 - 2024**

**Report of the Joint Housing Strategy and Growth Manager**

This report is public

**Purpose of the Report**

- To inform Scrutiny of the development of the Empty Property Strategy 2021 - 2024
- To agree to the timeframes and further Scrutiny consultation

**1 Report Details**

- 1.1 The Empty Property Strategy sets out the Council's objectives in relation to bringing empty properties back into use.
- 1.2 The previous Empty Property Strategy was written as a joint document and has expired this year. It has been agreed that this strategy be written solely for Bolsover District Council in line with the Council's visions and aims.
- 1.3 As at November 2019 there were approximately 750 properties that have been empty for more than 6 months in the District. These properties represent a wasted resource and are the main focus of the empty property strategy.
- 1.4 The strategy ties together the three main strands of Empty Property work, i) Advice, ii) Assistance and iii) Enforcement, and presents a framework for co-ordinated work moving forward in the shape of the Empty Property Action Plan. The strategy will also have a key role in helping to secure potential external funding for housing related projects across the district.
- 1.5 The table shows the potential timeframes for the development and implementation of the Strategy, however this may be subject to change at these unprecedented times due to the Covid-19 pandemic.

| <b>Action</b>  | <b>Involvement/Responsibility</b>   | <b>Planned Date and Deadlines</b> |
|--|---|-----------------------------------|
| Collating information and determining Housing Priority/Strategy contents | Portfolio Holder - Housing and Community Safety & Housing Strategy/<br>Councillors/Environmental Health Teams/Housing Strategy Team | July to August 2020               |

| Action  | Involvement/Responsibility  | Planned Date and Deadlines                            |
|---|---|---|
| Development/writing of the Draft Strategy                     | Housing Strategy Team working closely with Portfolio Holder - Housing and Community Safety/Housing Strategy | September to October 2020                             |
| Scrutiny consultation   | Housing Strategy Team   | 21st October  |
| Final draft consultation                                      | Stakeholder/partner/public /internal  | 1st November – 21st November 2020                     |
| Consultation analysis and strategy amendments where necessary | Housing Strategy Team   | 21 <sup>st</sup> November – 14 <sup>th</sup> December |
| Scrutiny after any final amendments (if required)             | Housing Strategy Team   | 16 <sup>th</sup> December 2020                        |
| SAMT  | Housing Strategy Team   | 18 <sup>th</sup> December 2020                        |
| Executive Report and Papers to Governance                     | Housing Strategy Team   | 6th January 2021                                      |
| Executive Pre Meeting   | Portfolio Holder - Housing and Community Safety/ Housing Strategy   | 13 <sup>th</sup> January 2021                         |
| Executive Meeting   | Portfolio Holder - Housing and Community Safety/ Housing Strategy   | 25th January 2021                                     |
| If Agreed – Implementation date – Circulate and publicise     | Housing Strategy Team   | 1 <sup>st</sup> February 2021                         |

## **2 Conclusions and Reasons for Recommendation**

- 2.1 The previous Empty Property Strategy is due to expire in 2020, therefore this needs replacing.
- 2.2 This will enable the Council to implement a raft of measures to reduce the number of long term empty properties resulting in additional housing units, additional New Homes Bonus and greater community sustainability which contribute to the delivery of the Council's Growth Strategy

## **3 Consultation and Equality Impact**

- 3.1 Consultation will be carried out at various stages throughout the development process with internal and external organisations, including public, private and voluntary sectors.
- 3.2 An Equality Impact Assessment will be completed to ensure compliance with the Equality Act 2010 and the protected characteristics.

#### **4 Alternative Options and Reasons for Rejection**

- 4.1 Not implementing the Joint Empty Property Strategy will seriously impact upon the Councils ability to reduce the number of long term empty properties within the districts and their ability to deal effectively with the problems associated with them.
- 4.2 A key element of the Empty Property Officer's work is the development and implication of an Empty Property Strategy to co-ordinate all streams of empty property work.

#### **5 Implications**

##### **5.1 Finance and Risk Implications**

- 5.1.1 There are no risk implications.
- 5.1.2 Reducing the number of empty properties will help to increase the Council's New Homes Bonus allocation (whilst this is still in place) and will also increase Council Tax income, particularly on properties that were previously derelict.

##### **5.2 Legal Implications including Data Protection**

- 5.2.1 The Strategy will have due regard to local and national policy and be compliant with legislation, including data protection laws.

##### **5.3 Human Resources Implications**

- 5.3.1 Existing employees will develop the Strategy, therefore there are no Human Resources implications.

#### **6 Recommendations**

- 6.1 To agree to the timeframes and further Scrutiny consultation.

#### **7 Decision Information**

|  |     |
|--|-----|
| <b>Is the decision a Key Decision?</b><br>A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:<br><br><i>BDC: Revenue - £75,000</i> <input type="checkbox"/><br><i>Capital - £150,000</i> <input type="checkbox"/><br><i>NEDDC: Revenue - £100,000</i> <input type="checkbox"/><br><i>Capital - £250,000</i> <input type="checkbox"/><br><input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i> | No  |
| <b>Is the decision subject to Call-In?</b><br>(Only Key Decisions are subject to Call-In)  | No  |
| <b>Has the relevant Portfolio Holder been informed</b>   | Yes |

|   |     |
|---|-----|
| <b>District Wards Affected</b>                                | All |
| <b>Links to Corporate Plan priorities or Policy Framework</b> | All |

**8 Document Information**

| <b>Appendix No</b>   | <b>Title</b>          |
|--|-----------------------|
|  |                       |
| <b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers) |                       |
|  |                       |
| <b>Report Author</b>   | <b>Contact Number</b> |
| Thomas Evans   | 01246 217834          |

Report Reference –

**Bolsover District Council**

**Growth Scrutiny Committee**

**15<sup>th</sup> July 2020**

**Housing Strategy 2021-2025**

**Report of the Joint Housing Strategy and Growth Manager**

This report is public

**Purpose of the Report**

- To inform Scrutiny of the development of the Housing Strategy 2021 - 2025
- To agree to the timeframes and further Scrutiny consultation

**1 Report Details**

- 1.1 The Housing Strategy sets out the Council's strategic framework to meet the district's housing and housing related support needs.
- 1.2 The previous Housing Strategy was a joint document with Economic Development, whilst the two departments work closely together it has been agreed that the strategies should now be written as two separate documents.
- 1.3 The Council's vision for housing will steer the Strategy and focus on the Council's key priorities whilst having due regard to local and national policy.
- 1.4 The Strategy forms a plan on how the Council will work with partners in the public, private and voluntary sectors to enable housing growth across all sectors, and the quality and range of housing to meet the resident's needs of the district, including housing and support for the most vulnerable.
- 1.5 The strategy will also have a key role in helping to secure potential external funding for housing related projects across the district.
- 1.6 The table shows the potential timeframes for the development and implementation of the Strategy, however this may be subject to change at these unprecedented times due to the Covid-19 pandemic.

| Action   | Involvement/Responsibility   | Planned Date and Deadlines |
|--|--|----------------------------|
| Collating information and determining Housing Priority/Strategy contents | Portfolio Holder - Housing and Community Safety & Housing Strategy/<br>Councillors/ Housing Teams/Environmental Health | July to August 2020        |

| Action  | Involvement/Responsibility  | Planned Date and Deadlines                            |
|---|---|---|
|   | Teams/Housing Strategy Team   |   |
| Development/writing of the Draft Strategy                     | Housing Strategy Team working closely with Portfolio Holder - Housing and Community Safety/Housing Strategy | September to October 2020                             |
| Scrutiny consultation   | Housing Strategy Team   | 21st October  |
| Final draft consultation                                      | Stakeholder/partner/public /internal  | 1st November – 21st November 2020                     |
| Consultation analysis and strategy amendments where necessary | Housing Strategy Team   | 21 <sup>st</sup> November – 14 <sup>th</sup> December |
| Scrutiny after any final amendments (if required)             | Housing Strategy Team   | 16 <sup>th</sup> December 2020                        |
| SAMT  | Housing Strategy Team   | 18 <sup>th</sup> December 2020                        |
| Executive Report and Papers to Governance                     | Housing Strategy Team   | 6th January 2021                                      |
| Executive Pre Meeting   | Portfolio Holder - Housing and Community Safety/ Housing Strategy   | 13 <sup>th</sup> January 2021                         |
| Executive Meeting   | Portfolio Holder - Housing and Community Safety/ Housing Strategy   | 25th January 2021                                     |
| If Agreed – Implementation date – Circulate and publicise     | Housing Strategy Team   | 1 <sup>st</sup> February 2021                         |

## **2 Conclusions and Reasons for Recommendation**

- 2.1 The previous Economic Development and Housing Strategy is due to expire in 2020, therefore this needs replacing.
- 2.2 The new Strategy will focus on the Council's current Housing and housing related priorities and obligations and put a plan in place for the next four years.
- 2.3 The Strategy will help to secure external funding where possible.

## **3 Consultation and Equality Impact**

- 3.1 Consultation will be carried out at various stages throughout the development process with internal and external organisations, including public, private and voluntary sectors.

3.2 An Equality Impact Assessment will be completed to ensure compliance with the Equality Act 2010 and the protected characteristics.

#### **4 Alternative Options and Reasons for Rejection**

4.1 The alternative option is to not have a Housing Strategy, however this was rejected as the Strategy will set out a clear housing plan, which will be a key driver for Housing growth in the district.

#### **5 Implications**

##### **5.1 Finance and Risk Implications**

5.1.1 There are no risk implications.

##### **5.2 Legal Implications including Data Protection**

5.2.1 The Strategy will have due regard to local and national policy and be compliant with legislation, including data protection laws.

##### **5.3 Human Resources Implications**

5.3.1 Existing employees will develop the Strategy, therefore there is no Human Resources implications.

#### **6 Recommendations**

6.1 To agree to the timeframes and further Scrutiny consultation.

#### **7 Decision Information**

|   |     |
|---|-----|
| <p><b>Is the decision a Key Decision?</b><br/> A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:<br/> <i>BDC: Revenue - £75,000</i> <input type="checkbox"/><br/> <i>Capital - £150,000</i> <input type="checkbox"/><br/> <i>NEDDC: Revenue - £100,000</i> <input type="checkbox"/><br/> <i>Capital - £250,000</i> <input type="checkbox"/><br/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p> | No  |
| <p><b>Is the decision subject to Call-In?</b><br/> (Only Key Decisions are subject to Call-In)</p>  | No  |
| <p><b>Has the relevant Portfolio Holder been informed</b></p>   | Yes |
| <p><b>District Wards Affected</b></p>   | All |
| <p><b>Links to Corporate Plan priorities or Policy Framework</b></p>  | All |

8 **Document Information**

| Appendix No  | Title                                 |
|--|---------------------------------------|
|  |                                       |
| <b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers) |                                       |
|  |                                       |
| Report Author  | Contact Number                        |
| Diane Parker   | 01246 217292 /<br>Mobile: 07980701119 |

Report Reference –

**Executive**

**Monday, 27th July 2020**

**The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012**

Notice is hereby given in accordance with Regulation 5 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 that the following exempt report is intended to be considered in private at the above Meeting of Executive. This was not included the List Of Key Decisions And Items To Be Considered In Private which was issued on 26<sup>th</sup> June 2020.

**Re-Imagining Pleasley Vale**

*To secure funding for pre-planning technical work on the proposals to redevelop Pleasley Vale.*

Compliance with the requirement to give 28 clear days' notice in accordance with the above Regulation is impracticable as the matter is urgent and cannot reasonably be deferred.

**Reason for urgency:** The feasibility of these proposals needs to be understood and a delay on commissioning these studies would have put the Council behind the timelines agreed with the agents in terms of guaranteeing their continued support with this project at no charge to the Council.

This report is exempt and it is proposed that it be considered in private to avoid the disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended by the Local Government (Access to information)(Variation) Order 2006).

The Chair of the Growth Scrutiny Committee has been informed of the decision to be taken in respect of the exempt report and has consented to consideration of the report being held in private at the above meeting of Executive.

A handwritten signature in black ink that reads 'Sarah Sternberg'.

Sarah Sternberg  
Solicitor to the Council & Monitoring Officer

10<sup>th</sup> July 2020

**Executive**

**Monday, 27th July 2020**

**The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012**

Notice is hereby given in accordance with Regulations 5 and 10 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 that the following key decision to be made in private at the above Meeting of Executive. This was not included the List Of Key Decisions And Items To Be Considered In Private which was issued on 26<sup>th</sup> June 2020.

**Purchase of employment land at Shirebrook**

Compliance with the requirement to give 28 clear days' notice in accordance with the above Regulations is impracticable as the matter is urgent and cannot reasonably be deferred.

**Reason for urgency:** This is urgent because there is a commercial opportunity arisen from the availability of this land but the current owner requires certainty by the end of the month to proceed with the sale to the Council as opposed to an interested third party.

This report is exempt and it is proposed that it be considered in private to avoid the disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended by the Local Government (Access to information)(Variation) Order 2006).

The Chair of the Growth Scrutiny Committee has been informed of the key decision to be taken in respect of the exempt report and has consented to consideration of the report being held in private at the above meeting of Executive.



Sarah Sternberg  
Solicitor to the Council & Monitoring Officer

10<sup>th</sup> July 2020

**Executive**

**Monday, 27th July 2020**

**The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012**

Notice is hereby given in accordance with Regulations 5 and 10 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 that the following key decision to be made in private at the above Meeting of Executive. This was not included the List Of Key Decisions And Items To Be Considered In Private which was issued on 26<sup>th</sup> June 2020.

**Purchase of Section 106 Properties from Rippon Homes off Ball Hill  
– South Normanton**

To recommend the purchase of 3 properties for rent within the HRA.

Compliance with the requirement to give 28 clear days' notice in accordance with the above Regulations is impracticable as the matter is urgent and cannot reasonably be deferred.

**Reason for urgency:** A timely decision is required to inform Rippon homes that the Council wish to buy the properties; waiting until September would be a risk that the purchase would not go ahead. Also the legal process cannot be commenced until authority from Executive is granted to buy the properties.

This report is exempt and it is proposed that it be considered in private to avoid the disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended by the Local Government (Access to information)(Variation) Order 2006).

The Chair of the Growth Scrutiny Committee has been informed of the key decision to be taken in respect of the exempt report and has consented to consideration of the report being held in private at the above meeting of Executive.



Sarah Sternberg  
Solicitor to the Council & Monitoring Officer

10<sup>th</sup> July 2020