



The Arc
High Street
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To: Chair & Members of the Executive

Friday, 12 March 2021

Contact: Amy Bryan
Telephone: 01246 242529
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Dear Councillor

EXECUTIVE

You are hereby summoned to attend a meeting of the Executive of the Bolsover District Council to be held as a Virtual Meeting on Monday, 22nd March, 2021 at 10:00 hours.

Members will be sent the details on how to access the Virtual Meeting by email.

Virtual Attendance

I have provided all Members with advice that all meetings must be held virtually during the National Lockdown. The Council Chamber will not be available for Members to attend the meeting physically during this time. Should you decide to disregard this advice and potentially be in breach of the law, you will be deemed to have accepted the risk assessments listed for the Arc.

The Governance and ICT teams supporting the meeting will be working remotely, and can provide assistance to you for joining virtually.



Bolsover
District Council

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.

Risk Assessment Disclaimer

The following risk assessments are available on the Modern.Gov App library:

- Covid-19 ARC RTW RA001
- Working in Offices At The Arc During Covid-19 Pandemic Guidance – ARC – SSW001
- Meetings – EM001 - Committee and Council Meetings during the Covid-19 pandemic

Register of Members' Interests - Members are reminded that a Member must within 28 days of becoming aware of any changes to their Disclosable Pecuniary Interests provide written notification to the Authority's Monitoring Officer.

You will find the contents of the agenda itemised from page 3 onwards.

Yours faithfully

A handwritten signature in black ink that reads "Sarah Sheuberg". The signature is written in a cursive style with a large, looped 'S' at the beginning and a long, sweeping tail that extends to the right.

Solicitor to the Council & Monitoring Officer

EXECUTIVE AGENDA

Monday, 22nd March, 2021 at 10:00 hours taking place as a Virtual Meeting

Item No.	PART 1 – OPEN ITEMS	Page No.(s)
1.	Apologies For Absence	
2.	Urgent Items of Business	
	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.	Declarations of Interest	
	Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of:	
	a) any business on the agenda	
	b) any urgent additional items to be considered	
	c) any matters arising out of those items	
	and if appropriate, withdraw from the meeting at the relevant time.	
4.	Minutes	5 - 13
	To consider the minutes of the last meeting held on 22 February 2021.	
	<u>MATTERS REFERRED FROM SCRUTINY</u>	
	None	
	<u>BUDGET & POLICY FRAMEWORK ITEMS</u>	
5.	Growth Strategy	14 - 40
	<u>NON KEY DECISIONS</u>	
6.	Tourism Strategy	41 - 103
7.	Housing Strategy 2021-2024	104 - 149
8.	Empty Property Strategy 2021-2024	150 - 174
9.	Adoption of the Holy Trinity Churchyard Shirebrook	175 - 177

KEY DECISIONS

- | | | |
|------------|---|------------------|
| 10. | Ministry for Housing, Communities and Local Government
Community Champions Funding Award | 178 - 191 |
| 11. | Provision of Asbestos Surveying and Sampling Services | 192 - 194 |
| 12. | Exclusion of the public | |

To move:-

“That under Section 100(A)(4) of the Local Government Act 1972 (as amended), the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in the stated Part 1 of Schedule 12A of the Act and it is not in the public interest for that to be revealed.” [The category of exempt information is stated after each item].

PART 2 - EXEMPT ITEMS

NON KEY DECISIONS

- | | | |
|------------|--|------------------|
| 13. | Management of Corporate Debt - Write-off of Outstanding
Amounts | 195 - 200 |
| | (Paragraphs 1 and 3) | |
| 14. | Purchase of Development Land | 201 - 204 |
| | (Paragraph 3) | |

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Minutes of a meeting of the Executive of the Bolsover District Council held as a Virtual Meeting on Monday, 22 February 2021 at 10:00 hours.

PRESENT:-

Members:-

Councillor Steve Fritchley in the Chair

Councillors Duncan McGregor (Vice-Chair), Nick Clarke, Mary Dooley, Clive Moesby, Sandra Peake, Liz Smyth and Deborah Watson.

Officers:- Lee Hickin (Director of Corporate Resources & Head of Paid Service), Karen Hanson (Director of Environment and Enforcement), Grant Galloway (Director of Development), Sarah Sternberg (Solicitor to the Council & Monitoring Officer), Theresa Fletcher (Head of Finance and Resources & Section 151 Officer), Chris Fridlington (Assistant Director of Development), Matt Broughton (Head of Organisation & Transformation), Ian Barber (Head of Property Services & Housing Repairs), Kath Drury (Information, Engagement and Performance Manager), Sarah Kay (Planning Manager – Development Control), Nicola Calver (Governance Manager), Ann Bedford (Customer Standards and Complaints Officer), and Amy Bryan (Senior Governance Officer).

Also in attendance at the meeting was Councillor Tricia Cough.

EX76-20/21 APOLOGIES FOR ABSENCE

There were no apologies for absence.

EX77-20/21 URGENT ITEMS OF BUSINESS

The Leader reported that Executive would receive an update regarding residential recycling collections as a matter of urgency. This update would take place in exempt session under Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972.

EX78-20/21 DECLARATIONS OF INTEREST

Members were requested to declare the existence and nature of any disclosable pecuniary interests and/or other interests, not already on their register of interests, in any item on the agenda and withdraw from the meeting at the appropriate time.

Councillors Steve Fritchley and Sandra Peake declared other interests in respect of Agenda Item 9 – Local Development Order to Facilitate and Enable Regeneration of Shirebrook Market Place as they were both Members of Shirebrook Town Council. Councillors Fritchley and Peake did not participate in the discussion or the vote on this item.

Councillor Liz Smyth, declared a Disclosable Pecuniary Interest in respect of Agenda Item 13 – Update on Discretionary Grants: Additional Restriction Grant and Local

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Restrictions Support Grant. Councillor Smyth did not participate in the discussion or the vote on this item.

EX79-20/21 MINUTES

Moved by Councillor Steve Fritchley and seconded by Councillor Duncan McGregor

RESOLVED - that the minutes of a meeting of the Executive held on 25th January 2021 be approved as a true and correct record.

NON KEY DECISIONS

EX80-20/21 CUSTOMER SERVICE STANDARDS AND COMPLIMENTS, COMMENTS AND COMPLAINTS REPORT 2020/21 - APRIL TO SEPTEMBER 2020

Executive considered a report of the Portfolio Holder – Corporate Governance which provided information on the Council's performance in relation to its customer services standards for the period 1st April 2020 to 30th September 2020. The report provided a detailed breakdown of key customer services standards by quarterly period, together with the target and the cumulative performance for each standard.

Moved by Councillor Duncan McGregor and seconded by Councillor Liz Smyth

RESOLVED - That the overall performance on compliments/comments and complaints and customer service standards, particularly in the light of the constraints officers have been working with during the Covid-19 arrangements, be noted.

REASON FOR DECISION:

The update report was to keep Members informed of volumes and trends regarding customer service standards and compliments, comments, complaints and to maintain and improve upon Customer Service targets.

OTHER OPTIONS CONSIDERED:

Not applicable to this report as it was to keep Elected Members informed rather than to aid decision making.

(Director of Corporate Resources)

EX81-20/21 COUNCIL TARGETS TO DELIVER THE AMBITION 2020-2024 PERFORMANCE UPDATE - OCTOBER TO DECEMBER 2020

Executive considered the report of the Portfolio Holder – Corporate Governance which reported on the quarter 3 outturns for the Council Ambition 2020-2024 targets.

Out of the 31 targets, 23 (74%) were on track, 4 (13%) had been affected by Covid-19, 2 (6%) had been achieved and 2 (6%) were overdue.

Details of each target and the related performance, together with actions taken to address any delays, were appended to the report.

Moved by Councillor Duncan McGregor and seconded by Councillor Liz Smyth

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RESOLVED – That progress and outturns against the Council Ambition 2020-2024 targets be noted.

REASON FOR DECISION:

This was an information report to keep Members informed of progress against the Council Ambition targets, noting achievements and any areas of concern.

OTHER OPTIONS CONSIDERED:

Not application to this report as it provided an overview of performance against agreed targets.

(Director of Corporate Resources)

EX82-20/21 CLIMATE CHANGE UPDATE AND RENEWABLE ENERGY TARIFF

Executive considered the report of the Portfolio Holder – Carbon Reduction Efficiencies which provided an update on the steps taken to achieve the Council's climate change ambitions. The report also sought approval to purchase electricity from certified renewable sources from April 2021.

The Council had adopted a Carbon Reduction Plan in 2018, which set out the Council's ambition to both reduce its own carbon footprint, along with leading the community to do the same. The report summarised the progress to date on the Council's own climate change objectives and estimated that CO₂ emission savings were in excess of 661 tonnes per annum.

The report also set out a proposal for the Council to further reduce its emissions and to demonstrate demand for renewable energy, by committing to purchasing electricity from a certified renewable energy tariff in the future. This would reduce the Council's carbon emissions by a further estimated 741 tonnes per annum, which was greater than the whole corporate target of a 750 tonne reduction over a period of three years.

Moved by Councillor Nick Clarke and seconded by Councillor Mary Dooley

RESOLVED – that the:

- 1) update on Climate Change actions be noted;
- 2) procurement of renewable electricity in future years, as outlined in the report, be agreed.

REASON FOR DECISION:

In order to further reduce emissions and to demonstrate demand for renewable energy. The decision to purchase renewable electricity would reduce the Council's carbon emissions by a further estimated 741 tonnes per annum, which was a greater reduction than the whole corporate target of a 750 tonne reduction over a period of 3 years.

OTHER OPTIONS CONSIDERED:

The Council could have chosen not to increase the unit cost of energy and simply chosen the cheapest tariff. This was discounted due to the significant carbon emission savings that would be made from the recommended action.

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The Council could also have chosen to purchase a renewable gas tariff too. The reasons why this was not recommended at this time were set out in the report.

(Director of Environment and Enforcement)

EX83-20/21 APPOINTMENT OF QUANTITY SURVEYOR AND PROJECT MANAGEMENT FOR SAFE & WARM UPGRADES

Executive considered the report of Portfolio Holder – Housing which sought approval for the awarding of a contract for Quantity Surveying and Project Management for Safe & Warm upgrades to Jubilee Court and Valley View.

The Safe & Warm upgrade works included renewing a communal heating system, conversion of bathing facilities to wet rooms, conversion of some bedsit flats to a 1-bedroom layout, improvements to fire protection including an entire new sprinkler system, and an extension at one location.

Seventeen Quantity Surveying practices had submitted valid bids and they had all been evaluated. It was recommended that the contract be awarded to CJ Consillium Ltd.

Moved by Councillor Sandra Peake and seconded by Councillor Mary Dooley

RESOLVED – that

- 1) the contract for Quantity Surveying and Project Management Services be awarded to CJ Consillium Ltd.
- 2) progress on the contract be reported through the Housing Stock Group as part of Safe & Warm Projects.

REASON FOR DECISION:

To award a contract for Quantity Surveying and Project Management for the Safe & Warm upgrade works to Jubilee Court and Valley View.

OTHER OPTIONS CONSIDERED:

This contract could have been awarded using an existing framework. This was rejected due to the current national situation and it was deemed that the Council would benefit from more competitive tenders, both in terms of numbers applying and fee levels.

(Director of Development)

EX84-20/21 LOCAL DEVELOPMENT ORDER TO FACILITATE AND ENABLE REGENERATION OF SHIREBROOK MARKET PLACE

Executive considered the report of the Portfolio Holder – Corporate Governance which sought approval for a Local Development Order (LDO) to redevelop Shirebrook Market Place.

The report set out that the LDO would support the existing investment being made in the Town Centre by the shop repairs scheme by removing red tape. The LDO would also create an 'in principle' permission which would help to facilitate and enable the

EXECUTIVE

regeneration of Shirebrook Market Place.

The report stated that the LDO had been subject to a formal consultation for a 28 day period. One letter had been received which supported the proposals for regeneration of the Market Place with the exception of any water features.

Moved by Councillor Duncan McGregor and seconded by Councillor Mary Dooley

RESOLVED –

- 1) that the Local Development Order be put in place to facilitate and enable the regeneration of Shirebrook Market Place.
- 2) the reason for the Local Development Order was to support the significant investment being made in improving the environmental quality of the Market Place in Shirebrook and to accelerate delivery of regeneration schemes should funding arise by
 - (i) streamlining the planning process for the regeneration works
 - (ii) ensuring a consistent high quality of design was achieved that provided a long-lasting legacy that would benefit the local community, improve the character and appearance of the Market Place and improve the local economy.
- 3) the Local Development Order grants planning permission for improvements and additions to the Market Place within the area shown on red on the plan set out in the report, including:
 - hard and soft landscaping works, including planting, planters, re-surfacing, and water features
 - street furniture, including seating, bus stops, bins, cycle racks, information boards, bollards, and street safety measures
 - small buildings for community uses including toilet blocks, changing rooms, and information points
 - public art
 - play equipmentsubject to the following conditions:
 - prior approval for the proposed works must be obtained from the Local Planning Authority prior to the commencement of any development
- 4) That the Order shall take effect following approval by the Executive
- 5) That delegated authority be granted to the Planning Manager (Development Control) to grant and/or grant delegated powers to officers in the Planning Service to grant prior approval for subsequent applications made under this LDO.

REASON FOR DECISION:

The Local Development Order would support the existing investment being made in the Town Centre by the shop front repairs scheme by removing red tape, granting planning permission for the regeneration works listed, and avoid the need for individuals to gain

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planning permission. The LDO would be an effective tool to make the planning process easier, thereby encouraging participation in the regeneration of the Market Place.

OTHER OPTIONS CONSIDERED:

A do nothing option was rejected because there was an identified need to promote and encourage the regeneration of Shirebrook Market Place and consensus to move from 'master planning' to delivery. A do more option was rejected because of the cost and delay incurred attempting to agree detailed designs and delivery options with a range of stakeholders.

(Director of Development)

EX85-20/21 EXCLUSION OF THE PUBLIC

Moved by Councillor Steve Fritchley and seconded by Councillor Duncan McGregor

RESOLVED that under Section 100(A)(4) of the Local Government Act 1972 (as amended), the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in the stated Part 1 of Schedule 12A of the Act and it is not in the public interest for that to be revealed. [The category of exempt information is stated after each Minute].

PART 2 - EXEMPT ITEMS

KEY DECISIONS

EX86-20/21 BOLSOVER HOMES SCHEME AT SANDY LANE/THORPE AVE, WHITWELL

Executive considered a report of the Portfolio Holder – Housing which sought approval to enter into a contract to deliver the Sandy lane/Thorpe Avenue Scheme through the existing Bolsover Homes Framework.

The scheme for Sandy Lane/Thorpe Avenue, Whitwell, was to demolish 10 non-traditional 2-bedroom bungalows and 2 underused garage sites and replace these with six 2-bedroom houses and fifteen 2-bedroom bungalows, totalling 21 properties.

The report stated that one of the Council's ambitions was to build 150 new social housing homes by March 2024. If approved, this scheme would deliver 21 new homes, bringing the total number of properties approved and/or delivered to 37.

Moved by Councillor Sandra Peake and seconded by Councillor Clive Moesby.

RESOLVED – that

- 1) an expenditure budget to deliver the Sandy Lane and Thorpe Avenue social housing building scheme, as outlined in the report, be approved;

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- 2) the recommendation to enter into a contract for the development of a further 21 properties in Whitwell, as outlined in the report, be supported.

REASON FOR DECISION:

To deliver the Council's target of building a minimum of 150 new Council properties by March 2024.

OTHER OPTIONS CONSIDERED:

To not go ahead with the scheme but this would not work towards achieving the Council's agreed ambition of building 150 social housing properties.

(Director of Development)

(Paragraph 3)

EX87-20/21 THE DIRECT AWARD THROUGH THE EEM FRAMEWORK FOR EXTERNAL WALL INSULATION WORKS

Executive considered a report of the Portfolio Holder – Housing which sought approval for the award of a contract for the installation of External Wall Insulation (EWI) to 82 Council properties.

It had been identified that the Council had a number of dwellings which would qualify for Green Homes Grant Local Authority Delivery Phase 1B. This scheme aimed to raise the energy efficiency of low-income and low Energy Performance Certified (EPC) rated homes.

It was proposed that a direct award to deliver this work be made through the Efficiency East Midlands (EEM) framework to Sustainable Building Services (SBS). There was an urgent need to appoint an installer due to the short time scales to spend the grant funding by September 2021 and the growing shortage of accredited installers.

Moved by Councillor Sandra Peake and seconded by Councillor Mary Dooley
RESOLVED – that

- 1) the External Wall Insulation Contract be awarded directly to Sustainable Building Services through the Efficiency East Midlands Framework.
- 2) progress on the contract be reported through the Housing Stock Group.

REASON FOR DECISION:

It was recommended to directly award the contract to guarantee to deliver the scheme and secure the funding support.

OTHER OPTIONS CONSIDERED:

A full competitive tender carried out by the Council or a mini competition within the Framework. This was rejected because of the extremely tight timescales to complete the works and the necessity to secure a certified and competent contractor.

(Director of Development)

EXECUTIVE

(Paragraph 3)

EX88-20/21 UPDATE ON DISCRETIONARY GRANTS: ADDITIONAL RESTRICTION GRANT AND LOCAL RESTRICTIONS SUPPORT GRANT

Executive considered a report of the Deputy Leader which provided an update on the allocation of funding from the current round of discretionary grant funding.

The report set out information regarding the allocation of Additional Restrictions Grants using the original criteria, the Local Restrictions Support Grant (Open) and the Additional Restrictions Grant using the second criteria.

Moved by Councillor Duncan McGregor and seconded by Councillor Sandra Peake
RESOLVED – that

- 1) the awards and commitments, as listed in the report, made on the basis of the priorities and criteria set out in this report for the Additional Restrictions Grant under both the original and second criteria, be endorsed.
- 2) it be noted that it was not intended to close either of the Additional Restrictions Grant Schemes to new applications yet because the Council had received a ‘top up’ of discretionary grant funding of £715,636 in January 2021.
- 3) a continuation of the existing eligibility criteria and award levels for both the Additional Restrictions Grant schemes under the original and second criteria to ensure both previous and future applicants for discretionary grant funding will be treated equitably, be endorsed.
- 4) payment of the following be endorsed:
 - i. a fourth tranche of awards under the second criteria for the Additional Restrictions Grant; and
 - ii. a second award for businesses in receipt of an award under the original criteria for the Additional Restrictions Grant:

if sufficient funding remains in the relevant funding pots following the Easter Bank Holiday weekend

or officers will pro-rata a final payment after Easter if there is insufficient funding for a full award of a second grant under the original criteria or fourth tranche of awards under the second criteria for the Additional Restrictions Grant but the Council retains over £200,000 in available funding.

REASON FOR DECISION:

These awards and pending commitments have been and will continue to be vital in terms of the support they offer local businesses regardless of whether they operate from premises with a rateable value or from anywhere else in the District.

OTHER OPTIONS CONSIDERED:

The option to do nothing with the Additional Restrictions Grant cannot be countenanced

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by the Council. The options to do more are limited by the amount of funding available to the Council.

(Director of Development)

(Paragraph 3)

EX89-20/21 UPDATE ON HOUSEHOLD RECYCLING COLLECTIONS

Executive received an update regarding the collection of household recycling following a decision that had been made under emergency powers. It was reported that the Council had taken over the collection of burgundy bins after the contractor had gone into administration. It was reported that residents should not see any change to their collections as the staff had been transferred and the vehicles previously used by the contractor had been secured by the Council to ensure the service continued uninterrupted.

RESOLVED – that the delegated decision made under emergency powers be noted.

(Director of Environment and Enforcement)

(Paragraph 3)

The meeting concluded at 11:04 hours.

Bolsover District Council

Executive

22 March 2021

Growth Strategy

Report of the Portfolio Holder for Economic Development

This report is public

Purpose of the Report

- To seek adoption of the draft Growth Strategy and accompanying Action Plan.

1 Report Details

- 1.1 This working draft of Bolsover District Council's Growth Strategy and the associated Action Plan are attached to this report as Appendix 1 and Appendix 2.

Ambition

- 1.2 The two documents focus on how the Development Directorate will prioritise its own work and its work with internal and external partners to achieve the Council's ambition:

To become a dynamic, self-sufficient and flexible Council that delivers excellent services, whilst adapting to local aspirations and acting as the economic and environmental driver for Bolsover District.

Priorities

- 1.3 To maintain focus on achieving the Council's ambition, the Strategy and accompanying Action Plan are both organised around the Council's economic priorities:
- i. Making the best use of our assets;
 - ii. Ensuring financial sustainability and increasing revenue streams;
 - iii. Unlocking Development Potential: unlocking the capacity of major employment sites;
 - iv. Enabling Housing Growth: increasing the supply, quality and range of housing to meet the needs of the growing population and support economic growth;
 - v. Working with partners to support enterprise, innovation, jobs and skills; and

- vi. Promoting the District and working with partners to increase tourism

Building Back Better

- 1.4 The Strategy is also aligned with a shared ambition to ‘build back better’ and support cleaner and more inclusive growth following recovery from the pandemic. Therefore, this Strategy also takes into account the Council’s priorities for its customers and the environment including:
- Reducing our carbon footprint whilst supporting and encouraging residents and businesses to do the same;
 - Enhancing biodiversity and developing attractive neighbourhoods that residents feel proud of and take responsibility for;
 - Actively engaging with partners to benefit our communities;
 - Promoting equality and diversity and supporting vulnerable and disadvantaged people;
 - Providing good quality council housing where people choose to live; and
 - Improving health, wellbeing and increasing participation in sport and leisure activities
- 1.5 Alongside meeting the Council’s ambitions and its priorities, the Strategy and the Action Plan will help officers meet the following corporate targets:
- | | |
|--------|---|
| ECO.02 | Optimise business growth (as measured by gross Business Rates) by £2m by March 2023. |
| ECO.03 | Working with partners to bring forward employment and development opportunities at Coalite and Clowne Garden Village strategic sites by 2023. |
| ECO.05 | Annually review housing delivery in the district and facilitate delivery to meet the annual target of 272 new homes |
| ECO.07 | Deliver 150 new homes through the Bolsover Homes Programme by March 2024 |
| ECO.10 | Working with partners to grow the visitor economy, the number of tourists and the amount of tourism spending in the District by 2023. |
- 1.6 In addition, the actions set out in this Strategy have already contributed to generating income in excess of £1.5million the Council would not have normally achieved.
- 1.7 The actions set out in Action Plan are projected to earn an additional £10million of additional income for the Council if they were all to be successfully achieved.

2 Conclusions and Reasons for Recommendation

- 2.1 In conclusion, the Growth Strategy and the actions set out in the accompanying Action Plan will support enterprise, innovation, jobs and skills and makes the best use of our assets whilst supporting clean and inclusive economic growth.
- 2.2 Therefore, adoption of the Growth Strategy by the Council will help to achieve the Council's ambitions and its priorities and various activities in the accompanying Action Plan will continue to generate additional income for the Council over time.
- 2.3 In these respects, the Growth Strategy is designed to help the Council move towards self-sufficiency in uncertain times so it can continue to deliver the services the people who live and work in the District need in the future.
- 2.4 It is therefore recommended that the Growth Strategy and accompanying Action Plan are adopted by the Council.
- 2.5 However, the Strategy has been presented as a "working draft" because many of the actions are current and the Strategy and Action Plan need to be flexible to allow the Council to take emerging opportunities and to adapt to new challenges promptly.
- 2.6 Therefore, it is also recommended that authority is delegated to officers to make changes to the Growth Strategy and accompanying Action Plan in liaison with the Portfolio Holder for Economic Development as required and to complete the final design and layout of the Strategy document prior to publication.

3 Consultation and Equality Impact

- 3.1 No formal public consultation has been undertaken on the Strategy or Action Plan but both have been considered by Growth Scrutiny Committee.
- 3.2 However, a number of projects in the Action Plan have been discussed with various key stakeholders and other interested parties and many of these projects will have been subject of public consultation or will need to be consulted on as they go forward.

4 Alternative Options and Reasons for Rejection

- 4.1 There is not a 'do less' or 'do nothing' option in this case because the adoption of a growth strategy is a corporate target and required to achieved the Councils ambitions.

5 Implications

5.1 Finance and Risk Implications

- 5.1.1 There are no direct costs attached to adopting this Strategy but further revenue and capital expenditure may be required to achieve a number of objectives in the associated Action Plan.
- 5.1.2 There are also no direct costs attached to adopting this Strategy but the activities set out in the associated Action Plan will need to be subject to their own individual risk assessments and cost benefit analysis.

5.2 Legal Implications including Data Protection

- 5.2.1 There are no legal implications around adopting the Growth Strategy and accompanying Action Plan. The work streams set out in Action Plan will need to be carried out in compliance within the relevant legal framework.
- 5.2.2 Similarly, there are no data protection issues around publishing the Growth Strategy and accompanying Action Plan but the associated actions will need to be carried out in compliance with the GDPR and with regard to the Council's privacy statements.

5.3 Human Resources Implications

- 5.3.1 Adoption of the Strategy does not give rise to any specific human resources implications but the speed of delivery of a number of projects will be dependent on officer capacity.

6 Recommendations

- 6.1 It is recommended that
- the Growth Strategy and associated Action Plan are adopted by the Council;
 - officers are granted delegated authority to amend the final appearance and layout for the Growth Strategy in liaison with the Portfolio Holder for Economic Development prior to publication; and
 - officers are authorised to make amendments to the Strategy and Action Plan in liaison with the Portfolio Holder for Economic Development as appropriate or required.

7 Decision Information

Is the decision a Key Decision? 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: <i>BDC: Revenue - £75,000 <input type="checkbox"/></i> <i>Capital - £150,000 <input type="checkbox"/></i> <i>NEDDC: Revenue - £100,000 <input type="checkbox"/></i> <i>Capital - £250,000 <input type="checkbox"/></i> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
Has the relevant Portfolio Holder been informed	Yes
District Wards Affected	All

Links to Corporate Plan priorities or Policy Framework	All
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8 Document Information

Appendix No	Title
1	Growth Strategy
2	Action Plan
Background Papers (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)	
nil	
Report Author	Contact Number
Chris Fridlington	Ext 2354

The Council's Ambition

This working draft of Bolsover District Council's Growth Strategy focusses on how the Development Directorate will prioritise its own work and its work with internal and external partners to achieve the Council's ambition:

To become a dynamic, self-sufficient and flexible Council that delivers excellent services, whilst adapting to local aspirations and acting as the economic and environmental driver for Bolsover District

Priorities

To maintain focus on achieving the Council's ambition the strategy is organised around the Council's economic priorities:

1. Making the best use of our assets;
2. Ensuring financial sustainability and increasing revenue streams;
3. Unlocking Development Potential: unlocking the capacity of major employment sites;
4. Enabling Housing Growth: increasing the supply, quality and range of housing to meet the needs of the growing population and support economic growth;
5. Working with partners to support enterprise, innovation, jobs and skills; and
6. Promoting the District and working with partners to increase tourism

Building Back Better

This strategy also aligns with a shared ambition to 'build back better' and support cleaner and more inclusive growth following recovery from the pandemic. Therefore, this strategy also takes into account the Council's priorities for its customers and the environment including:

- Reducing our carbon footprint whilst supporting and encouraging residents and businesses to do the same;
- Enhancing biodiversity and developing attractive neighbourhoods that residents feel proud of and take responsibility for;
- Actively engaging with partners to benefit our communities;
- Promoting equality and diversity and supporting vulnerable and disadvantaged people;

- Providing good quality council housing where people choose to live; and
- Improving health, wellbeing and increasing participation in sport and leisure activities

Outputs

The actions set out in this strategy will support enterprise, innovation, jobs and skills and makes the best use of our assets whilst supporting clean and inclusive economic growth.

The actions set out in this strategy have already contributed to generating income in excess of £1.5million the Council would not have normally achieved.

The actions set out in this strategy are projected to earn an additional £million of additional income for the Council if they were all to be successfully achieved.

The actions set out in this strategy are projected to earn an additional £million of additional income per annum for the Council if they were all to be successfully achieved

Council Plan Targets

The adoption of this Business Growth Strategy will achieve ECO.01 - Deliver a Business Growth Strategy by March 2021 that will support enterprise, innovation, jobs and skills and makes the best use of our assets.

The actions set out in this strategy are intended to achieve the following corporate targets:

ECO.02 - Optimise business growth (as measured by gross Business Rates) by £2m by March 2023.

ECO.03 - Working with partners to bring forward employment and development opportunities at Coalite and Clowne Garden Village strategic sites by 2023.

ECO.05 - Annually review housing delivery in the district and facilitate delivery to meet the annual target of 272 new homes

ECO.07 - Deliver 150 new homes through the Bolsover Homes Programme by March 2024

ECO.10 - Working with partners to grow the visitor economy, the number of tourists and the amount of tourism spending in the District by 2023.

1. Making the best use of our assets

Amongst other things, making best use of our assets can help us to

- generate additional revenue for the Council;
- drive the local economy by creating jobs and business opportunities; and
- facilitate partnership working to support enterprise, innovation, jobs and skills.

The key assets we could use to achieve these objectives include:

- Pleasley Vale Mills;
- The Tangent;
- Land off Portland Road, Shirebrook;
- Oxcroft House; and
- Under-utilised garage sites and other surplus Council-owned land.

Pleasley Vale Mills

The Council-owned mill buildings are used for a mixture of commercial uses and continue to be popular with tenants. However, income generated from these mills would not cover the long-term maintenance costs of the buildings.

Therefore, it is necessary to consider how this site can be prevented from becoming an expensive liability in the future and this seems most likely to be achieved by comprehensive redevelopment of the mill buildings.

What have we achieved to date?

We are currently going through procurement to commission hydraulic modelling of the site. This work will allow us to understand what scale of development would be possible at Pleasley Mills with regard to flood risk.

We are also updating the stand-alone website for the Pleasley Vale Mills to ensure that we are maximising income generation from the existing business centre by more effectively marketing vacant units.

The Tangent

The Tangent is a Council-owned business hub, giving small and medium sized businesses the opportunity to work in a professional business environment. The Tangent has already been expanded and there is scope to increase the amount of available floor space on Land off Portland Road, Shirebrook.

However, whilst industrial space remains in high demand, the pandemic has suppressed demand for physical office space.

What have we achieved to date?

We are currently costing up sub-dividing under-utilised office space at The Tangent to provide covid-secure work pods to support businesses that need desk space rather than a full office.

We are also updating the stand-alone website for The Tangent to ensure that we are maximising income generation by more effectively marketing vacant units.

In addition, we are working on identifying what type of units on Land off Portland Road would best meet market demand.

Land off Portland Drive, Shirebrook

The Council recently purchased 0.5 hectares of commercial land located off Portland Drive, Shirebrook. This land is allocated for employment use and it is intended to develop commercial units on this site.

What have we achieved to date?

We have started work on identifying what type of units on Land off Portland Road would best meet market demand and it is likely there would be significant demand for small lock up units with a single roller shutter door.

The next steps include identifying the costs for a building accommodating these types of units and then to determine whether this type of development would be viable.

Oxcroft House

This is a Council-owned building off Oxcroft Lane in Bolsover that is adjacent to Morrison's on the former Sherwood Lodge site. It has been marketed without success for a number of years.

What have we achieved to date?

We have refreshed the marketing for this building but separately, we have entered into discussions with an interested party. A valuation taking into account the costs of bring the building back into a reasonable state of repair is being prepared to move this on.

Surplus Council-owned Land

The Council is not land-rich but it does own a variety of un-used and under-utilised sites that are surplus to requirements and could be better used. The majority of this land has been used for HRA purposes.

What have we achieved to date?

All the HRA sites that have been earmarked for disposal have been assessed for their development potential and those that could accommodate residential development are now going to auction accompanied by a planning brief or 'deemed consent' for custom and self-build.

Two of these sites have now been sold generating income for the Council of just under £200,000. If all the sites achieve a similar value, the sale of these sites will generate income in the region of £1,000,000 for the Council.

We are now going through the process of looking at Council-owned land to identify potential sites for Bolsover Homes and/or Dragonfly, which should result in additional sites being ear marked for disposal.

2. Ensuring financial sustainability and increasing revenue streams

Ensuring financial sustainability is one of the key issues facing local authorities following a decade of austerity and the lack of certainty beyond the current financial year. These issues are exacerbated by the yet unknown impacts of Brexit and the ongoing impacts of the current pandemic.

Therefore, the Council needs to increase revenue streams to safeguard jobs and maintain the service we provide to visitors, our partner organisations, and the people who live and work in Bolsover District.

The following projects have significant potential to generate income for the Council either through increasing our own 'tax base' or through working with others to generate revenue streams.

- Pinxton Station and Maid Marion Line
- Shirebrook Crematorium
- Shirebrook Growth Corridor

Pinxton Station and Maid Marion Line

The Maid Marian Line is an existing freight-only line that connects the Robin Hood Line to the West of Pinxton and Erewash Valley Line to the East of Pinxton. If this line were to be re-opened to passenger trains, it could improve connectivity between the District, Nottingham and the proposed HS2 East Midlands Hub at Toton if the former train station at Selston were to be reinstated.

This additional connectivity could provide a boost to the local economy in its own right. However, a new road connection from the A38 or the M1 would be required to unlock any additional development potential in the local area and generate significant additional income for the Council.

What have we achieved to date?

The Department for Transport has recently granted funding of £50,000 to Ashfield District Council to fund a further feasibility study of re-opening the Maid Marion Line to passenger trains and re-instating a station in Selston.

This gives the District a fresh opportunity to make the case for a station at Pinxton because the railway is on the administrative boundary between Ashfield and Bolsover Districts and the former station in Selston has been converted into a restaurant.

In addition, a link from the M1 through land in Ashfield District would seem much easier to achieve than a link to the A38 through land in Bolsover District and provision of this link would provide the additional benefit of reducing pressure on J.28.

Shirebrook Crematorium

The Town Council own land adjacent to the cemetery and proposals for a crematorium on this land have been under consideration for some time noting the continued success of the crematorium at Brimington operated by this Council in partnership with North East Derbyshire and Chesterfield.

What have we achieved to date?

A feasibility study has been commissioned and the study concluded that a crematorium on this site could be viable. The next steps include commissioning a survey of the funeral directors working in the local area to determine whether there will be sufficient market demand to deliver a sustainable revenue stream based on the income projections in the feasibility study.

Shirebrook Growth Corridor

This is a major project based on the provision of a new road connecting J.29 of the M1 to Shirebrook. The new road would bypass Glapwell and New Houghton, improve connectivity from the M1 to Shirebrook and unlock a significant amount of development in this part of the District.

What have we achieved to date?

The County Council have now provided us with the high-level costs for the road. It is important to understand this figure to be able to work out a cost-benefit ratio that would underpin any bid for funding.

We are also in ongoing discussions with Homes England seeking to negotiate funding towards a feasibility study, which would also be required to support any bid for funding.

In the meantime, work is being carried out on land availability to provide a realistic and credible picture of what benefits could be achieved if the new road were to be provided.

From an initial review of the information from the 'call for sites' for the new Local Plan, we can identify enough available land to provide an additional 2,000 new homes.

3. Unlocking Development Potential:

Whereas the Shirebrook Growth Corridor has the potential to unlock development potential over time, the recently adopted Bolsover District Local Plan identifies three strategic sites that could accommodate major employment uses in the near future:

- Clowne Garden Village
- Former Coalite Site; and
- Whitwell Tip

Unlocking the capacity of these major employment sites would be the most obvious way of encouraging new industries to enter the District because of their connectivity with the strategic road network and the amount of available land on each of these sites.

Clowne Garden Village

The masterplan for Clowne Garden Village includes 24 hectares of employment land and this land will come forward before the build out of most of the 1800 houses approved on this site.

The commercial uses will come first to provide the cash-flow necessary to kick start delivery of housing at scale on the wider site.

What have we achieved to date?

The Council has resolved to grant outline planning permission for the development proposals subject to completion of a s.106 legal agreement and subsequently, a workable design solution for highway improvements at the Treble Bob roundabout has been agreed with the County Council and Highways England.

We are now working on resurrecting the previously successful funding bid for these highway improvements with Homes England because they are required to unlock the development potential of the site.

Former Coalite Site

This site straddles the border between North East Derbyshire and Bolsover District and there is development potential for a range of commercial units with a cumulative floor area of just under 100,000m² on the part of the site within Bolsover.

What have we achieved to date?

The Council has granted reserved matters approval for buildings on all the plots in Bolsover District (plots 4-8) and helped the developer obtain c.£8,000,000 of funding to help pay for the remediation of the site, which should be completed in March-April 2021.

An independent study has also been commissioned that concludes this site could be viable for a range of Industrial 4.0 type uses and/or technology campus and there are continuing discussions with the developer around potential end-users.

However, the developer will continue to retain the final say on when and how to bring this site forward unless and until the Council has some 'skin in the game'.

Whitwell Tip

The Council has resolved to grant outline planning permission for Whitwell subject to completion of a s.106 legal agreement. The masterplan for redevelopment of the site includes c.6ha of employment land.

What have we achieved to date?

The development proposals were recently short-listed for funding from D2N2 with particular weight given to the potential for geo-thermal energy on this site. However, the funding opportunity was foregone because the site could not be guaranteed to be brought forward by the March 2022 deadline.

Further work is required on this bid to get the site back onto D2N2's pipeline for future funding and there is a potential partnership/investment opportunity for the Council linked to this funding bid which could involve bringing forward the employment land.

4. Enabling Housing Growth:

Clowne Garden Village and Whitwell Tip along with Bolsover North should provide the bulk of planned for housing growth within the District over the next ten to fifteen years. Cumulatively, these sites could provide over 3,000 new homes.

Therefore, work continues on promoting these sites for housing (alongside their potential for commercial developments) through the production of pitch books,

working up funding bids and engaging with key stakeholders including the developers, D2N2 and Homes England.

Beyond these strategic sites in the Local Plan, the Council has the opportunity to have a direct influence on housing delivery in the District through Bolsover Homes and Dragonfly to increase the supply, quality and range of housing to meet the needs of the growing population and support economic growth.

Bolsover Homes

Bolsover Homes follows the success of the B@Homes programme, which delivered over 100 affordable homes. The ambition for Bolsover Homes is delivery of 400 affordable homes over the next four years and this will generate significant additional income for the Council over time.

What have we achieved to date?

Work has already commenced on the Whitwell Cluster and further sites have been identified for the next tranche of delivery. These sites are currently in the design process prior to submission of formal planning applications.

To date, the Council has used its own land for its home building programmes but it could consider whether there are opportunities to invest in stalled sites to accelerate delivery of its own programme and unlock the development potential of the wider site. This type of approach would also accelerate income generation.

Dragonfly Developments

This company is a joint venture between the Council and Woodheads Limited, which delivers a contemporary housing product for the private market. This company has the potential to create a sustained income stream for the Council.

What have we achieved to date?

The Meadow View development of ten homes has now sold out generating a capital receipt for the Council, which can be used to finance future capital schemes. Income from interest paid on the loan has also been received which is a benefit to the revenue accounts of the Council. Four other sites are being actively worked on prior to formal planning submissions and additional sites are being identified through the current review of land in Council ownership.

As with Bolsover Homes, the Council could consider whether there are opportunities to invest in privately owned sites to accelerate delivery of market housing through Dragonfly, which could then support accelerated delivery of its affordable housing programme and/or accelerate income generation.

5. Working with partners to support enterprise, innovation, jobs and skills

Partnership working is at the heart of the Council's ambition to be the economic and environmental driver for Bolsover District. Partnership working is also at the heart of the projects already described in this strategy document as well as the following range of projects that are intended to support enterprise, innovation, jobs and skills:

- Business Support
- Business Engagement
- Institute of Technology
- Kick Start
- MMC
- Social Value Index
- Town Centres

Business Support

The pandemic has meant that much of the work around business support over the past twelve months has been dominated by administering discretionary grant funding.

However, to ensure the long-term resilience of many of our businesses we need to encourage businesses to adopt modern technology, including improving their digital skills and connectivity, adopt new ways of working, or diversify their existing business models.

In addition, it is recognised that businesses based in Bolsover do not necessarily access their fair share of support from the wider range of organisations that provide support, training and funding at District, County and/or regional level.

What have we achieved to date?

We are working with the partnership team to actively promote the Bolsover Growth Fund, which offers grants of £2,000 - £10,000 to support business growth and a grant of up to £500 for start-up businesses.

We are working with the partnership team to launch the Economic Loan Fund, which will allow the Council to issue loans of up to £10,000 to local businesses as a 'lender of last resort', where necessary.

We are working to ensure that start-ups in Bolsover District will benefit from the DCC scheme allocating £800,000 and additional support from the business rate retention scheme for start-ups across the County.

We are working to create better links with the East Midlands Chambers, the Growth Hub and Derbyshire Economic Partnership to ensure businesses in

Bolsover District are better able to access training and support from these organisations.

Business Engagement

Following the first national lockdown, we have seen our relationships with businesses become stronger and our engagement and contacts with business have significantly increased.

This broader 'customer base' provides us with additional opportunities to promote and encourage businesses to grow through better engagement with this Council and partner organisations.

What have we achieved to date?

We are working on a draft business engagement strategy and this should be ready to go out for consultation by no later than the end of March 2021.

We have started work on creating an integrated CRM database that will allow us to manage our enquiries from and contacts with local businesses much more effectively.

It is also intended that this database will collect our own information on market demand for commercial units within the District, which can then better inform our planning when considering future commercial developments.

Institute of Technology

The proposals for an Institute of Technology centre on the potential for a new-build college delivering T-levels within the District. This building could form an anchor for an innovation centre / technology park on the former Coalite site for example.

This type of facility would help to address the issues around the absence of further and higher education within the District and help to address the well-documented skills gap that affects the employability of many local residents and the ability of the District to attract new industries.

What have we achieved to date?

A working group has been formed involving a range of stakeholders including Nottingham Trent University, Chesterfield College, Vision West Notts, North East Derbyshire and Nottingham College. This group is actively working on a future funding bid to either D2N2 and/or the Department for Education.

Additional work has been completed around employer engagement to identify what skills are needed to keep pace with Industry 4.0 and advances in AI and other forms of technology. The proposed skills audit will supplement this work.

Kick Start

This scheme is part-funded by the Government who are funding 25 hours per week at national minimum age for a 6-month placement for job seekers at risk of long-term unemployment.

Internally, there is scope for placements in a number of service areas and potential pathways into apprenticeships with the Council.

What have we achieved to date?

We have worked up a support package that would add significant value to the skills gained in the work place through a six-month placement. We are looking to make another call for expressions of interest by the end of January 2021.

Modern Methods of Construction

The Council is currently working with Woodheads on an appropriate design for a range of modular construction homes with the aim of accelerating housing delivery within the District.

What have we achieved to date?

Following a funding bid to D2N2, proposals for a test-bed for proto-type modular construction homes have been included on D2N2's pipeline for future funding. A suitable site has been identified for the test bed and we are looking at whether this site can be granted 'permission in principle' to ensure this project is 'shovel ready' when funding becomes available.

Social Value Index

Indexing Social Value is a way of putting a value (including cash value) on socio-economic benefits of a development by providing local employment opportunities and/or use of the local supply chain for example.

This type of indexing is becoming increasingly important as securing public funding will increasingly be dependent on evidence that development proposals support 'inclusive growth'. Indexing Social Value can also be a means of promoting local businesses and local spend through procurement processes.

What have we achieved to date?

Work has started on guidance notes and the adoption of an appropriate method of calculating social value.

Town Centres

Re-opening high streets safely has been a major priority for economic recovery following the first national lockdown. This work remains relevant now we have entered into a third national lockdown and includes recruitment of covid information officers to provide on the ground support for local businesses.

Alongside these activities, there are a number of ongoing projects aimed at promoting and encouraging the future vitality and viability of our main town centres and local centres across the District.

This is important because local shops are at the heart of local communities and have played an invaluable role many times during the pandemic. In addition, maintaining a healthy high street offer can support the visitor economy, provide jobs and drive economic growth.

Therefore, the future of our town centres and local high streets warrants particular attention and remains a focus of much partnership working.

What have we achieved to date?

A relatively large number of businesses have signed up to the shopappy website following our active promotion of the County Council-sponsored offer of free membership. This website hosts virtual High Streets and allows businesses to offer internet shopping and click and collect.

The Shirebrook Shutter Artwork project has been completed and we continue to help businesses in Shirebrook access the shop fronts grant, which is helping to improve the environmental quality of the Market Square.

Consultation has been carried out on granting 'permission in principle' for further re-development of the Market Square in Shirebrook and further work is continuing on a funding bid to support these proposals.

In addition, we are pursuing funding opportunities to introduce wi-fi to the District's main town centres, we have progressed work on identifying vacant premises and bringing them back into use and we are in discussions with various stakeholders about introducing a market on Mill Street in Clowne and town centre improvements in South Normanton.

6. Promoting the District and working with partners to increase tourism

In a single year prior to the pandemic, tourism generated around £139,000,000 of expenditure within the local economy. This input could have been even bigger if more visitors had stayed overnight within the District.

Therefore, a main theme running through the draft tourism strategy is around promoting the District and working with partners not just to encourage more visitors to the District but also generate more overnight stays.

Although it is true to say the pandemic has thoroughly disrupted the visitor economy, it has also demonstrated the popularity of staycations and the amount of pent up demand for travel and tourism that has been severely restricted throughout much of the year.

Therefore, the work completed on the draft tourism strategy remains relevant and will support the growth of the local visitor economy when current restrictions are relaxed.

What have we achieved to date?

The draft tourism has been out for consultation and has been revised to include more work on accessibility. The revised strategy will be out for a final round of consultation by no later than the end of February 2021.

Alongside the tourism strategy, a cycling infrastructure strategy has been produced and this is currently out for consultation. This piece of work is aligned with the walkable communities work and audit of green spaces that we are carrying out to form the basis of an 'active' holiday offer. In the present times, this work would also allow the District to market its tourism offer as a 'covid-safe' holiday offer.

In addition, this work will support our proposals to create locally distinctive walking and cycling routes that we can publish online in a similar manner to many other organisations who use this material to promote their tourism and leisure offers to a wider audience.

This work should also benefit our local communities by improving public open space and providing more opportunities for leisure, active travel and a healthier lifestyle.

7. Building Back Better

The previous actions set out a range of projects that have been designed to individually and collectively allow us to:

- Actively engage with partners to benefit our communities;
- Promote equality and diversity and where practicable: support vulnerable and disadvantaged people;
- Provide good quality council housing where people choose to live;
- Develop attractive neighbourhoods that residents feel proud of and take responsibility for; and
- Improve health, wellbeing and increase participation in sport and leisure activities

The following projects show our commitment to enhancing biodiversity and reducing our carbon footprint whilst supporting and encouraging residents and businesses to do the same:

- Community Woodlands;
- Electric Charging Points;
- Geothermal Energy; and
- Nature Recovery Network.

Community Woodlands

This project reflects the Council's ambition to plant as many as 1,000,000 trees across the District.

What have we achieved to date?

A funding bid for £280,000 has been submitted to Woodland Trust and a formal announcement is pending. However, the indications are that this bid has been successful.

Electric Charging Points

This project was initiated to take advantage of a funding from OZEV (the Office for Zero-Emission Vehicles) to allow us to install electric vehicle charging points in three Council-owned car parks.

What have we achieved to date?

Although two of the three schemes were eventually ruled out by site constraints, funding has been approved for four double charging points, which will be installed in the Middle Street car park in Bolsover by March 2021.

A further funding bid has been submitted with partners to initiate a feasibility study around providing more rapid chargers within Bolsover. This project would be aligned with promoting and encouraging visitors to the District alongside our commitment to reducing our carbon footprint whilst supporting and encouraging residents and businesses to do the same.

Geothermal Energy

There are significant opportunities across the District to utilise mine-water to produce energy savings especially where geothermal energy can be utilised within large residential and commercial development proposals.

What have we achieved to date?

We are intending to partner with Welbeck Estates to commission the Coal Authority to provide two feasibility studies relating to the use of geothermal energy at Creswell and Whitwell Tip.

Nature Recovery Network

The first step in the development of this work will be an audit of the areas of importance for biodiversity in the District and their condition. The resulting biodiversity strategy will map the most valuable existing habitat for nature, and include specific proposals for creating or improving habitats and increasing biodiversity, including where improvements to connectivity would be useful to wildlife.

What have we achieved to date?

We are currently in discussions with both the Derbyshire Wildlife Trust and the Woodland Trust regarding scope of project, potential match funding and officer recruitment. We have already secured funding for a temporary post to support this work.

draft

Growth Strategy: Action Plan					March 2021
Making the best use of our assets	Description	Ambition	Recent Actions	Next Steps	Target Date
Garage Sites Amelia/Roger/Sarah	Work on identifying development potential of sites earmarked for disposal.	Generate income of £1,000,000 through sales of surplus land	2 sites sold this year. Offer of outright purchase of six sites, heads of terms to be agreed.	Planning briefs drawn up for next tranche of sites to go out to auction from April 2021.	September 2021
Land on Portland Drive, Shirebrook Natalie/Sally/Catherine	Land parcel designated for employment uses bought by the Council in 2020	Identify and complete a design and build project on the land– i.e. Tangent 3	Market research determined strong demand / unmet need for small roller shutter / lock up style units.	Design and cost up appropriate building and assess viability.	March 2022
Oxcroft House Natalie/Sally	Long term vacant premises adjacent new Morrisons in Bolsover.	Bring building back into income generating use.	Negotiation with potential end user gone cold.	Revisit marketing strategy. Commission energy efficiency audit and complete basis repairs.	June 2021
Pleasley Vale Natalie	Redevelopment of mill buildings and improved visitor attraction / leisure facilities.	Planning permission obtained for redevelopment of the site	Work on specifications for site-specific hydraulic model resulting from flood risk constraints identified on site.	RFQ for hydro modelling and further work on viability.	March 2024
Increasing Revenue Streams	Description	Ambition	Recent Actions	Next Steps	Target Date
Re-opening of Maid Marion Line Natalie	Proposals to convert existing freight line to passenger line.	Reopen line and reinstate station close to the site of the former Selston Station.	Joined partnership working on procurement of Statement of Business Case part funded by £50,000 grant received by Ashfield DC.	Identify land ownership and scope out potential designs and CPO	Review June 2021
Shirebrook Crematorium Paul McGrath / Helen Jenkins	Proposals for new build crematorium on Town Council land adjacent to cemetery in Shirebrook.	Create a new source of income	Feasibility study favourable and survey of Funeral Directors commissioned.	Checks on availability of mains services and scoping out layout of building, parking and access subject to survey results.	Review end of March 2021
Shirebrook Growth Corridor Natalie/Chris/Chris McKinney	Identifying opportunities for growth / improving connectivity across the District	Delivery of new road link between J.29 and Shirebrook Delivery of 2000 new homes and 30 hectares of employment land	Opportunity Mapping completed Homes England engaged on working up potential cost benefits ratio.	Creation of Project Control Board with DCC Identify land ownership and preferred route(s) for new road(s).	Review end of June 2021

Unlocking Development Potential	Description	Ambition	Recent Actions	Next Steps	Target Date
Former Coalite Site Chris	Strategic site in Local Plan	Delivery of c.49ha of employment land	Clearing final discharge of conditions applications to confirm site fully remediated.	Highway improvements begin April 2021 Continued dialogue with owner/developer re potential end-uses and end-users.	Review end of June 2021
Clowne Garden Village Chris/Sarah/Chris McKinney	Strategic site in Local Plan	Delivery of c.1500 houses and c.16ha of employment land	Established Homes England interest in site. Re-engaged with DCC re preferred design of highway improvements.	Creation of Project Control Board with DCC Meeting between developer, officers and Homes England	Review end of June 2021
Whitwell Colliery Chris/ Chris McKinney	Strategic site in Local Plan	Delivery of 400 houses and c.6 ha of employment land	Established Homes England interest in site. Commissioned geo-thermal energy study	Follow up interest from potential end user in employment land.	. Review end of March 2021
Enabling Housing Growth	Description	Ambition	Recent Actions	Next Steps	Target Date
Bolsover Homes Ian Barber	Programme of social rented house building.	Deliver 400 new homes over the next four years.	Start made on Whitwell Cluster	Delivery of next phase of Whitwell Cluster.	March 2024
Development Co. Chris	Joint venture to allow for greater Council control over purchase and renovation of empty properties.	To bring long-term empty residential and commercial properties back into use.	Vacant buildings survey undertaken for town centres.	Adoption of empty properties strategy. Formulate formal proposal.	Review end of June 2021
Dragonfly Ian Barber	Joint venture between the Council and Woodheads Limited.	Delivery of a contemporary housing product for the private market.	The Meadow View development of ten homes has now sold out generating a profit for the Council.	Four other sites are being actively worked on prior to formal planning submissions and additional sites are being identified through the current review of land in Council ownership	Review end of June 2021
Housing Market Assessment Chris/Chris McKinney	Report to assist potential funders / developers / investors better understand the District's housing market.	Creation of a bespoke analysis that informs a suite of pitch books to attract inward investment.	Agreement made with Homes England re content and scope of work.	Homes England to commission work.	Review end of June 2021
Local Authority Mortgage Scheme Chris	Use of Council powers to provide guarantee for mortgages requiring higher deposits.	To assist first time buyers to get on housing ladder. To attract additional funding from Homes England. To attract housing developers wishing / required to deliver first homes product.	Agreement 'in principle' made with Homes England, Ministry for Housing and Keepmoat to pilot First Homes product at Shirebrook.	Require finance to scope out feasibility.	Review end of June 2021

Working with Partners	Description	Ambition	Recent Actions	Next Steps	Target Date
Business Support EDU/Partnerships	Range of financial support made available to businesses within the District.	Allocate full allowance of Business Growth Fund = £200,000 Allocate full allowance of Economic Loan Fund = £150,000 Communicate DCC 'start-up' offer and ensure Bolsover gets fair share of support and total grant = £800,000 county-wide Distribute all Discretionary Grant Funding = £2.3million Allocate all of Shirebrook Shop Fronts Grant = £800,000	Economic Loan Fund launched First Quarter of 2021 dominated by discretionary grant funding with over £1.5million distributed to more than 200 businesses.	Revisit and revitalise communications on BGF, ELF and 'start up' grant. Continue to promote and implement Shirebrook Shop Fronts programme. Complete Discretionary Grant Funding.	Review end of June 2021
Business Engagement Lisa/Paul McGrath	Work related to building on our communication and engagement with local businesses.	To adopt and implement a meaningful business engagement strategy.	Work has been completed on a draft strategy but this work has sparked wider interest amongst several key partners within the District.	Further consultation with key stakeholders	June 2021
Institute of Technology Chris/Laura K	College delivering T-levels	Commission a design and build project that becomes an anchor for innovation centre / technology park within the District	Partnership working with DCC, NTU, Vision West Notts, NED, Nottingham College with focus on employee engagement	Explore opportunities offered by Wilmott Dixon who offer specialist support from concept to delivery.	Review end of June 2021
Kick Start Laura K/Lisa	6 month funded placements for job seekers between 16 and 24 and at long-term risk of unemployment.	Offer a minimum of 6 placements with prospects of a career pathway into full time employment.	Support package for placements developed Additional presentation given to service area managers (BDC&NED)	Awaiting receipt of expressions of interest. Send job descriptions / person specifications to DWP for verification and advertisement.	Review end of June 2021
MMC Ian Barber	'Modern Methods of Construction' (MMC) is a wide term, embracing a range of offsite manufacturing and onsite techniques that provide alternatives to traditional house building.	Work with partners to finalise a design for modular construction homes that can be adapted to fit a range of circumstances, and also be scaled and built at volume.	Working group meeting regularly.	Revisit lead-time to viable pilot scheme.	Review end of March 2021
Social Value Index Paul McGrath	Promoting and encouraging social value underpins 'inclusive growth'.	Indexing Social Value is a way of supporting 'spend	Work started on how to put a value including cash value on socio-economic benefits	Complete guidance notes and adopt appropriate calculator to be able to add	June 2021

		local' through procurement and future funding bids.	of a development i.e. commitment to local employment, apprenticeship opportunities, use of local supply chain etc.	social value to future funding bids and development proposals.	
Town Centres Sudipta/Jon Hendy/Chris McKinney	Range of work around re-opening High Streets safely and regeneration of town centres.	Securing the future viability and vitality of the District's town centres.	Permission in principle granted for regeneration of Shirebrook's market place. Covid Ambassadors recruited and in post. Town centre surveys launched.	Take forward Shirebrook town centre working group. Complete commission o town centres action plan. Follow up - Local Full Fibre Networks (LFFN) Challenge Fund.	Review end of June 2021
Promoting the District and increasing Tourism	Description	Ambition	Recent Actions	Next Steps	Target Date
Adoption of a Tourism Strategy Jon Hendy	This strategy is aimed at improving the District's tourism and leisure offers and how they are promoted.	Increase overnight stays thereby increasing visitor spend and encouraging growth in the District's visitor economy.	The strategy was revised following consultation with a full chapter added on accessibility in the final draft of the strategy.	Adoption of strategy.	March 2021.
Cycling Infrastructure Strategy Jon Hendy	A completed RAG assessment of the existing cycle network and missing links.	Join up the existing cycle network to improve connectivity and accessibility.	This strategy has been out to consultation and prompted further collaboration with Ride Bolsover.	Finalise document and use to support future funding bids.	March 2021
Walking Guides Jon Hendy	Rework existing guides and create new walking guides to publish online.	Host a suite of walking guides on the Council's website to promote leisure and tourism within the District.	Work has started on the old working guides Work is continuing on the "walkable communities" project. Work has started on two long distance walks.	Checking the proposed and existing routes on the ground. Start publication of the new guides.	Review end of June 2021

Building Back Better	Description	Ambition	Recent Actions	Next Steps	Target Date
Community Woodlands Chris McKinney	This project is aligned with the nature recovery network and both aim to promote 'building back better'.	Ambition to plant 1,000,000 trees.	Successful funding bid made to Woodland Trust. Call for sites completed.	Following up first offer of private land from Wellbeck Estates to start planting.	Review end of June 2021.
Electric Charging Points Paul McGrath/ Helen Jenkins	Using OZEV funding to provide electric charging points in the Council's car parks.	To improve the distribution of electric vehicle charging points throughout the District	Charging points commissioned for Middle Street, Bolsover	Follow up OZEV funding opportunities for 2021/22 with particular regard to Ashbourne Street, Shirebrook.	Review end of June 2021
Geothermal Energy Chris	Utilising mine-water to produce energy savings.		Commissioned the Coal Authority jointly to carry out studies at Creswell Model Village and Whitwell Colliery.	Determine viability / feasibility of project on receipt of the Coal Authority studies.	Review end of June 2021
Nature Recovery Network Adele Rhodes	Survey of Council-owned land to create a network of sites that can be improved for nature to offset impacts of future development.	To create places for nature paid for by developer contributions.	Working with Wildlife Trust to scope out baseline survey to scope out current status of wildlife and future opportunities.	Commission Wildlife Trust to start work on baseline survey	March 2021
Back Office Tasks	Description	Ambition	Recent Actions	Next Steps	Target Date
CRM Database Natalie/Sally/Helen	Amongst other things, the database is intended to capture the details of and the work we are doing with businesses we engage with and businesses looking for premises in the district.	Be able to better match businesses with business opportunities. Create our own analysis of market demand to inform future growth proposals.	There are several databases covering different business operations.	Integrate the different databases into a single CRM database and start to build and develop this model	September 2021
Pitch Books Chris McKinney	The pitch books are intended to showcase development opportunities in a similar way to the Bolsover Homes portfolio, which was successfully used to promote and communicate this project.	Publish pitch books for all strategic sites in the Local Plan to support funding bids, encourage inward investment and community engagement.	Pitch books have been completed for four of the six strategic sites in the Local Plan and for the Shirebrook Growth Corridor.	The existing pitch books need to be expanded and work is required on their design. Further two pitch books required - Coalite and Pleasley Mills.	June 2021
Publication of "In Business" Natalie	This is a paper-based publication intended to inform local businesses of the support offered by the Council.	Direct distribution of "In Business" to target audience to promote and encourage take up of grants and other forms of supports offered by the Council.	Compilation of content in progress. Comms Team aware of project and awaiting further instruction.	Get publication ready for delivery.	June 2021

Websites Sally	The Council has three websites operated independently of the Council's main website promoting inward investment and the Council's commercial properties.	To improve and update the Council's standalone business websites,	Work is currently being undertaken on new websites for The Tangent and Pleasley Vale Mills. The Bolsover Business website has been taken down.	Launch new websites for The Tangent and Pleasley Vale Mills	March 2021
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Bolsover District Council

Executive

22 March 2021

Tourism Strategy

Report of the Portfolio Holder for Economic Development

This report is public

Purpose of the Report

To consider and adopt the Tourism Strategy for the district.

1 Report Details

- 1.1 The Council has a Corporate Target to improve Tourism by working with partners to grow the visitor economy, the number of tourists and the amount of tourism spending in the District by 2023. The Strategy (attached) sets out how we will achieve those objectives.
- 1.2 The Strategy has already been presented to Scrutiny Committee in July 2020 and February 2021 and amendments have been made to take into account comments made by that committee, other factual updates and consultation responses. A new chapter on accessible tourism in the district has been added.
- 1.3 The main objective of the Strategy is to seek to increase overnight stays and more visitor spend and to encourage residents to be ambassadors for the district to encourage more visits from friends and relatives.
- 1.4 To help achieve the strategy the Council needs to work alongside its partners to:
 - improve the overall visitor economy offer;
 - improve the accommodation offer;
 - maximise our marketing potential;
 - improve visitor economy business engagement.
- 1.5 Actions include making the most of the district's excellent accessibility, as a central part of a wider area to enhance its attractiveness as a short break destination.
- 1.6 In these respects, the Tourism Strategy and its associated actions aimed at promoting the district as a short break destination will help the visitor economy

in the district to recover from the impacts of the coronavirus pandemic and associated restrictions.

2 Conclusions and Reasons for Recommendation

- 2.1 National trends indicate a growing demand for short breaks, and whilst the Covid pandemic is still disrupting the visitor economy the Tourism Strategy is relevant because of the likely focus on 'staycations' over the next 12 months, and of the pent up demand to visit relatives and friends and enjoy days out.
- 2.2 The Strategy will help kick start the visitor economy following relaxation of restrictions and help us achieve the Council's ambitions by promoting the District and encouraging overnight stays. Therefore, it is recommended that tourism Strategy is adopted.
- 2.3 However, it is intended that the Strategy will be a living document and updated periodically with new information. Therefore, it is recommended that the Portfolio Holder for Regeneration is authorised to update the Strategy.

3 Consultation and Equality Impact

- 3.1 In preparing this Strategy consultation took place on two occasions in March 2020 and again in February 2021. The comments received have been considered and most have resulted in amendments to the document.
- 3.2 The Tourism Strategy does not impact on any protected group in a disproportionate way. A chapter on 'Accessible Tourism' looks at how we can improve tourism as experienced by those people with disabilities.

4 Alternative Options and Reasons for Rejection

- 4.1 To not produce a Tourism Strategy would mean initiatives to improve Tourism and the visitor economy could come forward in a disjointed and ad-hoc manner, without an overriding strategic direction.

5 Implications

5.1 Finance and Risk Implications

- 5.1.1 There are no financial implications arising directly from adoption of the tourism strategy but further consideration will need to be given to the delivery of its actions and the associated impacts on staffing, marketing and the cost of information updates and further publications.
- 5.1.2 There still remains an element of uncertainty in terms of how strongly the visitor economy will recover from the effects of the pandemic and the economic restrictions imposed, in terms of, if and when businesses re-open. There is a risk therefore that the Strategy's actions may need to be delayed.

5.2 Legal Implications including Data Protection

5.2.1 None

5.3 Human Resources Implications

5.3.1 The two year period for a Tourism and Town Centre Officer Post ends in August 2021 and further consideration will need to be given to how the Actions listed in the Action Plan are resourced.

6 Recommendations

6.1 It is recommended that

- 1) The Draft Tourism Strategy is adopted.
- 2) Officers are authorised to amend the final appearance and layout for the Tourism Strategy prior to publication in liaison with the portfolio holder for Economic Development; and
- 3) Officers are authorised to make amendments to the Strategy in liaison with the portfolio holder for economic development as appropriate or required.

7 Decision Information

Is the decision a Key Decision? 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: <i>BDC: Revenue - £75,000 <input type="checkbox"/></i> <i>Capital - £150,000 <input type="checkbox"/></i> <i>NEDDC: Revenue - £100,000 <input type="checkbox"/></i> <i>Capital - £250,000 <input type="checkbox"/></i> <input checked="" type="checkbox"/> Please indicate which threshold applies	No
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
Has the relevant Portfolio Holder been informed	Yes
District Wards Affected	All
Links to Corporate Plan priorities or Policy Framework	Corporate Plan Corporate Target to improve Tourism by working with partners to grow the visitor economy, the number of tourists and the amount

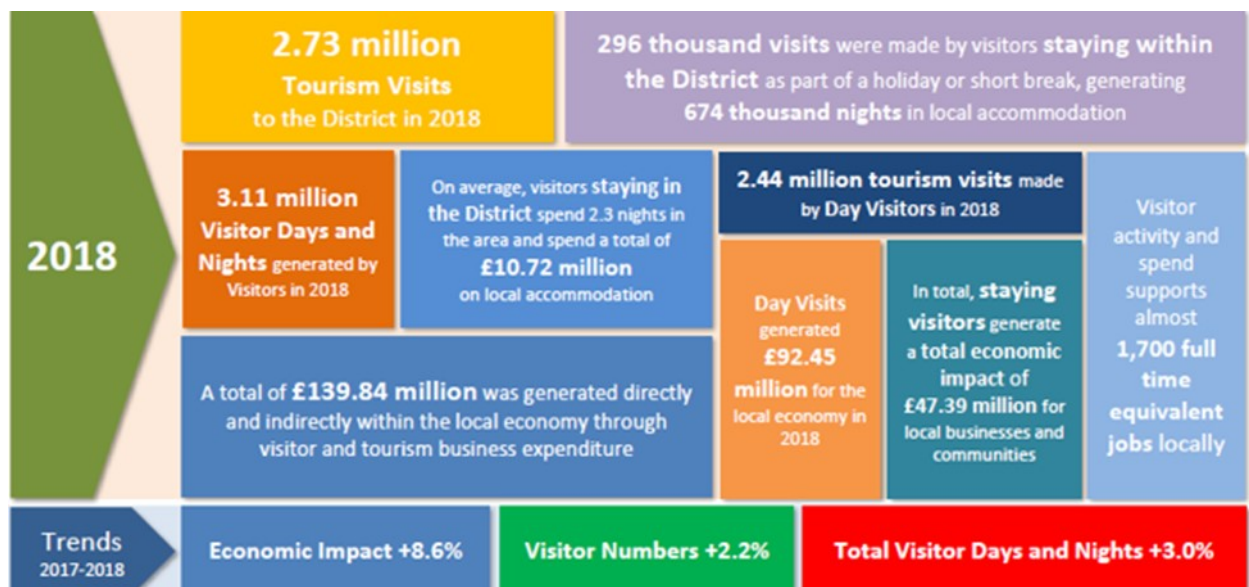
	of tourism spending in the District by 2023.
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8 Document Information

Appendix No	Title
1	Tourism Strategy
Background Papers (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
Jon Hendy	01246 242326

BDC Tourism Strategy - Executive Summary

- ES.1 The District's main attractions are Hardwick Hall, Bolsover Castle and Creswell Craggs. The Visitor Accommodation sector is dominated by four hotels (Van Dyk, Ibis, Holiday Inn and Premier Inn that offer 80% of the bed space in the District, however there is no clear relationship between the main attractions and the four hotels.
- ES.2 The following STEAM Infographic shows key statistics about the Bolsover District's Visitor Economy.



- ES.3 Bed spaces within self-catering, touring caravans and camping are much lower than the Derbyshire average, consequently, the proportion of stays in self-catering-accommodation in Bolsover District is 1.49% compared to 17% across Derbyshire.
- ES.4 89.2% of visits are from Day Visitors. This could be because the District is so central and accessible, and within 1 hour's drive of 3.1 million people, and it could be because the opportunity for the area as a short break destination is not yet realised.
- ES.5 Each staying visitor on average generates £160.10 into the local economy. The amount generated by Staying Visitors is 4.3 X higher than the amount generated by Day Visitors.
- ES.6 The higher than average percentage of stays with friends and relatives shows the value that residents of the District can bring to tourism in the District and how they can be ambassadors for the District by encouraging more visits.
- ES.7 National trends indicate a growing demand for: short breaks, health and well-being breaks, and intergenerational breaks, and camping and caravanning.

- ES.8 The greater demand for short breaks and the additional value that they bring to the economy means the Council's Strategy should be to encourage more overnight stays and more visitor expenditure.
- ES.9 In order to do this it needs to work alongside its partners to; improve the overall visitor economy offer; improve the accommodation offer; maximise our marketing potential; improve visitor economy business engagement and to continue to improve the amount and quality of our intelligence and evidence in respect of the visitor economy.
- ES.10 Actions include:- working to promote the District, making the most of its excellent accessibility, as a central part of a wider area to enhance its attractiveness as a short break destination; working more closely with our neighbouring Local Authorities to promote tourism and to look to improve services on the Robin Hood Line; Visit Sleep Cycle Repeat projects looking at the feasibility of a visitor hub bringing together Hardwick, Pleasley Pit Country Park and Pleasley Vale; the feasibility of camping pods at Pleasley Pit Country Park; an audit of cycle trails in the District; and a PR and social media marketing plan; producing a visitor economy brochure and walking/cycling publications, producing an attractions / visitor economy brochure; improving the District's representation on tourism websites; establishing a visitor economy business network and encouraging staff and partners to add a link to the District's tourism webpage on external emails; and a series of actions to boost accessible tourism in the District.
- ES.11 Ideally this will be a living document and updated as and when new information is found.
- ES.12 Words in **Bold and underlined** are explained in the glossary.

HERE WE ARE...

- 1.1. Bolsover District is an intriguing place, and perfectly positioned - flanked by the Peak District on one side and by Sherwood Forest on the other, with the city of Sheffield to the north. The District has many reasons to visit. Not just [Hardwick Hall](#) – the magisterial Elizabethan mansion, but also the fairy-tale [Bolsover Castle](#), and not forgetting the ice age cave art and scenic limestone gorge at [Creswell Crags](#). The District's highlights can be best showcased in this Bolsover TV [short video](#)
- 1.2. The District has excellent accessibility and connectivity. Motorway Junctions 28, 29, 29A and 30 of the M1 motorway are within or on the edge of the District. There are 3.1 million people within an hour's drive. Four railway stations on the Robin Hood Line are within the District and five international airports, are within an hour's drive.



- 1.3. Bolsover is a rural District, with its 79,000 residents living in four towns – Bolsover, Clowne, Shirebrook and South Normanton - and dispersed villages and hamlets. Situated within gentle countryside, Bolsover District has been voted the best countryside place to live in the UK according to a [survey](#)¹. Linking some of the settlements is 34 miles, of Multi – User

¹ Survey by LABC warranty.

Trails network (compared to 65 miles in the Peak District) made up of largely former railway lines snaking through the landscape (see Appendix A).

- 1.4. Free parking, markets, a mix of independent shops and national multiples attract visitors to four busy town centres. The District also hosts two large shopping centres; at East Midland Designer Outlet Centre (J28 of the M1) and Dobbies Shopping Village at Barlborough Links (J30 of the M1).

WHAT IS OUR CURRENT OFFER?

2.1 Bolsover's visitor economy is dominated by its three main attractions, Hardwick Hall, Bolsover Castle and Creswell Crags.

Set within Hardwick Hall Country Park, the Elizabethan Country House [Hardwick Hall](#) is the 39th most visited Historic Property in the U K with 298,283² visitors. Built for Bess Hardwick, this Grade 1 Listed Building, owned by the National Trust, Hardwick is home to one of the finest collections of Elizabethan tapestries and embroideries in Europe and includes an extensive collection of textiles, furniture, paintings, ceramics and other decorative objects. The site includes Hardwick Old Hall (managed by English Heritage) the Stable's shop and the Great Barn Restaurant.



With spectacular views over Derbyshire, the fairy-tale Stuart mansion, [Bolsover Castle](#)³ is the 119th most visited Historic Property in the United Kingdom, with 101,041 visitors. Under the care of English Heritage this Grade 1 Listed Building and a Scheduled Ancient Monument, includes the Little Castle, Wall Walk, Terrace Range, Riding House Exhibition and extensive grounds. One of

English Heritage's 'Top Ten Castles' it hosts many events throughout the year and includes a shop and café. Free parking is nearby and is close to the busy town centre.

With a museum, prehistoric gorge, and ice age cave art, [Creswell Crags](#)⁴ is the 251st most visited paid attraction in the U.K. with 65,000 visitors and year on year increases. In 2019 the Crags received worldwide press coverage for the discovery of Witch Marks in one of its caves. A SSSI and SAM Creswell Crags is also under consideration as a UNESCO World Heritage Site. The site also hosts a café, a picnic meadow, and venue hire.

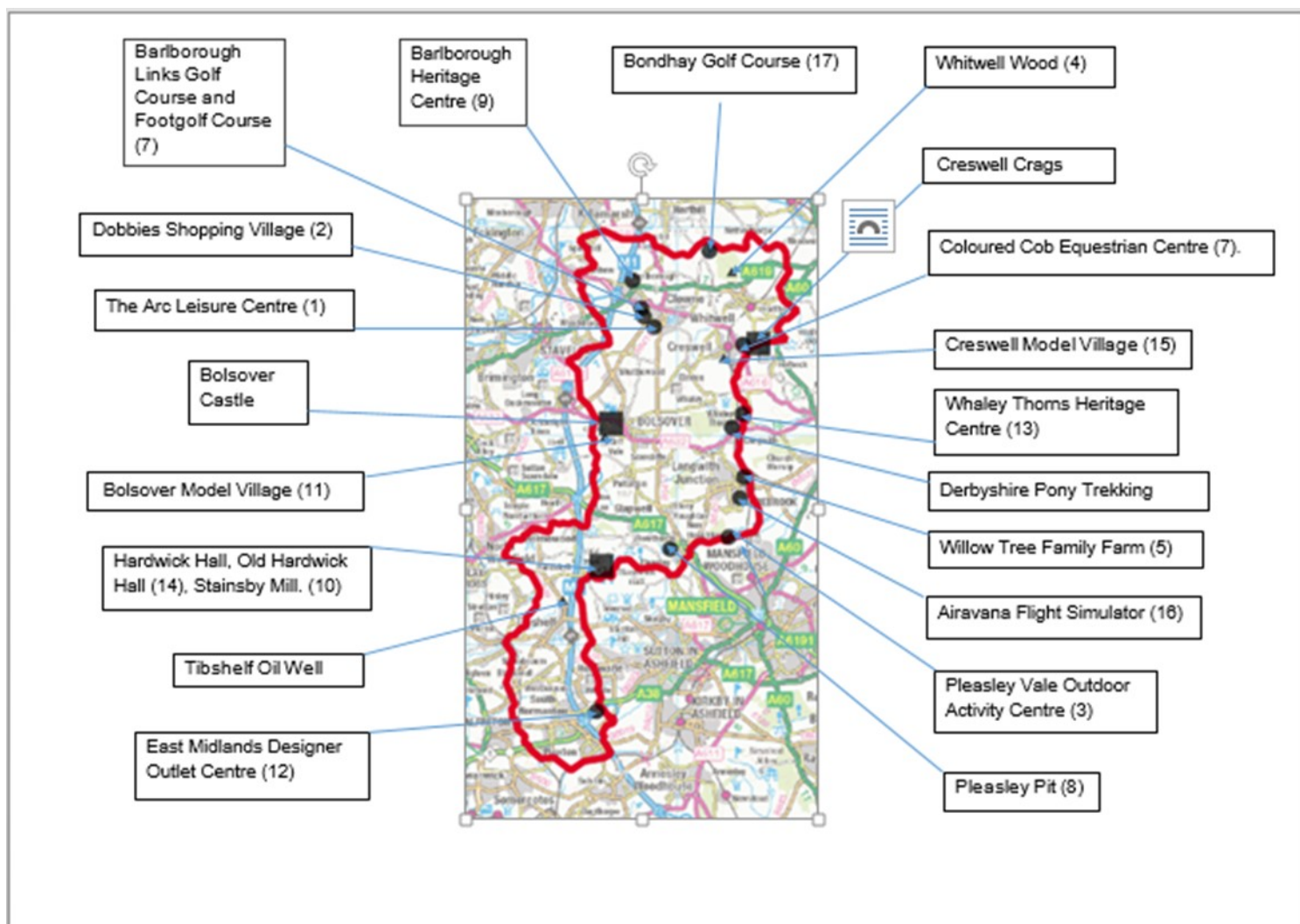


² Visit Britain 2019 figures.

³ Visit Britain 2019 figures.

⁴ Visit Britain 2018 figures (2019 figures not available).

- 2.2 The District also includes a diverse range of other attractions (locations are shown on the following page and photos are included in Appendix E) including:- [Hardwick Old Hall](#), [Pleasley Pit](#), [Stainsby Mill](#), [Barlborough Heritage Centre](#), [Langwith Heritage Centre](#), and other historical points of interest such as the [first inland oil well](#) at Tibshelf and two industrial model villages at [Creswell](#) and New Bolsover. Recreational / Family attractions include [Willow Tree Family Farm](#), [Airavana Flight Simulator](#). Two pony trekking and equestrian centres [Coloured Cob](#); [Derbyshire Pony Trekking](#); Two golf courses [Bondhay](#) and [Barlborough Links](#) including a Foot Golf course (one of only 6 in Derbyshire), [Pleasley Vale Outdoor Activity Centre](#) (for organised groups only), and the Go Active Leisure Facility based at [The Arc, Clowne](#).
- 2.3 Bolsover District has a rich array of environmental assets. The quality and diversity of these assets add to the character that helps to make the district so distinctive. The District has six nationally important sites designated as Sites of Special Scientific Interest (SSSI'S), either wholly or partly within its boundaries. In addition, the District has 3 local nature reserves (Rowthorne Trail, Doe Lea and Pleasley Pit Country Park) and 119 local wildlife sites. Some of these [sites](#) are publically accessible.
- 2.4 The District also hosts three large shopping centres for international designer and high street fashion and lifestyle brand shops.at [East Midlands Designer Outlet](#) (J28 of the M1 including: The Body Shop, M&S, Levis, Lindt, Gap, Tommy Hilfiger, Earnest Jones, Denby, Boss, Ben Sherman, Calvin Klein and Cadburys); Dobbies Shopping Village at Barlborough Links (J30 of the M1 including Pets at Home and Holland & Barrett), and Brook Park, Shirebrook, including Sports Direct, Flannels, Evans Cycles and Dunlop Slazenger.
- 2.5 The District also hosts events such as the Lantern Parade, the Bolsover Food and Drink Festival, Battle of the Bands brass band competition, the Under the Castle Music Festival, and Stainsby Music Festival that attract visitors from a wider area. A number of well dressings also take place during the summer months.



- 2.6 Visit Britain attractions are categorised in the following table. Categories that are more popular nationally than the previous year are coloured in Orange.

Visit Britain Category	Attractions in Bolsover District
Country Parks.	Hardwick Park, Pleasley Country Park, Poulter Country Park. Doe Hill Country Park
Farms	Willow Tree Family Farm
Historic Houses / Castles	Hardwick Hall, Bolsover Castle
Other Historic Properties	Pleasley Pit
Museums / Art Galleries	Pleasley Pit , Creswell Crags
Heritage centres.	Whaley Thorns, Barlborough.
Other	Creswell Crags
Leisure / Theme parks	None
Heritage Railways	None
Wildlife/Zoos	None
Workplaces	None
Places of Worship	None

- 2.7 The table shows that the District is represented in 7 of the 13 Visit Britain categories, and 3 out of the 5 growth categories. It is also worth noting that the country parks at Pleasley Pit, Poulter, and Doe Hill meet more of a local demand. The heritage centres at Barlborough and Whaley Thorns and the nature conservation sites are also small scale.

Visitor Accommodation

- 2.8 The Visitor Accommodation sector consists of 16 serviced premises⁵ and 21 self-catering establishments all easily accessible from the M1 Motorway with 1,135⁶ beds between them, 66% of which are within the 3 big hotels (Holiday Inn and Premier- Inn close to Junction 28 of the M1, and Ibis, close to Junction 30).
- 2.9 Self-catering establishments represent 7% of the District's total - compared to 19.5%⁷ across Derbyshire. Of those self-catering establishments, very few are able to accommodate a large number of people.
- 2.10 One of the conclusions of the **Visit Sleep Cycle Repeat Destination Plan** (2018) for the north Derbyshire/north Nottinghamshire area, concluded that there are *“very high levels of occupancy in non-serviced accommodation with very limited capacity in the peak season, which means there is **growth potential** for more non-serviced visitor accommodation of all kinds...”*
- 2.11 **AirBNB** accommodation is becoming increasingly popular. In January 2020 there were 35 houses or rooms within Bolsover District available to be booked. Availability of this type of accommodation can be transient, and the exact location is only known once booked.

⁵ Hotels, Guesthouses, Inns and Bed and Breakfasts.

⁶ This figure includes the 54 room extension at Hotel Van Dyke.

⁷ 2017 figures

2.12 There are 5 small sites available for camping, touring caravans and caravans for hire at identifiable locations in the District. The bed space makes up 8% of the District's total compared to 43%⁸ across Derbyshire.

⁸ 2017 figures

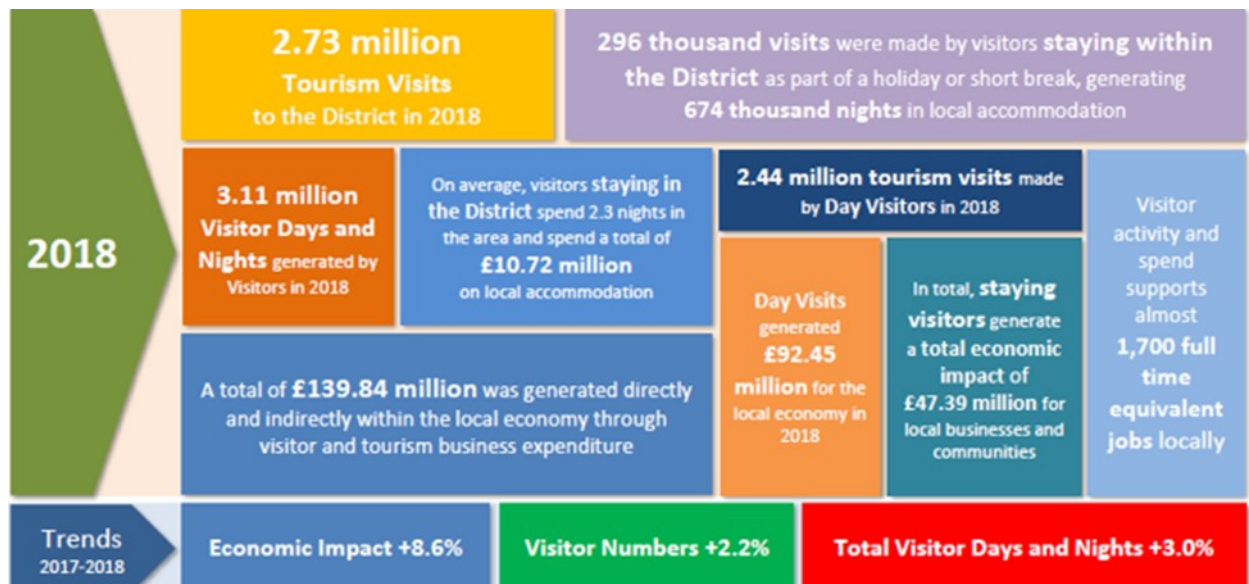
HOW IS OUR COLLECTIVE TOURISM PRODUCT MARKETING?

- 3.1 Marketing of **tourism products** in the District takes place at an individual level, but also at an area level.
- 3.2 Hardwick Hall is part of the National Trust portfolio of properties and benefits from its extensive marketing power. Bolsover Castle and Hardwick Old Hall fall under the banner of English Heritage. Creswell Crags, managed by the Creswell Heritage Trust has its own [website](#) and marketing strategy. Most of the other attractions have their own websites. Most of the accommodation providers either have their own brand website or can be found on a collective accommodation website.
- 3.3 At County level, the Destination Management Organisation (DMO) [Marketing Peak District and Derbyshire](#) (MPDD) is the Local Tourist Board. It provides a strategic lead for the development and marketing of tourism in the county area and optimises the profile and recognition of the iconic Peak District and the Derbyshire brand, showcasing it to the world, and intends to bid to be a Tourism Action Zone. One such outcome has been the inclusion of Creswell Crags on [The Explorers Road](#), a website that appeals to the European tourists seeking to explore the UK by car. [Experience Nottinghamshire](#) and [Visit Yorkshire](#) are the equivalent DMO for the District's neighbouring counties.
- 3.4 At a County sub-area level, Chesterfield Borough Council manages [Visit Chesterfield Area](#) promoting tourism in the north-eastern corner of Derbyshire covering itself along with Bolsover District, and North -East Derbyshire District Councils. Chesterfield Borough Council also runs the Visitor Information Centre where more information and publications from the sub-area are available, as well as ticket and public transport bookings. [In North Notts](#) covers events within North Nottinghamshire and adjoining areas and will soon cover tourism products also.
- 3.5 We market attractions on our own [website](#) and on the [Bolsover TV](#) website, where programmes are aired every week, covering positive stories about the District, our communities, community groups, tourist attractions, businesses and events. Publications include: InTouch newspaper: District/Parish Gazettes; and town centre guides for the four towns and plans are being explored to create additional marketing publications such as a district-wide booklet and a tourism specific brochure that highlights and promotes attractions, things to do, events, etc for placement in accommodation and tourist outlets. We will continue to utilise our social media platforms (Twitter, Instagram and YouTube) to promote the area as a tourist destination.
- 3.6 In 2020 adverts were placed in the Derbyshire and Peak District and the South Yorkshire Bedroom Brochures, a Grand Day out publication and on-large digital Display Screens in Meadowhall.
- 3.7 To help facilitate marketing the area and what's on offer, the possibility is being explored of installing large digital display screens (whether free standing or attached to a building) where we can advertise attractions, events, businesses, activities, etc. A video wall has been erected in the Council's headquarters which will promote our tourist offer and what we have available. The Council produces an annual events brochure to promote community events in the District.

- 3.8 The purpose of brown tourism signage is purely directional. However, the very existence of a brown sign on a busy road or roundabout also helps to advertise the existence of the attraction itself. Brown signage to Creswell Crags could be improved from Junction 30 and along the A616, and could be improved to Hardwick Hall from Junction 29. Bolsover Castle is generally well sign posted from major roads.

LOCAL ECONOMIC IMPACT OF TOURISM

- 4.1 We have used the most up-to-date STEAM⁹ data, which is the country's key source for measuring the **economic impact** of tourism (see Appendix B) Comparative information is provided where available with Derbyshire and with a very popular tourist county, Cumbria (see Appendix C).
- 4.2 The following STEAM Infographic shows key statistics about the Bolsover District's Visitor Economy.



- 4.3 The value of tourism activity in Bolsover District was estimated to be £139.84m in 2018, with this value having increased by 8.6% between 2017 and 2018, therefore tourism is a growth sector in the District.
- 4.4 The economic impact of tourism in Bolsover District was 7.5% of the Derbyshire total of £1.7 billion.¹⁰
- 4.5 **Day Visitors** represent the largest share of tourism Value at 71%. (£92.45 million).
- 4.6 The staying visitor market accounts for 29% (£47.39 million) of tourism value and the largest source of the staying visitor market income is the serviced accommodation sector - 56% (£26.61m).
- 4.7 There were an estimated 2.73m tourism visits to Bolsover District in 2018, 2.2% higher than in 2017 where there were 2.67m tourism visits. This was 8.1% of the 33.6 million visitors to Derbyshire. By way of comparison, the annual visitor numbers per head of population for Bolsover District was 35, falling below 41 for Derbyshire and significantly below 94 for Cumbria.

⁹ Scarborough Tourism Economic Activity Monitor

¹⁰ 2017 Figures.

- 4.8 In 2018, 296,000 visits to Bolsover District were from staying visitors¹¹. Staying visitors accounted for 10.8% of all visitors to the area in 2018. Staying visits saw very positive growth (+10.2%) between 2017 and 2018.
- 4.9 2.73 million visitors generated £139.84m. Each visitor generated £51.22 of value into the local economy.
- 4.10 Staying Visitors are 10.8% of all visitors but generate a much higher, 29% of value. Specifically, 296,000 staying visitors generate £47.39 million, and each staying visitor on average generates £160.10 into the local economy.
- 4.11 The duration of stays is also lower than comparable; staying visitors spend an average of 2.3 days in the District during their stay, this compares to an average of 2.9 days in Derbyshire and 3.4 days in Cumbria. There is scope to try to increase the length of stay.
- 4.12 Day Visitors on the other hand are 89.2% of all visitors but only generate 71% of value. Specifically, 2.43 million Day Visitors generated £92.45 million, and each staying visitor on average generates £37.93 into the local economy.
- 4.13 Therefore the amount generated by Staying Visitors is 4.3 X HIGHER than the amount generated by Day Visitors.
- 4.14 The average Direct spend¹² per visitor in Bolsover District is £38.52 which is £2.12 lower than the Derbyshire average and £9.14 lower than Cumbria.
- 4.15 The percentage of overnight visitor days as a percentage of all visitor days in Bolsover District is 22%, as compared with 23% in Derbyshire - and 36% in Cumbria.
- 4.16 With 89.2% of visits, Day Visitors are dominating visits. This could be because the District is so central and so accessible, and within easy distance of a big population – 3.1 million people within 1 hours drive, and it could be because the opportunity of the area as a short break destination is not yet realised. Therefore in order to achieve more overnight stays and the extra value gained, it makes sense to try to attract visitors from a wider geographical area - as visitors travelling longer distances are more likely to stay overnight – and also to try to enhance the offer.
- 4.17 During overnight stays the type of accommodation used is as follows
- 45% of staying visits use serviced accommodation.
 - 2% of staying visits use non-serviced accommodation.
 - 53% of stays are with friends and relatives.

¹¹ Using paid accommodation available within the area, as well as staying with friends and relatives in local homes.

¹² Only visitor expenditure on goods and services.

And the following table shows how this compares with Derbyshire in 2017 where comparative information exists, and this explains why the 268,000 (0.268) is shown as a total and not the 2018 total of 296,000 overnight visitors.

Overnight Stays	Derbyshire (Millions)	%	Bolsover (Millions)	%
Friends & Relatives	1.3	44.82%	0.152	56.71%
Non Serviced Accommodation	0.5	17.24%	0.004	1.49%
Serviced Accommodation	1.1	37.93%	0.112	41.79%
	2.9		0.268	

- 4.18 The table above shows that compared to Derbyshire, Bolsover District has a higher proportion of overnight stays taking place with friends and relatives, and there is a considerable difference in the proportion of stays taking place in Non-serviced accommodation, where the proportion of stays in Bolsover District is just 1.49%.
- 4.19 The higher than average percentage of stays with friends and relatives shows the value that residents of the District can bring to tourism in the District and how they can be ambassadors for the District by encouraging more visits.
- 4.20 The small proportion of stays in non-serviced accommodation can be explained by the lack of camping and caravanning provision in Bolsover District where throughout Derbyshire, touring caravan and camping make up 43.4% of bed space provision, whereas in Bolsover District it makes up just 9.23% of provision. In order for Bolsover District to take a larger share of the camping and caravanning market it needs to have more sites.
- 4.21 However, as shown in Appendix B, the actual length of stay in non-serviced accommodation is actually greater at 6.8 days compared to 2 days for serviced accommodation, and therefore those visitors will spend more in the District. More non-serviced accommodation in the District can only be beneficial to the visitor economy.
- 4.22 The expenditure and activity of visitors to Bolsover District supported a total of 1,685 Full-Time Equivalent jobs (FTEs); with **total employment** up compared to 2017 (+4.9%).
- 4.23 The food and drink, shopping and accommodation sectors are the largest employment sectors supported by tourism activity, accounting for an estimated 398, 468 and 174 FTEs respectively.
- 4.24 Just for comparison FTEs supported per 1,000 population is 21.3 in Bolsover District lower than the Derbyshire figure of 28.8 and much lower than the 75.8 in Cumbria.

NATIONAL TRENDS

- 5.1 It is important to take account of national trends and consider how they might influence the District's strategy.
- 5.2 Tourism is one of the country's most important industries with 38 million overseas visitors to the U.K. spending £23bn in 2018¹³; and visitors are forecast to grow by 23% by 2025.¹⁴ Therefore Bolsover District needs to share in that growth.
- 5.3 The D2N2¹⁵ Visitor Accommodation Study (2017) includes the following list of key national tourism trends of relevance to visitor accommodation¹⁶ development in the D2N2 area and the implications for Bolsover District.
- The continuing growth in demand for short breaks – a key opportunity for the D2N2 area, given the sizeable surrounding catchment populations that are within easy driving distance for short breaks. Therefore Bolsover District needs to make the most of its excellent accessibility.
 - The growing generation of more active, leisure-focused, affluent and discerning older people that could be interested in taking breaks and holidays in the D2N2 area. Therefore Bolsover District needs to target older people in any marketing.
 - The emerging new generation of Generation Y1 [Millennials](#)¹⁷ short break and holiday takers that are going to be looking for different experiences. Therefore, if the District is marketed as a short break destination, any marketing activity needs to target Millennials.
 - The growth in weddings, business and leisure trips linked to visits to friends and relatives that will result from population growth. Therefore new house building to accommodate population growth can boost visits for reasons due to weddings, business and leisure.
 - The increasing interest in outdoor activity holidays and spa and health and wellbeing breaks and the need for accommodation that is geared to this market. Therefore Bolsover needs to improve its offer as a destination for healthy short breaks including walking cycling, and horse-riding.
 - The growing demand for caravan, motorhome and camping holidays. Therefore Bolsover needs to improve its offer in this market.

¹³ Office for National Statistics: Travel Trends 2018

¹⁴ 2. Oxford Economics. 2018 to 2025

¹⁵ The Local Enterprise Partnership D2N2 covering Derby, Derbyshire, Nottingham and Nottinghamshire.

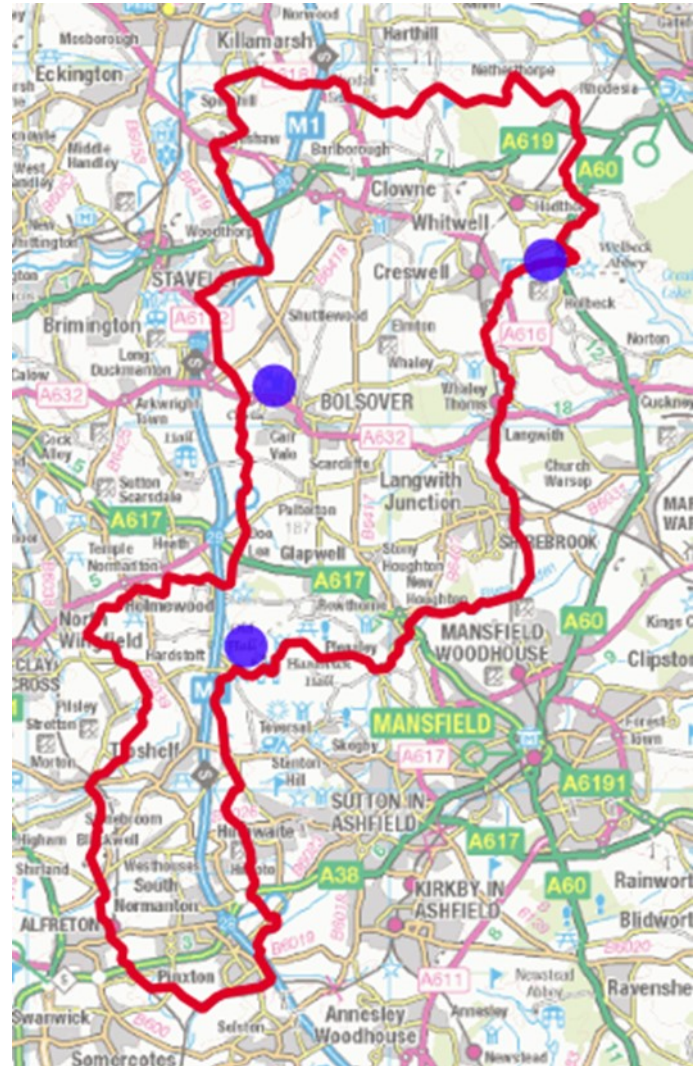
¹⁶ The D2N2 Visitor Accommodation Study (2017)

¹⁷ "Millennials" (or Generation Y) are the demographic cohort born between the early 1980's to the early 2000's

- The growth in intergenerational family holidays and breaks. Therefore Bolsover needs to improve its offer of a number of different attractions for different ages.
- The trend for families and friends to get together for celebration weekends, reunions and weekends away – another strong opportunity for the D2N2 area, given its central location in the country. Therefore Bolsover needs to market itself as an area for social short breaks.
- The continued growth in [inbound visitors](#) to the UK. For example, [Chinese tourists](#) visiting Europe and [the U.K.](#) have risen from 100,000 visitors per year in 2008 to nearly 400,000 in 2018. Popular activities amongst Chinese tourists are 'visiting parks and gardens', and 'shopping'. Therefore the District must raise its profile to attract more international visits and promote Hardwick Park, and its shopping offer including its excellent access to Meadowhall, a large indoor shopping centre.

THE WAY FORWARD

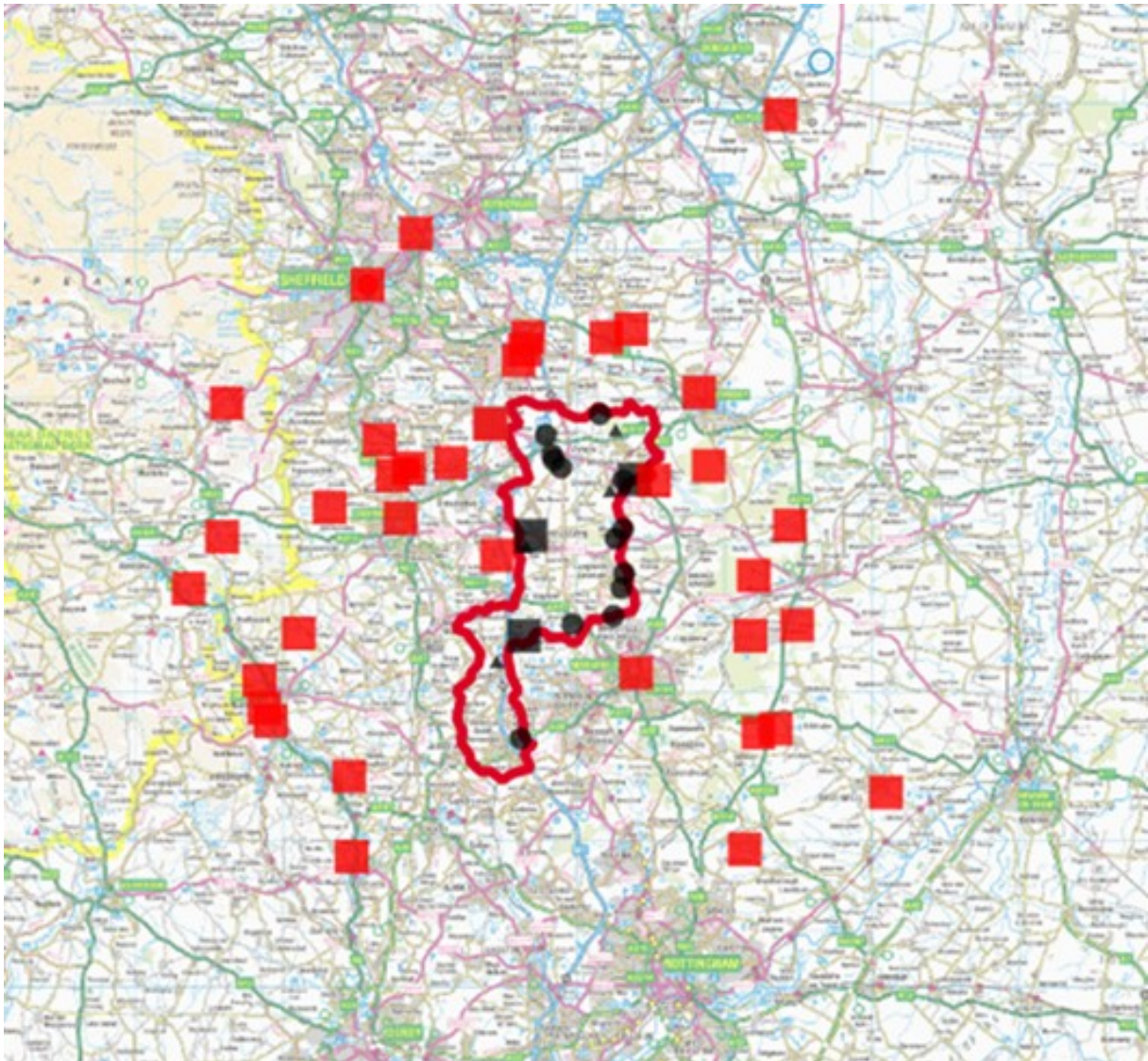
- 6.1 Overnight stays bring greater economic value to the local economy. Therefore looking at how more visitors can be attracted to the District for short breaks is crucial.
- 6.2 One way of achieving this is to think like 'a visitor'. Administrative boundaries do not apply to visitor activity. This is a particularly pertinent point with the long, thin shape of Bolsover District, where the shortest distance from its eastern and western boundaries is 1.9 km and the longest is 10.6 km - whereas the distance from north to south is 25 km. The District's three big attractions (shown as a blue dot) are all within one mile of the District's border.
- 6.3 It is important to acknowledge the strengths and assets of neighbouring areas and to understand that there may be opportunities to explore collaborative working that could add value to achieving the District's aims. A joined up approach to establishing a wider visitor package could raise awareness of the area to visitors that may not usually have considered a trip to Bolsover.
- 6.4 Visitors may be more initially drawn to a neighbouring area and learn about interesting places in Bolsover District. Visitors may also stay longer if they realise that there is more to see and do in the wider area – where a better quality and greater variety of attraction is available covering more of the Visit Britain categories (paragraph 2.6).
- 6.5 The table in Appendix D shows just how close 39 popular attractions are to Bolsover District if travelling by car. The attractions were measured (using AA route finder) to see how long it takes from three points in the District; Junction 30, Bolsover town centre and Junction 28. Specifically, the information tells us that-
- 33% of the attractions are within a 30 minute drive from all three points within Bolsover District.
 - 87% of the attractions are within a 30 minute drive of at least one point in the District.



- 87% of the attractions are within a 40 minute drive from all three points in the District.
- 24 Michelin Guide Restaurants are within 1 hour's drive of all three points in the District.

- 6.6 A wider area can therefore be considered to be within this 40 minute drive and includes the following groupings of attractions (some of which can be cross cutting).
- 6.7 [Peak Resort](#), is an all year round leisure, education, wellness and entertainment destination set in 300 acres of reclaimed parkland. Phase 1 costing in the region of £100m, represents approximately one third of the total planning permission. Phase 1 Regional Attractions include: Indoor Adventure Activity Centre (Adrenaline World) including zip lines, climbing walls, caving, ninja course, trampolining, rope courses, fun walls, adventure golf and e-karts; Outdoor Water Courses and Lake Gateway Building and Travel Hub; Covered Events Space & Amphitheatre; 15km on site Multi Discipline Cycling Trails connected to 1,000 of miles off site trails; and car and coach parking. Adrenaline World is due to open in late spring/early summer 2020. The site also has outline planning permission for up to 2,000 hotel rooms and 250 chalets.
- 6.8 The £37m, 70 ride, Gulliver's Valley Theme Park Resort, north of Killamarsh, is just 10 minutes away from Junction 30 of the M1.
- 6.9 Heritage attractions can be found at Bolsover Castle, Hardwick Hall, Renishaw Hall and Gardens, Chatsworth House, Sutton Scarsdale Hall, Derwent Valley Mills World Heritage Site (Belper), Mr Straw's House (Worksop), Newstead Abbey, Rufford Abbey & Country Park, The Workhouse, Southwell, Barrow Hill Roundhouse, Conisborough Castle, Revolution House (Old Whittington), Lincoln Cathedral (Magna Carta).
- 6.10 Family attractions can be found at Willow Tree Family Farm, I Jump Trampoline Park (Mansfield), Wheelgate Park and White Post Farm, Farnsfield, Crich Tramway Village, Matlock Farm Park, Jungle Play Centre (Sheepsbridge), Tropical Butterfly House and Falconry Centre (North Anston), Aston Springs, Tiny Town Indoor Play (North Anston), Yorkshire Wildlife Park (near Doncaster), Snozone at Xscape (Castleford), Gulliver's Kingdom, and Heights of Abraham (Matlock Bath).
- 6.11 Country Parks at Thoresby Park, Sherwood Forest, Sherwood Pines Forest Park (inc. Go Ape), Clumber Park, Linacre reservoirs, Yorkshire Sculpture Park, Rother Valley Country Park, and Longshaw Estate.
- 6.12 A large indoor Shopping centre at Meadowhall, East Midlands Designer Outlet Centre, Dobbies Shopping Village, Lakeside shopping (Doncaster) Art galleries at Harley Gallery (Welbeck), Calverton, Retford (Bassetlaw Museum), Hepworth Art gallery (Wakefield) and Sheffield City Centre. Theatres at Chesterfield Town Centre and Sheffield City Centre. A heritage railway at Peak Rail, Matlock, and a racecourse at Doncaster.

6.13 A 'wider area' showing all of these attractions with the District at its centre can be shown below. The red outline is Bolsover District, the black shapes are Bolsover's attractions and the red squares are attractions in the wider area.



6.14 Using a wider area is not uncommon, for example –

- DMOs such as MPPD and Visit Nottinghamshire market products outside of their counties that add to the offer within them.
- The hotels in the District use a wider area to market themselves, principally citing the Peak District.
- Reflecting the cross boundary nature of long distance multi user trails the **Visit Sleep Cycle Repeat** (VSCR) [Destination Plan](#) area covers a number of authorities in north Nottinghamshire and north Derbyshire.
- The Visit Chesterfield Area includes Chatsworth House that is outside its administrative area.

- Ashfield District Council have a [further afield](#) page on their website promoting attractions in neighbouring authorities.
- Key attraction, [Creswell Crags](#), also markets other attractions within a wider area and have put together [themed visitor experiences](#).

6.15 A common thread here is that there is greater value in looking to be part of a wider visitor package than just looking inwardly.

6.16 Given the perception that visits to just the attractions in the District do not generate large numbers of overnight stays by themselves, part of our Strategy therefore should be to try to improve this situation by promoting Bolsover as somewhere where you can visit a greater range and number of attractions and therefore becoming more attractive as a short break. By working cooperatively with our partners to promote the wider area there is a better chance that visitors will take the time to visit our area.

STRATEGY

- 7.1 Essentially we want to help to make the visitor economy a bigger part of the overall local economy to help sustain what we have and also to achieve growth.
- 7.2 It is important to recognise that funding streams to key attractions in the District have changed over recent years and finding other ways to generate income is becoming far more important for those attractions.
- 7.3 It is visitor expenditure that can best provide that income by making the most of national trends for increasing short breaks, more day visits and / or more overnight stays; and longer stays. The expenditure itself might only take place at the accommodation provider and/ or the attraction, or it might percolate out into the wider economy into pubs, restaurants, shops, and petrol filling stations.
- 7.4 Therefore, to try to achieve greater numbers of visitors, overnight stays, longer stays and visitor expenditure would be beneficial to the District's economy.

Strategic Aim

To increase: visitors, the number and duration of overnight stays and visitor expenditure in the District in order to help sustain growth and jobs.

- 7.5 To achieve these increases in the most impactful way we need to consider what the Council can do differently, whilst also recognising that investment decisions in the visitor economy are taken outside the remit of the District Council. Alongside its partners the District Council has to work to -
- improve the overall visitor economy offer,
 - improve the accommodation offer,
 - to maximise our marketing potential,
 - to improve visitor economy business engagement and
 - to continue to improve the amount and quality of our intelligence and evidence in respect of the visitor economy.
- 7.6 The Action Plan includes a series of actions, undertaken by us and our partners. A small explanation of each action is provided below in line with the bullet points above. Many action points are cross cutting.

ACTION PLAN

Improving the Visitor Offer

- 8.1 National trends indicate that there is an increasing interest in spa, and health and wellbeing breaks. Therefore Bolsover needs to improve its offer as a destination for healthy short breaks, including walking, cycling and horse riding if it wants to benefit from this market. The new spa facility at Hotel Van Dyk will help to meet this demand.

Cycle Network

- 8.2 By implementing the Visit Sleep Cycle Repeat Destination Plan ([VSCR](#)), the area has the potential to be a key component in a significant regional sustainable tourism offer, connecting Sherwood to the Peak District through off-road cycling that takes advantage of the areas multi-user trails network. It's likely that with the continuing growth in awareness of the climate emergency more people will seek out activities that minimise their carbon footprints and with the growth in e-bikes the District could be at the heart of a new sustainable tourism offer. This is a heart of the concept underpinning the development of the Pleasley Visitor Hub; which brings together Hardwick, Pleasley Pit and Pleasley Vale.
- 8.3 Much work is already underway to promote the District as a destination for family friendly cycle tourism. The District offers 34 miles network of Multi – User Trails and recently Bolsover Countryside Partnership have received funding from Rural Development Commission to implement a new cycleway / trail south of Shirebrook as part of the Archaeological Way. Bolsover Countryside Partnership has secured £550,000 to improve 7.5km of the trails network around Pleasley, and trails around Pleasley Pit Country Park have already been completed. In addition, £150,000 has been secured from the Derbyshire County Council Local Transport Plan to improve parts of the Skegby Trail. Furthermore an audit of the [VSCR Trails network](#) has been commissioned. This involves an assessment of; the current condition, desirability (sense of place) and usability, gaps, and usage of the network and some consideration for where growth in demand is likely to be highest.
- 8.4 A draft Cycling Infrastructure Strategy has been prepared that looks at identifying and prioritising additions to the cycle network in the District, including a number of smaller connections below Local Cycle Network Level. Working with DCC and other partners the strategy seeks to overcome some of the barriers to implementation – ownership constraints / obtaining planning permission / investigating Quiet Lanes in order to better exploit funding opportunities as they arise, and assist the County to implement the network in the District.

8.5 Sustrans (England Midlands and East), have confirmed that there is £1.5m of DfT funding for three projects within the District.

These are:

- **A632 Greenway (approx. £400,000)** – a DCC project to connect Bolsover to MEGZ. Designed and ready to go. DCC have contributed £75,000.
- **Pleasley Vale (approx. £650,000)** – the missing link in the Archaeological Way between the Meden Trail and Forge Lane.
- **Doe Lea (approx. £350,000)** – a link between the Stockley Trail at Bramley Vale and Stainsby Mill. The National Trust are looking to build a new path from Stainsby Mill to the Hardwick Inn, so it will be possible to enter and exit Hardwick via the existing one way system using the new path to return to Stainsby Mill. The Stockley Trail to Doe Lea section crosses DCC land and will be subject to further discussions / approvals.

8.6 The cycle network still presents challenges. Particularly, linking the Frithwood Trail through Creswell to the new Clowne Greenway. A safe crossing point on the A60 and new footpaths are being provided in Bassetlaw District linking to the Robin Hood Way and also linking the Harley Gallery with Creswell Crags, strengthening the connection between those attractions.

8.7 National trends also indicate that there is growth in intergenerational family holidays and breaks. Therefore Bolsover District needs to improve its offer of a number of different attractions that would appeal to parents, grandparents and children. The District's attractions combined with those available in the wider area help to provide greater variety that would attract a larger family grouping, or indeed other smaller traveller groupings.

Bolsover Castle / Car Parking

8.8 In the future, as visitor numbers continue to increase to Bolsover Castle on weekends, it is important that we keep under review our car parking availability.

Heritage and Well-being centre

8.9 At Colliery Road, Creswell, planning permission¹⁸ has been granted in July 2019 for the erection of a 'Heritage and Well-Being' Centre, incorporating a sports/flexible hall, caving & climbing, children's play area, cafe/healthy eating kitchen, changing facilities / showers, fitness and activity studios and storage and ancillary spaces. The caving / climbing part of the proposal will add to the District's offer.

Looking outwards

¹⁸ 19/00311/FUL

- 8.10 More engagement is needed with neighbouring areas and other organisations to understand their aspirations and to provide opportunities to explore ways of adding value to Bolsover District and a wider visitor economy offer, and how working together could achieve a stronger visitor economy. Developing relationships with attractions in neighbouring and nearby authorities with a view to establishing mutually beneficial marketing programmes will jointly promote each other's attractions. The development of visitor packages both within and cross boundary could enhance the appeal of Bolsover District to existing and new visitors. One example could be to promote short break golfing holidays including courses open to the public within and close to the District.

Robin Hood Line

- 8.11 One such way of working with neighbouring authorities is looking at ways of improving transport connections and usage of the Robin Hood railway line that runs from Nottingham to Worksop and through the eastern side of the District where four stations are located. One station is at Creswell and is within a 2km walk to the Creswell Visitor Centre. Currently, the service terminates at Mansfield Woodhouse on a Sunday, a popular tourist day. By working with other neighbouring authorities along the line, a community rail partnership role could be created to look at improving the service, and potentially improving visitor numbers to Creswell Crags, and other tourist attractions along the line such as Willow Tree Family Farm in Shirebrook. An eastern spur is also proposed to the Robin Hood Line linking Shirebrook to Edwinstowe and Ollerton.
- 8.12 The Council is also seeking to establish Community Rail Partnerships along the Robin Hood Line. Community rail is a growing grassroots movement made up of community rail partnerships and groups across Britain. They engage communities and help people get the most from their railways, promoting social inclusion and sustainable travel, working alongside train operators to bring about improvements, and bringing stations back to life.

Accessible Tourism in Bolsover

- 8.13 From paragraph 13.0 onwards the strategy looks at ways in which the District's attractions could improve their offer to become a more accessible tourism destination and help to attract more of the 'Purple Pound' market aimed at those visitors with disabilities.

Improving the Accommodation Offer

- 9.1 National trends indicate a growing demand for caravan, motorhome and camping holidays. Therefore Bolsover needs to improve its offer in this market by working with landowners and developers to seek to improve the District's visitor accommodation offer in terms of numbers and types of accommodation including camping and glamping sites. One of the projects identified in the VSCR [Destination Plan](#) is a feasibility study of camping pods within Pleasley Pit Country Park.
- 9.2 The following offer the potential to increase hotel bed space that could help to accommodate more overnight stays.
- Part of the outline planning permission¹⁹ for the Clowne North Strategic site includes a new hotel.
 - Close to the District's boundary there is potential for further accommodation, with a hotel forming part of a permission for a strategic site, in Mansfield District Council close to Pleasley.
 - At Markham Vale, in North East Derbyshire District Council's area, a plot is allocated for a hotel, although given the location this is likely to be popular for businesses use.
 - There remains potential for an extension to the Holiday Inn, South Normanton, subject to a new planning application to cover the area of a recently lapsed planning permission.
- 9.3 The District Council could consider promoting AirBNB, alerting people to the possibility that they could rent a room or their property out.
- 9.4 The District Council could consider the feasibility of using Council assets including non-HRA properties to provide an income for the Council and also to boost the supply of non-serviced accommodation in the District.
- 9.5 The Council could consider investigating the identification of sites that could be suitable for camping / motorhomes.

¹⁹ Subject to S 106 Agreement.

Maximising our marketing potential

- 10.1 It has been shown how much value is brought by visitors staying with friends and relatives in the District, in order that our residents can continue to act as ambassadors for tourism in the District, there is a need to focus and to continue to champion the locally distinctive product we have and the role of In Touch, District Gazettes and Bolsover TV is crucial to achieving this.
- 10.2 The District also needs to reach out to a much wider geographic area, to encourage more overnight stays. The national trends show that the District needs to be marketed as a short break destination targeting older people and millennials, and people seeking healthy breaks including spas, walking and cycling.
- 10.3 A social media, PR and Marketing Plan is being undertaken for the VSCR [Destination Plan](#) area to create a strong destination based on a brand built around visitor facilities and experiences rather than around a recognisable geographic area. The priority will be to raise awareness of the VSCR area and its tourism, cycling and heritage offer, and to put in place baseline marketing activity that can be built up over time as the destination and more tourism product develops. It is important that we take careful consideration of this Marketing Plan that could help inform a marketing strategy that promotes the District as a central feature in a wider area.

Council's new website

- 10.4 We refreshed our website in September 2020. The Tourism page is easier to navigate and more image focused. A mobile app with all the information about the District's visitor economy offer all in one place is being developed by the Communications Team.
- 10.5 The Tourism page could include content that links to basic visitor needs such as the nearest Petrol Filling Station, car parks, baby changing facilities and dog and bike friendly pubs / cafes, and also basic travel information such as how far are we from the nearest large conurbations.
- 10.6 Adding a link to the Tourism page of the website onto District Council staff external signatures when they send emails could be encouraged. We could also encourage partners to do the same, subject to their own marketing strategies.
- 10.7 Visitor economy businesses will be asked if they wish to feature on our new website, and be part of our new Tourism App, but also subject to their own marketing strategies visitor economy businesses will be encouraged to help promote the District as a whole by including links to the District's tourism webpage, on their own websites and digital communications.

Tourism Websites

10.8 The [Visit Chesterfield Area](#) and [Marketing Peak District and Derbyshire](#) websites between them cover attractions, accommodation, food and drink, restaurants, shops and walks, trails, golf courses, horse riding activities and wedding venues. Bolsover District is under-represented on these websites across all content headings and increasing the District's digital footprint on this site is a worthwhile action to make Bolsover District more visible. Accommodation and commercial uses have to pay a yearly fee depending on levels of coverage. Meetings with businesses can raise awareness of these websites and businesses can decide for themselves if they want to be part of it. Event organisers are also encouraged to use these websites and [In North Notts](#) to promote their events.

10.9 The District Council has a SLA in place whereby MPDD has agreed to -

- Help promote Bolsover TV videos across Social Media channels where appropriate
- Consider how the Bolsover Visitor Economy App (once developed) can be distributed.
- Include Creswell Crags within a new itinerary, under 'itinerary ideas on www.visitpeakdistrict.com
- To investigate the promotion of short breaks in Bolsover and the surrounding area

Visitor Economy Brochure

10.10 In the digital age, paper publications are declining in popularity, but are still needed. People are becoming more conscious about 'screentime reduction', and many people still like to have something to feel and turn the page and easily access. The attractions with whom we have already broached the idea consider it worthwhile, and wish to be included within it. Some hotels have expressed an interest in hosting them. A slim-line style brochure would be distributed widely at café's, community centres and pubs aimed at more local custom.

Walking and Cycling Publications

10.11 The District has unfulfilled potential as a destination for walking and cycling. Digital and physical publications for both activities showing routes within an area with Bolsover District at its centre, can help to address this situation. Walks and cycle rides could start and finish at pub car parks, and the District's tourist attractions could feature along the routes. The potential for a long distance walking route utilising the District's excellent footpath and trails network with accommodation along the way and taking in the best features and attractions should also be investigated. The promotion of Horse riding and horse riding holidays could also be looked into further.

Improve visitor economy business engagement

- 11.1 Regular meetings should take place with visitor economy businesses (both accommodation and attractions) to establish a relationship to look at ways we can help them and improve our overall offer.

Visitor economy network

- 11.2 In order to apprise visitor economy businesses quickly and easily about information relevant, and potentially helpful to them, the Council has established a tourism business network and expects to continually add to it. The information shared will include; grants, websites, events, opportunities for publicity, and requests for information. The Council would also facilitate Visitor Economy Network meetings if businesses wanted them.

Signpost Visitor Economy Businesses to Grant Funding

- 11.3 During meetings businesses will be made aware of grant schemes that are running and who they should contact to find out more information. Once they are on the mailing list they will be informed of new ones.

Improve our evidence base

Visitor Information

- 12.1 Access to robust and up-to-date visitor information is essential to understanding how the District's visitor economy is used by visitors. Where do they come from? How long do they stay? What do they do when they are here? Therefore the tapping into existing survey information where collected by our partners, and collecting our own information with the agreement of our partners, for example short questionnaires placed at attractions, will be investigated.

STEAM data

- 12.2 STEAM²⁰ data is the country's key source for measuring the economic impact of tourism. Key tourism statistics include visitor numbers, visitor days and direct employment. The Council will continue to use STEAM data to measure the economic impacts of tourism by purchasing updates regularly.

²⁰ Scarborough Tourism Economic Activity Monitor

Action Plan Summary Table

Action	Lead	Timeframe
Audit of Trails Network	BCP	March 2021
Feasibility Study of Camping Pods	BCP / Private	March 2021
A60 crossing point	NCC	Ongoing
Bolsover Town Centre Car parking Review	BDC	Ongoing
Engagement with neighbouring areas	BDC / Partners	Ongoing
Engagement with neighbouring attractions	BDC	Ongoing
Robin Hood Line Improvements	BDC / Partners	Ongoing
VSCR Marketing Plan	BCP	June 2021
New Tourism Webpages	BDC	June 2020
Bolsover App	BDC	April 2021
External Signatures website link	BDC / Partners	Ongoing
Establish Visitor economy network	BDC	June 2020
Add content to Tourism websites	BDC / Partners	Ongoing
Visitor Economy Brochure	BDC / Partners	Dec 2021
Walking Publication	BDC	Dec 2021
Cycling Publication	BDC	Dec 2021
Signposting to Visitor Economy Business	BDC	Ongoing
Purchase STEAM data	BDC	Every 3 years
Feasibility of using Council Assets for visitor accommodation	BDC	Ongoing
Pleasley Visitor Hub Feasibility Study	BCP	March 2021
Investigate identifying potential camping sites	BDC	Dec 2021
Feasibility of coach companies providing tours between sites of heritage interest.	BDC	Dec 2021
Develop a Sub-strategy for Heritage Tourism in Bolsover Town.	BDC	Dec 2022
Investigate feasibility of a Tourist Information centre in Bolsover Town	BDC	Dec 2022
Investigate Blue Heritage Trail	BDC	Dec 2021
Investigate short golfing breaks	BDC	Dec 2021
Investigate the promotion of horse riding and horse riding holidays	BDC	Dec 2021

Accessible Tourism in Bolsover District

- 13.1 This chapter looks at Accessible Tourism and seeks to assess how accessible Bolsover is as a tourist location, and whether tourism in the district can be made more accessible.
- 13.2 A definition of Accessible tourism is
- “The ongoing endeavour to ensure tourist destinations, products and services are accessible to all people, regardless of their physical limitations, disabilities or age. It encompasses publicly and privately owned tourist locations. The goal of accessibility tourism is to create inclusivity for all including those travelling with children, people with disabilities as well as seniors”*²¹
- 13.3 Measures taken to make tourist destinations more accessible are not just to benefit existing specific groups of people at the present time, but will benefit all of us at some stage in our lives.
- 13.4 According to We are Purple²²
- More than 1 in 5 potential UK consumers are disabled
 - The prevalence of disability rises with age
 - 3 in 4 disabled people and their families have walked away from a UK business citing poor accessibility and/or poor customer service
 - Nearly three quarters of disabled online consumers will click away from a website due to inaccessibility.

The Purple Pound

- 13.5 The Purple Pound refers to the spending power of disabled households which is defined as a household in which one of the members have a reported disability.
- 13.6 According to Visit England, disabled people contribute £15.3 billion a year to the UK tourism industry²³. Research shows businesses can potentially benefit from longer stays and more spend from the group where a member of the party has a disability.

²¹ https://en.wikipedia.org/wiki/Accessible_tourism#cite_note-2

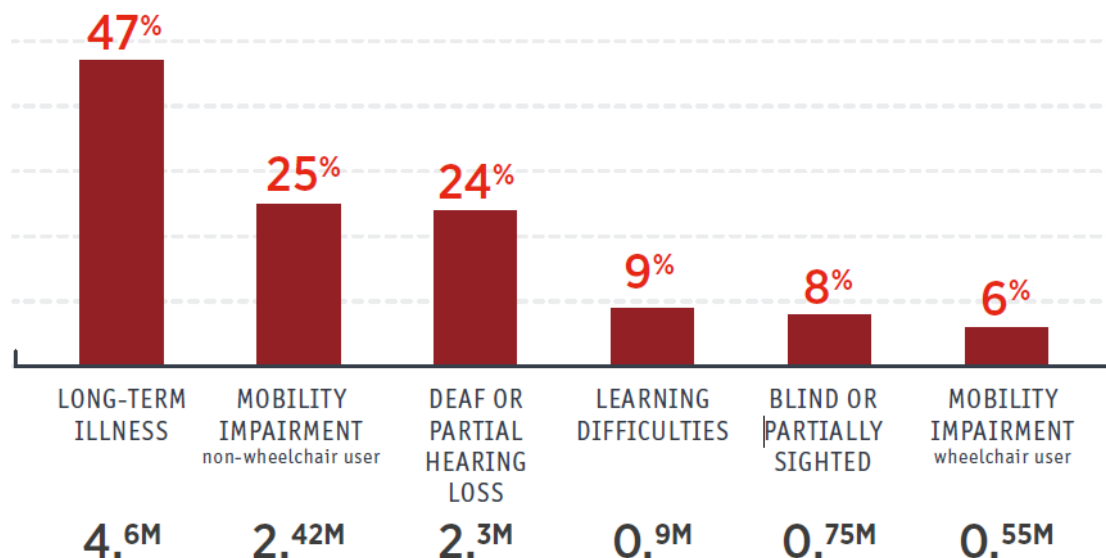
²² <https://wearepurple.org.uk/understanding-the-purple-pound-market/>

²³ <https://www.visitbritain.org/business-advice/value-purple-pound>

13.7 For trip groups where one member has an impairment, the average length of stay is 3.3 nights and the average spend is £191, as opposed to 2.9 nights, and £184 (without an impairment).²⁴

13.8 A survey by Visit England²⁵ in 2018 found that £116 Million would be generated per year if each person with an impairment took a domestic holiday.

13.9 The figure below²⁶ shows types of reported impairments.



Source: GBTS 2013

13.10 Noticeable in these statistics is just how low the percentage of wheelchair users are (6%); yet to non-disabled people, they are perhaps the most visible of all disability types. Whilst physical access improvements such as ramps are paramount to wheelchair users (but also buggies and prams), the vast majority of disabled visitors do not necessarily need them, but they do need information provided in a different way and understanding, thoughtful, customer service.

13.11 In February 2014 Visits Unlimited conducted a survey²⁷ of 50 popular Tourist destinations across Yorkshire. The conclusions were that:

- All attractions want to increase footfall and revenue

²⁴ Great Britain Tourism Survey (2013)

²⁵ <https://www.visitbritain.org/new-accessible-tourism-market-research>

²⁶ <http://www.visitsunlimited.org.uk/accessible-tourism-statistics-uk/>

²⁷ <http://www.visitsunlimited.org.uk/accessible-tourism-statistics-uk/>

- All appreciated the benefit of marketing to families with disabled children
- There is a misconception that access is predominantly related to physical access around a venue with less emphasis on appropriate information and staff training
- Most venues desired more skills and opportunities to serve this market, including support with marketing their attraction
- Budget restriction was an adverse factor but in only a minority of cases
- Certain individual sites are restricted in marketing the unique aspects of their attraction because of central control of marketing services including website management.

Good Examples of Accessible Tourism in the U.K.

- 13.12 There are a number of good examples from around the country of accessible tourist destinations. Some of the destinations listed below offer more examples of accessibility features but they've not all been included in the summary to avoid repetition. It should be noted that most of these are quite modern attractions, where accessibility features have been included from the outset.

Sandcastle Water Park

- 13.13 Sandcastle Water park has won awards for its inclusive facilities. The water park team are trained in accessibility awareness. There is level access throughout the building; accessible toilets and a Changing Places²⁸ (larger toilets with hoists) wet room; hire of water accessible wheel chairs; subtitles are available for important videos; flashing lights on fire alarms; good lighting and contrast throughout; brail signage on toilet signs, and tactile features where suitable. Sandcastle have implemented multiple schemes for visitors with autism to the water park. The website offers a Sensory Story, which describes what guests can expect to see, smell, hear or feel at the park. Short familiarisation visits are available and there is a quiet hour at the start of each day with no music and only vital announcements played. An accessible policy has been created for anyone who finds queuing difficult and there is an autism quiet room that provides a calm, sensory-friendly area.

Eureka! The National Children's Museum

- 13.14 Level access throughout the building. A Changing Places facility located on the ground floor. Staff are trained in disability awareness and many can communicate using BSL (British Sign Language). The museum is assistant dog friendly. There are contrast colours and large text displays for those

²⁸ Used by people with profound and multiple learning disabilities, as well people with other physical disabilities such as spinal injuries, muscular dystrophy and multiple sclerosis often need extra equipment and space to allow them to use the toilets safely and comfortably.

with a visual impairment. Hearing induction loops can be linked to hearing aids.

- 13.15 A unique and free experience called “extra pair of hands” is also accessible for families with disabled children, where a member of staff will learn the child’s needs, likes and any triggers on the phone beforehand, then join them for a couple of hours at the start of the visit.

The Eden Project

- 13.16 The Eden Project works with Sensory Trust to find the best creative approaches to accessibility and communication. Facilities include accessible toilets, a Changing Places room, as well as parking for blue badge holders. Information is available in braille, large print and audio formats. Guide dogs and mobility vehicles are welcome Wheelchairs are available to hire. Admission is free to one carer or personal assistant for each person that is being cared for.

- 13.17 The Eden Project also hosts a supportive gardening scheme for people with disabilities to learn about growing and selling vegetables and weekly walking groups for people with long-term health conditions such as COPD and Diabetes.

The Archaeological Burial site at Sutton Hoo, (Suffolk)

- 13.18 Sutton Hoo offers a ‘relaxed time’ on the last Sunday of each month where a quieter experience is offered to help visitors who feel the need for a more relaxed space including visitors living with dementia, autism and anxiety. During these times there will be additional clear and concise signage; all hand dryers will be switched off with paper towels available; and dedicated volunteers will be on hand for extra assistance, particularly in areas that some visitors may find confusing e.g. where there are audio visual items playing.

The Science Museum

- 13.19 The Science Museum in London hosts a number of accessible activities especially for people living with sensory impairments and autism spectrum conditions. The SIGNtific programme hosts British Sign Language-interpreted events and activities for those who are deaf or have hearing loss. VIscovery days are for those who have a visual impairment. For visitors with autism and related conditions, there are Early Birds dates for younger children and Night Owls evenings for anyone aged 16 and over to access the museum with smaller crowds and less noise. SENSory. Astronights are a unique overnight camping event for children with additional needs and disabilities to explore the museum with their family.

Access Fylde Coast Project

13.20 A stand out example from around the UK is the Access Fylde Coast Project that is spearheaded by Disability First and funded by the Coastal Communities Fund. It is a pioneering project excelling disabled access across the Fylde Coast and driving Blackpool, Fylde and Wyre into the spotlight as outstanding locations for people with disabilities, whilst seeking to boost tourism and bolster the local economy. Some of the features of the project are –

- Disability Awareness Training
- Access Guides
- An enhanced transport App
- Creating British Sign Language Videos for attractions in the area.
- A 'book a buddy' scheme.
- 11 Trained Access for All UK Accessibility Champions as a legacy.

Accessible Tourism in Bolsover District

13.21 This section looks at the three big attractions, three smaller attractions and the larger hotels in the district and the information available on their websites (at January 2021). It should be noted that the venues are not modern attractions; and due to their very nature - caves, a castle and an Elizabethan mansion will not necessarily be able to offer a fully accessible wheelchair experience as the likely adaptations needed would be in conflict with statutory conservation limitations for these sites.

Bolsover Castle

13.22 Bolsover Castle's website includes an access page so that people with disabilities can find out in advance what support is or isn't available in respect of their particular disability. The categories listed are mobility / older visitors, blind / visually impaired. Deaf / Hard of hearing / Learning difficulties. Culinary / Dietary and health and Safety.

13.23 The information is clear and easy to find. The site has accessible toilets, assistance dogs are welcome, and wheelchairs can be hired. There are sensory experiences - tactile exhibits and extensive use of sound, there is an audio tour and subtitles on films. It would be helpful to state just how many disabled parking spaces are available. There are quite a few red crosses against criteria, and without further research it is difficult to know whether or not the red crosses are significant enough to put off visits to the

castle. Without further specialist investigation it is difficult to comment on whether, for example, the little castle can be accessible to wheelchairs.

Hardwick Hall

- 13.24 Hardwick Hall have an access statement that can be found easily under the Facilities and Access tab where accessibility information is provided more generally in respect of each part of the estate, and not by type of disability. Therefore visitors need to read the whole document to find the information that might be relevant to a particular disability. A brief summary follows. Twenty disabled parking spaces are provided. Assistance dogs are welcome. Wheelchairs can be borrowed. Hardwick Hall ground floor is wheelchair accessible. Volunteers are in most rooms. Some team members can use basic BSL. An induction loop is available at the reception desk. An accessible W/C is available in the stable-yard. A virtual tour is available. Large print and braille are available. Quiet areas are available. Visitors can be seated if they experience difficulty queuing. There is no audio guide. There is ramped access at the restaurant. There is currently no changing places facility.
- 13.25 In addition, in early 2020, the National Trust embarked on a 3 year partnership with the Alzheimer's Society, involving the upskilling of 74,000 people who work and volunteer at the National Trust and improving the accessibility of its sites. The project will also see improvements at some sites, from improved signage, facilities and modifications to materials used on paths and car parks. It will also include the development of dementia services (such as cafés, tours and social events), taking heritage to local care homes, hospitals, day centres and community groups, and hosting awareness-raising activities.

Creswell Crags

- 13.25 Creswell Crags include an accessibility page that is easy to find, and includes short sections on types of impairment: mobility, blind/visual impairment, deaf/hard of hearing and also provides a link to its own page on the Visit England Accessibility Guide. The following consists of a brief summary of this information. The whole site is wheelchair accessible apart from the caves. Wheelchairs can be hired. A number of disabled parking bays exist. Disabled toilets are upstairs and downstairs in the visitor centre. It also helpfully states where the nearest Changing Places Toilets are which are at The Arc, at Clowne. Staff are available to assist Blind/Visual Impaired visitors on cave tours. There is no provision for deaf cave tours. The exhibitions in the visitor centre includes text and images; an induction loop is fitted. There are bespoke activities for visitors with Special Educational Needs.

Willow Tree Family Farm

- 13.26 No clear and obvious information on website.

Coloured Cob Equestrian Centre

13.27 Offer disabled riding sessions, and cater for riders with additional needs.

Derbyshire Pony Trekking

13.28 Derbyshire Pony Trekking also offer horse trekking for additional needs and some disabled riders (although do not have a hoist – so depends on the disability).

Pleasley Pit Mining Museum

13.29 No clear and obvious information on website.

Accommodation

13.30 The Ibis Hotel at Barlborough offers accessibility for people with reduced mobility, including reduced mobility rooms, wheelchair access and reduced mobility facilities. The Premiere Inn, South Normanton offers accessible rooms. The Holiday Inn, South Normanton offers accessible public areas at the public entrance, guest rooms, and public restrooms. There is ramp access and visual alarms/alert in guest rooms. The website for Days Inn at Tibshelf does not appear to include accessibility information. The website for Van Dykes does not appear to include accessibility information.

Hospitality Sector

13.31 Without a more detailed survey of the pubs and restaurants the accessibility issue is difficult to assess.

Country Parks and Trails

13.32 Derbyshire County Council have accessibility champions for their country parks and trails network, and an accessibility audit has been carried out at Pleasley Pit Country Park.

Views about Accessibility from Disabled Visitors

13.33 Whilst there is no survey information that exists to tell us what disabled visitors think specifically about Accessible Tourism in Bolsover District, there are Euan's Guide Access Surveys. Every year The Access Survey by Euan's Guide and Disabled Access Day asks disabled people to provide opinions about disabled access at the places they visit across public buildings including tourist attractions across the U.K.

13.34 In the 2019 survey the key findings were:

- 93% try to find disabled access information about somewhere before visiting for the first time.
- 83% are more likely to visit somewhere new if they can find access information about it beforehand.

- 70% use two or more sources to try to find disabled access information before visiting somewhere new.
- 77% of respondents who used a venue's website to check disabled access before visiting, found the information to be misleading, confusing or inaccurate. (some examples of why are listed below)
 - *"Sometimes the information is wrong, usually it is absent."*
 - *"A general lack of detailed information e.g. how many stairs?"*
 - *"Fully accessible tells me nothing."*
 - *"Venues' websites often fail to mention that the lift is out of order and no alternatives are available."*
 - *"Not all of the sites are voice over friendly so I miss out on a lot of the information."*
 - *"Many venues don't include access information asking you to call instead (which is hard when your disability affects your hearing and speech too!)."*
 - *Sometimes a site may say it's accessible, but doesn't mention that access is via a completely different street entrance to the main entrance. Or I find that only part of the venue is accessible."*
- 79% if respondents had experienced a disappointing trip or had to change plans last minute because of poor accessibility.
- 29% said Historic Attractions had typically good or excellent accessibility.
- 38% said Historic Attractions had typically poor or very poor accessibility.
- 45% said Visitor Attractions had typically good or excellent accessibility.
- 17% said Visitor Attractions had typically poor or very poor accessibility.

13.34 From this survey information it can be concluded that having a website with clear and easy to find information all in one place is very important. And 83% of visitors are put off visiting if they cannot find access information at all. There is a clear difference between how access information is presented on a website to how it is interpreted, and how the venue is experienced during a visit. Generally, Historic attractions across the UK had worse accessibility than visitor attractions in general.

The New Deal for Tourism

- 13.35 As part of the New Deal for Tourism in 2019, the government is committed to making the UK the most accessible destination in Europe by 2025, with a target of increasing the number of inbound visitors with a disability by 33 percent by 2025. The British Tourist Authority has committed to producing new space on their website to provide tourists with comprehensive accessibility information, and to ensure its marketing collateral is as inclusive as it could be.

Changing Places Fund

- 13.36 The Government announced during 2020 that a 30 Million fund will be available for Changing places toilets. The scheme has been delayed due to Covid. The new Changing Places Fund will see the Government match fund the costs of installing Changing Places toilets in existing buildings in England. The Council will promote this scheme and encourage bids to it.

Conclusions

- 13.37 Overall there are plenty of accessibility features at the three attractions to encourage visitors with different impairments. However, from the information available, they are still perhaps not at the same standard as some of the best examples around the UK. For example -
- None have Changing Places Toilets
 - There are no 'Quiet hour' visiting times. Or specific days for certain impairments.
 - Although assistance is available there is no such service as an 'extra pair of hands' available / book a buddy scheme.
 - Although trained staff are mentioned they are perhaps not mentioned as 'fully trained in accessibility awareness'.
 - Attention to finer details is also not as obvious or is understated.
 - Websites do not offer a 'Sensory Story' describing what guests can expect to see, smell, hear or feel
 - Websites do not include a BSL / Subtitled video
- 13.38 Two of the smaller attractions do not appear to mention accessibility information on their websites at all, neither do two of the larger hotels (at least not clearly and obviously). Improvements could therefore be made there, for example using the Visit England Accessibility Guides to help communicate facilities and services to disabled people and other customers who want specific accessibility information.

- 13.39 Overall, in order to help make the district as an accessible tourist destination as possible it is important to approach the issue from the viewpoint of having ‘three pillars of accessibility’.

Information – making sure the accessibility information is there and that it is as clear and as accurate as possible.

Customer Service – making sure staff have had disability awareness training, and use it.

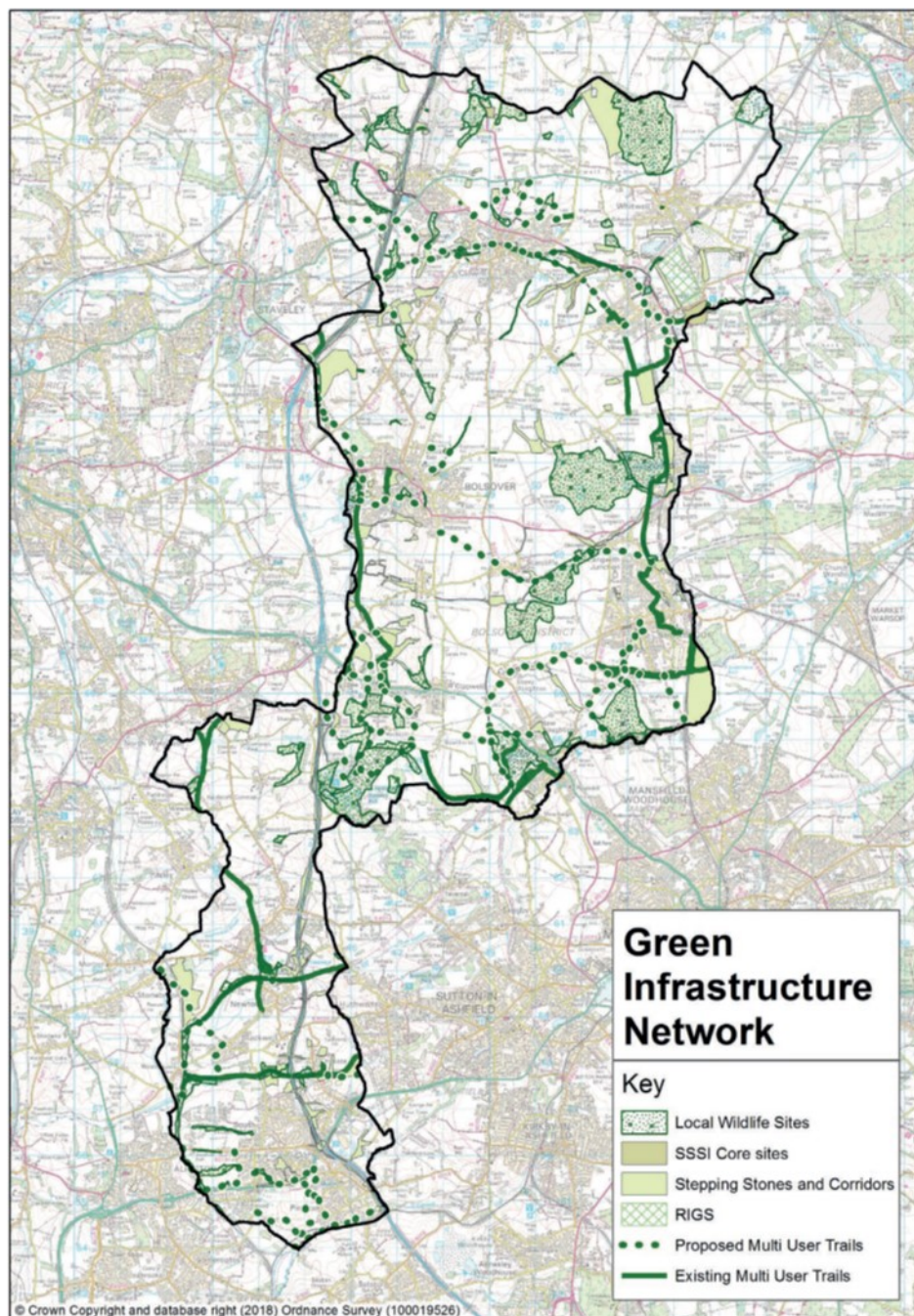
Facilities – making the physical changes – level access, signage, lighting,

Then looking at each pillar, from the viewpoint of each type of disability.

- 13.40 There is a clear role for the District Council to help promote awareness of these issues and to use its communication networks to help do that. So that not only will the district become more accessible but the local visitor economy can also benefit. The following actions are proposed –

- Promote and encourage bids to the Changing Places Fund.
- Promote the use of Visit England Accessibility Guides to all attractions.
- Promote [MPDD Grant Scheme](#) for improving accessibility facilities at hospitality venues and attractions.
- Undertake measures to try to improve local information gathering from local disabled communities about visiting the district’s attractions. To help do this we will consult with the Council’s Equality Panel and set up a bespoke survey using the Ask Derbyshire website aimed at those people who identify as disabled.
- Continue to liaise with Accessible Derbyshire to help promote awareness, including new grant schemes, initiatives and training events about accessibility to both businesses, and residents who we are encouraging to be ambassadors for tourism in the district.

Appendix A – Trails network throughout the District



Appendix B – STEAM data.

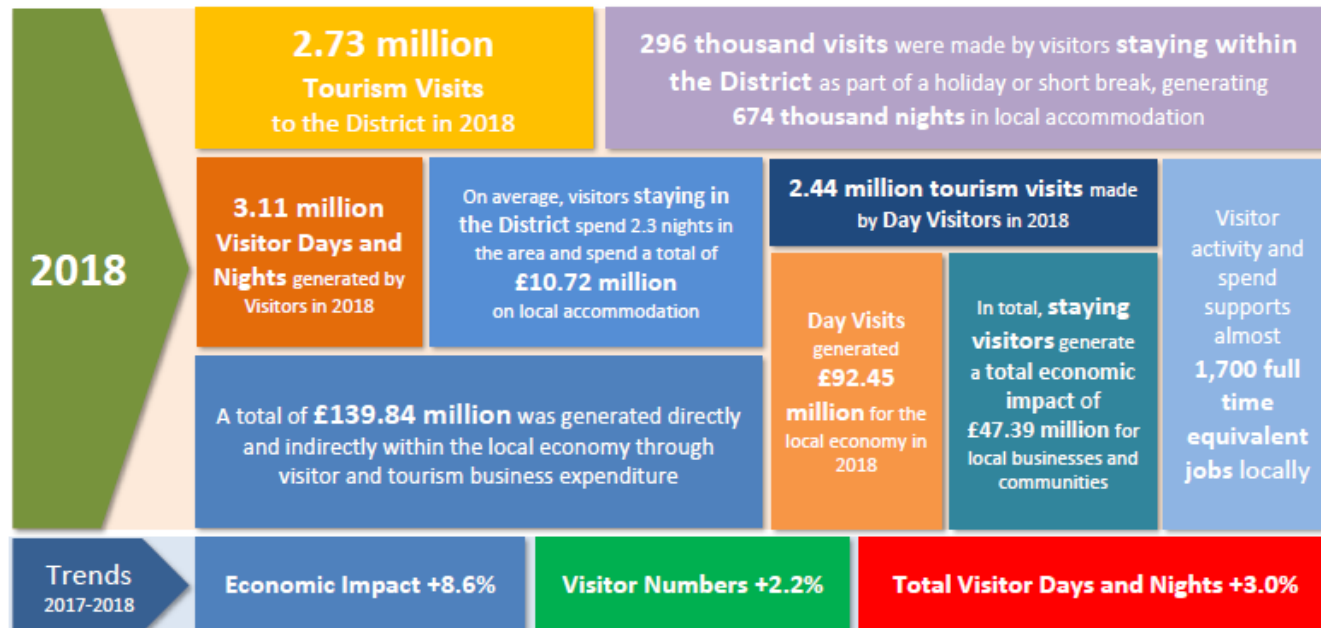


Bolsover District Council
STEAM Tourism Economic Impacts
2018 Year in Review
Summary



The Visitor Economy of the Bolsover

This is a summary of the annual tourism economic impact research undertaken for Bolsover District Council by Global Tourism Solutions (UK) Ltd.



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Page 1

STEAM FINAL TREND REPORT FOR 2016-2018

BOLSOVER DISTRICT COUNCIL

Comparing 2018 and 2017

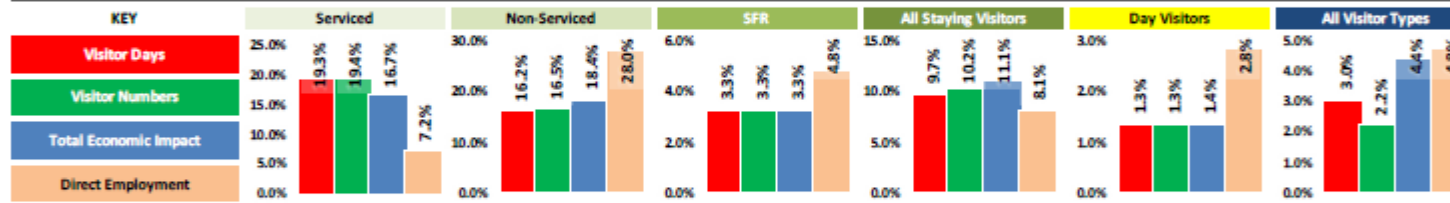
2017 in 2018 prices (1.04)

COMPARATIVE HEADLINES

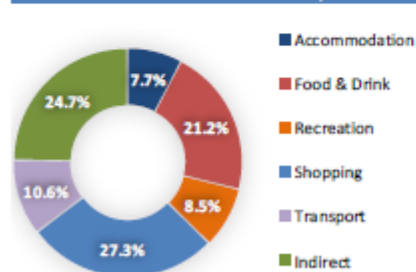
KEY PERFORMANCE INDICATORS BY TYPE OF VISITOR - COMPARING 2018 & 2017 - INDEXED TO 2018

KEY																			
An increase of 3% or more		Staying in Paid Accommodation						Staying with Friends and Relatives (SFR)			All Staying Visitors			Day Visitors			All Visitor Types		
Less than 3% change		Serviced			Non-Serviced														
A Fall of 3% or more		2018	2017	+/- %	2018	2017	+/- %	2018	2017	+/- %	2018	2017	+/- %	2018	2017	+/- %	2018	2017	+/- %
Visitor Days	M	0.266	0.223	19.3%	0.035	0.030	16.2%	0.373	0.361	3.3%	0.674	0.614	9.7%	2.437	2.404	1.3%	3.111	3.019	3.0%
Visitor Numbers	M	0.133	0.112	19.4%	0.005	0.004	16.5%	0.157	0.152	3.3%	0.296	0.268	10.2%	2.437	2.404	1.3%	2.733	2.673	2.2%
Direct Expenditure	£M																105.27	100.67	4.6%
Economic Impact	£M	26.61	22.80	16.7%	2.098	1.771	18.4%	18.68	18.09	3.3%	47.39	42.67	11.1%	92.45	91.22	1.4%	139.84	133.89	4.4%
Direct Employment	FTEs	274	256	7.2%	50	39	28.0%	170	162	4.8%	495	458	8.1%	830	807	2.8%	1,324	1,264	4.8%
Total Employment	FTEs																1,685	1,606	4.9%

PERCENTAGE CHANGE BY VISITOR TYPE AND PERFORMANCE MEASURE - COMPARING 2018 & 2017 - INDEXED TO 2018



Sectoral Distribution of Economic Impact - EM including VAT Indexed to 2018



2018	2017	+/- %
10.72	9.297	15.3%
29.60	28.37	4.3%
11.95	11.45	4.4%
38.13	37.13	2.7%
14.88	14.43	3.1%
105.27	100.67	4.6%
34.57	33.21	4.1%
139.84	133.89	4.4%

Sectors

2018	2017	+/- %
174	169	2.6%
398	376	5.9%
195	184	5.9%
468	449	4.2%
89	85	4.6%
1,324	1,264	4.8%
361	341	5.6%
1,685	1,606	4.9%

Sectoral Distribution of Employment - FTEs



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Report Prepared by: Allan Tipler, Date of Issue: 02/09/20

**Total
Visitor
Days
3.11m**

Visitor Days

Staying visitors spend an average of 2.3 days in the District during their stay. Taking into account the length of stay of all visitor types, the District's visitors spent an estimated 3.111 million days in the area during 2018; this is higher than 2017 (+3%).

There were an estimated 2.44m tourism day visits to Bolsover District during 2018 and these accounted for 78.3% of all visitor days. Between 2017 and 2018, day visits increased by 1.3%. Staying visitors to the area accounted for the remaining visitor days (21.7%) and in total overnight visits to the area generated 674 thousand visitor days in 2018. Staying visitor days saw positive growth of +9.7% above 2017 levels, with the largest growth seen in paid / commercial accommodation, as opposed to stays with friends and relatives.

Day visits were higher in 2018 than 2017 for 8 months out of the 12. The first half of the year saw day relatively little change in the volume of visits, but the second half of the year saw an increasingly positive outlook, particularly into the autumn and winter period. Within the staying visitor market, the serviced sector saw slightly higher growth (+19.3%) than its non-serviced counterpart (+16.2%), but both exhibited higher growth than would normally be expected year to year. One of the key factors however was growth in accommodation supply, with new sleeping capacity in the both sectors coming on stream between 2017 and 2018.

Key Figures: Visitor Days 2018

Visitor Days		Serviced	Non-Serviced	SFR	All Staying Visitors	Day Visitors	All Visitors
2018 (Millions)	M	0.266	0.035	0.373	0.674	2.437	3.111
2017 (Millions)	M	0.223	0.030	0.361	0.614	2.404	3.019
Change 17/18 (%)	%	+19.3	+16.2	+3.3	+9.7	+1.3	+3.0
Share of Total (%)	%	8.5	1.1	12.0	21.7	78.3	100.0

Average Length of Stay for Different Visitor Types: 2018

Day
Visitors

1.0

All
Visitors

1.1

Serviced
Accommodation

2.0

Staying with
Friends/Relatives

2.4

All Staying
Visitors

2.3

Non-Serviced
Accommodation

6.8

STEAM FINAL TREND REPORT FOR 2016-2018
BOLSOVER DISTRICT COUNCIL

SERVICED ACCOMMODATION 2018	2018		Change on 2017	
	Est.	Beds	Est.	Beds
Serviced Accommodation Total	16	1,081	-2	+148
+50 Room	3	858	0	+161
11-50 Room	3	144	0	-1
<10 Room	10	79	-2	-12

NON-SERVICED ACCOMMODATION 2018	2018		Change on 2017	
	Est.	Beds	Est.	Beds
Non-Serviced Accommodation Total	24	217	+6	+13
Self catering	20	100	+6	+24
Static caravans/chalets	0	12	0	+4
Touring caravans/camping	4	105	0	-15
Youth Hostels	0	0	0	0

DISTRIBUTION BY TYPE OF ACCOMMODATION 2018	2018		Change on 2017	
	Est.	Beds	Est.	Beds
All Paid Accommodation Total	40	1,298	+4	+161
Serviced Accommodation Share of Total	40%	83%		
Non-Serviced Accommodation Share of Total	60%	17%		

Appendix C**Comparative STEAM information with Derbyshire and Cumbria**

Measure	BOLSOVER 18	DERBYSHIRE 18	CUMBRIA 18
Basic Stats			
Area Sq. Km	160	2,621	7,159
Resident Population	79,098	1,049,000	498,375
Resident Density (Persons Per Sq. KM)	495	400	70
Visit Density			
Annual Visitor Nos Per Head of Population	35	41	94
Annual Visitor Days Per Head of Population	39	48	126
Overnight Vs Day Visits			
Day Visitors Nos as % of All Visitor Nos	89%	90%	86%
Day Visitors Days as % of All Visitor Nos	78%	77%	64%
Spend by Visitors			
Average Direct Spend Per Visitor	£ 38.52	£ 40.64	£ 47.66
Average Direct Spend Per Day	£ 33.84	£ 34.44	£ 35.72
Employment Supported Locally			
FTEs Supported Per 1000 Population	21.3	28.8	75.8
Visit Profile			
Average Length of Stay - All Visitor Types	1.1	1.2	1.3
Average Length of Stay - Staying Visitors	2.3	2.9	3.4

Appendix D

Travel times from three points within Bolsover District to attractions in the wider area.

	Within a 30 Minute Drive
	Between a 30 – 40 Minute Drive
	Between 40 and 60 Minute Drive

Attraction	Number of minutes from location within Bolsover District		
	M1 Junction 30	Bolsover Town Centre	M1 Junction 28
COMING SOON			
Peak Resort, Unstone	19	20	25
HERITAGE			
Bolsover Castle	9	0	20
Hardwick Hall, Hardwick Old Hall and Stainsby Mill	17	16	19
Renishaw Hall and Gardens	7	13	24
Chatsworth House	37	34	39
Haddon Hall	43	41	44
Sutton Scarsdale Hall	14	10	18
Derwent Valley Mills World Heritage Site	37	36	26
Mr Straw's House	19	27	37
Newstead Abbey	34	31	22
Rufford Abbey & Country Park	30	28	30
The Workhouse, Southwell	45	43	34
Barrow Hill Roundhouse	9	12	24
Revolution House	15	17	23
Conisborough Castle	26	32	42

Attraction	Number of minutes from location within Bolsover District		
	M1 Junction30	Bolsover Town Centre	M1 Junction 28
Lincoln Cathedral	59	5	64
FAMILY			
Gulliver's Valley Theme Park Resort	10	16	26
Willow Tree Family Farm	17	11	25
I Jump Trampoline Park, Mansfield	26	21	23
Wheelgate Park	35	32	24
Crich Tramway Village	31	30	20
Matlock Farm Park	34	31	30
Jungle Play Centre,	19	18	24
Tropical Butterfly House and Falconry Centre,	15	21	30
Aston Springs	10	16	25
Tiny Town	13	19	28
White Post Farm, Farnsfield	35	33	24
Yorkshire Wildlife Park	25	31	41
Gulliver's Kingdom	39	36	28
Heights of Abraham	40	38	32
Snozone at Xscape, Castleford	41	47	56
COUNTRY PARKS			
Thoresby Park	24	23	38
Sherwood Forest	32	30	36
Sherwood Pines Forest Park (inc Go Ape)	30	29	33
Clumber Park	21	26	39
Linacre reservoirs,	27	26	31
Rother Valley Country Park	16	24	33

Attraction	Number of minutes from location within Bolsover District		
	M1 Junction30	Bolsover Town Centre	M1 Junction 28
Whitwell Wood	7	15	24
Longshaw Estate	37	37	43
Yorkshire Sculpture Park	32	39	48
Monsal Head	46	41	47
Stanage Edge	43	46	53
SHOPPING			
Meadowhall Indoor Shopping Centre	20	26	36
East Midlands Designer Outlet	18	17	4
Dobbies Shopping Village	3	11	21
Lakeside Village at Doncaster	25	34	41
ART GALLERIES / THEATRES / MUSEUMS			
Creswell Crags, caves and museum	12	15	30
Pleasley Pit	16	12	19
Harley Gallery, Welbeck Estate	31	16	13
Calverton	24	34	35
Chesterfield Town Centre	12	14	19
Sheffield City Centre	22	28	38
Lincoln City Centre	56	60	64
Bassetlaw Museum and Pilgrim Gallery	30	36	48
Hepworth Art Gallery, Wakefield	43	50	59
National Coal Mining Museum, Wakefield	39	46	55
South Yorkshire Aircraft Museum, Doncaster	25	34	41
HERITAGE RAILWAYS			
Peak Rail , Matlock	36	33	28
RACECOURSES			
Doncaster Racecourse	26	35	42
Michelin Guide Restaurants			
The Jews House Restaurant , Lincoln	55	58	-
Old Vicarage , Ridgeway	16	20	31

Attraction	Number of minutes from location within Bolsover District		
	M1 Junction30	Bolsover Town Centre	M1 Junction 28
Juke and Loe, Sheffield	28	35	40
Jöro, Sheffield	24	30	40
Rafters, Sheffield	32	35	41
Devonshire Arms, Beeley	32	32	33
The Gallery, Baslow	34	29	34
Stones, Matlock	33	31	13
Fischers at Baslow Hall	35	30	36
The Peacock, Rowsley	34	32	35
Alchemilla, Nottingham	38	37	27
Bar Iberico, Nottingham	44	43	33
Larder on Goosegate, Nottingham	44	43	33
Memsaab, Nottingham	43	42	32
Samuel Fox Country Inn, Bradwell	50	49	55
Escaberche, West Bridgeford	49	48	38
Restaurant Sat Bains, Nottingham	42	41	31
La Rock, Sandiacre	35	34	24
Darleys, Derby	40	39	29
Perkins Bar and Bistro	46	45	35
The George, Alstonefield	57	55	50
The Martins Arms, Colston Bassett	58	57	47
Duncombe Arms, Ellastone	65	64	54
The Lighthouse, Boylestone	60	59	49
99 Station Street, Burton	56	55	45

Appendix E



Figure 1 - The Arc Leisure Centre



Figure 2 - Dobbies Garden World



Figure 3 - Pleasley Outdoor
Activity Centre



Figure 4 - Whitwell Wood



Figure 5 - Willow Tree Family Farm



Figure 6 - Coloured Cob Equestrian Centre



Figure 7 - Barlborough Links Golf Course



Figure 8 – Plessley Pit



Figure 9 – Earlborough Heritage Centre



Figure 10 – Stainsby Mill



Figure 11 – New Bolsover Model Village



Figure 12 – East Midlands Designer Outlet



Figure 13 – Langwith / Whaley Thorns
Heritage Centre



Figure 14 – Hardwick Old Hall

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Figure 15 – Creswell Model Village



Figure 16 – Airavana Flight Simulator



Figure 17 - Bondhay Golf Course.

Glossary

AirBNB - An online marketplace for arranging or offering lodging, primarily homestays, or tourism experiences. The company does not own any of the real estate listings, nor does it host events; it acts as a broker, receiving commissions from each booking. **Airbnb experiences** are becoming increasingly popular. They are one-of-a-kind activities – often offering a unique take on that activity – that are designed and hosted by local people.

Tourism products are those products which can be saleable in the tourism market. It can be anything which is able to meet tourist satisfaction. Examples are a package tour, accommodation service, transportation service, a walking or cycling route.

Economic Impact - The total economic impact comprises the expenditure of visitors on goods and services, about 75% totalling £105.27m, and the *indirect* and *induced* economic effects of local businesses and residents spending tourism revenues locally, accounting for a further 25%.

Total employment includes the jobs generated by the expenditure of visitors on goods and services, totalling 1,324 FTEs, and the *indirect* and *induced* employment supported through local businesses and residents spending tourism revenues locally, accounting for a further 361 FTEs.

Day Visitors - visitors to an area on a non-routine and non-regular leisure day trip from a home or holiday base.

Trails Network - The main trails in the network within Bolsover District are: The Phoenix Greenways; the Archaeological Way; The Clowne Branch Line. Outside the District, there is the Robin Hood Way National Cycle Network (NCN) route 6, Chesterfield Canal which forms the Cuckoo Way and part of the Trans Pennine Trail.

Visit Sleep Cycle Repeat is a destination plan to improve the local visitor economy in North Derbyshire and North Nottinghamshire.

The work was carried out by Bolsover Countryside Partnership with a grant of nearly £30,000 from the Rural Development Programme for England, awarded by D2N2 Local Enterprise Partnership. The grant was used to employ the consultants Blue Sail, who worked with partners from the North Derbyshire - North Nottinghamshire Visitor Economy Consortium.

The plan will guide future investment over the next 10 years, with the aim of developing the area as an alternative short-stay destination, where it's easy to cycle on the extensive network of local trails between local heritage attractions such as

Hardwick Hall, Creswell Crags and Clumber Country Park. Bolsover Countryside Partnership has secured £650,000 to carry out elements identified within phase 1 of the VSCR Action Plan.

Bolsover District Council

Executive

22 March 2021

Housing Strategy 2021-2024

Report of the Portfolio Holder for Housing

This report is public

Purpose of the Report

- To agree and adopt the Housing Strategy 2021 - 2024

1 Report Details

- 1.1 The Housing Strategy sets out the Council's strategic framework to meet the district's housing growth ambitions and housing related support needs.
- 1.2 Housing is a key factor in contributing to a person's health and well-being. Nationally, the coronavirus crisis highlighted the need for secure, high quality, affordable homes and has identified house building as a central component to the post Covid-19 recovery, which will also create jobs and boost the economy.
- 1.3 The Housing Strategy will set out the strategic framework for meeting the Council's housing priorities and link with the wider initiatives. It will ensure that resources are targeted effectively and in a coordinated way.
- 1.4 The key housing priorities highlighted in the Strategy complement the Council's vision for housing whilst having due regard to local and national policy. The Key Strategic Housing Priorities identified are:
 - Key Priority 1 – Providing Good Quality Housing
 - Key Priority 2 – Enabling Housing Growth
 - Key Priority 3 – Supporting Vulnerable and Disadvantaged People
- 1.5 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.
- 1.6 The strategy will also have a key role in helping to secure potential external funding for housing related projects across the district.

- 1.7 In order that we may respond to emerging issues as they arise, the strategy will be for three years with a commitment to review after one year in light of any central government changes impacting on the local community.

2 Conclusions and Reasons for Recommendation

- 2.1 The Economic Development and Housing Strategy expired at the end of 2020. Instead of replacing this one overarching strategy it has been decided to produce individual strategies, one of which is the three-year Housing Strategy.
- 2.2 The new Housing Strategy focuses on the Council's current Housing and housing related priorities and obligations for the next three years.
- 2.3 The Strategy will help to secure external funding where possible and provide an evidence base for partner organisations.

3 Consultation and Equality Impact

- 3.1 Consultation has been carried out with BDC Scrutiny Committee, internal departments, key stakeholders and the public.
- 3.2 An Equality Impact Assessment has been 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, including supported housing for the most vulnerable.

5 Implications

5.1 Finance and Risk Implications

- 5.1.1 Consultation with the finance 151 Officer indicates no financial risk with the Strategy.
- 5.1.2 The Strategy itself does not have any risk implications, any projects will be assessed on their own merit.

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 implement and monitor the Strategy, therefore there is no Human Resources implications.

6 **Recommendations**

6.1 To agree and adopt the Housing Strategy 2021 – 2024.

7 **Decision Information**

Is the decision a Key Decision? 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: BDC: Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> NEDDC: Revenue - £100,000 <input type="checkbox"/> Capital - £250,000 <input type="checkbox"/> <input checked="" type="checkbox"/> Please indicate which threshold applies	No
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
Has the relevant Portfolio Holder been informed	Yes
District Wards Affected	All indirectly
Links to Corporate Plan priorities or Policy Framework	All

8 **Document Information**

Appendix No	Title
1	Housing Strategy 2021 - 2024
Background Papers (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 / Mobile: 07980701119

Housing Strategy

(2021 - 2024)



We speak your language

Polish

Mówimy Twoim językiem

Slovak

Rozprávame Vaším jazykom

Chinese

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CONTROL SHEET FOR (strategy title here)

Strategy Details	Comments / Confirmation (To be updated as the document progresses)
Strategy title	Housing Strategy 2021 - 2024
Current status – i.e. first draft, version 2 or final version	First draft
Strategy author (post title only)	Housing Policy and Intelligence Officer
Location of strategy (whilst in development)	Housing Strategy S drive
Relevant Cabinet Member (if applicable)	Councillor Peake
Risk Assessment completed (if applicable)	
Equality Impact Assessment approval date	04/01/2021
Partnership involvement (if applicable)	
Final strategy approval route i.e. Executive/ Council	Executive
Date strategy approved	
Date strategy forwarded to Performance & Communications (to include on Extranet and Internet if applicable to the public)	

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1. Introduction

The Council's Housing Strategy 2021-2024 is set within a legislative framework and must reflect National, Regional and Local Policy. The key Government agendas which impact our residents and communities locally, will be incorporated into this Strategy.

The key strategic housing priorities will be driven by the Council's overarching "ambitions" which is flexible and adaptable. It has *"the scope for new projects to be delivered whilst having the preparedness to address uncertainties such as reductions in funding and income we receive, changes in legislation that affect our services or influences that affect our local communities and their way of life"*.

Housing is not just about bricks and mortar, it is a key factor in contributing to a person's health and well-being. The Council works closely with partners including, Derbyshire County Council, developers, Registered Providers, Local Enterprise Partnerships, care and support providers and the voluntary sector to enhance housing stock, but also to meet the essential care needs of our residents, including those who have complex needs or live chaotic lifestyles.

The Housing Strategy will set out the strategic framework for meeting the Council's housing priorities and link with the wider initiatives. It will ensure that resources are targeted effectively and in a coordinated way.

The Key Strategic Housing Priorities identified are:

Key Priority 1 – Providing Good Quality Housing

Key Priority 2 – Enabling Housing Growth

Key Priority 3 – Supporting Vulnerable and Disadvantaged People

Nationally, the coronavirus crisis highlighted the need for secure, high quality, affordable homes and has identified house building as a central component to the post Covid-19 recovery, which will also create jobs and boost the economy.

In order that we may respond to emerging issues as they arise and build the right homes in the right places, the strategy will be for three years with a commitment to review after one year in light of any central government changes impacting on the local community.

2. Shaping the Strategy

Housing is a key priority for the council, its partners and residents. It affects people's health and wellbeing, their life opportunities and their living standards. Working with a wide range of residents and partner agencies is essential in delivering the priorities.

2.1 Evidence Base

The Strategy is based on evidence, including data gathered from:

- The North Derbyshire and Bassetlaw Strategic Housing Market Assessment OAN update 2017

- Bolsover Private Sector Stock Condition Survey
- Data sources such as Office of the National Statistics (ONS), Census, Housing Register and Hometrack
- The Local Plan for Bolsover District
- National Planning Policy Framework
- Bolsover District Council's Five Year Land Supply
- Bolsover Strategies, Policies and Plans
- Derbyshire County Council (DCC) strategies and policies
- National legislation

2.2 National, Sub Regional and Local Policy Context

The development of the Housing Strategy has been influenced by national and local policy initiatives.

Many of these bring with them additional resources in the form of funding, expertise, best practice and support from central Government and other key funders, such as Homes England, Ministry for Housing Communities and Local Government (MHCLG), the Sheffield City Region (SCR) Local Enterprise Partnership (LEP) and D2N2 (Derby & Derbyshire and Nottingham & Nottinghamshire) LEP.

For further details of National, Local and Sub Regional Policy see **Appendix 1**

3. District Profile

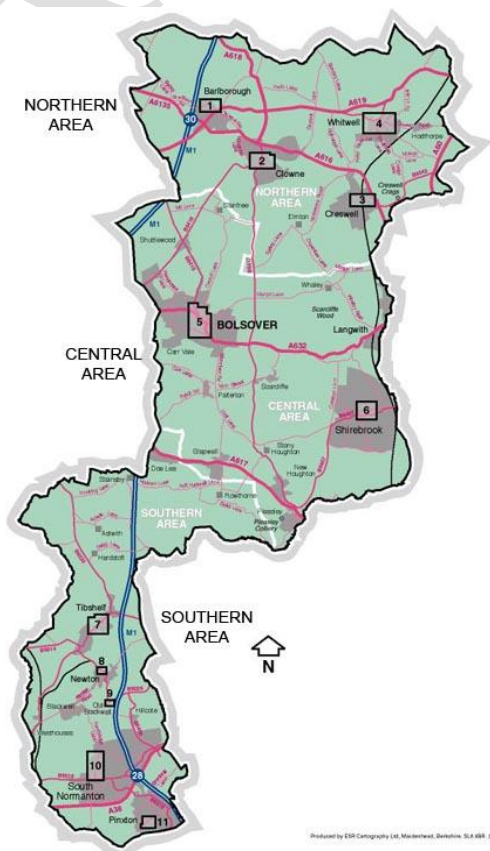
The District is located in Derbyshire within an area of around 160 square kilometers which is mainly rural and has strong links to its mining past.

There are a number of smaller communities scattered throughout the district, but contains four market towns; Clowne, Bolsover, Shirebrook and South Normanton.

The towns offer retail, social, employment and housing opportunities for their surrounding communities.

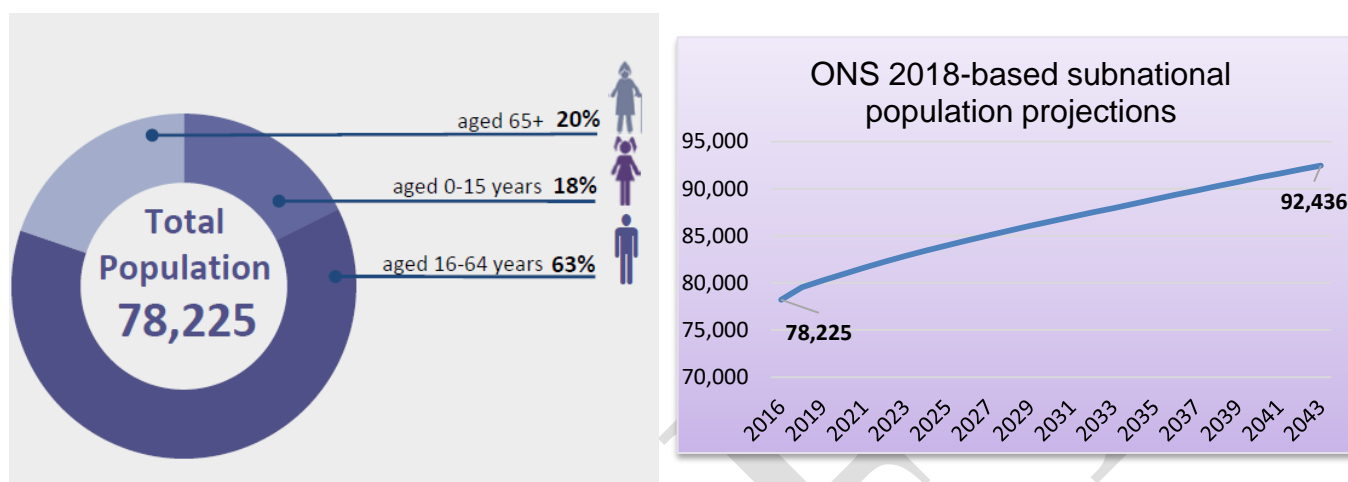
Easy access to the M1 motorway is via junctions 28, 29, 29a and 30 all of which sit within the District.

The District includes attractive countryside and important visitor attractions including Bolsover Castle, Hardwick Hall, and Creswell Crags (the latter being the UK's only verified example of Paleolithic cave art).



At the time of the 2011 Census the district's population was 75,866, however the 2016 ONS mid-year population estimates that it has increased to 78,225 and is projected to rise by 18% from 2018 to 2043, totaling 92,436.

The majority of the population are aged between 16 to 64 and 24% of the population's day-to-day activities are limited due to poor health.



The district has 32,801 households, of which the majority are owner occupiers with a small percentage renting in the private rented sector. *Source 2011 Census*

Household Tenure					
	Owner Occupied	Shared Ownership	Social Rented	Private Rented	Other
Bolsover District	67.0	0.3	18.2	13.0	1.5
East Midlands	67.3	0.7	15.8	14.9	1.3
England	63.4	0.8	17.7	16.8	1.3

The district has more Semi-Detached properties than any other Property type, which is higher than East Midland region and England. *Source 2011 Census*

Property Type				
	Detached %	Semi – Detached %	Terraced %	Flat / Maisonette %
Bolsover District	29	44	22	6
East Midlands	33	36	20	11
England	23	31	25	21

3.1 Housing Need and Demand/Affordable Housing

House prices in the district are below the East Midlands regional average. The simple average house price for Bolsover district in October 2020 was 64% of the regional average. However, average incomes are lower too. Affordability and housing need relates to the relationship between house prices and incomes and whether people are able to meet their own needs in the market. Lower house prices mean that house purchase is more affordable, but the corresponding lower incomes also mean that some people are still in housing need. The house price to income ratio in Bolsover district at October 2020 is 5:1. (Source: *Hometrack Housing Intelligence October 2020*)

	Bolsover District	East Midlands	England
Simple Average House price	£155,100	£241,700	£331,560

It is estimated that 24% of First Time Buyers cannot afford to purchase a flat and 36% cannot afford to buy a terraced house in the district. (Source: *Hometrack Housing Intelligence October 2020*)

Based on 3.5 times income

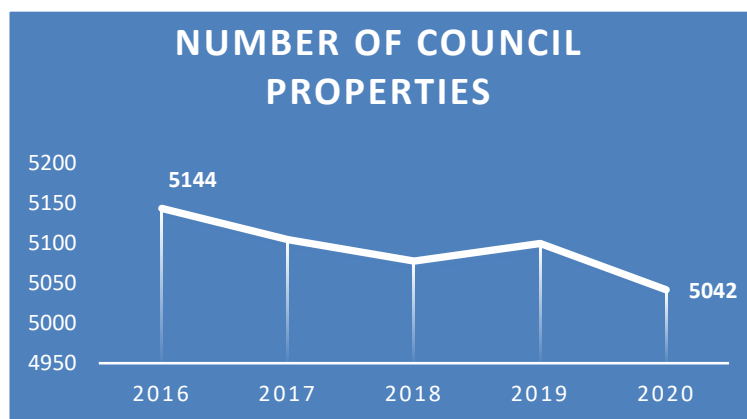
	Bolsover District
	Percent of households priced out of market
FTB households - Flats	24.19%
FTB households - Terraced houses	36.55%
FTB households - Semi-detached houses	46.72%
FTB households - Detached houses	69.73%
Owner occupier - Flats	24.19%
Owner occupier - Terraced houses	24.19%
Owner occupier - Semi-detached houses	46.72%
Owner occupier - Detached houses	63.46%

The Strategic Housing Market Assessment OAN Update 2017 estimated that to meet all housing need in the district 126 affordable homes would have to be brought forward every year to 2034. This is an indicator of the theoretical level of affordable housing need in the district at a point in time, but it is subject to market changes, the existing supply of affordable housing, and people's choices as to how much of their income they are prepared to use for housing.

The Private Rented Sector has increased over recent years and does provide a housing option for those not wanting, or able, to purchase a property. There can be issues over quality and security of tenure in the Private Rented Sector which means it is not always a tenure of choice.

The Council has a housing stock of 5,042 rented properties, whilst Registered Providers have 1,133 affordable homes in the district.

The number of Council owned properties have decreased over the last 5 years, this is primarily due to the Right to Buy scheme, which enables council tenants to buy their current homes at a discounted price. (Source: Local Authority Housing Statistics (LAHS 2020) and Government Statistics for Number of Dwelling 2019)



As at 31 March 2020, there were 1,670 applicants on the Council's Housing Register. Which indicates a need for Council accommodation. (Source: LAHS 2020)

To increase the number of Council owned properties on 29 October 2018, the government confirmed that the HRA borrowing cap was abolished with immediate effect. As a result, local authorities with an HRA are no longer constrained by government controls over borrowing for housebuilding and are able to borrow against their expected rental income, in line with the Chartered Institute of Public Finance and Accountancy (CIPFA) Prudential Code and framework.

All capital schemes have to demonstrate affordability over the life of the 30 year HRA business plan along with a clear case for demand/need in the district and the ability to generate additional rental income. To address housing need in the district a new housing needs study, at parish level, will be commissioned to ensure that the right properties are built in the right places to alleviate housing need.

Affordable housing need will be addressed through the provision of new homes, developed by either the Council or by Registered Providers with grant funding from Homes England, or through market-led housing developments as a requirement through a Section 106 agreement. The Local Plan for Bolsover District, through Policy LC2, makes provision for all new housing proposals of 25 or more dwellings to provide 10% as affordable housing.

Registered Providers are key partners in the provision of affordable housing and will continue to be so. Smaller numbers of affordable housing are gained through empty properties being brought back into use and let as affordable housing.

The Affordable housing definition is set out in the National Planning Policy Framework Annex 2: Glossary. **See Appendix 2**

4. Neighbourhood Planning

The Local Plan for Bolsover District will incorporate policies that protect and enhance the district's natural environment, this will be key in the regeneration of the Council's neighbourhoods.

Neighbourhood Planning enables Town and Parish Councils or Neighbourhood Forums to prepare in partnership with the community they represent a range of initiatives for planning in their local area. The Council will support communities seeking to put in place

Neighbourhood Plans or other neighbourhood planning initiatives. To assist with this, the Council has adopted a Neighbourhood Planning Protocol to give advice on the process.

5. Key Achievements, Challenges and Priorities

Key Achievements: over the last 5 years.

- 1,844 New Build properties completed
- 339 Affordable properties completed
- New Bolsover Model Village Project completed
- Dragonfly Housing Company established to deliver Market Sale Housing
- Empty Property Officer appointed
- 11 long term empty properties back into use which has created 49 units of affordable accommodation (in partnership with Action Housing)
- The Council and Action Housing won 'Best Partnership' at the National Empty Homes awards in 2018 and the project was also the subject of a BBC documentary due to its success.
- Enforced Sale procedure adopted.
- Landlord forum set up and held 3 events
- Landlord Accreditation Scheme promoted to Landlords
- Custom and Self Build Officer appointed
- Custom and Self Build register implemented – 38 applicants on register
- Custom and Self Build sites identified
- Armed Forces Covenant signed and actions in the Allocations Policy completed
- Care Leavers Covenant signed
- Implemented the reformed homeless legislation (Homeless Reduction Act 2017)
- Prevented homelessness to 116 households during 2019/20
- Introduced a new housing system and amended the Allocations policy
- Delivered the Ambition Housing Project to approximately 3,000 students
- Delivered the 'No Second Night Out' project
- Call B4 You Serve scheme implemented
- Covid-19 Recovery Service implemented with partner Local Authorities and Derbyshire County Council

Key Challenges:

- Continued impact of Welfare Reform on household debt
- Market housing affordability remains an issue for many people in the district
- Housing design - ensuring good quality design, including Carbon reduction on new builds
- Reduction of the Carbon footprint
- Protect and enhance heritage sites
- Equality – ensuring equality inclusion and sustainable communities
- Shortage of suitable properties in the private rented sector
- Continued homelessness in the district
- Lack of supported housing for people with complex needs, such as mental ill health, learning disability and Autism
- 754 long term empty properties (August 2020)
- Climate change
- Coronavirus Pandemic (Covid-19)

This Housing Strategy identifies how the Council will address the key challenges to deliver housing and housing related health and well-being across the district. The Council will deliver the following key strategic housing priorities to address the challenges highlighted.

Key Priority 1 – Providing Good Quality Housing

- Build New Council Housing
- Ensure Design and Quality to Reduce the Carbon Footprint (Council and Private)
- Refurbishment/regeneration to existing Council Housing Stock
- Making best use of the Council's Housing Stock

Key Priority 2 – Enabling Housing Growth

- Regeneration
- Local Plan for Bolsover District/five year housing supply
- Partnership working to enable housing growth
- Bringing Empty Properties Back into Use (private sector)
- Support Custom and Self Build
- Support Gypsy and Travellers

Key Priority 3 – Supporting Vulnerable and Disadvantaged People

- Prevent and Relief Homelessness
- Enable Supported Housing/Housing with Care for People with Physical Disability/Mental ill health/Domestic Violence/Complex Needs
- Older People's Housing Accommodation and Support – including Careline
- Support Care Leavers
- Support Armed Forces
- Disabled Facilities Grant /Home Improvements/Energy Efficiency

6. Key Priority 1 – Providing Good Quality Housing

Key Priority 1 – Providing Good Quality Housing

- Build New Council Housing
- Ensure Design and Quality to Reduce the Carbon Footprint (Council and Private)
- Refurbishment/regeneration to existing Council Housing Stock
- Making the best use of the Council's Housing Stock
- Private Sector (including Stock Condition Survey)

6.1 New Council Housing

Bolsover Homes

The home building initiative, called Bolsover Homes, forms part of Bolsover District Council's Local Plan to achieve sustainable growth and create a prosperous and flourishing district.

Bolsover District Council in partnership with the local contractor Robert Woodhead Limited has set out an ambitious plan to deliver 400 new homes across the District over the next 4 years as part of its social housing building programme. Initially 200 new homes will be delivered to work towards this goal, with the launch of the programme underway in the Whitwell area.

The investment will inject in the region of £32m into the local economy. The partnership will provide a collaborative approach, guided by the Housing Needs Study, to plan for social housing to meet local needs by building in the right places with the right mix of house types for families, older people and people with additional needs.

Robert Woodhead Limited are based just 10 miles from Bolsover. They have set a target to invest heavily in the local area by spending locally, sourcing 80% of subcontractors within 20 miles of sites. A range of apprenticeship and training opportunities will be created, boosting skills and providing jobs across the district.

They have a strong track record in delivering high quality homes, having worked previously with Bolsover District Council under the B@Homes scheme, which was procured through the Efficiency East Midlands (EEM), to deliver 103 homes, securing two awards along the way. 10 of the new homes were bungalows, including 3 bedroom wheelchair adapted bungalows.

Private Development Opportunities

The Council will seek opportunities to meet the identified local housing need to purchase properties from private development companies to increase the Council's housing stock under Section 106 agreements.

As of October 2020 the Council is in agreement with three developers to purchase Section 106 properties. The current agreements will deliver an additional 25 properties into the Council's housing stock, these are;

- Keepmoat Homes – 13 properties
- Rippon Homes – 3 properties
- Avant Homes – 9

6.2 Design and Quality to reduce the Carbon Footprint (Council and Private)

As a planning authority the Council will aim to create sustainable communities and ensure there is the right balance between high quality design and timely, cost-effective housing delivery.

The Successful Places Guide supports the design policies in the Local Plan for Bolsover District. The guidance set out in the Sustainable Design and Construction Supplementary Planning Document complements existing Policies and is aimed at achieving low carbon and sustainable developments in the district.

Protecting and managing the districts heritage sites is key when considering development opportunities, the Council has adopted a Heritage at Risk Strategy and has set out its priorities within its Historic Environment Scheme.

The Council recognises that affordable homes relates to the running of a home as well as the construction of a home, therefore by liaising with local businesses bespoke low energy housing development options can be procured, including for developments on Council owned land.

Local authority planning functions are a key lever in reducing emissions and tackling the effects of climate change. Through the planning process the Council will drive the delivery of energy efficient homes and green infrastructure.

The component elements of green infrastructure can include parks, private gardens, agricultural fields, hedges, trees, woodland, green roofs, green walls, rivers and ponds. The term covers all land containing these features, regardless of its ownership, condition or size.

The Council will continue to explore options to reduce the district's carbon impact and improve the neighbourhoods to make pockets of land more inspiring to the local communities.

The Council aims to develop projects by working in partnership with key stakeholders to encourage the growth of low energy housing, including for first time buyers and those looking for affordable, cheap to run energy efficient homes.

6.3 Refurbishment/regeneration to existing Council Housing Stock

In 2014 a detailed stock condition survey of the council's housing stock was completed. This study surveyed 94% of the council's housing stock, providing the council with a detailed understanding of the stock condition. Particular challenges highlighted by the study were:

- Issues around solid walls and difficult to heat homes
- 78 pre-1919 terrace homes
- Sheltered housing, especially in low demand areas
- New Bolsover Model Village

Since the survey the Council has completed a number of targeted repairs, refurbishment and regeneration to improve the housing stock.

Some examples of current works being delivered or to be delivered across the district are as follows:

- Electrical works – April 2020 to March 2024 – upgrades to approximately 900 properties.
- Efficiency East Midlands (EEM) Framework – New windows and doors
- Replacement Kitchens
- Bolsover Safe and Warm Scheme
- Re-roofing programme
- External Wall Installation (EWI) scheme

The Council will continue to seek funding opportunities for future refurbishment to Council owned stock, the Council will build on their experience to deliver further targeted programmes.

New Bolsover Model Village

New Bolsover Model Village is a collection of buildings and facilities built by Bolsover Colliery Company in 1891 to accommodate their workforce at the nearby Bolsover Colliery. The buildings were listed in 1989 and again in 2004. The properties all lie within the Bolsover Conservation Area, which was originally designated in July 1971.

A £10million project to breathe new life into the New Bolsover Model Village has been completed after a successful bid to the Heritage Lottery to carry out essential repairs and restore original architectural features on the dwellings that make-up the Model Village. The project has delivered external improvements to 192 properties with internal wall insulation to 134 council owned properties.

Group Dwelling Refurbishment programme

The Council has a number of improvement programmes being delivered across the district, which includes a Group Dwelling Refurbishment Programme to Sheltered housing properties for older people. The final programme to the smaller independent properties is currently underway and the larger Sheltered Housing programme has started at Ashbourne Court which will be followed by Parkfields.

These schemes deliver wet rooms, new kitchens, fully controllable heating, sprinklers and internal alterations to remove bedsits as well as external improvements.

Decent Homes

The Local Authority Housing Statistics (LAHS) 2018/19 shows as at 1 April 2018 there were 470 non-decent Council owned properties, however 106 of these tenants refused to have work completed to bring up to the decent homes standard.

1,432 properties received works to prevent them from becoming non-decent during the same reporting period. The average cost per dwelling was £1,648.35 funded through the Capital Works Programme.

The Ministry of Housing, Communities and Local Government “Charter for Social Housing Residents - Social Housing White Paper” has highlighted that the Government will review the Decent Homes Standard and consider whether it needs to be updated to ensure it is delivering what is needed for safety and decency now, including how it can better support the energy efficiency of social homes and government’s target and their Energy Performance Certificate Band C aspiration

6.4 Making Best Use of the Council’s Housing Stock

Policies will be reviewed periodically in line with any legislative or demographic changes to deal with housing issues to make the best use of the Council’s housing stock.

The Allocations Policy sets out how properties are allocated to applicants on the Housing Register which includes maximising opportunities for older people to downsize to more appropriate accommodation, helping people to transfer to smaller homes when under occupying their current home and helping people to access alternative suitable housing which meets their changing needs.

The Council has a small number of difficult to let properties which are reviewed and assessed to determine and rectify any issues highlighted. As an example, a block of flats could lead to amendments to age specific allocations to align with the demographics of the area. Other properties may require repair work or become part of a regeneration programme. Identifying and assessing these properties is an ongoing process as issues arise.

6.5 Private Rented Sector

Bolsover District has a relatively low amount of private rented accommodation making up 13% of the properties in the district. Most properties in this sector are owned by landlords who own one property or a very small number.

The English Housing Survey, Private rented sector, 2016-17 shows that the sector has grown over the last 20 years and will continue to grow as a preferred renting option, attracting all age groups and household compositions.

Planning rules have been amended so councils can proactively plan for more long-term Build to Rent homes. The National Planning Policy Framework (2018), which sets out the Government’s planning policies for England, and how these should be applied, has amended the definition of affordable housing to include affordable private rented properties.

By working with developers to deliver purpose built affordable private rented housing it will be a way to improve quality and choice with longer tenancies, in turn offering more sustainability.

To promote an existing healthy private rented sector, since 2016 the Council has held 3 annual landlord events in partnership with North East Derbyshire District and Chesterfield Borough Councils. The events give landlords the opportunity to share best practice but are also attended by numerous external organisations to provide information, for example, new legislation, energy schemes and welfare reforms. Each event has been well attended and has received excellent feedback.

To help improve the private rented sector the Council has worked in partnership with DASH (Decent and safe Homes) Services since 2005, which is an award winning region-wide scheme that encourages and rewards good property standards and management practice in the private rented sector. <https://www.dashservices.org.uk/>.

The Council will hold an annual landlord event over the next 3 year and continue to work with partners, including DASH to promote a healthy private rented sector.

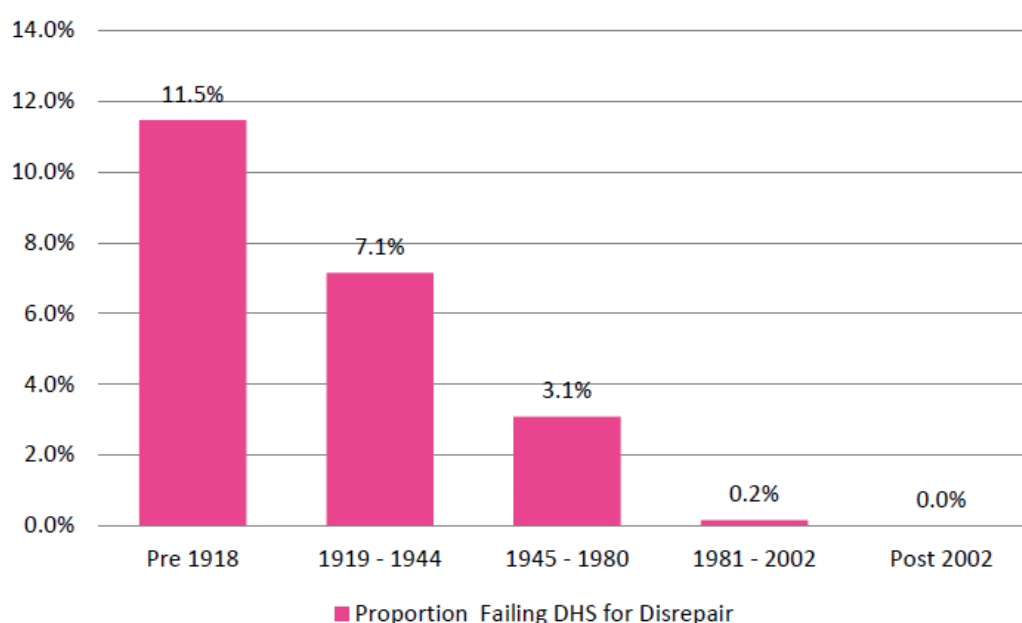
6.6 Private Sector Stock Condition Survey

Local Authorities have a legal duty under the Housing Act 2004 to keep the conditions of homes in their areas under review, with a view to identifying any action that may need to be taken.

Stock Condition Surveys are a vital source of information for local housing authorities and the data is important to validate housing standards. A Private Sector Stock Condition Survey was conducted as part of the Derby and Derbyshire Desktop Housing Stock Condition and Health Survey.

The survey concluded that 1,443 homes in the district of Bolsover fail the Decent Homes criteria, the majority are properties built pre 1918.

Proportion of Homes Failing the Decent Homes Criteria Disrepair by Age of Home

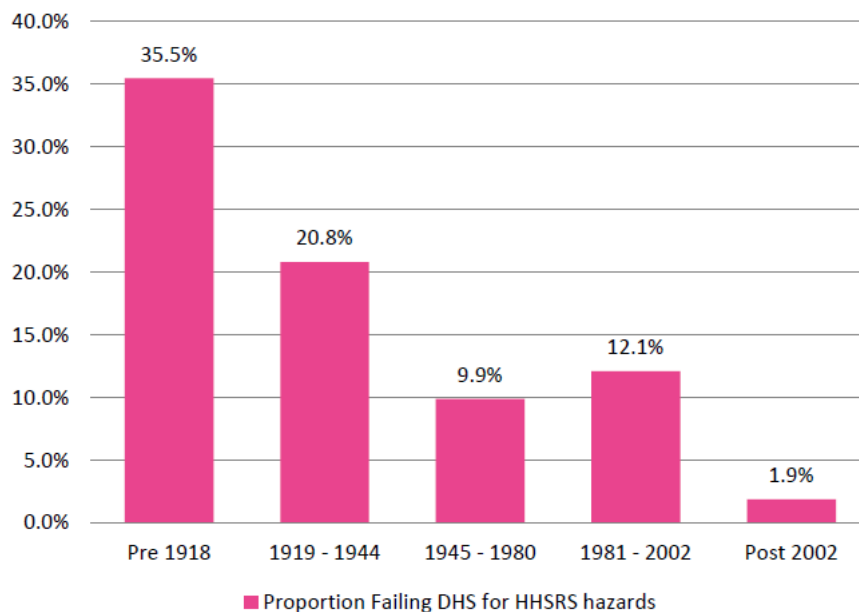


Approximately 16.9% (5,110) homes contain a Housing Health and Safety Rating System (HHSRS) category 1 hazard, this is higher than the East Midlands Region (13.8%) and England (12.2%).

It is estimated that 18.6% of HHSRS category 1 hazard are homes in the private rented sector and 16.3% are owner occupied homes.

The majority of the proportion of homes failing the HHSRS Category 1 hazard criteria are properties built before 1918, however a small proportion built more recently, from 2002, are affected.

Proportion of Homes Failing the Decent Homes Criteria HHSRS Category 1 Hazards by Age of



The private rented sector plays a significant role in meeting housing need, but the survey highlights it is often poor quality housing.

We will develop a Private Sector Strategy and Action Plan to deliver the recommendations identified in the Stock Condition Survey, which are:

- Continue to work with partners (Derbyshire County Council, Derby City Council, NHS and other Districts) to examine how housing and health data can be collated to maintain a database that can be updated on a regular basis and used more systematically.
- Working with partners, use the data to inform both health and housing policy with a view to increasing housing interventions in support of addressing health inequalities and improving health and wellbeing of residents.
- Use the data to develop an action plan to address specific housing issues identified with in the report to improve health outcomes.

7. Key Priority 2 – Enabling Housing Growth

Key Priority 2 – Enabling Housing Growth

- Regeneration
- Local Plan for Bolsover District/five year housing supply
- Partnership working to enable housing growth
- Bringing Empty Properties Back into Use (private sector)
- Support Custom and Self Build
- Support Gypsy and Travellers

7.1 Regeneration

The Local Plan for Bolsover District highlights that brownfield sites will be brought back into productive use providing regeneration benefits to the local community and improvements to the natural environment.

Development in the towns and larger villages and the town centres that serve local residents will be vibrant, attractive and distinctive places. Rural settlements will benefit from appropriate and sensitive development to meet the needs of their local communities which have been identified in the Housing Needs Study.

Town Centre Regeneration Framework Strategy

The Regeneration Framework Strategies provide a long term vision for the Council and focusses on the districts four largest settlements – Bolsover, Clowne, Shirebrook and South Normanton and their connections with local villages and hamlets.

The Framework provides a plan to deliver regeneration which requires public and private funding, it provides an evidence base to influence, guide and steer development.

The town centre Regeneration Framework will encourage inward investment by demonstrating the Council's commitment to the District's regeneration through co-ordinated and targeted interventions.

The Framework acknowledges that current housing shortage extends to smaller units for social and affordable housing of mixed property types. To meet housing need 'in fill' sites will be identified for development, the Council will also explore opportunities to convert empty upper floors to housing. Larger development sites will provide mixed use of retail and housing developments to enhance the towns and surrounding villages and create sustainable communities.

The Housing Strategy will complement the Council's Regeneration Framework to strengthen housing links to the Town Centre Regeneration programmes by building the right property types and tenure to meet local housing need as identified in the Housing Needs Study.

7.2 Local Plan for Bolsover District

The Local Plan for Bolsover District was adopted on 4th March 2020, and is set to the year 2033, but will be reviewed every 5 years.

The Local Plan states: *“the Local Plan is about providing for the future development of an area in a way that benefits people the most. It helps to deliver places with a high quality of life where people want to live, work and visit. Perhaps most importantly it offers a means for people to shape the future of the communities in which they live”.*

The Housing Strategy will support the local plan including its key objectives to Meet Housing Needs:

- To provide housing that addresses the needs of all sectors of the community
- To improve existing housing stock and promote lifetime homes
- To help to build / expand communities rather than just providing new housing

Strategic policies set within the plan address priorities for the development and use of land in the district. By allocating sites for development it provides certainty for both developers to invest, and some clarity for local residents to see how their area is expected to change.

Policy SS3: Spatial Strategy and Distribution of Development in the Local Plan for Bolsover District sets out the Settlement Hierarchy which is the basis for determining the appropriate level of new housing for each settlement.

Policy SS3: Spatial Strategy and Distribution of Development

Type of settlement	Place	Residential (dwellings)	Employment (hectares)
Urban: Small Town	Bolsover Shirebrook	1,769	0 ha
		786	10.82 ha
Transitional: Emerging Town	South Normanton Clowne	380	25.31 ha
		1,494	20 ha
Rural: Large Village	Creswell	289	0.46 ha
	Whitwell	218	5.50 ha
	Pinxton	56	1.23 ha
	Tibshelf	306	0 ha
	Barlborough	159	6.12 ha
Rural: Small Village	Blackwell	1	0 ha
	Bramley Vale / Doe Lea	1	0 ha
	Glapwell	36	0 ha
	Hilcote	0	0 ha
	Hodthorpe	39	0 ha
	Langwith	2	0 ha
	New Houghton	71	0 ha
	Newton	37	0 ha
	Palterton	11	0 ha
	Pleasley	23	0 ha
	Scarcliffe	0	0 ha
	Shuttlewood	0	0 ha
	Westhouses	10	0 ha
	Whaley Thorns	11	0.58 ha
Non-settlement		34	21.54 ha
TOTAL		5,723	92 ha

Five year Housing Supply

The Council has a Five Year Housing Land Supply and assessments have been made annually since 1st April 2007.

The Council's Five Year Housing Land Supply position was reviewed and updated in December 2020, based on data available for the year ended 31st March 2020.

A summary of the five year supply of deliverable housing is highlighted in the table.

Deliverable supply set against the housing requirement and NPPF buffer					
Year	Housing Requirement Figure pa.	Deliverable Supply pa.	Cumulative Housing Requirement	Cumulative Deliverable Supply	NPPF buffer requirement (+5%)
2020/21	272	553	272	553	1428
2021/22	272	605	544	1158	
2022/23	272	727	816	1885	
2023/24	272	466	1088	2351	
2024/25	272	388	1360	2739	

Based on this assessment, the Council currently has a greater cumulative deliverable supply than the cumulative housing requirement (plus 5% buffer). In 2024/25 we will exceed the requirement and buffer by 1,311 dwellings.

7.3 Partnership Working to Enable Housing Growth

Dragonfly Homes

Dragonfly Homes is a joint venture between Bolsover District Council and Woodhead Regeneration Limited. The partnership was set up to deliver high quality, energy efficient homes to buy on the open market at an affordable price.

The first development, Meadow View, at South Normanton has been completed delivering 10 x 3 bedroom homes; all 10 properties have been sold.

A second development is to follow at Castle Fields which will be an intimate development of 2 and 3 bedroom properties with contemporary features, traditional build techniques and sizeable interiors with plenty of natural light.

Dragonfly Homes can assist first time buyers to purchase their first homes through the Governments 'Help to Buy' scheme.

The Council is continuing to identify potential sites to deliver additional properties through this housing delivery company based on housing need evidenced in the Housing Needs Study.

Homes England

The Council is working closely with Homes England to identify opportunities where their investment may bring housing delivery, including bringing forward stalled schemes.

Homes England is the government's housing accelerator who have the influence, expertise and resources, including funding programmes, to drive positive market change.

Homes England's responsibilities are:

- increasing the number of new homes that are built in England, including affordable homes and homes for market, sale or rent
- improving existing affordable homes and bringing empty homes back into use as affordable housing
- increasing the supply of public land and speeding up the rate that it can be built on
- helping to stimulate local economic growth by using public land and investment, and attracting private sector investment in local areas.

Registered Providers/Supported Housing Providers

Registered Providers are key partners in the provision of delivering housing growth in the district. The Council works with Registered Providers to try to increase the provision of affordable housing, including housing for social rent, affordable rent and low cost home ownership. This includes specialist housing providers to enable purpose built suitable accommodation for residents who have supported housing/care needs.

On relevant development sites private developers are under obligation to supply a percentage of affordable housing, the Council will assess the site for the affordable housing element, property types and tenure to meet local housing need identified in the Housing Needs Study. Most developers rely on Registered Providers to buy and manage these properties.

A portion of Registered Provider's properties are allocated through the Council's Housing Register, this helps to meet housing need, fulfil the legal obligations through the homelessness process and make best use of the districts social housing stock.

Private developers

Private developers build homes within the private sector, most of the properties are to buy on the open market. On larger sites Section 106 agreements can require a percentage of properties to be affordable tenure, smaller sites may require a commuted sum to be paid to the Council. The Council will continue to work with private developers to increase housing growth in the district and gain more affordable properties.

7.4 Bringing Empty Properties Back Into Use

At a time when there is a national shortage of housing and local authorities are being encouraged and incentivised to provide new homes, the reduction of empty properties has never been more of a priority. Bringing empty properties back into use can contribute to address this shortage.

Empty properties are a wasted resource and are often associated with a number of negative factors, including crime and anti-social behaviour in addition to having a negative impact on the local community.

As at August 2020 there were 754 long term empty properties in the District, approximately one third of these have been empty for more than 2 years. The Council has the resource of an Empty Property Officer, who works with owners to help them bring their empty properties back into use through a variety of different methods including assistance and enforcement. The Council has developed a number of strong partnerships with organisations who recognise the importance of partnership working to bring empty properties back into use, including as affordable and supported housing.

At a time when Local Authorities have seen a reduction in funding, it is essential that Councils look at alternative methods to deliver their objectives, whilst continuing to deliver essential services.

The Council has developed an excellent working relationship with Action Housing, who are a local Social Housing Provider. Through this partnership 11 long term empty properties have been brought back into use and have been converted into 49 units of affordable accommodation. Three of these buildings had lain empty for over 10 years and had been subject to numerous incidents of anti-social behaviour and fire damage. These buildings have now been converted into flats and due to the success of the schemes, the Council and Action Housing were awarded the 'Best Partnership' Award at the National Empty Homes Conference in 2018 and the project was also the subject of a BBC documentary due to its success.

Whilst the Council has worked hard to offer assistance and incentives, there are a number of owners who refuse help, resulting in properties becoming problematic and a drain on the Council's resources. Local Authorities have access to a number of enforcement powers including Compulsory Purchase Orders (CPOs), Enforced Sale and Empty Dwelling Management Orders (EDMOs). These should be used as a last resort, however it is important to exercise these powers, where properties are having a detrimental effect on communities, to improve residents' quality of life and to deter other owners from leaving their properties empty.

The Council will develop an Empty Property Strategy which outlines the work that has been carried out in previous years to help reduce the number of empty properties in the District. It will also set out future targets and objectives to ensure a strengthened approach.

7.5 Custom and Self Build

The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a mechanism for individuals or groups who wish to build their own homes. The legislation requires Local Authorities to keep a register of individuals and groups who are seeking to acquire serviced plots of land for this type of construction in the authority's area. The Council will have due regard to the register when carrying out housing and planning functions.

Through the Custom and Self-build programme, the Council will aim to increase housing supply, encourage modern modular construction (MMC) and alternative home production techniques as well as encourage investment in low energy housing options.

The Council's Custom and Self-Build register has been growing every year and is demonstrating an increasing number of people wanting to design and develop their own homes. We aim to sell District Council land and liaise with local Developers to free up plots to enable custom and self build developments.

The Council is enabling and encouraging people to invest both financially and emotionally in local communities, use local contractors and boost investment.

Key Facts:

- 38 people on the Custom and Self-build register up to the end of April 2020, which is steadily increasing, of these;
 - 8 people specifically want to build a bungalow
 - 14 people specifically want to build a house
 - 2 of the applicants are from groups of people

Not only does the Council seek to encourage the growth of custom and self-build in its district, it also aims to secure a regular income through the sale of land suitable for housing construction through the Custom and Self-Build Programme.

Local Modern Modular Construction (MMC)

Custom and Self Build applicants may look at developing MMC homes. With some innovative construction methods the Council will seek the feasibility of smaller low energy construction systems and, where possible, use Local Enterprises to make the units and locally trained people to build energy efficient homes.

Local Development Orders

The Council aims to sell land to Custom and Self Build applicants that have a Local Development Order attached to it. It simplifies the Planning application as well as gives the buyer the confidence that planning permission will be granted for housing, although some provisos may be attached. This will reduce the planning risks of the development and encourage the growth of custom and self build homes.

7.6 Gypsy and Travellers

A Gypsy and Traveller Accommodation Assessment (GTAA) was completed in 2015 by RRR Consultancy on behalf of all Local Authorities in Derbyshire.

The assessment covers a twenty year period from 2014-2033. The table below sets out the District's objectively assessed need for Gypsy and Travellers accommodation.

	Additional Need				Total Need
	2014 - 2019	2019 - 2024	2024 - 2029	2029 - 2034	2014 - 2034
Residential Pitches	9	2	3	3	17
Housing	1	2	2	2	7
Showpeople's plots	8	1	2	2	13

To alleviate the assessed need, 7 pitches have been allocated in the Local Plan for Bolsover District for Gypsy and Travellers and a site with 14 plots for Travelling Showpeople.

An existing caravan park and a further 6 existing permanent pitches will be safeguarded for use by Gypsies and Travellers, and 3 existing plots for Travelling Showpeople, unless it is demonstrated the sites are no longer suitable for such use.

8. Key Priority 3 – Supporting Vulnerable and Disadvantaged People

Key Priority 3 – Supporting Vulnerable and Disadvantaged People

- Prevent and Relief Homelessness
- Enable Supported Housing/Housing with Care for People with Physical Disability/Mental ill health/Domestic Violence/Complex Needs
- Older People's Housing Accommodation and Support – including Careline
- Support Care Leavers
- Support Armed Forces
- Disabled Facilities Grant /Home Improvements/Energy Efficiency

8.1 Homelessness

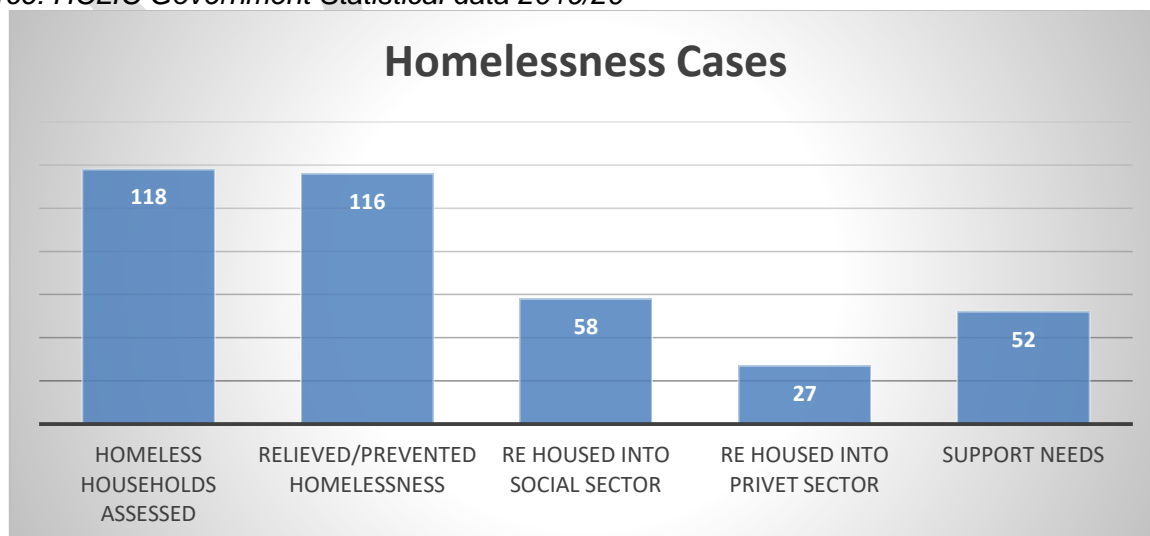
The Homelessness Reduction Act (HRA) 2017, introduced on 3rd April 2018, places new legal duties on local authorities so that everyone who is homeless or at risk of homelessness will have access to meaningful help, irrespective of their priority need status, as long as they are eligible for assistance.

The Council is committed to preventing homelessness by providing effective advice and assistance at the earliest opportunity and to provide support for those that are homeless.

During the financial year 2019 to 2020 the Council assessed 118 households that approached the Council as homeless or threatened with homelessness. 116 of these were helped to either remain in their accommodation or find somewhere else to live. 58 households were re housed into social housing and 27 households were helped to secure accommodation in the private rented sector.

52 (44%) households had some form of support needs, including people with physical disabilities, mental health problems, drug/alcohol dependency and those fleeing domestic violence.

Source: HCLIC Government Statistical data 2019/20



The two biggest causes of homelessness in the district are people leaving private rented accommodation or being asked to leave by parents, family and friends, 14 (12%) applicants had no fixed abode at the time the homelessness application was made.

The Council will continue to work jointly with the Derbyshire Districts to develop, fund and manage services for homeless people. This approach has resulted in securing successful bids from the MHCLG funding provision. This joint approach enables homeless support provision from external providers such as Derbyshire Law Centre (DLC), P3, Action Housing and Pathways.

As a mechanism for effective collaborative working across districts the Council is developing a new North Derbyshire Homelessness Strategy in partnership with North East Derbyshire District Council and Chesterfield Borough Council.

Homelessness Covid-19 response

At the beginning of a national lockdown due to the Covid-19 pandemic, Councils in England were asked to bring in everyone who was rough sleeping, and subsequently everyone who became homeless during the lockdown period.

Bolsover District Council in partnership with North East Derbyshire District Council, Chesterfield Borough Council, Amber Valley Borough Council and Derbyshire Dales District Council, with support from Derbyshire County Council collaborated on the temporary acquisition of a hotel for the period between 2nd April 2020 and 25th June 2020.

This was to provide a housing solution to provide a safe space for all rough sleepers and people who presented as homeless to self-isolate and protect themselves and others from the COVID-19 virus.

This jointly funded initiative, despite its challenges was a major success and several agencies and organisations including homeless and rough sleeping out-reach services, drug and alcohol teams, National Health Service (NHS) teams, Police and council housing worked together to look after some of the most vulnerable people in society through the worst times of the Covid-19 crisis. As a result of this support, 56 people were successfully rehoused.

‘KEEPING EVERYONE IN’ A Call to Arms Service Proposal

Our work shielding the homeless cohort through lockdown led to a sea change in collaborative working and there is now a consensus in Derbyshire that Homelessness affects all services.

Through the experience and current service delivery of key partners including P3 and Pathways of Chesterfield an intensive wrap-around support service for individuals in Derbyshire and who were placed in temporary accommodation by the Local Authorities during the Covid-19 pandemic was created. These individuals experience overlapping and challenging issues such as offending, drug and alcohol misuse and poor mental health.

For the new recovery service **£320,000** was raised from;

- District and Borough councils

- Derbyshire County Council
- Police & Fire Services
- NHS and the Probation Service

The funding will provide 7 intensive support workers to help people find and keep accommodation during the on-going pandemic.

8.2 Supported Housing/Housing with Care

The definition of 'Supported housing' is housing which provides residents with care, support or supervision, supplied by the landlord even if this is through a sub-contractor. Supported housing ensures that people with support needs can lead a healthy, independent life in the most appropriate accommodation with the best care package, which is person centred to suit individual needs.

The Local Plan for Bolsover District supports the provision of housing for older people and specialist housing across all tenures, including level access flats, houses, bungalows, and sheltered housing or extra care schemes.

Housing can be a primary factor in a person's health and wellbeing, therefore the Council will work in partnership with Derbyshire County Council and other organisations to create homes that are safe, suitable and stable to enable independent living and meet the identified need of the district highlighted in the Housing Needs Study. This will help prevent a person from living in residential care and alleviate the risk of becoming institutionalised.

There are a number of ways to increase the number of supported and specialist housing in the district, but robust partnership working will be essential to ensure the correct care and support is given, these may include:

- Build new purpose built properties (either developed by the Council or through their delivery company or by a Registered Provider)
- Leasing existing council properties to supported housing providers (housing provider will do any refurbishments/adaptations)
- Bring private empty properties back into use and through the Private Sector Leasing scheme, lease the properties to supported housing providers (housing provider will do any refurbishments/adaptations)
- Refurbish and adapt existing council owned properties
- De-designate not fit for purpose older peoples properties for people with support needs
- Continue to work with external service providers to improve protocols and pathways to supported housing

Specialist Accommodation and Support Strategy 2019 - 2024

The Derbyshire County Council Specialist Accommodation and Support Strategy 2019 – 2024 is a commissioning Strategy for Derbyshire to assess specialist accommodation across the County. The Strategy highlights a partnership approach to create new opportunities to enable people to live well and independently, including in their own home.

The Derbyshire Sustainability and Transformation Plan (STP), Joined Up Care Derbyshire (JUCD).

The NHS, local councils and the voluntary and community sector have come together to improve health and care by forming a new partnership to plan jointly for the next few years. The partnership brings together twelve partner organisations and sets out ambitions and priorities for the future in its Sustainability and Transformation Plan, 2016.

The plan mentions a future for 'place based' health and social care proposing to move more services from acute hospital care to community based services.

Physical Disability

People who have a physical support need may have mild or more profound physical disabilities, they may also have more complex needs, for example, a learning disability or mental health problems. Whatever the level, person centred support from multiple agencies is critical to enable people to engage, as far as possible, with all aspects of their life including sustaining a tenancy.

People with physical disabilities will need accommodation that is suitable to their needs, including wheelchair accessibility and adaptations.

Dependent on age, Extra Care housing or sheltered housing schemes may be an option, currently these are primarily for older people from the age of 55 or 60+, but exceptions may apply if no other housing option is available, although it is not ideal for a younger person living in an older person's complex.

Other forms of housing available are Council and Registered Provider owned bungalows, these are not age restricted to people with a physical disability however not all are wheelchair accessible. Residents may require floating support from multiple agencies or live-in carers to meet the tenants housing and care needs.

The Council will make the best use of its housing stock through refurbishment programmes and build new homes on appropriate development sites and through the regeneration programmes for people with a physical disability. The Council will also work in partnership with Derbyshire County Council and housing and care providers to help increase suitable accommodation to meet the districts housing and care needs.

Mental Ill Health and Complex Needs

Approximately 1 in 4 people suffer with some form of mental ill health in the UK (*source: Mental Health Foundation*).

People with mental ill health may also be suffering multiple complex needs, for example:

- mental ill health
- substance misuse
- offending behaviour
- mental health problems
- learning and physical disability
- homelessness

Poor housing conditions, including homelessness and social isolation can be contributed to a person's mental ill health but also people suffering mental ill health or those with complex needs can find it harder to sustain a tenancy.

The Commission on Acute Adult Psychiatric Care found that, nationally, issues with hospital bed occupancy and supply were strongly influenced by delayed discharge due mostly to the lack of available housing.

Patients discharged from hospital may be placed out of the area they currently live to receive the care and support required. NHS England's 2018/19 Five Year Forward View for Mental Health's Delivery Plan has a performance indicator to;

Adequately invest in core community, crisis, acute and local authority mental health services, including housing, to maintain system capacity.

<https://www.england.nhs.uk/mental-health/taskforce/imp/mh-dashboard/>

People with complex needs may have issues of rent arrears, anti-social behaviour, offending and drug use which are common reasons for eviction or abandonment of housing. These same issues can also create difficulties in maintaining accommodation, restrict housing options due to the lack of accommodation with support and is often a barrier to access general needs housing.

The rise in number of families and individuals presenting with complex needs has had a significant impact on housing management time and resource. Solutions can only be achieved through effective partnership working with other local agencies.

Community Safety Partnership (CSP)

The Community Safety Partnership is made up of a Community Safety Officer, an assistant Community Safety Officer and a Domestic Abuse Officer (IDVA)

The CSP published a new Partnership Plan in April 2020, which will run until 2023. This plan sets out how the CSP will work together with the communities of Bolsover District to reduce crime, disorder, anti-social behaviour, substance misuse and re-offending in order to keep Bolsover district a safe place to live, work and visit.

The CSP have chosen 6 new priorities within its plan with one cross cutting theme of "Building Confident and Cohesive Communities". The priorities are:

- Reducing and Managing Anti-Social Behaviour and Criminal Damage
- Reducing Domestic Abuse and Violent Crime and Sexual Offences
- Prevent (Counter Terrorism)
- Reducing and Preventing Acquisitive Crime
- Reducing Alcohol and Substance Misuse
- Reducing the Risk of Child Exploitation (CRE)

The Community Safety Partnership remains central for tackling the more escalated Anti-Social Behaviour (ASB) issues that impact on the lives of local communities.

Learning Disability and Autism

It is estimated by 2030, 9,740 people in Derbyshire will have a learning disability and/or autism an increase of 8% from 2017. (Source: Derbyshire's Specialist Accommodation and Support Strategy)

A learning disability means that people find it harder to learn certain life skills, however the problems experienced vary from person to person, but may include aspects such as learning new things, communication, managing money, reading, writing, or personal care.

Autism Spectrum Disorder (ASD) is a condition affecting how people interact, communicate and behave, as well as how people make sense of the world. ASD can be an 'invisible' disability and is hard to gauge how each individual is actually affected, therefore independence and skills development are needed for a range of practical housing support tasks.

From the Transforming Care Programme the Directory of Adult Social Services, Local Government Association and NHS England published a paper, 'Building the Right Home', to provide guidance on building the right homes for commissioners of health and care services for children, young people and adults with learning disabilities and/or autism who display behaviour that challenges.

The paper highlighted that people should have choice about where they live and who they live with. Inappropriate housing arrangements increase the likelihood of people displaying behaviours that challenge, which can lead to placement breakdown and an avoidable admission or readmission to hospital.

The housing principles in the NHS England's Transforming Care programme are:

- **Settled accommodation** - is accommodation where the occupier has security of tenure/residence in the medium- to long-term, or is part of a household whose head holds such security of tenure/residence
- **Short-term accommodation** - is a place where a person can go for a short period, for example, to prevent an avoidable admission into a hospital setting.

We will work in partnership with Derbyshire County Council and the NHS housing and specialist care providers to help secure suitable accommodation for people with a Learning Disability or those with Autism.

Domestic Violence (DV) and Sexual Abuse (SA)

Domestic Violence (DV) and Sexual Abuse (SA) can affect anyone regardless of their age, gender identity or reassignment, race, religion, class, sexual orientation and marital status. There is no legal definition of domestic violence, however the cross-government definition of domestic violence and abuse is:

"Any incident or pattern of incidents of controlling, coercive, threatening behaviour, violence or abuse between those aged 16 or over who are, or have been, intimate partners or family members regardless of gender or sexuality. The abuse can encompass, but is not limited to:

- *psychological*
- *physical*
- *sexual*
- *financial*

- *emotional*”

For victims having to flee from their perpetrator, refuge accommodation for a single male/female or for families are needed away from their current location. There are a number of refuges within Derbyshire, these can be used by any victims from any location across England.

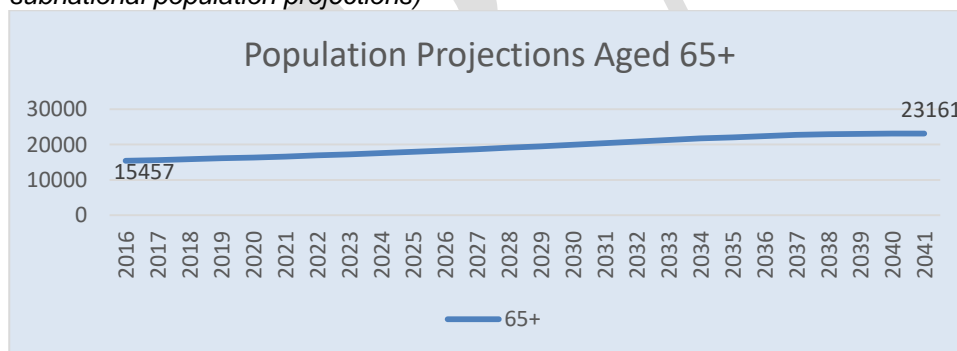
The Council has a dedicated Domestic Abuse Officer and Independent Domestic Violence Advisor (IDVA), their role is to provide support to victims and refer high risk cases to the Multi Agency Risk Assessment Conference (MARAC). This officer has seen their number of cases double in the last year. The Domestic Abuse Officer also delivers the Freedom Programme which raises awareness about domestic abuse and helps to improve self-esteem and confidence. This service is a valuable resource for the Council and to vulnerable people who require a safe environment. Also working with the Elm Foundation who offer a range of support, including refuge accommodation, will optimize the scope of help and advice available in the district.

The Council’s Housing Register for social housing gives victims of DV & SA a priority banding for allocations into social housing accommodation, enabling victims of domestic violence secure settled homes.

8.3 Older People’s Housing

The ONS 2016-based subnational population projections estimate the population aged 65 and over in the district of Bolsover was 15,457, this is estimated to increase by 49.8%, so that in 2041 the population aged 65 and over will be 23,161.

Population Projection for People Aged 65 and Over. Source; The Office for National Statistics (2016-based subnational population projections)



48% of the Council’s housing stock are designated as older people’s accommodation. There is a mixture of property types consisting of bungalows, ground floor flats and Sheltered Housing Schemes. However some of these properties may not be suitable for those with a physical disability or those that are less mobile.

Throughout the district there are 9 residential care homes for the elderly providing 390 bed spaces.

The Derbyshire County Council’s Older Peoples Housing Strategy, has assessed that Bolsover District Council needs 278 additional units of older people’s designated housing to 2035, with a further 278 residential care beds and 875 nursing care beds.

The assessment acknowledges that there is an ongoing modest need for additional older person's age designated housing across the district, with a focus on developing 'care ready' retirement housing for rent. Shared ownership is less favourable due to low equity values so schemes which have an affordable rent element would be preferable.

Provisions will need to be put in place for development proposals to provide accessible and adaptable dwelling, provisions for specialist housing such as Extra Care, Sheltered housing schemes and beds spaces in residential care homes should also be a consideration.

Helping people to remain in their own homes by adapting their current properties to enable independent living is essential as well as providing alternative accommodation.

The Council will seek to ensure that older peoples housing needs, identified in the Housing Needs Study and Derbyshire County Council's Older Peoples Housing Strategy, are met, across tenure, and that they are not restricted in their choice of housing. The Council will continue to refurbish its housing stock and work with partners and developers to create more accessible properties, including 'lifetime' homes.

Derbyshire County Council are keen to explore housing delivery options with the Council, including funding opportunities to enable specialist housing delivered by the Council, external developers and Registered Providers.

Working with partners, including Housing with Care providers will be essential to meet the needs of this group.

Careline and Support

Bolsover Careline is an emergency community alarm service that allows people to live independently whilst having access to help in the event of an emergency.

If further assistance is required a Mobile Warden can visit the home on a regular basis.

These services are for the district's older residence and those most vulnerable and is available across all tenure. Information of the service is as follows;

- **Bungalows and flats** - all with the support of Careline, emergency response and Floating Support Service (including falls recovery).
- **Bolsover Careline** - call monitoring for over 3,000 customers of all tenures with the provision of all telecare equipment.
- **Floating Support Service** - 2,500 customer of all tenures, 24 hour emergency response service (including falls recovery) and visiting service.

With effective marketing and promotion the service has the capacity to grow.

8.4 Care Leavers

Section 2 of the Children & Social Care Act 2017 requires each local authority (including District Councils) to publish a "Local Offer" for its care leavers (18 – 25 years). Derbyshire County Council and the District/Borough Councils agreed to collaborate to create one single

'Local Children in Care and Care Leaver Offer', which was adopted by Bolsover District Council in November 2019.

Moving into suitable, safe accommodation, is often one of the main concerns for those leaving and preparing to leave care. Successful transitions into independent living can be significantly affected by the young person's accommodation and the avoidance of moving too far away from their settled area.

Housing and Accommodation offer:

The Council will work with other District and Borough Councils and Derbyshire County Council's Children's services to review and refresh the joint working protocols to ensure that they are fit for purpose and deliver positive outcomes for care leavers across the County. In terms of housing this work will focus on the following:

- **Local Connection** –The Council will work to ensure that a young homeless care leaver has a local connection to the area of the local authority that looked after them or, if it is different, the area where they normally live and have lived for at least 2 years including some time before they reached 16. This will make it easier for them to get help in whichever of these areas they feel most at home.
- **Intentionally Homeless** –. The Council will work to ensure that when it comes to a young homeless care leaver, all facts will be taken into account. The Council will consult with DCC Children's Services to obtain advice and information as to the young person's emotional and mental well-being, maturity and general ability to understand the impact of their actions.

Care Leaver Covenant

In July 2016, the Government published a major new policy document 'Keep on Caring' to support young people from care to independence. A key policy commitment in the paper is a strategic pledge to introduce a Care Leaver Covenant.

The Covenant is a promise made by the private, public and voluntary sectors to provide support for care leavers aged 16-25 to help them live independently.

The aim of the Care Leaver Covenant, to which organisations commit, is to provide additional support for those leaving care; making available a different type of support and expertise from that statutorily provided by local authorities.

The Care Leaver Covenant outcomes will ensure that care leavers:

- Are better prepared and supported to live independently.
- Have improved access to employment, education and training.
- Experience stability in their lives and feel safe and secure.
- Have improved access to health and emotional support.
- Achieve financial stability.

Along with the districts 'Children in Care and Care Leavers Offer', there is an opportunity to work collaboratively with Derbyshire County Council, other District/Borough Councils and other partners and stakeholders across all sectors within the county, to develop a 'Derbyshire Care Leaver Covenant'. It is hoped that this commitment would form the

foundation to identifying further measures to support children in care and care leavers across the county.

8.5 Armed Forces

The Armed Forces Community Covenant is a promise by the nation ensuring that those who serve or who have served in the armed forces, and their families, are treated fairly.

The Council is proud to support ex-service personnel and to commit to the Armed Forces Community Covenant for Derbyshire. The Council signed up to the Covenant in 2012 which pledged our commitment and support to Armed Forces personnel and their families residing in the district.

Working with the local Clinical Commissioning Groups (CCGs) and other partners will identify provision, co-ordination and promotion of health services to current and veteran armed forces personnel, particularly on issues which have a direct impact upon their health and well-being. This will help signpost veterans to a range of available support and identify other opportunities for veterans which could be offered. This may include funding opportunities through the Covenant Fund, which is a grant given by the government to projects that will benefit the armed forces and their community.

In terms of housing the Council works with Armed Forces personnel and their families to prevent homelessness and the Housing Allocations Policy gives priority on the Housing Register to help provide secure homes.

8.6 Home Improvements/Energy Efficiency

The Derbyshire Observatory indicates 10.8% of households in Bolsover District were in fuel poverty in 2018, this is slightly higher than Derbyshire and England (10.6% and 10.3% respectively).

Local Authorities are required under the Home Energy Conservation Act (2013) to report on work to address fuel poverty and create affordable warmth initiatives. The Council carries out work through a coordinated and targeted approach to increase the number of hard to reach/vulnerable households who need support to access affordable warmth/energy efficiency interventions.

Across Derbyshire there are a number of local and government initiatives to help tackle fuel poverty and enable more energy efficient homes.

The Council is committed to tackling fuel poverty to help reduce fuel bills and increase energy efficient homes, its outreach service has provided over 500 households with free, impartial advice to inform them of the schemes and funding available.

Key facts:

- 205 households received boiler advice
- 59 households were referred to the Occupational Therapist (OT) for adaptations
- 61 households were enabled to receive heating systems worth £210,959 under the Derbyshire County Council's Warm Homes Scheme

The Council will continue to seek funding opportunities to help household's access affordable warmth/energy efficiency interventions.

Warm Home Fund

To tackle fuel poverty, when National Grid became Cadent they created a Warm Home Fund which is a £150,000,000 fuel poverty pot, the Council secured approximately £600,000 to fit new gas connections to homes on solid fuel heating systems and have also used this funding to fit new boilers.

£128,000 has been assigned to the Bramley Vale estate, however a number of projects have already been completed under this scheme, which is highlighted in the table.

Address	Village	Saving Made
Recreation Close	Clowne	10,000 fuel poor vouchers
Hides Green	Bolsover	60,264
Sandhills & Orchard	Bolsover	had existing supply
Queens Court	Creswell	26,784
Park View	Barlborough	35,465
Pattison Street	Shuttlewood	62,342
The Paddock	Bolsover	66,960
Total		£251,815

Green Grants Scheme

The Green Grants Scheme is a government initiative to help reduce the carbon footprint. The grants are awarded to individual households to improve homes in the private sector, for works such as external wall, cavity wall and underfloor insulation along with double glazed windows.

The grant can also be used for the installation of low carbon heat measures such as air or ground source heat pump, solar thermal or biomass boilers.

These measures will not only reduce carbon, which is a big damaging factor to the planet, but could also save residents hundreds of pounds a year on utility bills.

The Energy Company Obligation (ECO) Scheme

The Energy Company Obligation (ECO) is a government energy efficiency scheme to help reduce carbon emissions and tackle fuel poverty.

Under the ECO scheme, obligated energy suppliers must mainly promote measures which improve the ability of low income, fuel poor and vulnerable households to heat their homes. This includes actions that result in heating savings, such as the replacement of a broken heating system or the upgrade of an inefficient heating system.

8.7 Disabled Facilities Grants/Adaptations

The Council is a member of the National Home Improvement Agency (HIA) scheme which provides help for older and disabled people across all tenure, including making homes warm, safe and secure. Some examples of the help and advice available are:

- Fitting small Adaptations
- Disabled Facilities Grant works
- Handyperson Service
- Hospital Discharge
- Falls and Accident Prevention
- Energy Efficiency
- Security
- Housing Options Advice

The Council, if able, will carry out adaptations to its own housing stock, this can help people remain in their current home, improving their health and wellbeing. During 2019/20 368 adaptations were carried out to council owned stock.

The Disabled Facilities Grant (DFG) is capital funding for the provision of private sector home adaptations to help older and disabled people to live as independently and safely as possible. £999,472 of the Derbyshire DFG funding was allocated to Bolsover District Council in 2020-21.

Through this, and future DFG funding, we aim to reduce the long-term cost to health, social care and support services by continuing to support people to remain in their own homes.

9. Delivery of the Strategy

The Action Plan has been developed to enable the delivery of the Strategy and will be monitored internally by the Council's Housing Strategy Team.

Internal resources together with effective partnership working with key stakeholders and agencies will enable the delivery of the Strategy.

In addition to staff resources, a key element of delivering this strategy will be by sourcing any available funding, including procuring external funding through joint partnership working and by maximising national and local bidding opportunities as they arise.

10. Glossary of terms (if applicable)

Carbon Footprint	The amount of carbon dioxide released into the atmosphere as a result of the activities of a particular individual, organization, or community
Covenant	A formal binding agreement
Emission	Something that has been released or discharged especially gas

Extra Care Housing	Housing with varying levels of care and support available on site
Housing Register	A list of people who qualify for council or Housing Association housing
Intermediate Housing	Includes homes for rent and sale provided at a cost above social rent but below market levels
Section 106	Legal agreements between Local Authorities and developers; these are linked to planning permissions and can also be known as planning obligations
Tenure (Housing)	The conditions under which a property is occupied, for example: owner occupiers, private renters and social renters

National Context

1. Localism Act 2011

The Localism Act 2011 introduced a number of significant social housing reforms, the key changes are; Housing Revenue Account (HRA) Reforms, Introduction of the affordable rent model, flexibility on how local authorities and social housing providers allocate their properties, the ability to discharge homelessness duty into the private rented sector, increased right to buy discounts for social tenants, introduction of the New Homes Bonus (NHB) and introduction of the Welfare Reforms. It also introduced greater powers for parish and town councils to produce their own Neighbourhood Plans.

<http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>

2. National Planning Policy Framework (Revised February 2019)

The National planning policy framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. It also re defines Affordable Housing to include a wider range of low cost home ownership products.

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

3. Housing and Planning Act (2016)

The Housing and planning act 2016 introduced new measures to make provision about housing, estate agents, rent charges, planning and compulsory purchase.

<http://www.legislation.gov.uk/ukpga/2016/22/introduction/enacted>

4. Welfare reform act 2012 and welfare reform and work act 2016

The Welfare reform act 2012 introduced Universal Credit, the benefit cap and the Under occupation charge ('bedroom tax') amongst a number of other changes.

<http://www.legislation.gov.uk/ukpga/2012/5/contents/enacted>

5. Homeless Reduction Act 2017

The Homelessness Reduction Act 2017 came into force on 3 April 2018. It is the biggest change to homelessness legislation in 40 years and brings in new duties to prevent and relieve homelessness.

<http://www.legislation.gov.uk/ukpga/2017/13/contents/enacted>

6. Care Act 2014

The Care Act aims to ensure the wellbeing of people in need of care and support services. It also aims to bring about the personalisation of care services, putting the person at the centre of the process to reform the way the adult social care system works in England including how care is delivered.

<https://www.legislation.gov.uk/ukpga/2014/23/contents/enacted>

7. Homes England Strategic Plan 2018/19 – 2022/23

Homes England Strategic Plan sets out how Homes England is going to accelerate housing growth and improve neighbourhoods, by working with a range of developers in the public and private sector.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752686/Homes_England_Strategic_Plan_AW_REV_150dpi_REV.pdf

8. Children and Social work Act 2017

An Act to make provision about looked after children; to make other provision in relation to the welfare of children; and to make provision about the regulation of social workers.

<https://www.legislation.gov.uk/ukpga/2017/16/introduction/enacted>

9. Fixing our broken housing market

The Government's white paper 'Fixing our broken housing market' (2017) set out plans to reform the housing market and boost the supply of new homes, including measures that aim to: plan for the right homes in the right places; build homes faster; diversify the housing market; and help people buy their own homes.

<https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

10. Homes fit for human habitation act 2018

This new act amends the Landlord and Tenant Act 1985 to require that any property let by a landlord (private or social) is fit for human habitation when a tenancy is granted and remains so for its duration. The act came into force from 20 March 2019 and covers all tenancies less than seven years in length in both the social and private rented sectors.

<http://www.legislation.gov.uk/ukpga/2018/34/enacted>

11. The Charter for Social Housing Residents Social Housing White Paper

This White Paper sets out new measures to create a strong, proactive consumer regulatory regime, strengthening the formal standards against which Councils are regulated and held to account by its tenants. It will focus on housing safety, complaints handling, resident engagement, quality of homes and neighbourhoods, affordable housing and home ownership and climate change.

Sub Regional Context

12. Local enterprise partnerships

Bolsover District is a member of – the 'D2N2' (Derbyshire and Nottinghamshire Local Enterprise Partnership) and a non-constituent member of the Sheffield City region Mayoral Combined Authority. Through these partnerships the Council has been successful in drawing down funding for infrastructure investment for regeneration projects in the district. Both LEP's identify the A61 corridor as a priority for housing and employment growth.

Local Context

13. Strategic Alliance

In April 2011 Bolsover District Council entered into a formal strategic Alliance with North East Derbyshire District Council. The partnership was formed to allow both councils to manage costs in delivering their functions and services and provide greater efficiency. The partnership continues to deliver work in a joined up way wherever this is possible.

14. The Local Plan for Bolsover District 2014 – 2033

The Local Plan for Bolsover District 2014 – 2033 sets out the Council's planning framework for future development in the District until 2033. The plan aims to ensure that a wide choice of good quality housing is provided in the District to meet the needs of all sections of the community and provide for a sufficient quantity and type of housing in the right locations.

<https://www.ne-derbyshire.gov.uk/index.php/resident/local-plan>

15. Strategic housing market assessment update (2017)

The Strategic housing market assessment update 2017 (SHMA) is a piece of evidence used in the development of the Local Plan 2014 – 2033. The Strategic Housing Market Assessment (SHMA) update identifies the Objectively Assessed Need (OAN) for housing as 283 dwellings per year. The Updated analysis in the SHMA points to an overall need for affordable housing of 172 affordable units per annum.

16. Growth strategy

The Growth strategy sets out the Councils growth ambition, priorities and approach to enable the growth of the local economy and housing to create stability and prosperity.

<https://www.ne-derbyshire.gov.uk/documents/local-plan-examination-library/05-current-planning-documents/council-strategies/cd-csf1-north-east-derbyshire-growth-strategy>

17. North Derbyshire Homelessness & Rough Sleeping Strategy (2016)

The North Derbyshire Homelessness & rough sleeping Strategy 2016 - 2021 is the first Homelessness Strategy to be developed as a joint strategy through a partnership approach and sets out proposals to tackle homelessness across Bolsover District, North East Derbyshire and Chesterfield. Following the release of the Government's own rough sleeping strategy in 2018 a new table of commitments has been developed to sit along-side the existing strategy until 2021.

<https://www.ne-derbyshire.gov.uk/documents/repository/n/north-derbyshire-homelessness-rough-sleeping-strategy>

18. Tenancy strategy (2018 - 2021)

Every Local Housing Authority is required to have a tenancy strategy in place, which links to the council's Homelessness Strategy and Allocations Policy in terms of providing a

framework for how social rented housing is provided in the district. Registered Providers of social housing should have due regard to the framework provided by this strategy when formulating their own tenancy policies to enable partnership working to provide the best housing options and outcomes for residents.

<https://www.ne-derbyshire.gov.uk/index.php/resident/housing>

19. Joint strategic needs assessment

The Joint strategic needs assessment (JSNA) reports on the health and wellbeing of people in Derbyshire – including those in Bolsover . This information then guides the future planning and commissioning of health and wellbeing services within Derbyshire.

<https://www.derbyshire.gov.uk/social-health/health-and-wellbeing/about-public-health/health-and-wellbeing-board/joint-strategic-needs-assessment/joint-strategic-needs-assessment.aspx>

20. Older People's Housing, Accommodation and Support (2019 -2035)

The DCC's strategy and delivery plan builds on the Strategic Vision for Older People's Housing and Accommodation, which outlines the increasing demand for housing and accommodation that is tailored to meet the needs of older people in Derbyshire.

<https://www.derbyshire.gov.uk/site-elements/documents/pdf/social-health/adult-care-and-wellbeing/accommodation-and-housing/older-peoples-housing-commissioning-strategy-for-derbyshire-2019-to-2035.pdf>

21. Specialist Accommodation and Support Strategy 2019 -2024

DCC's vision is that by 2024 more adults with complex needs in Derbyshire will have access to lifetime tenancies, supported housing and targeted community support to enable them to sustain their own home and live independent and fulfilling lives.

<https://www.derbyshire.gov.uk/site-elements/documents/pdf/social-health/care-and-health-service-providers/commissioning-services/strategies-and-market-shaping/specialist-accommodation-and-support-strategy-2019-to-2024.pdf>

22. The Derbyshire Sustainability and Transformation Plan (STP), Joined Up Care Derbyshire (JUCD), Refreshed Draft 2019

The NHS, local councils and the voluntary and community sector have come together to improve health and care by forming a partnership to plan jointly for the next few years. The partnership brings together twelve partner organisations and sets out ambitions and priorities for the future in **its Sustainability and Transformation Plan, 2016**. The 2019 refreshed STP has been submitted as a draft document to NHS England.

<https://joinedupcarederbyshire.co.uk/about/our-plans>

23. The British Deaf Association (BDA)

The BDA's British Sign Language Charter sets out a number of key pledges to improve access and rights for Deaf people who use sign language.

<https://bda.org.uk/project/bsl-charter/>

National Planning Policy Framework Annex

2: Glossary

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Bolsover District Council

Executive

22 March 2021

Empty Property Strategy 2021 - 2024

Report of the Portfolio Holder for Housing

This report is public

Purpose of the Report

- To agree and adopt the empty property strategy.

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, this expired in 2020. 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 August 2020 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 As a result of Covid19 the District has seen an increase in the number of empty properties, partly due to the restrictions on sales and letting transactions in the first part of 2020.
- 1.5 There are a number of reasons why properties become and remain empty, some of the most common reasons are:
 - Inheritance issues/delays with probate
 - Lack of finance to carry out essential repairs
 - Problems with achieving a sale
 - Problems with letting
 - The owner may be in residential care
 - The owner may lack the skills to deal with the property
 - The ownership of the property may be unclear
 - The owner may live abroad
 - Unwillingness to bring the property back into use
- 1.6 The most common problems associated with empty properties are:
 - Deterioration of the fabric of the building
 - Fly tipping

- Overgrown gardens
- Verminous creatures
- Squatting
- Arson
- Graffiti
- Negative impact on property prices

- 1.7 The strategy ties together the three main strands of Empty Property work:
- i) Advice,
 - ii) Assistance, and;
 - iii) Enforcement
- 1.8 The Action Plan presents a framework to meet the Strategic objectives identified, which are:
- To address the issues of empty properties proactively, to bring them back into use to address the District's Housing need, particularly affordable and specialist housing.
 - To promote the work we do to bring empty properties into use and to raise awareness
 - To tackle problematic empty properties and bring them back into use, to improve our communities
 - To provide quality housing and improve the private rented sector
 - To work with partners and be innovative in our approach to tackling empty properties
- 1.9 The strategy will also have a key role in helping to secure potential external funding for housing related projects across the district.
- 1.10 The strategy will be for three years with a commitment to review in light of any central government changes impacting on the local community.

2 Conclusions and Reasons for Recommendation

- 2.1 The previous Empty Property Strategy expired 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 aims and priorities.

3 Consultation and Equality Impact

- 3.1 Consultation was 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 Empty Property Strategy will impact the Councils ability to reduce the number of long term empty properties within the district and the 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 implementation 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 Consultation with the finance 151 Officer indicates no financial risk with the Strategy.
- 5.1.2 The Strategy itself does not have any risk implications, any projects will be assessed on their own merit.
- 5.1.3 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 implement the Strategy, therefore there are no Human Resources implications.

6 Recommendations

- 6.1 That Executive agree and adopt the Empty Property Strategy.

7 Decision Information

Is the decision a Key Decision? 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: <i>BDC: Revenue - £75,000</i> <input type="checkbox"/> <i>Capital - £150,000</i> <input type="checkbox"/> <i>NEDDC: Revenue - £100,000</i> <input type="checkbox"/> <i>Capital - £250,000</i> <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
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Has the relevant Portfolio Holder been informed	Yes
District Wards Affected	All indirectly
Links to Corporate Plan priorities or Policy Framework	All

8 Document Information

Appendix No	Title
1	Empty Property Strategy 2021 -24
Background Papers (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
Thomas Evans	01246 217834

Empty Property Strategy 2021 - 2024

March 2021



North East
Derbyshire
District Council

We speak your language

Polish

Mówimy Twoim językiem

French

Nous parlons votre langue

Spanish

Hablamos su idioma

Slovak

Rozprávame Vaším jazykom

Chinese

我们会说你的语言

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Bolsover District Council on

01246 242424 or

North East Derbyshire District

Council on **01246 231111**

CONTROL SHEET FOR Empty Property Strategy 2020 - 2023

Strategy Details	Comments / Confirmation (To be updated as the document progresses)
Strategy title	Empty Property Strategy 2021 - 2024
Current status – i.e. first draft, version 2 or final version	First Draft
Strategy author (post title only)	Joint Housing Strategy Officer
Location of strategy (whilst in development)	Shared Drive – Empty Property folder
Relevant Cabinet Member (if applicable)	Cllr Sandra Peake
Risk Assessment completed (if applicable)	
Equality Impact Assessment approval date	
Partnership involvement (if applicable)	
Final strategy approval route i.e. Cabinet/ Council	Cabinet
Date strategy approved	
Date strategy forwarded to Performance & Communications (to include on Extranet and Internet if applicable to the public)	

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1. Executive Summary

At a time when there is a national shortage of housing and local authorities are being encouraged and incentivised to provide new homes, the reduction of empty properties has never been more of a priority. Bringing empty properties back into use can contribute to address this shortage.

Empty properties are a wasted resource and are often associated with a number of negative factors, including crime and anti-social behaviour in addition to having a negative impact on the local community. This Strategy will contribute to the Council Plan to continue to make our District a great place to live and work and to provide quality homes for our residents.

As at August 2020 there were 754 long term empty properties in the District, approximately one third of these have been empty for more than 2 years. The Council has the resource of an Empty Property Officer, who has worked with owners to help them bring their empty properties back into use through a variety of different methods including assistance and enforcement.

The Council has developed a number of strong partnerships with organisations who are involved with empty properties, recognising the importance of partnership working. Action Housing (who are a Housing Association who operate in the District) have worked closely with the Council and have developed a number of leasing initiatives which have seen empty properties being returned to use as affordable and supported housing. This has helped to increase the number of affordable housing units in the District and house those who are most vulnerable. It also offers incentives to landlords and owners as the rent paid to them is guaranteed for the term of the lease and the management and upkeep of their property is the responsibility of Action Housing.

At a time when Local Authorities have seen a reduction in funding, it is essential that Councils look at alternative methods to deliver their objectives, whilst continuing to deliver essential services. The Council have developed an excellent working relationship with Action Housing, who are a local Social Housing Provider. Through this partnership 11 long term empty properties have been brought back into use and have been converted into 49 units of affordable accommodation. Three of these buildings had lain empty for over 10 years and had been subject to numerous incidents of anti-social behaviour and fire damage. These buildings have now been converted into flats and due to the success of the schemes, the Council and Action Housing were awarded the 'Best Partnership' Award at the National Empty Homes Conference in 2018.

Whilst the Council has worked hard to offer assistance and incentives, there are a number of owners who refuse help, resulting in properties becoming problematic and a drain on the Council's resources. Local Authorities have access to a number of enforcement powers including Compulsory Purchase Orders (CPOs), Enforced Sale and Empty Dwelling Management Orders (EDMOs). These should be used as a last resort, however it is important that we

exercise these powers, where properties are having a detrimental effect on our communities, to improve our residents' quality of life and to deter other owners from leaving their properties empty.

Empty property work ties in with a number of Council objectives to improve housing standards, provide affordable housing and reduce crime and anti-social behaviour. These are detailed in a number of policies and strategies including:

- Bolsover District Council's Housing Strategy
- North Derbyshire & Bassetlaw Strategic Housing Market Assessment

The Empty Property Strategy outlines the work that has been carried out in previous years to help reduce the number of empty properties in the District. It will also set out future targets and objectives to ensure we strengthen our approach.

2. Introduction

This strategy identifies key objectives which will enable the Council to reduce the number of empty properties in the District. It also links in to the Council's plan and Housing Strategy.

As at August 2020 there were 754 properties that had been empty for more than 6 months in the District. The Council has seen an increase in the number of empty properties and this is largely due to the impact of Covid19, as due to restrictions within the housing market, many sales and rental transactions were unable to be completed. This also affected the allocation of rented properties within the Social Housing sector. It is expected that this number will fall as the District and the rest of the Country adapt to a new way of life.

Empty properties can become a blight on communities and can have a negative impact on residents' lives. They can also become a drain on Council's and other public services' resources. Although not currently taken into account when estimating the District's housing need, the impact of returning an empty property back into use has social and environmental benefits and contributes towards the Council's New Homes Bonus allocation. The Council will continue to engage with owners to help them to bring their empty property back into use. It will also use its enforcement powers if owners refuse to engage and where the property is becoming a nuisance.

The Council has recognised the benefits of reducing empty properties. It has developed a number of initiatives with partner organisations to help bring them back into use and provide more homes, particularly for affordable and specialist housing. This has been a successful approach and the Council is keen to continue to work with partners to help solve the issue of empty homes.

2.1 What is an empty property?

It is accepted that there will always be a number of empty properties, mainly due to people's house moving habits. This is often the sign of a healthy housing

market and therefore the majority of these properties will be empty for less than 6 months. These are classed as transactional empty properties.

Long term empty properties (LTEs) are properties that have been empty for more than 6 months. In the District, around half of these properties become occupied within 12 months of becoming classified as a LTE. The remainder remain empty, with approximately 300 being empty for more than 2 years. LTEs are the properties that the Council focus on bringing back into use, as these properties are often the most problematic and can have a detriment on their local community.

There are a number of reasons why properties become and remain empty, some of the most common reasons are:

- Inheritance issues/delays with probate
- Lack of finance to carry out essential repairs
- Problems with achieving a sale
- Problems with letting
- The owner may be in residential care
- The owner may lack the skills to deal with the property
- The ownership of the property may be unclear
- The owner may live abroad
- Unwillingness to bring the property back into use

In order to assist owners, it is vital that the Council understands the reason why a property is empty and each case should be treated on an individual basis. Taking this approach will often help owners and will also encourage them to engage with the Council.

In the first instance, it is the Council's priority to deal with LTEs, however there are often properties that are reported to the Council that are not recorded as empty on the Council Tax database. In these cases they are usually classed as:

- Second homes
- Single Occupant (25% discount from Council Tax)
- Occupied
- Exempt – owner in residential care
- Exempt – probate yet to be granted
- Exempt – property repossessed

The Empty Property Officer works closely with the Revenues department to identify where properties are incorrectly classified. In some instances, owners will claim that they are a single occupant as the Council Tax charge is reduced by 25%, therefore meaning that there is a financial benefit. It is important that these properties are cross referenced with the various anti-fraud networks and credit referencing databases to prevent fraud and to maximise income.

2.2 Housing Need and Partnership Initiatives

In the District there are 1670 people on the Council's housing waiting list as at March 2020. In 2019/20 118 people approached the Council as homeless. It has been estimated by the Strategic Housing Market Assessment (SHMA) that an extra 126 affordable homes are needed by the year 2035. At a time where there is an increasing demand for more homes (particularly affordable), it is more important than ever that we address the number of empty homes in the District.

The Council has acknowledged that in order to meet the District's Housing need, it should make best use of existing stock as well as new build properties. It has worked closely with Action Housing (a Registered Provider) to promote their Private Sector Leasing scheme, which has been introduced specifically to bring empty properties back into use as affordable homes.

2.3 Why have an Empty Property Strategy?

This strategy sets out clear objectives as to how the Council will address empty properties. The strategy will help to re-inforce the Council's stance on empty properties and will support the ongoing work it carries out to reduce them. It enables officers to have a strong and co-ordinated approach and compliments the Council's plan and Housing Strategy. This will contribute to a better environment and will help to address the District's housing need.

2.4 The impact of empty properties

Empty properties can have a serious impact on communities and their local environment. They can often attract anti-social behaviour (ASB) and can become a drain on local authorities and other public services. The longer a property lies empty, the more it will deteriorate. The most common problems associated with empty properties are:

- Deterioration of the fabric of the building
- Fly tipping
- Overgrown gardens
- Verminous creatures
- Squatting
- Arson
- Graffiti
- Negative impact on property prices

The Empty Property Officer works in partnership with a number of internal and external partners, to deal with complaints and take action against owners whose property is causing a nuisance. These include:

- Environmental Health
- Planning Enforcement
- Community Safety
- Fire Service
- Police

It is important that departments and agencies work together to co-ordinate all elements of empty property work. A number of working groups have been established to ensure the Council works effectively to tackle problematic properties including the deliberate fires group and corporate enforcement group.

It is not only communities and residents that can be affected by empty properties – they can cause issues for owners too. Empty properties can be a financial drain on owners due to ongoing maintenance costs, council tax and in some cases mortgage payments. The more a property deteriorates, the higher the cost to the owner to bring it back into effective use. Owners have a responsibility to ensure their property is safe and secure, if they do not then the Council can take action which could result in them losing ownership of the property.

3 Principles

3.1 How this Strategy contributes to the Council's Priorities

The Council recognises the importance of having an empty property strategy, it is also important that it supports the Council's priorities and links to other strategies, particularly the housing strategy. Listed below are the priorities that this strategy supports and how:

Enabling Housing Growth:

- Bringing disused buildings (both commercial and residential) back into use to create more housing.
- Working with partner organisations (such as Housing Associations and Registered Providers) to unlock Homes England funding to convert empty properties into affordable housing.
- Make use of existing housing stock to contribute to meet the District's housing need.

Providing good quality Housing where people choose to live:

- Encourage a healthy private rented sector through promoting landlord accreditation and the Council's bond scheme.
- Hold regular landlord events to ensure landlords are up to date with legislation and encourage tenancy sustainment.
- Work alongside registered providers to convert empty properties into much needed supported accommodation for some of the District's most vulnerable people.

Ensuring financial stability and increasing our revenue streams:

- Return long term empty properties back into use to increase Council Tax Revenue.
- Explore charging an empty property Council Tax premium on properties that have been empty for more than 2 years, in line with current legislation.

Ensuring a high standard of environmental cleanliness, undertaking appropriate enforcement action where required:

- Identifying problematic empty properties and working with owners to improve them and bring them back into use.
- Working alongside Environmental Health and Planning Enforcement to take action where properties are a blight on the community and where owners refuse to act.

Working with partners to reduce crime and anti-social behaviour:

Bring long term problematic properties back into use, particularly where there are concerns around them being a target for crime and ASB whilst they lay empty. Delivering empty properties back into effective use has clear benefits to our residents and makes an important contribution to making Bolsover District a great place to live, work and visit.

4 Local, Regional and National Context

4.1 Empty properties and Housing

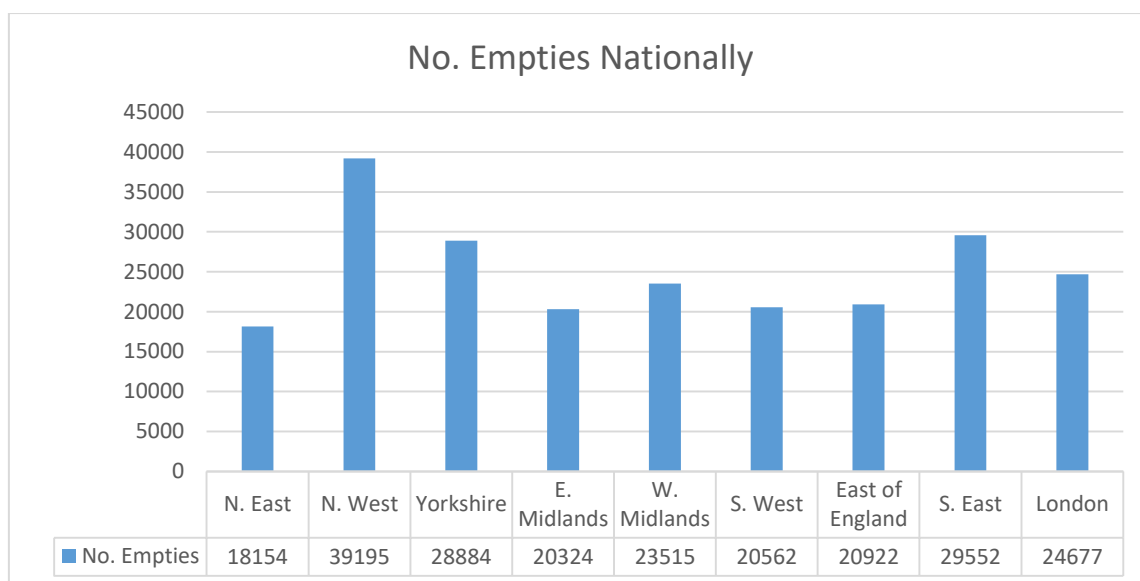
The District has a population of just over 80,000 with approximately 35,000 households. The District is largely rural and has 4 main towns – Bolsover, Clowne, Shirebrook and South Normanton.

The SHMA has estimated that the District needs a further 126 homes per year over the period 2014 – 2034 to meet the identified need. Although not currently included in this estimate, this still highlights how important it is that empty properties are utilised to provide homes.

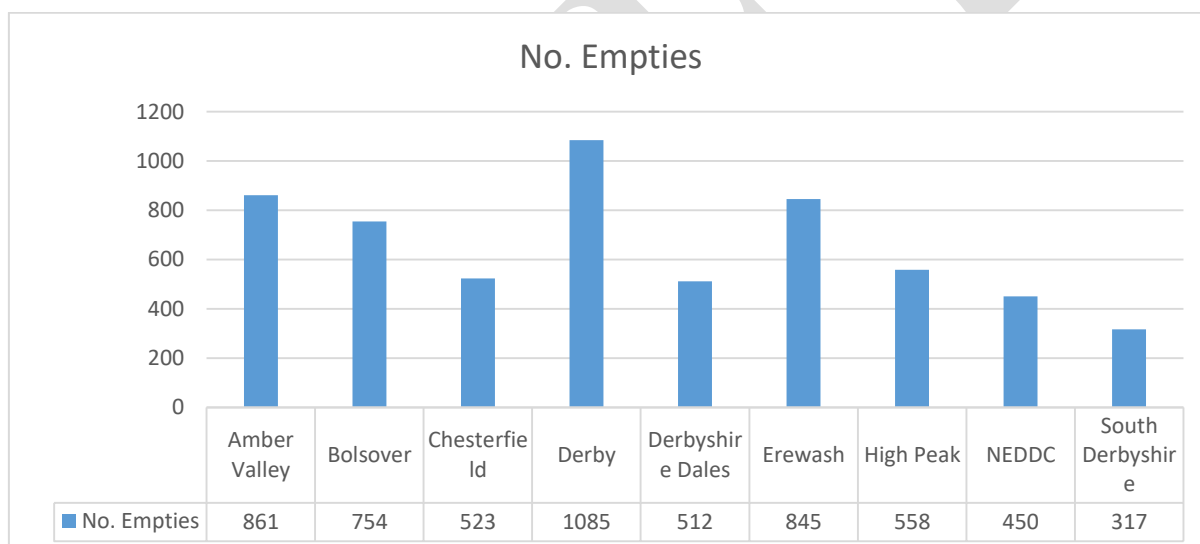
The Council manages its own Housing Stock of approximately 5000 properties. Currently 219 are empty, however a large number of these are going through a programme of regeneration and it is expected that this figure should significantly decrease once this has been completed.

4.2 National and Regional Statistics

As at November 2019 there are 226,000 empty homes in the UK, this is an increase of 10,000 from 2018. At a time when the government is spending £1 billion a year housing homeless households in temporary accommodation, tackling empty properties is a high priority. The table below splits empty properties down by region:



The table below shows the number of empty properties within each Derbyshire District:



4.3 Council Tax and empty properties

In 2013 the government introduced the Council Tax premium which gave local authorities the power to charge 150% Council Tax on properties that have been empty for more than 2 years. In April 2019, this charge was increased to 200% with further increases for longer term empty properties being introduced in 2020 and 2021. The table below summarises the Council Tax that local authorities can charge owners of long term empty properties:

Length of time empty	Council Tax Charge
Less than 2 years	100%
Over 2 years (from 2019)	200%
Over 5 years (from 2020)	300%
Over 10 years (from 2021)	400%

The Council does not currently charge the Council Tax premium, however the majority of properties that are empty are now charged a full Council Tax bill. The table below sets out the charges and exemptions that the Council currently apply to empty properties:

Empty Classification	Council Tax Charge
Standard Empty (up to 3 months)	Exempt
Standard Empty (3 – 6 months)	100%
Empty Uninhabitable (up to 1 year)	Exempt
Empty Uninhabitable (over 1 year)	100%
Long term empty (over 6 months)	100%
Empty – owner deceased and probate not granted	Exempt
Empty – owner in residential care	Exempt
Empty – owner in prison	Exempt
Empty – Property Repossessed	Exempt
Second Home	100%

The Council will continually review the Council Tax charges it applies to empty properties, taking into account the affect this may have on reducing the number of empty properties and the potential opportunity to increase its income. Many Councils have declared a decrease in empty properties since introducing the premium. Due to there being a financial incentive for owners not to declare their property as empty, there is uncertainty on how many properties actually become 'occupied'. This should also be taken into consideration and if introduced, the Council should have measures in place to take action against owners who are fraudulently claiming their property is occupied.

5. The Council's approach to empty properties

5.1 Summary

The Council offer owners a number of incentives to help them bring their empty property back into use. A proactive approach has been adopted to promoting its services in relation to empty properties through newsletters, social media and holding annual landlord events. Each year, every owner of an empty property is contacted by letter to find out why their property is empty and whether the Council can assist them with bringing it back into use. This is an opportunity to promote our service and also make owners aware of the Council's enforcement powers, should properties remain empty and problematic. .

5.2 How the Council can assist

The table below shows the services that the Council can offer owners of empty properties:

Service	Description
Reduced Rate VAT	If a property has lain empty for more than 2 years, the owner can claim a reduced or zero rate of VAT on refurbishment works. A letter from the Council will qualify the owner to claim the reduced rate. There is no charge for this service.
Property Matching	Owners can advertise their property for free on the Council's website, for sale and rent if it has been empty for more than 6 months.
HHSRS (Housing Health & Safety Rating System)	The Council can inspect properties for free, where owners are looking to rent them out, to check that they are of a lettable standard. This is an opportunity for owners to know what they need to do to bring their property up to standard.
Landlord Event	This is held annually and is free for landlords and owners to attend. The event is an opportunity for landlords to keep up to date with legislation and share best practice.

5.3 Enforcement Measures

The table below gives a summary of the enforcement powers the Council has to tackle problematic empty properties:

Power	Description
Compulsory Purchase Order (CPO)	Allows councils to acquire properties that are empty and causing a nuisance if there is evidence there is a demand for housing in the area.
Enforced Sale	Where a debt is owed to the Council (not including Council Tax) and registered to the property, the Council can recover its charges through selling the property without the owners' consent.
Empty Dwelling Management Order (EDMO)	Can be used by Councils when a property is left empty, to be brought back to use as affordable housing. The Council or one of its partners manage the property for a period of time – up to 7 years.
Order for Sale	Where there is a Council Tax debt outstanding, the Council can recover

	this through forcing the sale of the property.
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See Appendix for further details on enforcement measures

5.4 Our Partners

Listed below are a number of partner organisations which the Council works with to help owners bring their empty property back into use:

Organisation	Description
Action Housing	Action offer various leasing schemes for owners of empty properties. They will lease the property from the owner, manage the tenancy and pay the owner a guaranteed monthly rent through the term of the lease. If the property requires renovation, Action can access Homes England funding to do the renovation works – this is deducted from the rent paid to the owner over the term of the lease. Whilst leased, the properties are rented as affordable or supported housing.
Registered Providers	The Council has relationships with a number of Registered Providers, who operate in the area. They can lease properties from owners and provide them with an income throughout the term of the lease.

6. Delivering the Strategy and Action Plan

6.1 Objectives, Resources & Monitoring

Objectives

The aims and objectives of this strategy are as follows:

- To address the issues of empty properties proactively, to bring them back into use to address the District's Housing need, particularly affordable and specialist housing.

- To promote the work we do to bring empty properties into use and to raise awareness
- To tackle problematic empty properties and bring them back into use, to improve our communities
- To provide quality housing and improve the private rented sector
- To work with partners and be innovative in our approach to tackling empty properties

Resources

Delivering this strategy will mostly be reliant on people, however it has also been identified that a budget will be necessary when carrying out enforcement work, particularly CPOs. These cases will be assessed on a case by case basis and if it is appropriate to take this action, a number of people will need to be consulted:

- Members
- Portfolio Holder for Housing
- Director of Development
- Joint Assistant Director – Place
- Housing Strategy
- Finance
- Environmental Health
- Planning and Planning Enforcement
- Legal Services

A number of internal and external partners will have a responsibility to carry out actions, which are contained within the action plan.

Key internal partners include:

- Members
- Revenues
- Environmental Health
- Planning Enforcement
- Legal
- Finance
- Communications
- Housing Strategy
- Estates
- Community Safety

Key external partners include:

- Action Housing
- Registered Providers
- Developers
- Homes England

Monitoring

Performance against the actions within the action plan will be monitored through the Council's performance management system – PERFORM. This is updated every 3 months with progress reported to officers and members.

The Empty Property Officer will also assess the number of empty properties every October, when the New Homes Bonus calculations are being compiled. This helps to give an overview of empty property trends within the District and enables benchmarking against other authorities.

DRAFT

6.2 STRATEGY ACTION PLAN

Action	Lead Officer(s)	Target Date	Expected Outcome	Resources
Utilise Council Tax data to identify empty properties and write to owners to offer assistance.	Empty Property Officer	Annual	Increased engagement with owners and promotion of Council/external services available.	EPO/Print and design/Revenues
Utilise enforcement powers on problematic empty properties	Empty Property Officer	Ongoing	Bring problematic empty properties back into use and deter owners from leaving them empty	EPO/Environmental Health/Legal/Planning Enforcement
Consult on introducing a Council Tax premium for empty properties	Empty Property Officer	March 2021	Encourage owners to bring empty properties back into use and increase revenue	EPO/Revenues/Members
Bring 5 long term empty properties back into use each year	Empty Property Officer	Ongoing	Provide more housing (particularly affordable and specialist) and reduce the number of empty properties	EPO/Environmental Health/Planning Enforcement/External partners/

Promote property matching service	Empty Property Officer	Ongoing	To match owners with buyers to bring empty properties back into use	EPO
Hold Landlord Events	Empty Property Officer	Annual	To promote a healthy private rented sector and to encourage engagement with landlords and empty property owners	EPO/Housing Options
Bring forward empty commercial buildings as housing if not suitable for commercial use and continue to work with Planning to identify potential buildings in the 4 town centres	Empty Property Officer	Ongoing	To tackle problematic buildings and utilise them for housing	EPO/Environmental Health/Planning Enforcement
Promote leasing schemes to empty property owners	Empty Property Officer	Ongoing	To bring empty properties back into use and provide affordable housing	EPO
Develop a Compulsory Purchase Order Procedure	Empty Property Officer	June 2021	To enable the Council to purchase empty properties as a last resort	EPO/Environmental Health/Planning Enforcement/Legal
Continue to attend	Empty Property Officer	Ongoing	To work in partnership	EPO/Environmental Health/Planning

the Corporate Enforcement Group			with other teams to tackle problematic empty properties and share best practice	Enforcement/Legal/Community Safety
Explore the possibility of setting up a development company	Empty Property Officer/Director of Development/Assistant Director of Development/Head of Economic Development, Regeneration and Housing Delivery	Ongoing	To purchase empty properties and bring them back into use as Council Stock	EPO/Director of Development/Assistant Director of Development/Head of Economic Development, Regeneration and Housing Delivery

7. Appendix and links to relevant websites

Alternative enforcement powers

Problem	Legislation	Power granted
Dangerous or dilapidated buildings or structures	Building Act 1984, Sections 77 and 78	To need the owner to make the property safe (Section 77) or enable the Local Authority to take emergency action to make the building safe (Section 78)
	Housing Act 1985, Sections 189 and 190	To need the owner to make the property safe. Section 189 applies if the property is Unfit for Human Habitation. Section 190 applies in other cases of serious disrepair
Unsecured properties (if it poses the risk that it may be entered or suffer vandalism, arson or similar)	Building Act 1984, Section 78	To allow the Local Authority to fence off the property
	Local Government (Miscellaneous Provisions) Act 1982, Section 29	To need the owner to take steps to secure a property or allow the Local Authority to board it up in an emergency
Blocked or defective drainage or private sewers	Local Government (Miscellaneous Provisions) Act 1976, Section 35	To need the owner to address obstructed private sewers
	Building Act 1984, Section 59	To need the owner to address blocked or defective drainage
	Public Health Act 1961, Section 17	To need the owner to address defective drainage or private sewers
Vermin (if it is either present or there is a risk of attracting vermin that may detrimentally affect people's health)	Public Health Act 1961, Section 34	To need the owner to remove waste so that vermin is not attracted to the site
	Prevention of Damage by Pests Act, Section 4	
	Public Health Act 1936, Section 83	
	Environmental Protection Act 1990, Section 80	
	Building Act 1984, Section 76	
Unightly land and property affecting the amenity of an area	Public Health Act 1961, Section 34 (see above)	To need the owner to remove waste from the property
	Town and Country Planning Act 1990, Section 215	To need the owner to address unsightly land or the external appearance of a property
	Building Act 1984, Section 79	To need the owner to take steps to address a property adversely affecting the amenity of an area through its disrepair

Useful Websites

- BDC – www.bolsover.gov.uk
- Empty Homes Network – www.ehn.co.uk
- DASH – www.dash.co.uk
- National Landlords Association – www.nla.co.uk
- Empty Homes – www.emptyhomes.co.uk
- Shelter – www.shelter.co.uk
- Ministry for communities housing and local government – www.gov.uk
- Action Housing – www.action.org.uk

BOLSOVER DISTRICT COUNCIL **EXECUTIVE**

22 MARCH 2021

ADOPTION OF THE HOLY TRINITY CHURCHYARD SHIREBROOK

Report of the Portfolio Holder – Environmental Health and Licensing

This report is public

Purpose of the Report

- To advise members of the closure and subsequent adoption of The Holy Trinity Churchyard, Shirebrook for future ongoing maintenance at the Council's expense.

1 Report Details

- 1.1 Shirebrook Town Council has applied to the District Council requesting adoption in maintenance responsibilities of the Holy Trinity Churchyard, Shirebrook following the Parochial Church Council informing the burial ground having been previously closed by the Home Office.
- 1.2 The churchyard has been tended to on a voluntary basis by local parishioners and requires remedial works to raise to a Council maintainable standard.

2 Conclusions and Reasons for Recommendation

- 2.1 The District Council must now assume legal responsibility for maintenance and upkeep of The Holy Trinity Churchyard, Shirebrook.
- 2.2 Maintenance will entail grass cutting, tree and hedge pruning, upkeep of walls, paths, boundaries and inspections of monumental masonry to ensure the place is safe to visitors.
- 2.3 Maintenance cost will have need to be met by the Council and afforded to standards as provided to other churchyards the Council maintains throughout its District.

3 Consultation and Equality Impact

- 3.1 The Council is duty bound to adopt maintenance of the Holy Trinity Churchyard, Shirebrook (Local Government Act) and afford maintenance as undertaken at other closed burial grounds it maintains throughout the District.

4 Alternative Options and Reasons for Rejection

- 4.1 The Council is not able to avoid adoption of closed burial grounds.

5 Implications

5.1 Finance and Risk Implications

- 5.1.1 The cost of grounds maintenance operations is estimated at £1,850 for one off works to bring to a maintainable standard with ongoing annual costs of £1,300 which may be containable within existing Streetscene budgets.
- 5.1.2 Annual memorial masonry, footpath and boundary safety inspections are estimated to cost £1,000 per annum, which may be contained within existing Engineering budgets; further to which, these may be reviewed at revised budget.
- 5.1.3 Engineering one off works are identified to macadam footpath, car park stoned surfacing and dry stone walling totalling £17,000, which are not containable within Engineering Team budgets. However, these will be subject to a future capital budget bid (2021\22) or undertaken by way of current capital budget where flexibility affords.

5.2 Legal Implications including Data Protection

- 5.2.1 Following Home Office closure of a burial ground, the Parochial Church Council are able to request Shirebrook Town Council take over maintenance of the churchyard; further to which, the Town Council is able to pass responsibility to the District Council.
- 5.2.2 The District Council has a legal duty to accept The Holy Trinity Churchyard, Shirebrook for maintenance following Shirebrook Town Council formally requesting this in accordance with the Local Government Act 1972 (s215).

5.3 Human Resources Implications

- 5.3.1 None arising from this report.

6 Recommendations

- 6.1 Bolsover District Council undertake their statutory obligation and commence maintenance of the Holy Trinity Churchyard, Shirebrook.
- 6.2 Cost of undertaking maintenance is contained within existing budgets and where necessary reviewed during the revised budget process.
- 6.3 Engineering one off works (£17,000) not containable within Engineering Team budgets will be subject to a future capital budget bid (2021\22) or undertaken by way of current capital budget where flexibility affords.

7 Decision Information

Is the decision a Key Decision? 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: BDC: <i>Revenue - £75,000</i> <input type="checkbox"/> <i>Capital - £150,000</i> <input type="checkbox"/> NEDDC: <i>Revenue - £100,000</i> <input type="checkbox"/> <i>Capital - £250,000</i> <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
Has the relevant Portfolio Holder been informed	Yes

District Wards Affected	Shirebrook
Links to Corporate Plan priorities or Policy Framework	Environment Ambition

8 **Document Information**

Appendix No	Title	
N/a		
Background Papers (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)		
N/a		
Report Author		Contact Number
Head of Streetscene		Ext 7264

Bolsover District Council

Executive

22 March 2021

<p>Ministry for Housing, Communities and Local Government Community Champions Funding Award</p>

Report of the Cabinet Member for Partnerships and Transformation

This report is public

Purpose of the Report

To update Executive on a recent Expression of Interest to the Ministry for Housing, Communities and Local Government (MHCLG) submitted to access funding for a Community Champions programme.

1 Report Details

- 1.1 In December 2020 the Council via the Partnership Team were made aware of an opportunity to put in an Expression of Interest (Eol) for funding by MHCLG.
- 1.2 The deadline was extremely tight, however, the Partnership Team together with input from Leisure Services, Public Health and Bassetlaw CVS (our infrastructure provider) managed to very quickly produce the Eol.
- 1.3 MHCLG quickly acknowledged receipt and highlighted some areas for further clarification which was done on 06 January 2021
- 1.4 We were notified by telephone on 13th January 2021 regarding the outcome.

2 Conclusions and Reasons for Recommendation

- 2.1 The Expression of Interest had been successful and we were awarded the sum of £188,833.
- 2.2 See attached a copy of the Eol setting out the intention of the project. Appendix A.
- 2.3 The only element that could not be funded were the touch screens (due to the risks with the current pandemic), however, MCHLG still approved the funding allocated to this element as they want to work with the council to deliver alternative ways of digital inclusion.
- 2.4 Next steps are to convene a meeting of the partners involved in the production of the Eol and those who will deliver the project on the ground.

- 2.5 The project will be closely monitored in terms of progress and outcomes by the Partnership Team.
- 2.6 Regular updates will be included in the Partnership Team's Bi-Annual Reports to Executive and Bolsover Partnership's Executive Board.

3 Consultation and Equality Impact

- 3.1 Due to the tight deadline consultation more widely could not be undertaken, however, the partners and service areas that were involved ensure their input to the Eol.

4 Alternative Options and Reasons for Rejection

- 4.1 We could have opted not to submit an Eol however, it was considered worthy of attempting to try to access external funding for the district.

5 Implications

5.1 Finance and Risk Implications

- 5.1.1 The funds have already been awarded and are in the Council's ownership.

5.2 Legal Implications including Data Protection

- 5.2.1 A Memorandum of Understanding has been signed to receive the funding.

5.3 Human Resources Implications

- 5.3.1 The project includes opportunities for secondment which will affect Leisure Services, however, in the current climate it was felt to be an appropriate time to allow a member of staff to be seconded to assist delivery of the project.

6 Recommendations

- 6.1 To acknowledge the update and support the roll out of the Community Champions Project funded by MHCLG and delivered.

7 Decision Information

<p>Is the decision a Key Decision?</p> <p>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:</p> <p>BDC: Revenue - £75,000 ✓ Capital - £150,000 □</p> <p>NEDDC: Revenue - £100,000 □ Capital - £250,000 □</p> <p><input checked="" type="checkbox"/> Please indicate which threshold applies</p>	Yes
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Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	Yes
Has the relevant Portfolio Holder been informed	Yes
District Wards Affected	All
Links to Corporate Plan priorities or Policy Framework	All

8 Document Information

Appendix No	Title
A	MHCLG Expression of Interest
Background Papers (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
Pam Brown, Head of Leader’s Executive and Partnerships	Ext 2499



Ministry of Housing,
Communities &
Local Government

Unique Application No:

CC:

MHCLG USE ONLY

Expression of Interest: Community Champions

A Fund to support people shown to be most at risk from Coronavirus (COVID-19) including those from an ethnic minority background, disabled people and others to follow safer behaviours and reduce the impact of the virus on themselves and those around them.

Please email form to: Community.Champions@communities.gov.uk

Applications must be received no later than **23.45 on 09 December 2020**

Please include “Community Champions” and the name of your local authority in the subject line.

Organisation details

Area	Bolsover District
Local Authority	Bolsover District
Address	The Arc High Street Clowne Chesterfield Derbyshire S43 4EH
Name of contact	Jessica Clayton
Job title of contact	Partnership Strategy and Policy Officer
Email address of contact	Jessica.clayton@bolsover.gov.uk
Telephone number of contact	01246 242334

Guidance notes

- Please refer to the prospectus when completing this form.
- Additional supporting material and diagrams are not required but can be submitted.
- Information in your application may be shared with other Government colleagues for the purpose of developing our understanding and informing wider policy development and best practice.
- Use of black type, Arial font 12 is preferred.

1. Provide details of your authority's current outreach, engagement and communication activities with residents who may be disproportionately impacted by Covid-19, in particular those with disabilities and/or from BAME communities.

Please reference any current Community Champions or similar schemes being delivered. (500 words maximum)

Bolsover is a largely rural district, with four market towns – Bolsover, Clowne, Shirebrook and South Normanton. Shirebrook and the wider NG20 area is home to a large migrant community (10% of the NG20 postcode population) due to Sports Directs head office being sited in Shirebrook. The nationalities are Polish; Romanian; Bulgarian; Lithuanian; Slovakian.

The district has a higher than average rate of people with a limiting longer term illness 66.3% (UK rate 53.1%). Of the over 65s experiencing ill health, some wards within the district are as high as 76.2%.

Bolsover Partnership (representing all sectors) was established in 2001 and has an excellent reputation for partnership working; this helped us to secure funding through the MHCLG's Controlling Migration Fund to deliver a programme of different activities aimed at reducing pressures on statutory services arising from an increase in migrants from Eastern Europe. The Community Resilience strand of this programme provided recent insight and experience in working with disadvantaged communities; this test and learn approach can be replicated to other groups and across the wider district to deliver the Community Champions programme. For example, on Shirebrook Market Square, there is a Community Show Room which is available for outreach activities. Volunteers reflect the make-up of the local community and would be ideal as local community champions. There is also a Shirebrook Business Forum which would provide an opportunity for local retailers to get involved and act as champions.

Other work that the Local Authority is involved with that links to this project includes:

Town centre work to be undertaken with the Reopening High Streets funding. The following initiatives will support local shops through the reopening period and encourage residents to return to their town centre by making it feel safe and secure. It includes:

- Hiring Covid-19 Town Centre Information Officers to provide a reassuring presence and point of information for people;
- Information pack for businesses: including distancing stickers, window posters etc.;
- Lamppost and bollard sleeves;
- Floor signage & stencilling displaying social distancing messages on pedestrian footways in busy shopping areas;

BDC Community Outreach Workers – 2 members of staff who work on an outreach basis to help tenants and other members of the public requiring signposting support to remove barriers.

BDC Environmental Health – landlord forum and rogue landlords work provides a route into private sector tenants from disadvantaged communities, in particular, Migrants.

BDC has a contract in place with Bassetlaw CVS to deliver infrastructure support to the voluntary/community sector within Bolsover. They were instrumental in responding to communities in need during the first lockdown and took referrals from the Community Response Unit to help those who were on the shielded list.

Covid 19 Marshall project – co-ordinated by DCC Public Health to ensure PH messages are targeted at areas experiencing CV-19 outbreaks

Other outreach activities include (delivered by the third sector):

- Food Banks
- Advice Agencies supporting with Universal Credit claims and other financial and work related support.
- Local Charities providing crisis support with food parcels

2. Briefly set out proposals for additional activities your authority would like to deliver to increase outreach, engagement and communication with residents disproportionately impacted by Covid-19, in particular those with disabilities and/or from BAME communities. (500 words maximum)

Introduction

Reaching communities in semi-rural communities requires good local connections and the Community Champions approach is one that can really work in a district like Bolsover. Building on our experience of delivering the Building Resilience Programme, funded by the MHCLG through the Controlling Migration Fund, we are proposing a suite of activity which, although interlinked, can be categorised into (1) Communications and (2) Social Networks.

Proposal

(1) Communications

The installation of free-standing PCAP Outdoor Touch Screen Posters in key contact areas to enable accessible information points in accessible formats/languages. This will:

- support people to use digital information
- provide easy and convenient access
- act as an outdoor point of contact for the Community Champions
- provide a flexible communication channel for latest up-to-date guidance and information
- provide a resource to disseminate information and messages about Covid prevention beyond the funded period



We are also proposing to undertake short term advertising in local petrol stations in higher risk areas to achieve reach and reinforce key messages around hand hygiene.



(2) Social Networks

Our proposal is to establish a Community Champion Link Worker within each of the 4 market towns who will establish a network of Community Champions who will help local people to navigate relevant support and services. The rationale for this approach is that all towns experience (varying) levels of disability, overcrowded housing, and Migrants. Community Champions Link Workers will be recruited from local VCS organisations that represent their communities, e.g. Polish Community Association in Shirebrook to represent the Migrant community.

To oversee the work of the Community Champions programme, a 4 month secondment position has been created for a Community Champions Co-ordinator covering the period December 2020 to March 2021. Their role will be to ensure effective two-way communication between grassroots communities and local authority/central government.

Reach/Engagement approaches

- a) Community Champions will be accessible in places where people safely gather i.e. Supermarkets, Schools, Pharmacies, GP practices, Business Parks and Outdoor Parks/ Recreation areas in order to reach people and cascade information on an individual basis.

- b) The second focus would be to cascade information to existing community, business groups, employers and networks so they can share with their own groups and communication channels.
- c) We also propose to develop relationships with people in the Bolsover community through the processes of making, writing and recording music and sound to tell a story and express emotions. As a response to the Covid pandemic this project aims to provide an outlet for the thoughts, feelings and emotions felt.
- d) Lastly, two way communication between Community Champions and local services to help design practical solutions to issues that are identified and support service improvements.

Outputs/Outcomes

- 1 x Community Champions Co-ordinator and 4 Community Champion Link Workers appointed (paid roles)
- Creation of a Community Champions Network across the district utilising existing community structures
- Regular information sessions for Link Workers to receive the latest Government/Public Health resources, information, data, training for cascading to the Community Champions network
- 4 digital information points established across the district
- Increased information and guidance channels between government and local authorities to diverse at-risk communities
- In the longer term, improved awareness and increased access to guidance, vaccination programmes and public health services.

3. Financial Viability

Set out all costings and total amount required to implement the proposal outlined at 2.

Please note the funding period is from December 2020 to 31 March 2021.

Expenditure	Cost
Community Champions Co-ordinator (Dec to March 2021)	£17,333
4 Community Champion Link Workers (Jan to March 2021)	£35,000
Translation (100 pages x £60 per page)	£6,000
Outdoor touch screen posters £26,48 each x 4 market towns	£105,600
iPad + data allowance x 4 for each Link Worker	£1,600
Petrol station advertising (3 month period)	£15,000
Video production and artists sessions (secondary schools telling stories project)	£10,500
Volunteer expenses (60 volunteers x £5 weekly x 12 weeks)	£3,600
Printing/stationery/resources	£3,000
Venue/gazebo hire/heaters/clothing for outdoor weather	£3,000
Total cost and amount required	£200,633

This section does not form part of the Expression of Interest.

Please use this space to provide feedback on the content of webinars, national resources, communications, guides and/or assistance which would best support local delivery of Community Champions, or similar schemes.

Community Champions Project-Progress Report

Mid December 2020 the Council via the Partnership Team were made aware of an opportunity to put in an Expression of Interest (Eoi) for funding by MHCLG. A fund to target specific communities to support the delivery of Public Health messages in response to the Covid-19 pandemic, the purpose is to dispel myths, disseminate information across the community including staying safe and vaccine roll out. The funds purpose is to target those identified at most risk identified people with Disabilities and Migrant communities.

The Expression of Interest had been successful and we were awarded the sum of £188,833. In summary there are three main elements to it:

- Youth Engagement and champions using arts as a tool for engagement and sharing experiences through the pandemic
- Additional Community Champions 4 FTEs to work across the district supporting Covid messages
- Digital infrastructure support (town centre touch screens & information points) and advertising

The only element that could not be funded were the touch screens (due to the risks with the current pandemic), however, MCHLG still approved the funding allocated to this element as they want to work with the council to deliver alternative ways of digital inclusion recognising the existing gaps in this area.

Community Champions 4FTE

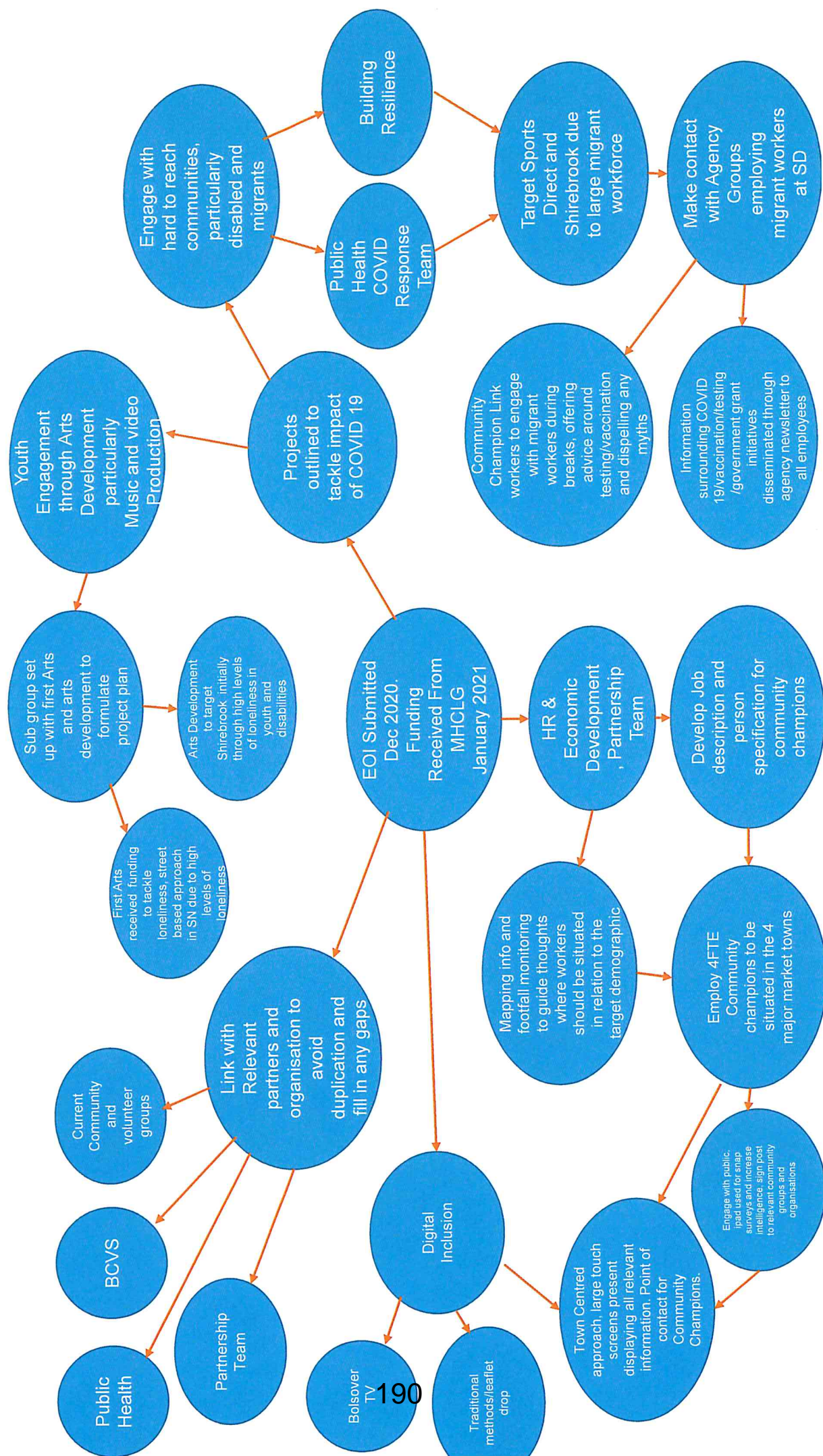
- Community Champion Coordinator employed (mapping of works completed to date is attached)
- Job advertisement is now live and shared with all relevant partners including Parish Council, existing community and volunteer groups.
- iPad's have been purchased and all data protection protocol completed. A SNAP survey has been developed that each community champion will have access to. This will provide up to date local intelligence for each 4 market towns and surrounding villages. Reports will be available from the survey on a weekly basis, this will allow the Community Champions to disseminate the correct information specific to their area. These reports will be shared with relevant partners including Derby CCG to increase their intelligence in Bolsover. Link for Snap Survey attached: [Click here to test and preview the questionnaire](#)
- Strong links have now been made with Sports Direct who have a large migrant workforce. Issues around migrants not getting a test or continuing to work with symptoms as they are concerned at not being paid is a priority. It's been agreed that the correct information around government grants available for isolation periods will be disseminated via the agencies newsletters reaching all employees. All information is in a translated format ensuring it's widely available. Community Champions have been granted access to the canteen area of Sports Direct so they can engage in person with the workforce.

Youth Engagement Using Arts as a Tool

- Music development project has been devised called **MIXIT**
- Shirebrook has been targeted initially due to data sets showing high levels of mental health and loneliness in youth
- Initially 2 groups of 4 youth will be engaged with over a period of 2 sessions per group. This will be recorded on multiple cameras from different angles throughout. A song/tune/video will be produced from the sessions working with an artist with a strong youth engagement background and extensive knowledge of music production. The 2 groups have been highlighted through working with local community organisation BLAST and Sherbrook academy. Once the 4 sessions have been delivered the programme will be delivered on line in a further 6 sessions reaching a wider audience of youth in the district. Links have been made with Public Health, First Arts and Junction Arts who have a data base of youth that would benefit from the programme ensuring that we capture the right audience. The MHCLG funds has allowed us to purchase the equipment needed and secure the time of the artist to work on the programme. This allows the programme to outlive the MHCLG funds and become a sustainable asset to engage with Youth in an innovative way and helping to support them throughout their teenage years.
- Throughout the programme the positive messages around vaccination and dispelling myths will be disseminated, this will lead on to some of the Youth becoming a community champion volunteers and be a positive voice in their community.
- The programme will be rolled this month. Once completed other areas of the district will be targeted showing high levels of mental health and loneliness in youth.

Digital Infrastructure Support

- Sub group has been set up with relevant partners to develop ways of engaging with the community who are digitally excluded.



Bolsover District Council

Executive

22 March 2021

The Provision of Asbestos Surveying and Sampling Services for Bolsover District Council

Report of the Portfolio Holder - Housing

This report is public

Purpose of the Report

- To seek approval to award the contract for the Provision of Asbestos Surveying and Sampling Services to Environtec Ltd to Council Owned Commercial & Domestic properties for Bolsover District Council, following procurement through the EEM framework.

1 Report Details

- 1.1 As part of Managing Health & Safety at work Bolsover District Council has to comply with The Control of Asbestos Regulations 2012. The Regulation places legal duties on employers to manage asbestos in their properties. The Housing Repairs Section took the decision 8 years ago to have asbestos surveys carried out to all its properties with the aim of attaining a 100% asbestos data base by 2024. This will ensure we know where asbestos is present and that we have a robust management plan in place to deal with this. By having these asbestos surveys completed ensures we are protecting staff, operatives, contractors and tenants as far as is reasonably practicable.
- 1.2 The existing Service Contract expires on the 1st April 2021 and in line with current procurement guidelines it was agreed that a mini tender would be undertaken utilising an existing EEM framework. 6 contractors provided tender submissions and were evaluated based upon a criteria of 60% price and 40% quality. The incumbent, Contractor A, Environtec Ltd won with an excellent quality and price submission. See evaluation table below:

Contractor	Total score
Contractor A	96.98
Contractor B	94.00
Contractor C	77.25
Contractor D	76.00
Contractor E	62.22

Environtec	98.23
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- 1.3 The indicative spend will be £100,000 per year, and this is contained within existing budgets
- 1.4 The contract will be for an initial period of two years with two possible extensions each of one year. Assuming the contract is renewed, the total contract value is estimated at £400,000 over the four year period.
- 1.5 This contract will be available to all Council sections to utilise if required.

2 Conclusions and Reasons for Recommendation

- 2.1 It is recommended that members agree to award the contract to Envirovent Ltd. To ensure we meet our obligations under The Control of Asbestos Regulations 2012. following a compliant procurement exercise.

3 Consultation and Equality Impact

- 3.1 Not directly.

4 Alternative Options and Reasons for Rejection

- 4.1 Were we not to award we would leave ourselves liable to prosecution by the HSE and could suffer reputational damage as a responsible social housing provider.

5 Implications

5.1 Finance and Risk Implications

- 5.1.1 The cost for this contract will be met from within existing HRA budgets.
- 5.1.2 Reputational, financial and legislative if we do not effectively manage asbestos in our buildings.

5.2 Legal Implications including Data Protection

- 5.2.1 We have met our legal obligations for procurement.
- 5.2.2 See 5.1

5.3 Human Resources Implications

- 5.3.1 None directly.

6 Recommendations

- 6.1 That the contract for the provision of Asbestos Surveying and Sampling Services be awarded to Environtec Ltd

- 6.2 The Head of Property Services & Housing Repairs be given delegated authority in consultation with the Housing Stock Group and the relevant Portfolio Holder to extend the contract for the maximum of two additional periods each of one year. Extensions to be conditional upon the satisfactory performance of the contractor.
- 6.3 That progress on this contract is reported through the Asset Management meetings and the Housing Stock Group

7 Decision Information

Is the decision a Key Decision? 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: <i>BDC: Revenue - £75,000 ✓</i> <i>Capital - £150,000 □</i> <i>NEDDC: Revenue - £100,000 □</i> <i>Capital - £250,000 □</i> <input checked="" type="checkbox"/> Please indicate which threshold applies	Yes
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	Yes
Has the relevant Portfolio Holder been informed	Yes
District Wards Affected	Potentially all with Council Housing, but none significantly.
Links to Corporate Plan priorities or Policy Framework	None

8 Document Information

Appendix No	Title
Background Papers (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
Mark Dungworth Strategic Repairs Manager	01246 593037

Agenda Item 13

By virtue of paragraph(s) 1, 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

Agenda Item 14

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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