

The Arc  
High Street  
Clowne  
S43 4JY

To: Chair & Members of the Council

Wednesday 1<sup>st</sup> June 2022

Contact: Alison Bluff  
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Dear Councillor

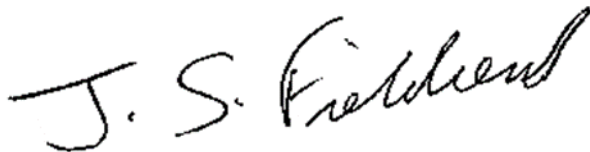
**COUNCIL – WEDNESDAY 15TH JUNE 2022**

You are hereby summoned to attend a meeting of the Bolsover District Council to be held in the Council Chamber, The Arc, Clowne on Wednesday, 15th June, 2022 at 10:00 hours.

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 on pages 2 and 3.

Yours faithfully



Solicitor to the Council & Monitoring Officer



**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.

# COUNCIL

## AGENDA

**Wednesday, 15th June, 2022 at 10:00 hours taking place in the Council Chamber,  
The Arc, Clowne**

Item No.		Page No.(s)
1.	<b>Apologies For Absence</b>	
2.	<b>Declarations of Interest</b>  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 matters arising out of those items and if appropriate, withdraw from the meeting at the relevant time.	
3.	<b>Chair's Announcements</b>  To receive any announcements that the Chair of the Council may desire to lay before the meeting.  <b><u>MINUTES:</u></b>	
4.	<b>Minutes of the Annual Council Meeting held on 18th May 2022</b>	4 - 11
5.	<b>Minutes of an Ordinary Council Meeting held on 18th May 2022</b>	To Follow
6.	<b>Questions from the Public</b>  In accordance with Council Procedure Rule 8, to allow members of the public to ask questions about the Council's activities for a period of up to thirty minutes. A question may only be asked if notice of twelve clear working days has been given.	None
7.	<b>Questions from Members</b>  In accordance with Council Procedure Rule 9, to allow Members to ask questions about Council activities. A question may only be asked if notice of twelve clear working days has been given.	None
8.	<b>Motions</b>  In accordance with Council Procedure Rule 10, to consider motions on notice from Members.	
	<b><u>MOTION FROM COUNCILLOR SANDRA PEAKE</u></b>	12

## **REPORTS OF THE PORTFOLIO HOLDER FOR HOUSING**

- |     |   |          |
|-----|---|----------|
| 9.  | <b>Purchase of Section 106 Properties from Keepmoat Homes Ltd, off Mooracre Lane, Bolsover.</b> | 13 - 25  |
| 10. | <b>Purchase of Section 106 Properties from Gleeson Homes Ltd, off Alfreton Road, Pinxton.</b>   | 26 - 38  |
| 11. | <b>Community Safety Partnership Team – Presentation.</b>  | 39 - 118 |
| 12. | <b>Chair's Closing Remarks.</b>   |          |

## BOLSOVER DISTRICT COUNCIL

Minutes of the Annual Meeting of the Bolsover District Council held in the Council Chamber, The Arc, Clowne, on Wednesday 18<sup>th</sup> May 2022 at 1000 hours.

### **PRESENT:-**

#### Members:-

Councillors Derek Adams, Allan Bailey, Rose Bowler, Dexter Bullock, Tracey Cannon, Anne Clarke, Nick Clarke, Tricia Clough, Paul Cooper, David Dixon, Maxine Dixon, Mary Dooley, David Downes, Stan Fox, Steve Fritchley, Donna Hales, Ray Heffer, Natalie Hoy, Andrew Joesbury, Chris Kane, Tom Kirkham, Duncan McGregor, Clive Moesby, Tom Munro, Evonne Parkin, Graham Parkin, Sandra Peake, Peter Roberts, Liz Smyth, Janet Tait, Rita Turner, Ross Walker, Deborah Watson, Jen Wilson.

Officers:- Karen Hanson (Executive Director Resources), Grant Galloway (Executive Director Development), Pam Brown (Assistant Director Leader's Executive, Partnerships, Governance and Communications), Jim Fieldsend (Solicitor to the Council & Monitoring Officer), Theresa Fletcher (Treasurer), Hannah Douthwaite (Governance Officer), and Alison Bluff (Senior Governance Officer (acting)).

Also in attendance at the meeting was Mrs Ruth Jaffray, Chair of Standards Committee (Coopted Member).

### **CL1-22/23. ELECTION OF CHAIR OF THE COUNCIL FOR THE 2022/2023 MUNICIPAL YEAR**

The Executive Director of Resources sought nominations for Chair of the Council for the 2022/2023 municipal year.

Moved by Councillor Steve Fritchley and seconded by Councillor Derek Adams  
**RESOLVED** that Councillor Tom Munro be elected Chair of the Council for the 2022/2023 municipal year.

*Upon being elected Chair, Councillor Tom Munro took the Chains of Office and made the declaration of acceptance of office overseen by the Monitoring Officer.*

Councillor Tom Munro in the Chair

### **CL2-22/23. APPOINTMENT OF VICE-CHAIR FOR THE 2022/2023 MUNICIPAL YEAR**

Moved by Councillor Sandra Peake and seconded by Councillor Ray Heffer.  
**RESOLVED** that Councillor Rita Turner be appointed Vice-Chair of the Council for the 2022/2023 municipal year.

## **BOLSOVER DISTRICT COUNCIL**

*Upon being appointed Vice-Chair, Councillor Rita Turner took the Vice-Chair's Medallion and made the declaration of acceptance of office overseen by the Monitoring Officer.*

### **CL3-22/23. APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors Jane Bryson, Jim Clifton and Dan Salt.

### **CL4-22/23. DECLARATIONS OF INTEREST**

There were no declarations of interest made.

### **CL5-22/23. MINUTES OF A COUNCIL MEETING HELD ON 9<sup>TH</sup> MARCH 2022**

Moved by Councillor Duncan McGregor and seconded by Councillor Ray Heffer  
**RESOLVED** that the Minutes of a Council Meeting held on 9<sup>th</sup> March 2022 be approved as a correct record.

### **CL6-22/23. MINUTES OF A SPECIAL COUNCIL MEETING HELD ON 23<sup>RD</sup> MARCH 2022**

Councillor Evonne Parkin and Councillor Graham Parkin noted that they had both submitted their apologies for the special Council meeting on 23<sup>rd</sup> March 2022 but these did not appear in the Minutes.

Moved by Councillor Ross Walker and seconded by Councillor Sandra Peake  
**RESOLVED** that the Minutes of a special Council meeting held on 23<sup>rd</sup> March 2022 be approved as a correct record.

### **CL7-22/23. MINUTES OF AN EXTRAORDINARY COUNCIL MEETING HELD ON 6<sup>TH</sup> APRIL 2022**

Moved by Councillor Duncan McGregor and seconded by Councillor Rita Turner  
**RESOLVED** that the Minutes of an extraordinary Council meeting held on 6<sup>th</sup> April 2022 be approved as a correct record.

### **CL8-22/23. EXECUTIVE 2022/2023**

The Leader of the Council confirmed his Executive Members and their Portfolios for 2022/2023, which remained unchanged from 2021/2022.

## **BOLSOVER DISTRICT COUNCIL**

### **CL9-22/23. ESTABLISHMENT OF COMMITTEES AND PROPORTIONALITY 2022/2023**

Council considered a report presented by the Monitoring Officer in relation to the establishment of the Council's committees and proportionality for the 2022/23 Municipal Year.

In line with the provisions within legislation and the Council's Constitution, the Annual Meeting of Council was required to:

- appoint at least one Scrutiny Committee and other such committees as the Council considered appropriate to deal with matters which were neither reserved to the Council Meeting nor were Executive Functions;
- decide the size and terms of reference for those committees;
- decide the allocation of seats to political groups in accordance with the Political Balance rules.

The size and terms of reference for each committee was set out in Appendix 1 to the report. Appendix 2 to the report showed the allocation of Committee seats which best met the requirements of Section 15 of the Local Government and Housing Act as far as was reasonably practicable.

The report proposed that the New Bolsover Joint Partnership Committee be disestablished now the completion of the New Bolsover, New Beginnings project had ended.

Moved by Councillor Duncan McGregor and seconded by Councillor Derek Adams.

**RESOLVED** that (1) the Council's committees as set out in Appendix 1 to the report be established for the 2022/23 municipal year in accordance with Council Procedure Rule 1.1(k),

(2) the New Bolsover Joint Partnership Committee be disestablished,

(3) the allocation of seats on committees as set out in Appendix 2 to the report, in accordance with the political balance rules, be agreed,

(4) delegated authority be given to the Monitoring Officer in consultation with the Leader of the Council and relevant Committee Chair (when appointed) to make amendments to the terms of reference for committees arising within the 2022/23 municipal year.

(Monitoring Officer/Governance)

### **CL10-22/23. APPOINTMENTS TO ESTABLISHED COMMITTEES AND ADVISORY GROUPS 2022/2023**

Council considered a report in relation to nominations for Members to serve on committees and advisory groups with effect from 18<sup>th</sup> May 2022 for the 2022/23 Municipal Year.

## **BOLSOVER DISTRICT COUNCIL**

The committees were subject to the political balance requirements of the Local Government and Housing Act 1989. The advisory groups were not subject to the political balance requirements.

Nominations received from political groups in advance of the meeting were detailed in Appendix 1 to the report. However, an amendment to the nominations from the Independent Group for UECC and Tenant Participation Review and Development Group was required and was as follows;

Union / Employee Consultation Committee (1) – Councillor Graham Parkin.  
Tenant Participation Review and Development Group (1) – Councillor Andrew Joesbury.

Councillor Ross Walker submitted nominations for the Community Independent Group at the meeting and these were read out by the Senior Governance Officer (acting)).

Confirmation of all political appointments to committees and advisory groups as agreed at this meeting would be emailed to all Councillors by the Governance Team.

Moved by Councillor Andrew Joesbury and seconded by Councillor Ray Heffer  
**RESOLVED** that (1) the nominations to committees and advisory groups as detailed at this meeting be agreed,

(2) Governance to confirm all political appointments to committees and advisory groups to all Councillors.

(Monitoring Officer/Governance)

### **CL11-22/23. NOMINATIONS OF CHAIRS AND VICE CHAIRS TO ESTABLISHED COMMITTEES 2022/2023**

Council considered the nominations received in advance of the meeting, to Chairs and Vice Chairs of established committees, as detailed in Appendix 1 to the report.

The chairs and vice-chairs of all other joint committees and advisory groups would be selected at the first meetings of those bodies.

Moved by Councillor Chris Kane and seconded by Councillor Ray Heffer  
**RESOLVED** that (1) the nominations of Chairs and Vice Chairs to established committees as set out in Appendix 1 to the report, be agreed,

(2) Chairs and vice-chairs of all other joint committees and advisory groups be selected at the first meetings of those bodies.

(Monitoring Officer/Governance)

## **BOLSOVER DISTRICT COUNCIL**

### **CL12-22/23. APPOINTMENTS TO OUTSIDE BODIES 2022/2023 (COUNCIL FUNCTIONS)**

Council considered a report in relation to the proposed representatives to be appointed to Outside Bodies (Council functions) for 2022/2023.

The proposed list of Outside Bodies (Council functions) was attached at Appendix 1 to the report.

The term of office for each appointment would be with effect from 18<sup>th</sup> May 2022, until the next Annual Council, unless otherwise specified.

Moved by Councillor Steve Fritchley and seconded by Councillor Duncan McGregor  
**RESOLVED** that the proposed representatives to Outside Bodies (Council functions) as set out in Appendix 1 to the report for 2022/2023 be agreed.

(Monitoring Officer/Governance)

### **CL13-22/23. REVIEW OF THE COUNCIL'S CONSTITUTION**

Council considered a report which sought Members' approval for proposed amendments to the Council's Constitution as recommended by the Standards Committee as part of the Annual Review.

The Council was required by law to prepare and keep up to date a Constitution which explained how the Council operated, how decisions were made and the procedures which were to be followed to ensure that these were efficient, transparent and accountable to local people.

Article 1 of the Council's Constitution stipulated that the Monitoring Officer must monitor and review how the Council's Constitution was working to make sure it gave full effect to its purpose.

The Standards Committee had considered the Council's Constitution at its meetings held during 2021 and 2022 and the following areas and related procedures had been reviewed;

- Questions by Members (Scope and Withdrawal)
- Housing Allocations Review Panel (HARP) Terms of Reference
- Audit and Corporate Overview Scrutiny Committee Terms of Reference
- Delegation Scheme in relation to a new Senior Management Team
- Petitions Scheme
- Council Procedure Rules
- Scrutiny Procedure Rules
- Call In Procedure
- Budget and Policy Framework

Each of the amendments proposed, other than the housekeeping changes, had been set out in the rationale attached as Appendix 1 to the report. All of the amendments



## **BOLSOVER DISTRICT COUNCIL**

had been entered into the Council's Constitution at Appendix 2 to the report and appeared as 'tracked changes'. However, due to the size of Appendix 2, a paper copy had not been issued to Members with the agenda but had been emailed to all Members in advance of the meeting. The document was also published on the Council's website and was accessible to Members on their iPads.

Moved by Councillor Duncan McGregor and seconded by Councillor Deborah Watson  
**RESOLVED** that the amendments to the Council's Constitution as detailed at Appendix 1 and set out in Appendix 2 to the report be approved.

(Monitoring Officer/Governance)

### **CL14-22/23. SCHEME OF DELEGATION**

Council considered a report which sought Members' approval for the Scheme of Delegation as outlined in Part 3 of the Council's Constitution.

It was a requirement under Council Procedure Rule 1.1 (o) of the Council's Constitution that the Annual Council Meeting agree the Scheme of Delegation.

The Scheme of Delegation outlined the specific delegation of Council and Executive Functions to officers. In particular;

- Executive Director of Resources
- Executive Director of Strategy and Development
- Assistant Director of Finance and Resources and Section 151 Officer
- Assistant Director of Governance and Monitoring Officer

The Scheme also outlined Proper Officer Provisions.

The Scheme was not duplicated as an attachment to the report and could be found in the link to the Delegation Scheme in the Review of the Council's Constitution report. The report suggested no further changes, and therefore agreement of the Scheme of Delegation (as a separate item), was a procedural matter only to be fulfilled at the Annual Meeting of Council.

Moved by Councillor Duncan McGregor and seconded by Councillor Tracey Cannon  
**RESOLVED** that the Scheme of Delegation be approved.

(Monitoring Officer/Governance)

### **CL15-22/23. OPERATION OF URGENCY RULES**

Council considered a report which advised Members of Key Decisions taken under statutory Special Urgency Rules in the previous 12 months, decisions taken under Urgency Rules within the Council's Scrutiny Rules (this is where call-in provisions were waived as the decision was urgent and could not be reasonably deferred), and to set the Key Decision threshold for the forthcoming year in line with the constitutional requirement at Annual Council Meetings.

## **BOLSOVER DISTRICT COUNCIL**

The Leader was required to submit, at least on an annual basis, a report setting out those decisions where Special Urgency rules had been used. The report must cover the period since the last report was issued and contain details of the decisions that were made. Since the last such report to Council in May 2021, there had been one decision taken using Special Urgency rules. Details of this decision was attached at Appendix 1 to the report.

Members were advised of an amendment to recommendation 3 in the report, which should read that one decision was taken over the previous 12 months under Urgency provisions in the Council's Scrutiny Rules, and this was attached at Appendix 2 to the report.

Moved by Councillor Duncan McGregor and seconded by Councillor Ray Heffer  
**RESOLVED** that (1) the financial thresholds for Key Decisions be maintained at £75,000 (Revenue) and £150,000 (Capital),

(2) that one decision taken over the previous 12 months under Special Urgency rules be noted,

(3) that one decision taken over the previous 12 months under Urgency provisions in the Council's Scrutiny Rules be noted.

### **CL16-22/23. SCHEDULE OF MEETINGS 2022/2023**

Council considered the draft schedule of meetings for 2022/2023.

Members were asked to note that meetings were subject to change.

Councillor Ross Walker suggested that Members give consideration to some meetings being held in the evening to enable Members that worked during the day to attend those meetings.

Moved by Councillor Duncan McGregor and seconded by Councillor David Dixon that the draft schedule of meetings 2022/2023 be agreed.

On being put to the vote, it was;  
30 for the motion  
3 against and 1 abstention

**RESOLVED** that the schedule of meetings for 2022/2023 be agreed.

(Monitoring Officer/Governance)

## **BOLSOVER DISTRICT COUNCIL**

### **CL17-22/23. STANDARDS COMMITTEE ANNUAL REPORT 2021/2022**

Council considered the Annual Report of Standards Committee 2021/2022, presented by Mrs Ruth Jaffray, Chair of Standards Committee (Coopted Member).

The report highlighted the work undertaken by the Standards Committee during 2021/2022 municipal year and included Constitution Review Work, Complaints received against Members during 2021/22 and Policy Review Work.

Members thanked Mrs Jaffray for attending the meeting and her presentation of the Annual report.

Moved by Councillor Duncan McGregor and seconded by Councillor Clive Moesby **RESOLVED** that the Standards Committee Annual report be noted.

### **CL18-22/23. CHAIR'S CLOSING REMARKS**

The Chair informed Members of a Chair's charity event arranged for 30<sup>th</sup> September 2022, which would be a celebration of Youth Music. All Members were invited to attend and the proceeds would be donated to Ashgate Hospice.

The meeting concluded at 1030 hours.

## COUNCIL – 15<sup>TH</sup> JUNE 2022

### MOTION FROM COUNCILLOR SANDRA PEAKE

Dear Chairman and Colleagues

As you are aware, Adult Care is a key part of the services desperately needed in Bolsover District. There are many residents and families who rely on Day Centres which provide a much needed service for the most vulnerable adults in our communities. Many residents and families rely on Day Centres, to provide care, personal care and activities in a safe and secure environment where vulnerable residents can attend, and make friendships and access help.

If these day centres were to close it would have a negative effect on the outcomes for the vulnerable service users and carers and the wider family, leading to care and mental health issues and ultimately putting many of those families in crisis. The County Council will be debating this at their full council in the near future so for this reason can I:-

*“I will, with your permission Chairman move –*

*That Bolsover District Council fully supports the retention of Adult Social Care Day Centres in Bolsover District for the benefit of our most vulnerable residents, their carers and families and that the Leader of Bolsover District Council write to the Leader of Derbyshire County Council and the Cabinet Member for Adult Social Care for confirmation that the Day Centres at Shirebrook, Whitwell and Bolsover will remain open for service users and the most vulnerable in our communities.”*

## **Bolsover District Council**

### **Meeting of the Council on Wednesday 15<sup>th</sup> June 2022**

#### **Purchase of Section 106 Properties from Keepmoat Homes Limited off Mooracre Lane, Bolsover**

#### **Report of the Portfolio Holder - Housing**

<b>Classification</b>	This report is Public
<b>Report By</b>	Andy Clarke Operational Repairs Manager 01246 593031 andy.clarke@bolsover.gov.uk
<b>Contact Officer</b>	Andy Clarke Operational Repairs Manager 01246 593031 andy.clarke@bolsover.gov.uk

### **PURPOSE/SUMMARY OF REPORT**

To seek the Councils approval to include the purchase 6 properties for affordable rent in the HRA Capital Programme 22/23.

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### **REPORT DETAILS**

#### **1. Background**

- 1.1 Keepmoat Homes Limited ("Keepmoat") are building 215 properties off Mooracre Lane in Bolsover, including 19 affordable properties as a S106 planning condition.
- 1.2 The Council have previously purchased 13 properties on this development, and Keepmoat Homes Limited have now offered the Council the opportunity to purchase an additional six 3 Bedroom Houses following preliminary discussions with Planning and Housing Management.
- 1.3 On 13<sup>th</sup> June 2022, Executive resolved to purchase the properties subject to Council approving the budget.

## **2. Details of Proposal or Information**

- 2.1 The combined purchase price of these properties is £770,000 (excluding fees and SDLT). This is based on the Keepmoat Bolsover Valuation (appendix 1).
- 2.2 Assuming the rents for these properties are set in line with the affordable rent levels (80% of market rent) the scheme will break even after 48 years.
- 2.3 The purchase will be financed by adding the scheme to the Capital Programme utilising HRA borrowing.

## **3. Reasons for Recommendation**

- 3.1 That this proposal offers value for money, meets local housing need and increases the councils housing stock. Therefore the council should proceed with this purchase.

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

- 4.1 To not purchase the properties has been rejected as the properties will fulfil a housing need in the area. This housing mix best supports that identified housing need.

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## **RECOMMENDATION(S)**

That the Council approve adding the purchase of the 6 properties off Mooracre Lane, Bolsover from Keepmoat Homes Limited for £770,000 subject to SDLT and 10% contingency to include fees to the Capital Programme utilising HRA borrowing to finance the purchase.

### **IMPLICATIONS:**

**Finance and Risk:**                      **Yes X**                      **No**

**Details:** To fund the purchase of the six properties, using HRA borrowing.

On behalf of the Section 151 Officer

**Legal (including Data Protection):**                      **Yes**                      **No X**

**Details:** None directly. The current planning permission includes provision of Affordable Rent S106 properties.

On behalf of the Solicitor to the Council

**Staffing:**                      **Yes**                      **No X**

**Details:**

On behalf of the Head of Paid Service

## DECISION INFORMATION

<b>Is the decision a Key Decision?</b> 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:  <b>Revenue - £75,000    Capital - £150,000    X</b> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	Yes
<b>Is the decision subject to Call-In?</b> <i>(Only Key Decisions are subject to Call-In)</i>	Yes

<b>District Wards Significantly Affected</b>	Bolsover
<b>Consultation:</b> <b>Leader / Deputy Leader</b> <input type="checkbox"/> <b>Executive</b> <input type="checkbox"/> <b>SLT</b> <input type="checkbox"/> <b>Relevant Service Manager</b> <input type="checkbox"/> <b>Members</b> <input type="checkbox"/> <b>Public</b> <input type="checkbox"/> <b>Other</b> <input type="checkbox"/>	Details:  Executive

<b>Links to Council Ambition: Customers, Economy and Environment.</b>
Enabling Housing Growth: increasing the supply, quality and range of housing to meet the needs of the growing population and support economic growth.

DOCUMENT INFORMATION	
Appendix No	Title
App 1	Keepmoat Bolsover Valuation
App 2	Keepmoat Mooracre Lane Bolsover Financial Viability

<b>Background Papers</b>
<i>(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 Executive you must provide copies of the background papers).</i>
<b>Mooracre Lane Site Layout drawing</b> <b>Mooracre Lane Property floor plan and elevations drawing (type 842 &amp; 764)</b>



**Property and Commercial Services**

**Valuation Report**

**Affordable Housing  
at  
The Hedgerows  
Bolsover**



## **1. Instructions and Purpose of Valuation Report.**

Instructions were received from Andy Clarke in the Council's Housing Department 9 May 2022 requesting a valuation of 6 houses that the Council is considering purchasing from Keepmoat Homes as part of their affordable housing obligations under the Section 106 agreement under the Town and Country Planning Act 1990.

A valuation of the freehold interest in the properties is to be provided to enable the Council to potentially make an offer for the properties. In addition comments are required on Keepmoat's valuation of the properties and market value of the properties.

A further valuation is required for the affordable rental value of the properties for viability purposes.

## **2. Date of Valuation**

The date of valuation is the date of this report.

## **3. Background and Description**

The properties form part of Keepmoat Homes Hedgerows development on the Eastern Edge of Bolsover.

Under a section 106 agreement agreed as part of the planning permission Keepmoat Homes are to provide a total of 19 affordable dwellings or make a payment equal to 50% of the market value of each property in lieu if no registered provider is willing acquire the properties.

The Council has already acquired 13 of the properties and the remaining 6 have been offered to the Council by Keepmoat.

From plans provided by Keepmoat all of the properties will be three bedroom semi-detached houses of two different designs. Four of the properties have a floor area of approximately 78 square metres with the other two properties having a floor area of approximately 71 square metres.

The accommodation for each property is proposed to be as follows:-

Ground floor – Hall, Kitchen/Diner, WC and a Living Room.

First Floor – Two double bedrooms, a single bedroom and a bathroom.

Externally there are front and rear gardens and off road parking.

The properties are plot numbers 86,87,91,92,107 and 108 and are spread out over the development.

Vacant possession of the properties is assumed.

The larger properties have being offered to the Council at a figure of £130,000 per property for the larger properties and the smaller properties at £125,000 per property.

#### **4. Inspection**

The dwellings have yet to be completed and therefore no inspection has taken place.

#### **5. Basis of Valuation**

The valuation is to be provided on the basis of Market Value.

Market Value is defined in the Royal Institution of Chartered Surveyors Valuation - Global Standards effective from January 2022 (the Red Book) VPS 4 para 4 and by the International Valuation Standards (IVS) 104 paragraph 29 as:

*‘The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.*

The rental valuation is to be provided on the basis of Affordable Rent which is derived from Market Rent.

Market Rent is defined in the Royal Institution of Chartered Surveyors Valuation - Global Standards 2022 (the Red Book) VPS 4 para 5 and by the International Valuation Standards (IVS) 104 paragraph 40.1 as:

*‘The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm’s length transaction, after proper marketing and where the parties had acted knowledgeably prudently and without compulsion’.*

The valuation methodology used to calculate the valuation figure is the market approach. This involves transactions of similar properties being analysed and appropriate adjustments made to reflect material differences where these produce a material impact on value.

Under the guidance issued by the Homes and Communities Agency homes let on Affordable Rent terms can be let at a rental level of up to 80% of gross market rents (inclusive of services charges where applicable).

On each occasion an Affordable Rent tenancy is issued for a property – whether it is let to a new tenant or an existing tenancy is re-issued, landlords are required to reset the rent based on a new valuation, to ensure that it remains at no more than 80% of the relevant market rent. This overrides the normal maximum rent increase of CPI +1.0% as laid out in the guidance. Where the property is re-let to the same tenant as a consequence of a probationary tenancy coming to an end, the landlord is not required to re-set the rent.

The valuation methodology used to calculate the valuation figure is the market approach. This involves transactions of similar properties being analysed and appropriate adjustments made to reflect material differences where these produce a material impact on value.

## **6. Services**

It is assumed for the purposes of this report that all necessary mains services are available in the vicinity to serve the proposed development and that there are no abnormal costs associated in connecting to them.

## **7. Council Tax**

As the properties have yet to be completed this is not applicable to this report.

## **8. Title**

The title has not been inspected and it is assumed for the purpose of this valuation that there are no unusual or onerous restrictions, covenants or easements that would affect the valuation.

Plot 86 is accessed of a shared private driveway and the future maintenance liability should be clarified with the developer.

## **9. Planning**

Planning permission was granted by the Council for a development of 212 dwellings with 19 of the dwellings to be affordable.

It is assumed the that the dwellings will be constructed in accordance with the planning permission that has been granted and in accordance with building regulations prevailing at the time of construction.

## **10. Condition**

As the properties have yet to be completed this is not applicable to this report.

## **11. Minerals**

A Mineral Surveyor's Stability Report has not been requested and it is assumed for the purpose of this report that if such a report was commissioned that there would be no adverse comments.

## **12. Environmental**

An environmental audit has not been carried out and it is assumed for the purpose of this report that if such a report was commissioned that there would be no adverse comments.

The Flood Risk map indicates that the properties are to be built on land that is at a very low risk of flooding from surface water.

## **13. Equality Act 2010**

This is not considered applicable to this valuation report.

## **14. Status of the Valuer**

The valuation has been carried out by Roger Owen FRICS, Chartered Surveyor & RICS Registered Valuer who is acting as an employed valuer.

The valuation is the responsibility of the valuer, who will provide an objective and unbiased valuation.

The valuer has no direct interest in the property nor beneficial or fee interest in providing the valuation.

The valuer has sufficient current, local knowledge of the market to which the property relates; and the skills and understanding to undertake the valuation competently.

## **15. Methodology and Market Commentary**

The valuation has been prepared in accordance with the professional standards of the Royal Institution of Chartered Surveyors: RICS Valuation –

Global Standards 2022 and the UK national supplement, taking into account the available comparable evidence in current market conditions.

Compliance with the Red Book also ensures compliance with the International Valuation Standards (IVS).

In determining my opinion I have had regard for the market approach method of valuation which requires the identification of comparable market evidence. Research has been carried out to identify such comparable evidence and market commentaries have been analysed in determining the applicable value of the property.

All valuations are professional opinions on a stated basis, coupled with any appropriate assumptions or special assumptions (as contained the Red Book in Valuation Practice Statement 4 paragraph 2, Assumptions, and VPS 4 paragraph 3, Special assumptions). A valuation is not a fact, it is an opinion. The degree of subjectivity involved will inevitably vary from case to case, as will the degree of certainty – that is, the probability that the valuer's opinion of market value would exactly coincide with the price achieved were there an actual sale at the valuation date.

The valuation is a question of opinion and different Valuers can legitimately arrive at a different opinion of value. Historically it has generally been considered that Valuers should arrive at a tolerance of accuracy of up to 15%. Academic research has questioned this statistic and suggested a wider bracket is appropriate. This is particularly true where the market is uncertain and volatile.

The price achieved can vary substantially dependent upon the level or lack of competition at any one time.

In arriving at my opinion of value no allowance has been made for liability for taxation which may arise on disposal. Neither does the valuation reflect the costs of acquisition or realisation.

Sources of information used in preparing this valuation are the Rightmove and Energy Performance Certificate websites. The accuracy of this information has not been verified and is assumed to be correct.

### Market Evidence

The following houses on the development are currently being marketed by Keepmoat:-

Plot 124 – Four bedroom detached with a floor area of 95 sq metres.  
£265,000.

Plot 113 – Three bedroom detached with a floor area of 81 sq metres.  
£250,000.

Plot 82 – Three bedroom semi-detached with a floor area of 77 sq metres. Ensuite bathroom. £220,000.

Plot 83 – Three bedroom semi-detached with a floor area of 77 sq metres. Ensuite bathroom. £220,000.

Keepmoat is also offering for sale on its development at Hodding Farm at Hodthorpe the same design as the larger properties that are being offered to the Council at £215,000 to £218,000 depending on the plot.

The following properties are currently for sale on the estate:-

28 Lawson Road – Three bedroom semi-detached house with a floor area of 95 Sq metres. On the market at £240,000.

11 Foxglove Close – Four bedroom detached house with a floor area of 113 sq metres. On the market at £282,000.

1 Lawson Close – Three bedroom semi-detached house with a floor area of 78 sq metres. On the market at £229,950. Same design as the larger properties being valued.

46 Lawson Road – Three bedroom semi-detached house with a floor area of 71 sq metres. On the market at £189,950.

The following property has been sold on the estate:-

27 Foxglove Close – Sold September 2021 for £220,000. Floor area 71 sq metres.

### Rental Evidence

Hodding Road Hodthorpe – New build three bedroom semi-detached house. Integrated appliances. Rent £750 pcm. Same design as the larger properties being valued.

Foxglove Close – Three bedroom mid-terrace house. Let for £700 pcm in 2021. Better specification than subject properties. Floor area 70 square metres.

Buckthorn – New build three bedroom detached house on the Hedgerows development with a floor area of 80 sq metres. Better specification than the subject properties. Rent £950 pcm.

It is expected that the properties sold and rented on the open market will be of a better internal specification than affordable properties.

The Council has previously purchased affordable housing from developers at a range between 52% and 67% of their market value which is considered to be within the accepted range for acquisitions by RSL's from developers for affordable housing. In the case of previous acquisitions from Keepmoat this has been towards the top end of this range.

Based on the market evidence available it is considered that the larger properties have a market value of £215,000 and the smaller properties have a market value of £200,000.

The valuation of the properties by Keepmoat at £130,000 and £125,000 gives values of approximately 60% and 62% of market value for each property type.

This whilst towards the upper end of the accepted range it is well within what is considered the normal range and is lower than previous acquisitions from Keepmoat.

Therefore the asking prices from Keepmoat for the properties are considered to be not unreasonable.

Based on the market rental evidence available it is considered that properties have market rental values of £715 pcm for the larger properties and £665 pcm for the smaller properties.

## **16. Valuation**

Based on the forgoing I am of the opinion that the properties have the following values:-

Market Value for acquisition as affordable housing: - **£130,000 and £125,000** for each property type. This gives a total valuation for the six properties of **£770,000**.

Affordable Rental Value - **£572 pcm (£6,864 per annum)** for the larger properties and **£532 pcm (£6,384 per annum)** for the smaller properties.

## **17. Third Party Reference**

This report is provided for the stated purpose and for the sole use of Bolsover District Council. It is confidential to the Council and their professional advisors and no responsibility is accepted whatsoever to any other person.

## **18. Consent to Publication**

Neither the whole nor any part of this Valuation Report or any reference hereto, may be included in any published document, circular or statement, or

published in any way, without my written approval to the form or context in which it may appear.

This report is considered exempt information within the terms of Paras 7 to 13 of Schedule 12A to the Local Government Act 1972 (See Sec 1 and Part 1 of Schedule 1 to the Local Government Access to Information Act 1985 and the Council is recommended to treat it accordingly.

## **19. Validity**

This report should not be considered valid for a period in excess of 6 months from the date of valuation, nor if the circumstances are altered.

I trust that this report is sufficient for your purposes but if you require any further advice or assistance in this matter please do not hesitate to contact me.



Roger Owen FRICS  
Senior Valuer and RICS Registered Valuer

11 May 2022



# Appendix 2

## Mooracre Lane Bolsover

Inputs	Build Costs	£770,000	
	Contingency %	£23,100	
	Pre Start Costs	£0	
	Land Purchase	£0	
	Stamp duty /purchase costs	£15,400	<b>£808,500</b>
	HE Grant or 1:1		

<b>Scheme</b>	<b>£808,500</b>
---------------	-----------------

Build	Number	Beds	Type	Rent (52 weeks)	total Rent
	4	3	house (78 square meter )	132.00	528.00
	2	3	house (71 square meter )	122.77	245.54
					0.00
					0.00
					0.00
					0.00
<b>TOTAL</b>	<b>6</b>				<b>773.54</b>

Scheme Cost	£	808,500
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Average cost per property	£134,750
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### Financing

Loan	£	808,500
Interest Rate applied		2.76%
Period of Loan Years)		50
Type of Loan	Equal Instalments of Principal	

### Assumptions

Inflation rate (applied as indicated "i" )		7.00%
Voids provision		2.00%
Doubtful Debts provision		2.00%
Repairs and Maintenance per property	i	400
Supervision and Management per property	i	75
Major Repairs Allowance per property	i	610
Interest Rate on Balances		1%
Discount Rate		5%

## **Bolsover District Council**

### **Meeting of the Council on Wednesday 15<sup>th</sup> June 2022**

#### **Purchase of Section 106 Properties from Gleeson Homes Limited off Alfreton Road, Pinxton**

#### **Report of the Portfolio Holder - Housing**

<b>Classification</b>	This report is Public
<b>Report By</b>	Andy Clarke Operational Repairs Manager 01246 593031 andy.clarke@bolsover.gov.uk
<b>Contact Officer</b>	Andy Clarke Operational Repairs Manager 01246 593031 andy.clarke@bolsover.gov.uk

### **PURPOSE/SUMMARY OF REPORT**

To seek the Councils approval to include the purchase of 6 properties for affordable rent in the HRA Capital Programme 22/23.

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### **REPORT DETAILS**

#### **1. Background**

- 1.1 Gleeson Homes Limited ("Gleeson") are building 65 properties off Alfreton Road in Pinxton, including 6 affordable 2 bedroom semi-detached houses as a S106 planning condition.
- 1.2 This presents an opportunity to the Council to purchase the properties from Gleeson following preliminary discussions with Planning and Housing Management.
- 1.3 On 13<sup>th</sup> June 2022, Executive resolved to purchase the properties subject to Council approving the budget.

## **2. Details of Proposal or Information**

- 2.1 The combined purchase price of these properties is £552,000 (excluding fees and SDLT). This is based on the Alfreton Road, Pinxton Valuation (appendix 1).
- 2.2 Assuming the rents for these properties are set in line with the affordable rent levels (80% of market rent) the scheme will break even after 28 years.
- 2.3 The purchase will be financed by adding the scheme to the Capital Programme utilising HRA borrowing.

## **3. Reasons for Recommendation**

- 3.1 That this proposal offers value for money, meets local housing need and increases the councils housing stock. Therefore the council should proceed with this purchase.

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

- 4.1 To not purchase the properties has been rejected as the properties will fulfil a housing need in the area. This housing mix best supports that identified housing need.

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## **RECOMMENDATION(S)**

That the Council approve adding the purchase of the 6 properties off Alfreton Road, Pinxton from Gleeson Homes Limited for £552,000 subject to SDLT and 10% contingency to include fees to the Capital Programme utilising HRA borrowing to finance the purchase.

Approved by Councillor Sandra Peake, Portfolio Holder for Housing

### **IMPLICATIONS:**

**Finance and Risk:**                      Yes X                      No

**Details:**

To fund the purchase of the six properties, using HRA borrowing.

On behalf of the Section 151 Officer

**Legal (including Data Protection):**                      Yes                      No X

**Details:**

None directly. The current planning permission includes provision of Affordable Rent S106 properties.

On behalf of the Solicitor to the Council

**Staffing:**                      Yes                      No X

**Details:**

On behalf of the Head of Paid Service

## DECISION INFORMATION

<b>Is the decision a Key Decision?</b> 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:  <b>Revenue - £75,000    Capital - £150,000    X</b> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	Yes
<b>Is the decision subject to Call-In?</b> <i>(Only Key Decisions are subject to Call-In)</i>	Yes

<b>District Wards Significantly Affected</b>	Pinxton
<b>Consultation:</b> <b>Leader / Deputy Leader</b> <input type="checkbox"/> <b>Executive</b> <input type="checkbox"/> <b>SLT</b> <input type="checkbox"/> <b>Relevant Service Manager</b> <input type="checkbox"/> <b>Members</b> <input type="checkbox"/> <b>Public</b> <input type="checkbox"/> <b>Other</b> <input type="checkbox"/>	Details:  Executive

<b>Links to Council Ambition: Customers, Economy and Environment.</b>
Enabling Housing Growth: increasing the supply, quality and range of housing to meet the needs of the growing population and support economic growth.

DOCUMENT INFORMATION	
Appendix No	Title
App 1	Alfreton Road Pinxton Valuation
App 2	Alfreton Road Pinxton Financial Viability

<b>Background Papers</b>
<i>(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 Executive you must provide copies of the background papers).</i>
<b>Alfreton Road Pinxton Site Layout drawing</b> <b>Alfreton Road Pinxton Property floor plan and elevations drawing</b>



**Property and Commercial Services**

**Valuation Report**

**Section 106 Properties  
Alfreton Road  
Pinxton**

## **1. Instructions and Purpose of Valuation Report.**

Instructions were received from Andy Clarke the Operational Repairs Manager in the Council's Housing Department on 23 March 2022 requesting a valuation of 6 houses that the Council is considering purchasing from Gleeson Homes.

The valuation is to be of the freehold interest in the properties with vacant possession.

The valuation is required for internal decision making and negotiation purposes.

A second valuation is required for the affordable rental value of the properties for viability purposes.

As instructed the integrated kitchen appliances are to be omitted from the properties.

## **2. Date of Valuation**

The date of valuation is the date of this report.

## **3. Background and Description**

Pinxton is a village located to the South of Bolsover District. The village has good transport links to the nearby junction 28 of the M1 motorway and the A38 dual carriageway.

The 2011 census shows the village as having a population of 5,699.

Pinxton has basic amenities such as local shops, a doctor's surgery and a primary school.

The site is located to towards the Northern edge of the village near to the junction of the A38 and M1.

The site plan that has been supplied shows a development of 65 houses with a mix of 2, 3 and 4 bedroom semi-detached and detached houses. Some of the houses have garages.

As part of the planning permission Gleeson's, the developer is providing six two bedroom semi-detached houses as the affordable housing contribution under the section 106 agreement. Each property has a floor area of approximately 62 square metres (671 square feet). The properties are the same floorplan as Gleeson's 'Kerry' design.

From the floor plans provided that accommodation for each property will be:-

Ground Floor – Entrance hall with WC off, Lounge and Dining Kitchen.

First Floor – Two double bedrooms and a bathroom.

Externally there is off road parking and front and rear gardens. It is understood from the specification provided that the driveways will not be tarmac surfaced and the rear gardens will not be turfed. No manufacturer for the central heating boiler has been specified.

#### **4. Inspection**

Development has not yet started on site and therefore no inspection has taken place.

#### **5. Basis of Valuation**

The valuation is to be provided on the basis of Market Value.

Market Value is defined in the Royal Institution of Chartered Surveyors Valuation - Global Standards effective from January 2022 (the Red Book) VPS 4 para 4 and by the International Valuation Standards (IVS) 104 paragraph 29 as:

*‘The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.*

The valuation methodology used to calculate the valuation figure is the market approach. This involves transactions of similar properties being analysed and appropriate adjustments made to reflect material differences where these produce a material impact on value.

The rental valuation is to be provided on the basis of Affordable Rent which is derived from Market Rent.

Market Rent is defined in the Royal Institution of Chartered Surveyors Valuation - Global Standards 2022 (the Red Book) VPS 4 para 5 and by the International Valuation Standards (IVS) 104 paragraph 40.1 as:

*‘The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm’s length transaction, after proper marketing and where the parties had acted knowledgeably prudently and without compulsion’.*

The valuation methodology used to calculate the valuation figure is the market approach. This involves transactions of similar properties being analysed and appropriate adjustments made to reflect material differences where these produce a material impact on value.

Under the guidance issued by the Homes and Communities Agency homes let on Affordable Rent terms can be let at a rental level of up to 80% of gross market rents (inclusive of services charges where applicable).

On each occasion an Affordable Rent tenancy is issued for a property – whether it is let to a new tenant or an existing tenancy is re-issued, landlords are required to reset the rent based on a new valuation, to ensure that it remains at no more than 80% of the relevant market rent. This overrides the normal maximum rent increase of CPI +1.0% as laid out in the guidance. Where the property is re-let to the same tenant as a consequence of a probationary tenancy coming to an end, the landlord is not required to re-set the rent.

## **6. Services**

It is assumed for the purposes of this report that all necessary mains services are available in the vicinity to serve the proposed properties and that there are no abnormal costs associated in connecting to them.

## **7. Council Tax**

This is not applicable to this report

## **8. Title**

The title has not been inspected and it is assumed for the purpose of this valuation that there are no unusual or onerous restrictions, covenants or easements that would affect the valuation.

## **9. Planning**

It is assumed for the purposes of this valuation that the properties will be built in accordance with the planning permission granted and in accordance with building regulations prevailing at the time of construction.

It is assumed that the properties will be of traditional construction.



## **10. Condition**

The properties are to be new builds and therefore this is not considered applicable to this report.

## **11. Minerals**

A Mineral Surveyor's Stability Report has not been requested and it is assumed for the purpose of this report that if such a report was commissioned that there would be no adverse comments.

## **12. Environmental and Sustainability**

An environmental audit has not been carried out and it is assumed for the purpose of this report that if such a report was commissioned that there would be no adverse comments.

The Long Term Flood Risk indicates that parts of the site are at a low risk of flooding from surface water.

It is assumed for the purposes of this report that the properties will be constructed in an energy efficient and sustainable manner.

## **13. Equality Act 2010**

This is not considered applicable to this valuation report.

## **14. Status of the Valuer**

The valuation has been carried out by Roger Owen FRICS, Chartered Surveyor & RICS Registered Valuer who is acting as an employed valuer.

The valuation is the responsibility of the valuer, who will provide an objective and unbiased valuation.

The valuer has no direct interest in the property nor beneficial or fee interest in providing the valuation.

The valuer has sufficient current, local knowledge of the market to which the property relates; and the skills and understanding to undertake the valuation competently.

## **15. Methodology and Market Commentary**

The valuation has been prepared in accordance with the professional standards of the Royal Institution of Chartered Surveyors: RICS Valuation – Global Standards 2022 and the UK national supplement, taking into account the available comparable evidence in current market conditions.

Compliance with the Red Book also ensures compliance with the International Valuation Standards (IVS).

In determining my opinion I have had regard for the market approach method of valuation which requires the identification of comparable market evidence. Research has been carried out to identify such comparable evidence and market commentaries have been analysed in determining the applicable value of the property.

All valuations are professional opinions on a stated basis, coupled with any appropriate assumptions or special assumptions (as contained the Red Book in Valuation Practice Statement 4 paragraph 2, Assumptions, and VPS 4 paragraph 3, Special assumptions). A valuation is not a fact, it is an opinion. The degree of subjectivity involved will inevitably vary from case to case, as will the degree of certainty – that is, the probability that the valuer's opinion of market value would exactly coincide with the price achieved were there an actual sale at the valuation date.

The valuation is a question of opinion and different Valuers can legitimately arrive at a different opinion of value. Historically it has generally been considered that Valuers should arrive at a tolerance of accuracy of up to 15%. Academic research has questioned this statistic and suggested a wider bracket is appropriate. This is particularly true where the market is uncertain and volatile.

The price achieved can vary substantially dependent upon the level or lack of competition at any one time.

In arriving at my opinion of value no allowance has been made for liability for taxation which may arise on disposal. Neither does the valuation reflect the costs of acquisition or realisation.

According to the Rightmove website properties in Pinxton had an overall average price of £146,824 over the last year.

The majority of sales in Pinxton during the last year were terraced properties, selling for an average price of £112,841. Semi-detached properties sold for an average of £161,684, with detached properties fetching £193,177.

Overall, sold prices in Pinxton over the last year were 10% up on the previous year and 15% up on the 2018 peak of £127,496.

In preparing the valuation I have considered data from the Rightmove and Energy Performance Certificate websites. This information has not been verified and is assumed to be correct.

## Market Evidence

### Freehold

<b>Gleesons</b>	<b>Type</b>	<b>Date</b>	<b>Floor Area/sq m</b>	<b>Price</b>	<b>£/psm</b>
25 Model Lane Creswell	3 bed semi with garage	Apr-21	71	£140,000	£1,972
29 Model Lane Creswell	3 bed detached with garage	Feb-21	75	£170,000	£2,267
Model Lane Creswell	3 bed semi	On mkt	71	£165,000	£2,324
The Cork Swinton S Yorks	2 bed semi	On mkt	59	£156,995	£2,661
The Cork Forest Town	2 bed semi	On mkt	59	£156,995	£2,661
The Kerry Doncaster	2 bed semi with garage	On mkt	62	£149,995	£2,419
The Cork Bolsover	2 bed semi with garage	On mkt	59	£139,968	£2,372
The Lisburn Bolsover	3 bed semi	On mkt	70	£157,325	£2,248
<b>Rippon Homes South Normanton</b>					
30 Thornhill Drive	3 bed semi	Jul-21	76	£171,950	£2,263
28 Thornhill Drive	3 bed semi	Jun-21	76	£168,950	£2,223
25 Thornhill Drive	3 bed semi	Jun-21	82	£178,950	£2,182
35 Thornhill Drive	Semi	Jun-21	72	£160,950	£2,235
27 Thornhill Drive	Semi	May-21	69	£153,000	£2,217
Thornhill Drive	3 bed semi	On mkt	76	£210,000	£2,763
<b>Keepmoat Hodthorpe</b>					
The Halstead	2 bed semi	On mkt	60	£165,000	£2,750

The Council acquired three properties at Thornhill Drive South Normanton each with a floor area of 70 square metres from Rippon Homes in 2020 at a figure of approximately £91,500 per property.

Previously the Council has acquired properties from developers via section 106 agreements based upon 52% to 67% of market value. The reduction on market value reflects the lower specification of the affordable properties.

It is considered that the properties will have a market value of £153,000.

Assuming a value of 60% of market value this gives an affordable value of approximately £92,000 per property.

## Affordable Rent

Hawthorne Avenue South Normanton – Modern two bedroom semi-detached house with a floor area of approximately 52 sq metres. Fitted out to a good standard and has a conservatory. Rent £725 pcm.

Birchen Home South Normanton – Modern two bedroom semi-detached house with a floor area of approximately 55 sq metres. Fitted out to a good standard. Rent £725 pcm.

Dahlia Avenue South Normanton – Modern two bedroom semi-detached house. Fitted out to a good standard. Rent £725 pcm.

Storth Lane South Normanton – Modern two bedroom semi-detached house with a garage. Floor area approximately 55 sq metres. Fitted out to a good standard. Rent £675 pcm.

Lea Vale South Normanton – Modern two bedroom semi-detached house. Large plot. Fitted out to a good standard. Rent £750 pcm.

Taking into account the better specification of the comparable properties it is considered that the subject properties have a market rental value of £675 pcm.

## **16. Valuation**

Based on the forgoing I am of the opinion that freehold interest properties have a value of **£552,000 (five hundred and fifty two thousand pounds)**.

I am of the opinion that each property has an affordable rent valuation of **£540 pcm (£6480 per annum)**.

## **17. Third Party Reference**

This report is provided for the stated purpose and for the sole use of Bolsover District Council. It is confidential to the Council and their professional advisors and no responsibility is accepted whatsoever to any other person.

## **18. Consent to Publication**

Neither the whole nor any part of this Valuation Report or any reference hereto, may be included in any published document, circular or statement, or published in any way, without my written approval to the form or context in which it may appear.

This report is considered exempt information within the terms of Paras 7 to 13 of Schedule 12A to the Local Government Act 1972 (See Sec 1 and Part 1 of Schedule 1 to the Local Government Access to Information Act 1985 and the Council is recommended to treat it accordingly.

## **19. Validity**

This report should not be considered valid for a period in excess of 6 months from the date of valuation, nor if the circumstances are altered.

I trust that this report is sufficient for your purposes but if you require any further advice or assistance in this matter please do not hesitate to contact me.



Roger Owen FRICS  
Senior Valuer and RICS Registered Valuer

14 April 2022

# Appendix 2

## Alfreton Road Pinxton

Inputs	Build Costs	£552,000	
	Contingency %	£16,560	
	Pre Start Costs	£0	
	Land Purchase	£0	
	Stamp duty /purchase costs	£0	£568,560
	HE Grant or 1:1		

<b>Scheme</b>	<b>£568,560</b>
---------------	-----------------

Build

Number	Beds	Type	Rent (52 weeks)	total Rent
6	2	2 Bed houses	124.62	747.69
				0.00
				0.00
				0.00
				0.00
				0.00
<b>TOTAL</b>	<b>6</b>			<b>747.69</b>

Scheme Cost	£	568,560
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Average cost per property	£94,760
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### Financing

Loan	£	568,560
Interest Rate applied		2.86%
Period of Loan Years		50
Type of Loan	Equal Instalments of Principal	

### Assumptions

Inflation rate (applied as indicated "i" )		7.00%
Voids provision		2.00%
Doubtful Debts provision		2.00%
Repairs and Maintenance per property	i	400
Supervision and Management per property	i	75
Major Repairs Allowance per property	i	610
Interest Rate on Balances		1%
Discount Rate		5%

# **BOLSOVER COMMUNITY SAFETY PARTNERSHIP PLAN 2020 – 2023**

*Working together to reduce crime and disorder and improve the quality of  
life for you and your community*



Publication date: March 2022

DRAFT



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## **Foreword by Councillor Mary Dooley**

*Portfolio Holder for Community Safety and Partnership Chair*

Welcome to the Bolsover Community Safety Partnership Refreshed Plan covering the three years 2020 to 2023. (Refreshed March 2022)

This plan sets out how Bolsover District Council, Police, Derbyshire County Council, Probation Services, Derbyshire Fire and Rescue Service, Derby and Derbyshire Clinical Commissioning Group together with voluntary and community sectors 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.

42 The Plan aims to reduce the number of crimes and anti-social behaviour in the district, but in some categories, it aims to increase the number of reports where historically victims have not felt confident enough to report it to us. By increasing reporting we will then be able to offer support to those victims and take appropriate action against the perpetrators.

Crime and disorder impacts not only the victims but also on the quality of life of the wider community so we understand how important it is for you that we tackle it in a timely, efficient and effective way.

We are confident that this Plan not only addresses the priorities that have been identified through our analysis of evidential information and performance but also the concerns of the people of Bolsover district.

We recognise that as a Partnership we have a duty and responsibility to continue to tackle crime and disorder which affect the safety and wellbeing of everyone who lives, works or visits our district.

2021 has been a challenging year for everyone, hopefully 2022 will be less challenging.

As a consequence of the Covid-19 pandemic, there are lots of ways it has changed situations for people. During the lockdown periods, vulnerable people may not have had so many opportunities to be seen, identified or supported by protection or supporting services. This is the same for children who witness domestic abuse and can only access support when the schools are open.

However, with more people being at home, less people are going out to the restaurants/pubs and with less travel in general, this has given less opportunity for acquisitive crime which has seen a significant reduction across the county. Our continued aim is to work together promoting community safety, protecting the vulnerable and making Bolsover district a safer place for everyone to live and work.

## Bolsover District

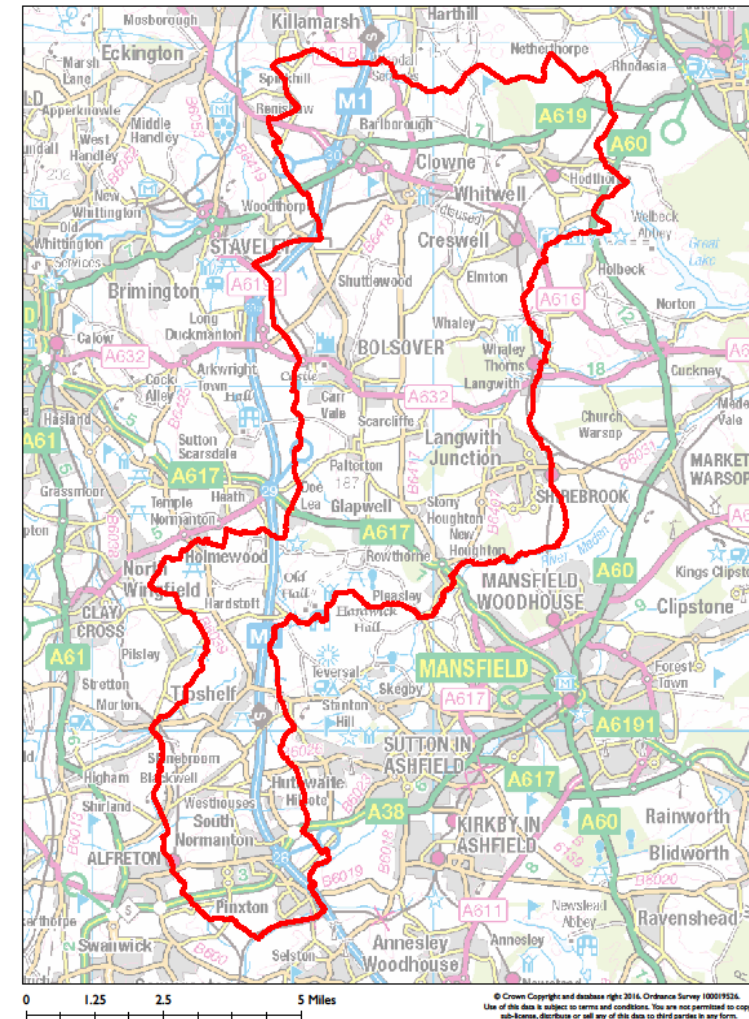
Bolsover district is situated to the east of Derbyshire with its borders on the Peak District and Sherwood Forest. Bolsover town has a significant amount of historical importance with the main tourist attraction being its 17th century castle built by the Cavendish family and visited by thousands of people each year. The M1 Motorway runs through the district providing a transport connection to the rest of the country.

The district has four medium sized towns; Bolsover, Shirebrook, Clowne and South Normanton. These towns are part of urban areas which provide a range of facilities, services and employment opportunities to the surrounding areas. A significant proportion of the population of the district live within the 4 main towns. Outside the market towns there are scattered farms and small villages in a mostly open rural landscape punctuated by compact settlements.

The population in Bolsover district has seen an increase by 4.31% over the 5 years from 2014 to 2019, which a population of 77,231 in 2014 to 80,562 in 2019. [Source: Mid-Year Estimate (ONS) 2019].

The district has also seen increases in new businesses and current businesses expanding which will consequentially result in high numbers of people travelling for work, who may not necessarily live in the district but travel from outside of the district.

Bolsover District Council



## **Bolsover Community Safety Partnership**

The Community Safety Partnership (CSP) was formed under the Crime & Disorder Act 1998, amended by the Police & Justice Act 2006. This places a statutory duty on partners to work together to reduce crime and disorder in their area. The Partnership is made up of the following statutory organisations:

- ♦ Bolsover District Council
- ♦ Derbyshire Police
- ♦ Derbyshire County Council
- ♦ Derbyshire Fire and Rescue Service
- ♦ Probation Services
- ♦ Derby and Derbyshire Clinical Commissioning Group

44 Additional discretionary Partners include commissioned service providers, community groups and the voluntary sector.

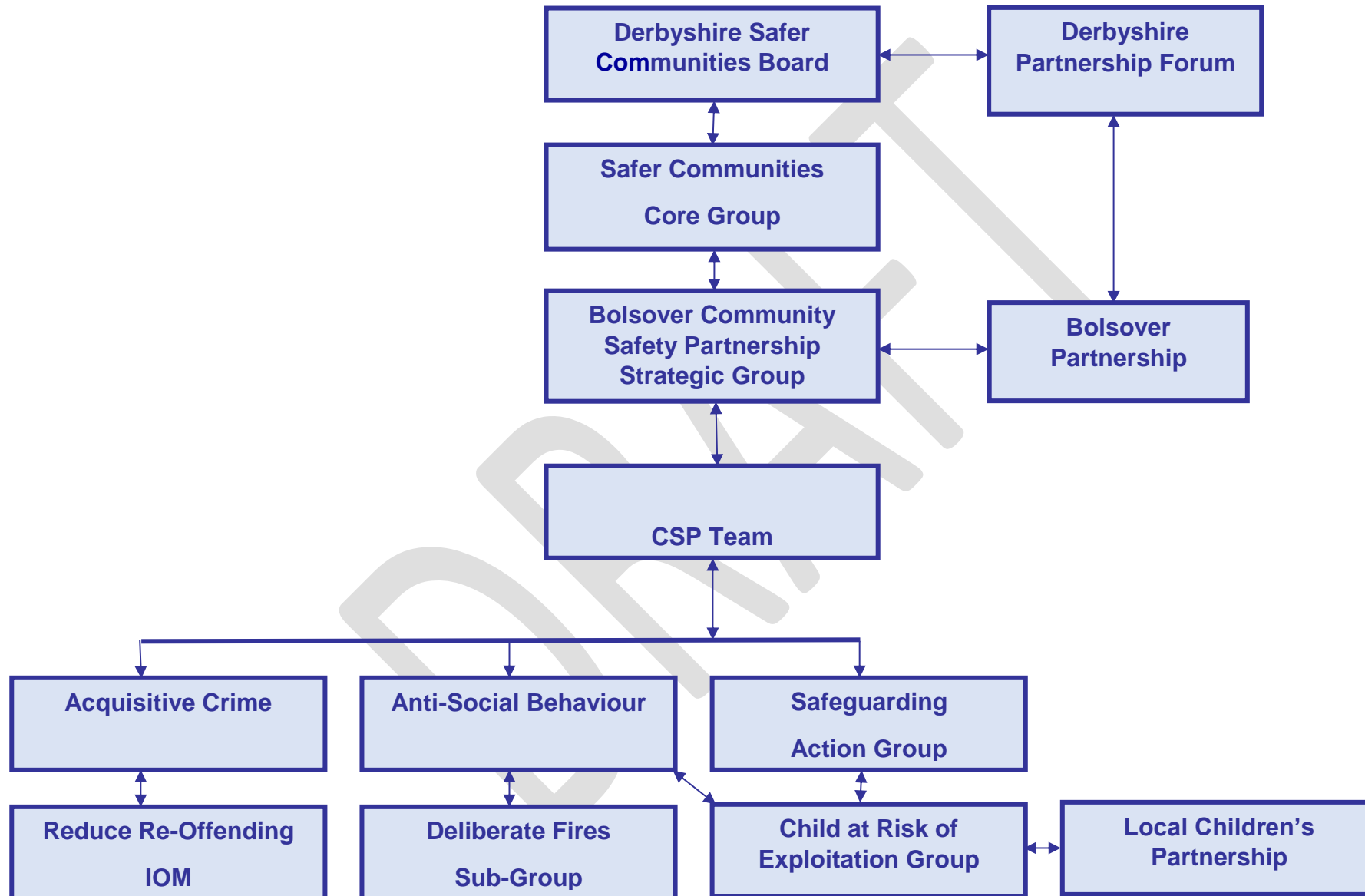
The CSP Strategy Group agrees and manages the strategic direction of the Community Safety Partnership. It agrees and oversees the funding plans of the partnership and monitors performance against its priorities. The Community Safety Partnership is accountable to the Derbyshire Safer Communities Board.

The CSP Action Groups are groups that deliver thematic outcomes. The groups operate by sharing knowledge, expertise and information in order to understand and tackle problems and drive the activity identified in their respective action plans. Their operational role is to make tactical resourcing decisions regarding emerging trends and related community safety issues in line with the partnership's priorities.

### **Bolsover Community Safety Partnership**

Bolsover Community Safety Partnership  
The ARC  
High Street  
Clowne  
Derbyshire  
S43 4JX

## Bolsover Community Safety Partnership Structure



## Levels of Recorded Crime

### *All Crime*

Recorded crime in Bolsover district increased by 14.2% for the 12 month period to December 2021.

During this 12 month period, the district has seen the largest volume increases in Violence without injury (23.5%), Stalking and Harassment (13.0%), Theft from a Motor vehicle (86.9%) and Public disorder (26.0%).

However, the district saw a slight decrease in Violence with Injury (-3.0%), Burglary – Business and Community (-50.0%) and Possession of Weapons (-13.2%).

### 46 *Anti-Social Behaviour (ASB)*

Recorded anti-social behaviour (ASB) incidents have seen an increase by 3.7% for the 12 month period to December 2021. However, ASB incidents excluding Covid related calls have seen an increase by 17.7% for the same period.

Between March-August there was a significant increase in ASB calls for service.

During the past twelve months we have received two applications for Community Trigger reviews in relation to ASB were received in Bolsover in the 12 month period to March 2022.

### *Deliberate Fires*

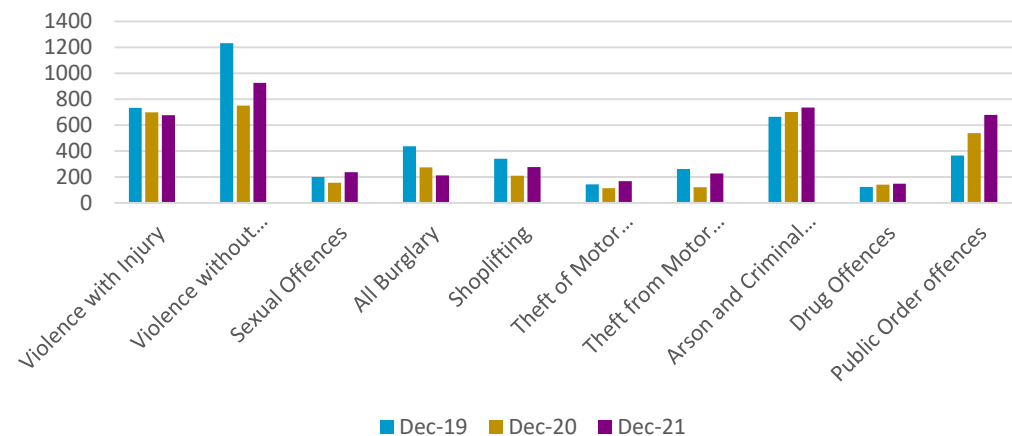
Bolsover district saw a 26% reduction in deliberate fires at December 2020 compared with the previous 12 month period:

January-December 2019 = 151

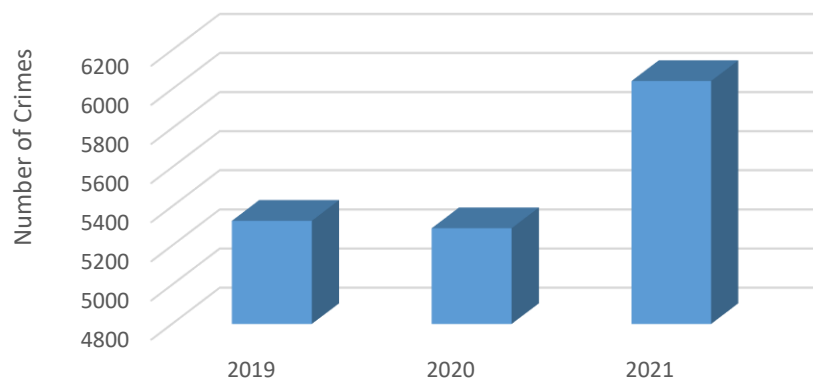
January-December 2020 = 112

## Recorded crime over the past 3 years ....

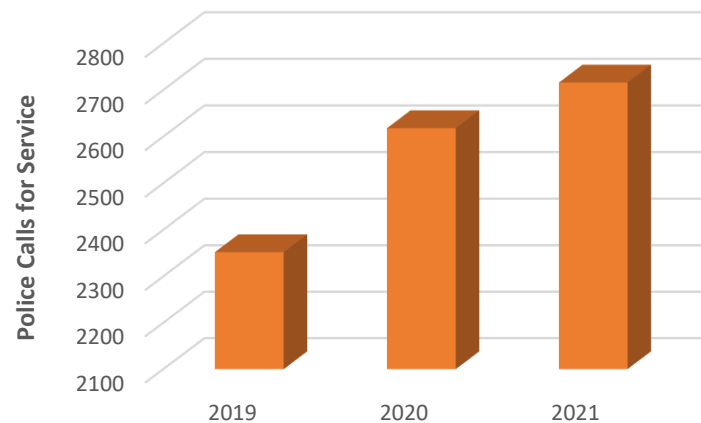
Crime types comparison  
12 months to December



Total crime in Bolsover district  
12 months to December



Anti- Social Behaviour  
12 months to December

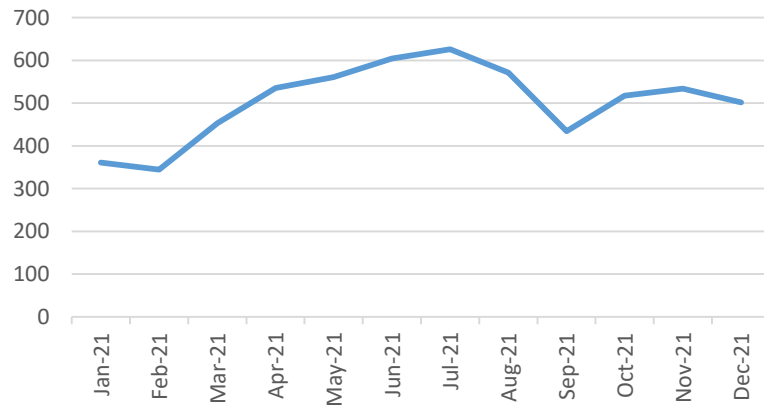


Where we are now ....

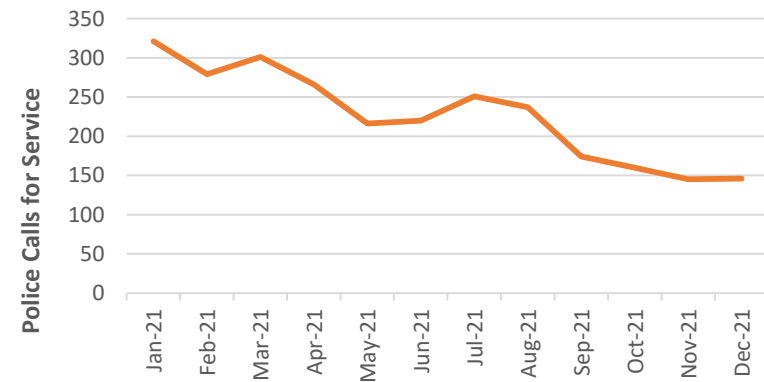
## Types of crime in 2021



## Recorded total crimes in 2021



## Anti-Social Behaviour 2021





## Derbyshire Safer Communities Board Joint Strategic Risk Assessment

Since the last agreement there have been many changes both locally and nationally, but effective partnership working remains vital to the ongoing success in tackling crime, anti-social behaviour and substance misuse across Derbyshire.

For a number of years the Derbyshire Safer Communities Board has been at the heart of these partnership arrangements. But this is not without its challenges, significant pressures on public sector funding is affecting all Responsible Authorities, in addition the need to be respond to a number of new and emerging strategic responsibilities provide a real impetus to work in a more focused and smarter way.

Over the last couple of years, the Board has worked hard to ensure it has the right structure to be responsive and meet these challenges.

The Board has identified its priorities for 2020 – 2023 through a joint strategic threat and risk assessment.

An annual risk and threat assessment is carried out by Derbyshire Constabulary jointly with its community safety partners.

## Priorities

There are a number of **long standing priorities**, which the Board will continue to support. These are priorities for which there is a strong structure in place to oversee delivery and to identify and address gaps in provision. It is acknowledged that investment in these priorities needs to be maintained in order to ensure performance is sustained and identified areas for development are progressed. These are;

- Domestic Abuse and Sexual Violence
- Anti-Social Behaviour
- Modern Slavery
- Prevent (Counter Terrorism)
- Hate Crime

In addition to these a two **development priorities** have been identified. These are;

- Organised Crime, including County Lines
- Serious Violence

It needs to be acknowledged that in relation to the developmental priorities, the Board needs to focus on the aspects of their delivery which fall within its remit. To that end, it will be critical that the Board works with the other Strategic Boards to ensure a comprehensive response is achieved.

In delivery of the priorities outlined above, there should be specific focus on;

- Prevention and Early Intervention
- Data and Information Sharing

## **Bolsover Community Safety Partnership Priorities**

The Partnership Plan must set out priorities to reduce crime and disorder in the area. This current Plan covers a 3 year period to 2023, and this is the refreshed version.

To inform this Plan a comprehensive strategic assessment was completed which has provided us with an analysis of community safety issues within the district together with previous performance.

We consulted on the findings of the assessment with all our partners to ensure we have correctly captured and analysed the problems in the district. We work closely with the Office of the Police and Crime Commissioner (Angelique Foster) and were possible link our local priorities to her overall Strategic Aim of Protecting Communities and Fighting Crime.

We have were possible linked aims and objectives together to reflect joint priorities so we can utilise joint resources and expertise more effectively and thus work together to reduce the fear of crime and disorder and increase community safety within our communities.

This Plan brings together our vision, aims and priorities for making Bolsover District a safer place to live, work and play.

Bolsover Community Safety Partnership has a statutory responsibility in relation to Modern Slavery, Domestic Homicide Reviews and Serious Violence which will influence its work throughout the duration of this plan.

Bolsover Community Safety Partnership has identified the following local priorities which will be its focus for the period 2020-2023.  
(Refreshed March 2022)

51

### **Bolsover Community Safety Partnership local priorities 2020-2023**

**1**

**Reducing and managing  
Anti-Social Behaviour and  
Criminal Damage**

**2**

**Reducing Domestic Abuse  
and Violent Crime &  
Sexual Offences**

**3**

**Prevent  
(Counter Terrorism)**

**4**

**Reducing and Preventing  
Acquisitive Crime  
Especially Vehicle Crime**

**5**

**Reducing Alcohol and  
Substance Misuse**

**6**

**Reducing the risk of Child  
Exploitation (CRE)**

**← Cross Cutting Theme: Building Confident and Cohesive Communities →**

## Derbyshire Police and Crime Commissioners Priorities and Derbyshire Constabulary Priorities (2021 – 2025)

[Police and Crime Plan 2021-2025 \(derbyshire.police.uk\)](https://derbyshire.police.uk/)

PCC	Police – (Strategic Policing Requirements)
<ul style="list-style-type: none"><li>• Strong Local Policing</li></ul>	<ul style="list-style-type: none"><li>• Terrorism</li></ul>
<ul style="list-style-type: none"><li>• Neighbourhood Crime &amp; ASB</li></ul>	<ul style="list-style-type: none"><li>• Serious and Organised Crime</li></ul>
<ul style="list-style-type: none"><li>• Road Safety</li></ul>	<ul style="list-style-type: none"><li>• National Cyber Security</li></ul>
<ul style="list-style-type: none"><li>• Rural Crime</li></ul>	<ul style="list-style-type: none"><li>• Threats to Public Order or Public Safety</li></ul>
<ul style="list-style-type: none"><li>• Victim &amp; Safeguarding</li></ul>	<ul style="list-style-type: none"><li>• Civil Emergencies</li></ul>
<ul style="list-style-type: none"><li>• Driving Efficiencies</li></ul>	<ul style="list-style-type: none"><li>• Child Sexual Abuse</li></ul>

## Bolsover Community Safety Partnership Action Plan 2020 – 2023 (March 2022)

### ANTI SOCIAL BEHAVIOUR

CSP Overarching Priority: **1. Reducing and managing Anti-Social Behaviour and Criminal Damage**

CSP Cross-cutting Priority: **Building Confident and Cohesive Communities**

Priority	Objective	Action	Lead	Outcomes 2021-2022
<b>Anti-Social Behaviour (ASB)</b>	Increase awareness in the community regarding what anti-social behaviour is and how to report it	Produce and distribute appropriate leaflets/information in a variety of formats through community engagement awareness events throughout the year focusing on criminal damage and anti-social behaviour	CSPs/Police/BDC	<p>For the 12 month period ending Dec 2021 there has been a 3.7% increase in ASB calls for service within the district when compared to the same period last year. However, excluding incidents with a Covid flag, the district saw a 17.7% increase for the same period.</p> <p>During ASB Awareness Week in July, the CSP provided a stand at the Arc, Clowne to enable members of the public to obtain information and advice on issues around ASB and personal safety. The event was attended by officers from CSP and the ASB/Enforcement team and local SNT.</p> <p>The ASB team also provided some ASB drop-in sessions at the Post Mill Centre in South Normanton with the local SNT officers.</p> <p>The CSP has provided a variety of warning raising signs to help local SNTs to raise awareness of ASB in hotspot areas.</p>

	Provide targeted activities for young people in hotspot areas particularly those identified as being at risk of entering the Criminal Justice System	Implement a programme of diversionary activities for young people	CSPs	<p><b>Extreme Wheels</b> – the CSP commissioned Extreme Wheels to deliver activities in Bolsover on a Friday night. Due to the COVID-19 pandemic the usual activities were unable to be offered. However the Extreme Wheels team provided a roaming outreach service travelling between locations in targeting open spaces, communal and 'hotspot' areas, and areas where young people congregate. The team provided social interaction based around informal 'locate and chat' offering young people advice, guidance and to give them an opportunity to discuss matters in their community. Since July the normal activities resumed. 31 sessions were delivered between April 2021 and March 2022, 17 of which were delivered as outreach sessions. A total of ### young people were engaged with during 2021/22.</p> <p><b>Bolsover Lantern Parade</b> – the CSP supported the event again in 2021/22. Unfortunately due to the inclement weather the parade was unable to proceed. However, residents were asked to place their lit lanterns in the windows of their properties. The funding enabled Junction Arts to provide lantern making equipment and deliver workshops within the community.</p> <p><b>Friday Night Football</b> – the CSP funded BDC Sports Development team to deliver a programme of</p>
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				<p>football sessions on Hornscroft Park in Bolsover on a Friday night. A total of 18 sessions were delivered between November 2021 and March 2022, engaging with ### young people.</p> <p><b>Shirebrook Football</b> - the CSP supported a programme of football sessions at Shirebrook Leisure Centre, which were delivered by BDC Sports Development team in conjunction with the local SNT. A total of ## sessions were delivered between January and March 2022, engaging with ### young people.</p>
		Deliver parenting programmes as part of the range of preventative services across the district	Parenting Practitioner	Due to the restrictions imposed by the outbreak of the Covid-19 pandemic, the Senior Parenting Practitioner was unable to offer home visits but continued to provide her service on a virtual basis. However, since September 2021 her home visits have resumed.
	Provide consistent multi-agency approach to the identification and support of vulnerable and repeat victims of ASB	Continue to implement the Victims First case management ECINs system for victims and offenders and refer victims of ASB to Victim Services	All agencies	<p><b>ECINS</b> - the system continues to be used to monitor ASB cases.</p> <p><b>Community Trigger</b> - 2 applications for Community Trigger reviews in relation to ASB were received in Bolsover district up to end March 2022. Both are currently open to allow interventions to be looked at.</p>
		Utilise CCTV to deter, detect and gather evidence	CSPs/Police/BDC	<p>The Community Enforcement Rangers continue to use the body worn cameras.</p> <p>Wildlife cameras continue to be used by the Rural Crime Team.</p>

				A supply of wildlife cameras have been provided to be used by the Deliberate Fires Group across the district which will be located in hotspot areas for deliberate fires and where void/derelict buildings are being targeted for ASB.
	Targeted enforcement activity to tackle anti-social behaviour	Continue to enforce current Public Spaces Protection Orders (PSPOs) in designated areas within the district.	CSPs/Police/BDC	<p><b>Shirebrook &amp; Langwith Junction PSPO</b> - the prohibitions for the PSPO have been reviewed and the new Order came into effect on 16/12/2019. 5 FPNs have been issued for breach of the PSPO.</p> <p><b>Langwith PSPO</b> – the prohibitions for the PSPO have been reviewed and the new Order came into effect on 16/12/2019. 0 FPNs have been issued for breach of the PSPO.</p> <p><b>PSPO FP 18 Shirebrook</b> - The PSPO was extended for a further 3 years from 29/07/2019 to close off the footpath at both ends. No FPNs have been issued so far.</p>
	Monitor deliberate fires/derelict buildings with series of site visits and multi-agency monitoring and tasking meetings	Implement specific multi-agency operations to address hot spot areas of deliberate fires	DFRS	The CSP Deliberate Fires Group continues to meet on a regular basis to discuss any emerging trends with regards to deliberate fires and derelict/void properties. The CSP also receives weekly Deliberate Fire reports to enable any trends to be quickly identified and appropriate action taken. For the 12 month period ending December 2021 there was 5.0% increase for Arson and Criminal Damage offences within the district when compared to the same period last year.



ACQUISITIVE CRIME				
CSP Overarching Priority: 4. Reducing and Preventing Acquisitive Crime CSP Cross-cutting Priority: Building Confident and Cohesive Communities				
Priority	Objective	Action	Lead	Outcomes 2021-2022
Acquisitive Crime	Assist in the reduction/ prevention of incidents of acquisitive crime within the district	Promote personal and property security by raising awareness of preventative methods and where appropriate distribute crime prevention/target hardening equipment	CSPs	<p>Target hardening equipment such as window alarms, door chains, personal alarms, shed alarms etc. have been provided to vulnerable residents on request and in targeted hotspot areas when required.</p> <p>Burglary Residential saw a 10.2% decrease for the 12 month period to December 2021 compared to the same period last year.</p> <p>The SNTs have attended a number of community engagement events providing purse bells, bank card wallets etc to local residents</p> <p>Shoplifting saw a 31.9% increase for the 12 month period to December 2021 compared to the same period last year.</p>
		Identify and refer high risk vulnerable people to the 'CAN Assist' scheme	CSPs/BDC	<p>Security checks and equipment is provided through the Safe and Secure element of the District Council's CAN Assist scheme to those identified as being high risk vulnerable people. During 2021/22 131 referrals were made to the scheme of which 33 were DV related.</p>

		Manage and monitor repeat offenders on the Integrated Offender Management programme	CSPs/BDC/Police	The CSP attends monthly IOM Panel meetings. The CSP has continued to contribute towards the Buddi Tracker tags for use as part of the IOM scheme.
		Promote and develop new Neighbourhood Watch Schemes.	NHW	There are currently 99 NHW schemes in various locations across the district.
		Develop initiatives and raise awareness of Vehicle Crime	CSPs/Police/NHW	Signal blocker wallets for keyless car entry keys provided to the SNTs for distribution. Theft from Vehicle saw an 86.9% increase for the 12 month period to December 2021 when compared to the same period last year, and Theft of Vehicle saw a 47.4% increase. The CSP has put out some information on its website/social media platforms to raise awareness about vehicle security.
<b>Organised Crime</b>	Develop and strengthen existing information sharing links with partner agencies to identify and disrupt OCG activity	Attend local OCG Partnership Board meetings to implement disruption activity such as 'County Lines' through information sharing and tasking	CSPs/Police/DCC/BDC/DFRS	The CSP attends the OCG Partnership Board meetings.
<b>Fraud</b>	Raise awareness of how to avoid becoming a victim of fraud	Encourage reporting via the 'Action Fraud' reporting centre	CSPs/Police/DCC/BDC/NHW	Get Safe Online initiatives are promoted via partners' websites/social media.
		Promote and refer victims to Derbyshire Scam Watch	CSPs/Police/DC C/BDC/NHW	Awareness raising is provided by the CSP and partner agencies as requested.

<b>Rural Crime</b>	Assist in the reduction/ prevention of incidents of rural crime within the district	Promote property security by raising awareness of preventative methods	CSPs/NHW/ Police (Rural Crime Unit)	<p>Awareness raising of rural acquisitive crime is provided through the Rural Crime Unit communication networks.</p> <p>The CSP with the Rural Crime Team implemented the Datatag CESAR registration scheme to tackle thefts of machinery etc. from farms across the district. Farmers and landowners are able to claim a discount to get their equipment forensically marked. As at 25/10/21, 17 pieces of equipment have been protected through the scheme.</p>
		Develop initiatives to help raise awareness of wildlife crime	CSPs/NHW/ Police (Rural Crime Unit)	CCTV in Operation signs have been provided by the CSP to support overt operations carried out by the Rural Crime team.

## SAFEGUARDING

CSP Overarching Priorities:

2. Reducing Domestic Abuse and Violent Crime & Sexual Offences
3. Prevent (Counter Terrorism)
5. Reducing Alcohol and Substance Misuse
6. Reducing the risk of Children at Risk of Exploitation

CSP Cross-cutting Priority: Building Confident and Cohesive Communities

Priority	Objective	Action	Lead	Outcomes 2021-2022
Domestic Violence	Raise awareness within communities and partner agencies of available services	Provide IDVA support to victims and refer high risk cases to MARAC	IDVA/DV Officer	The BDC DV Officer continues to attend the fortnightly MARAC meetings. Since the outbreak of COVID-19 there has been an increased demand on DV services in BDC, equating to a 46.5% increase for the 12 month period to Dec 2021 when compared to the same period last year.
		Provide and promote Outreach Service	IDVA/DV Officer/CSP/DCC/Police	The BDC DV Officer continues to provide outreach support for DV victims. However, since the outbreak of the COVID pandemic, the DV Officer has been unable to carry out visits but has been extremely busy with telephone contact. A DV support awareness campaign 'Breakfree' with Greatest Hits radio was delivered for 4 weeks during December as a joint initiative with the Police. The campaign also included a website banner that

				<p>linked to the Derbyshire Police website.</p> <p>The CSPs team and Chair of the Partnership attended the Hope of Light service at Chesterfield church to remember victims of DV.</p> <p>The DV Helpline contact numbers are continually promoted through a variety of platforms.</p>
		Refer high risk cases to the 'CAN' Assist scheme for target hardening equipment	IDVA/DV Officer	<p>Security checks/equipment provided through the Safe and Secure element of the scheme to those identified as being high risk vulnerable people. Since April 2021, 131 referrals have been made to the scheme of which 33 were DV related.</p> <p>Re-deployable cameras have also been provided which are deployed where appropriate for victims of DV.</p>
		Implement the Freedom Programme to raise awareness about domestic abuse, improve self-esteem and confidence	IDVA/DV Officer	<p>Due to the COVID-19 pandemic the Freedom Programme courses have currently been suspended. The Elm Foundation has delivered some sessions online.</p> <p>The BDC IDVA/DV officer and Parenting Practitioner will look to deliver future courses when circumstances allow.</p> <p>DCC Childrens Services have delivered the Freedom Programme and a wide range of parenting groups and support virtually.</p>

		Assist in the delivery of the DV/SV Strategy and Delivery Plan via the NDDSAAG Action Plan	IDVA/DV Officer/CSP/ DCC/Police/ CCG	Delivery of the DV/SV Strategy will be achieved through Task and Finish Groups as appropriate led by DCC Community Safety unit.
<b>Sexual Violence</b>	Encourage increased take up of sexual violence services by victims (link to NDDSAAG Action Plan)	Raise awareness within communities of available services and refer to Sexual Assault Referral Centre	DCC/CSP/ Police/CCG	SV2 have been commissioned to deliver the provision for Sexual Assault referrals. Sexual offences saw a 52.3% increase for the 12 month period to December 2021 when compared to the same period last year.
<b>Child at Risk of Exploitation</b>	Support county wide awareness raising campaigns to address Children at Risk of Exploitation	Attend local CRE meetings to support young people identified as being at risk of exploitation	CSP/Police/ BDC/DCC	The CRE panel meetings continue to be held virtually and the Parenting Practitioner continues to attend. A standing agenda item is included on the weekly BDC ASB Tasking meetings and Police Tasking document to ensure there is a link to the CRE panels. Multi-Agency Bolsover District mapping meetings are facilitated by DCC Childrens Services to discuss vulnerable young people, and areas of concern.
		Support the Local Children's Partnership Annual Plan	CSP/Police/ BDC/DCC	The CSO to attend the Local Children's Partnership meetings. The LCP has circulated the DA helpline number to their circulation list in education settings with a view to using it when they receive an alert of a DA incident. A Bolsover Multi Agency Domestic Abuse Forum has been initiated by the LCP, this is chaired by Public

				<p>Health, with an aim to encourage joined up working, avoid duplication, share resources and ensure effective information sharing.</p> <p>Primary schools in Bolsover have been supported by the LCP to participate in the I-Vengers project. This is an online safety project funded by DCC and the OPCC.</p> <p>DCC have a small resource of youth practitioners who can be asked to support communities with a targeted period of detached youth work with issues surrounding CSP or CRE.</p> <p>The 'Flashlight' Dark Nights awareness campaign on Greatest Hits radio was delivered for 6 weeks during November and December as a joint initiative with Chesterfield and NED CSPs. The campaign also included branded resources page within the radio website and targeted social media posts.</p>
		Raise awareness of young people and parents to the dangers of online grooming sexting and cyber bullying.	CSP/Police/ BDC/DCC	<p>The Digital PCSO continues to deliver online safety sessions across North Derbyshire. She is trained as a CEOP Ambassador and can deliver sessions in schools which includes establishing Child Cyber Champions and providing webinars. She was also hoping to deliver some awareness raising with parents and other adults regarding their digital footprints,</p>

				cyber bullying, etc. when circumstances allow.
		Use of disruption work by ASB team, Trading Standards, Police etc.	All agencies	The CSP will continue to support delivery of joint awareness raising campaigns around Children at Risk of Exploitation.
		Use of youth provision to divert and protect young people at risk of CRE.	All agencies	<p><b>Extreme Wheels</b> – the CSP commissioned Extreme Wheels to deliver activities in Bolsover on a Friday night. Due to the COVID-19 pandemic the usual activities were unable to be offered. However the Extreme Wheels team provided a roaming outreach service travelling between locations in targeting open spaces, communal and ‘hotspot’ areas, and areas where young people congregate. The team provided social interaction based around informal ‘locate and chat’ offering young people advice, guidance and to give them an opportunity to discuss matters in their community. Since July the normal activities resumed. 31 sessions were delivered between April 2021 and March 2022, 17 of which were delivered as outreach sessions. A total of ### young people were engaged with during 2021/22.</p> <p><b>Friday Night Football</b> – the CSP funded BDC Sports Development team to deliver a programme of football sessions on Hornscliff Park in Bolsover on a Friday night. A total of 18 sessions were</p>



				delivered between November 2021 and March 2022, engaging with ### young people. <b>Shirebrook Football</b> - the CSP supported a programme of football sessions at Shirebrook Leisure Centre, which were delivered by BDC Sports Development team in conjunction with the local SNT. A total of ## sessions were delivered between January and March 2022, engaging with ### young people.
<b>Cyber Crime</b>	Raise awareness within the community of what cybercrime is and what steps to take to avoid becoming a victim	Promote responsible use of internet and raise awareness of available support, e.g. 'Get Safe Online' and 'Take Five' campaigns and work together to deliver the Derby and Derbyshire Cybercrime and Online Safety Action Plan.	CSP/Police/ BDC/DCC	Awareness raising campaigns will be delivered by the CSP and partner agencies as required. The Digital PCSO continues to deliver online safety sessions across North Derbyshire.
		Raise awareness of specific on-line financial scams to those vulnerable to becoming a victim via engagement events, partners' websites, social media pages etc.	CSP/Police/ BDC/DCC	Awareness raising campaigns will be delivered by the CSP and partner agencies as required. The CSP produced a winter newsletter and Christmas crime prevention advice to help raise awareness of online safety particularly during the festive period. For the 12 month period ending December 2021 crimes flagged as Cyber related saw an 8.2% increase when compared to the same period last year.
<b>Counter Terrorism and Extremism</b>	Raise awareness of the importance of reporting concerns or suspicious	Support the Channel Programme by raising awareness of the Prevent strand of the CONTEST Counter-	All agencies	The Home Office online PREVENT training has been rolled out for all staff to complete.

	activity relating to terrorism or radicalisation	Terrorism Strategy and support the 'Action Against Hate' – Derby and Derbyshire plan for tackling hate crime.		<p>The Home Office has also produced and Elected Members Handbook which has been provided for members' information.</p> <p>A Tier 3 PREVENT Action Plan for Bolsover district has been developed as part of the Prevent Steering Group.</p> <p>The CSP continues to work closely with the Derbyshire Prevent Team on gathering local information on any referrals made to the Channel project.</p> <p>For the 12 month period ending December 2021 crimes flagged as Hate related within Bolsover district saw a 14.5% increase when compared to the same period last year.</p>
<b>Modern Slavery (OICHTE)</b>	Improve public awareness of the signs of modern slavery	Support Derby and Derbyshire Modern Slavery Partnership by working to identify those vulnerable to Modern Slavery and OICHTE and once identified refer into appropriate Safeguarding processes.	All agencies	<p>The Modern Slavery Human Trafficking Unit has now been set up, which also deals with issues around OCGs and County Lines.</p> <p>Awareness about County Lines etc is part of the taxi drivers training package delivered by BDC/NEDDC Licensing.</p> <p>Any issues around potential modern slavery involving children would now link to the CRE panels.</p>
<b>Substance Misuse</b>	Assist in the delivery of the Substance Misuse Strategic Action Plan	Ensure CSP funded diversionary activities are targeted in areas where evidence suggests there is a higher prevalence of young people's substance misuse.	CSP	<p><b>Extreme Wheels</b> - the CSP has funded Extreme Wheels to deliver outreach sessions in Bolsover on a Friday night during 2021/22.</p> <p><b>Football Programme</b> - the CSP funded BDC Sports Development to</p>

				deliver a programme of football sessions on Hornscroft Park in Bolsover on a Friday night and at Shirebrook Leisure Centre jointly with the local SNT.
		Identify vulnerable or at risk groups in order to deliver evidence-based appropriate universal and targeted prevention/harm minimisation activity.	CSP/DCC/ BDC/Police	<b>Shirebrook &amp; Langwith Junction PSPO</b> - the new Order came into effect on 16/12/2019. 5 FPNs have been issued for breach of the PSPO. <b>Langwith PSPO</b> – the new Order came into effect on 16/12/2019. 0 FPNs have been issued for breach of the PSPO. <b>PSPO FP 18 Shirebrook</b> - The PSPO was extended for a further 3 years from 29/07/2019 to close off the footpath at both ends. No FPNs have been issued so far.
		Raise awareness of the dangers of substance abuse together with available services.	CSP/DCC/ Police	<b>16-25 Outreach Service</b> – the PCC funded service is delivered from a mobile unit that has been fully kitted out to engage and support young people. For the 12 month period ending December 2021 Drug Offences saw an increase by 13.7% when compared to the same period last year.
		Execution of drugs warrants together with enforcement of Misuse of Drugs Act 1971.	Police	Ongoing as required.
	Address problems associated with underage drinking	Continue multi-agency test purchase operations.	Trading Standards	Trading Standards continue to do test purchasing at problematic off licences across the county. Risk assessment visits continue to take

				<p>place to premises selling age restricted products and looking at the systems that they have in place to prevent the sale of them to persons underage.</p> <p><b>Bolsover Community Alcohol Partnership (CAP)</b> – the action plan was launched in 2019 involving key partners and informs how we will deal with specific problems in Bolsover town around underage drinking and associated ASB issues.</p>
	Improve use of licensing powers	Identify pubs and off licenses that are causing problems and implement multi-agency intervention	CSP/DCC/ BDC/Police	<p>A separate Action Plan has been produced identifying the top problematic premises in the district which is reviewed on an ongoing basis during the closed part of the Safeguarding Action Group meetings.</p>

**We will measure and monitor whether our actions are achieving our priorities by the following outcomes:**

***Anti-Social Behaviour and Criminal Damage***

1. Reduction in the number of anti-social behaviour incidents.
2. Reduction in the number of recorded criminal damage offences.
3. Number of diversionary activities to engage young people and direct them away from anti-social behaviour.
4. Reduction in the number of offences of arson (deliberate fires).
5. An increase in successful, community based resolutions of anti-social behaviour.

***Domestic Abuse***

1. Increased reporting of domestic abuse.
2. Reduced number of repeat cases of domestic abuse heard at the Multi-Agency Risk Assessment Conference (MARAC).
3. Increase in referrals of victims of domestic violence to the appropriate agencies.
4. Increase in the number of 'victims' supported by the Independent domestic Advocacy Service.
5. Number of domestic abuse awareness raising initiatives.

***Violent Crime & Sexual Offences***

1. Reduction in offences of violence with injury.
2. Reduction in offences of violence without injury.
3. Increased reporting of sexual abuse.

***Acquisitive Crime***

1. Reduced burglary offences.
2. Fewer people who think that crime is a problem in their area.
3. Number of enforcement/prevention initiatives to tackle burglary offences.
4. Reduced vehicle crime offences.
5. Reduced shoplifting offences.

***Alcohol and Substance Misuse***

1. Increased awareness of the dangers of substance abuse together with available services.
2. Number of enforcement/prevention initiatives to tackle underage drinking.
3. Targeted diversionary activities in areas where there is evidence of a higher prevalence of young people's substance misuse.

***Children at Risk of Exploitation***

1. Number of enforcement/disruption activities of people and premises
2. Increased awareness of CRE and improved information sharing pathways.

***Confident and Cohesive Communities  
(Cross Cutting Theme)***

1. Increased reporting of hate crime.
2. Increased awareness of the impacts of the work of the Bolsover Community Safety Partnership.

## Links to other strategies

The Bolsover Community Safety Partnership Plan 2020-2023 links with and complements the following strategies, action plans and policies:

- Derbyshire County Community Safety Agreement
- Derbyshire Police and Crime Commissioners Policing Plan
- Prevent Strategy
- Serious Violence Strategy
- Derby & Derbyshire Domestic Abuse and Sexual Violence Strategy
- Bolsover District Council Anti-Social Behaviour Policy
- Bolsover Sustainable Community Strategy
- Locality Public Health Plan – A Healthy Bolsover
- Derbyshire Substance Misuse Strategic Action Plan
- Derby & Derbyshire Action Against Hate Action Plan
- Derbyshire Safeguarding Board Local Children's Partnership Action Plan
- Derby & Derbyshire Cybercrime and Online Safety Action Plan

## Definitions

### **Acquisitive Crime**

Acquisitive crime is defined as: crimes of robbery of business property; robbery of personal property; burglary in a dwelling; burglary in a building other than a dwelling; theft of vehicle; theft from vehicle; interfere with vehicle; theft from the person; bicycle theft; shoplifting; and all other theft offences. Although some types of fraud can be a type of acquisitive crime, all types of fraud are included within the definition of economic crime and are excluded from acquisitive crime.

### **Anti-Social Behaviour**

Under the Anti-Social Behaviour, Crime and Policing Act 2014, anti-social behaviour is defined as:

- "conduct that has caused, or is likely to cause, harassment, alarm or distress to any person;
- conduct capable of causing nuisance or annoyance to a person in relation to that person's occupation of residential premises; or
- conduct capable of causing housing-related nuisance or annoyance to any person".

Examples of anti-social behaviour include:

- Verbal Abuse,
- Graffiti and vandalism,
- Noise nuisance,
- Alcohol and drug related disorder,
- Vehicle related nuisance,
- Threatening or intimidating behaviour by individuals or groups.

### **Cyber Crime**

Cyber-crime is defined as: those crimes committed, in full or in part, through a computer, computer network or other computer enabled device (e.g. a smart phone, tablet device, or gaming device). They can be either:

- Cyber-dependent crimes – those that can only be committed using computers, computer networks or other forms of information communication technology, including the creation and spread of malware, hacking to steal personal or industry data, and denial of service attacks.
- Cyber-enabled crimes - those where the online environment is used in the commission of the offence.



### ***Domestic Violence and Abuse***

Domestic violence and abuse is defined as: any incident or pattern of incidents of controlling, coercive or 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.

Controlling behaviour is a range of acts designed to make a person subordinate and/or dependent by isolating them from sources of support, exploiting their resources and capacities for personal gain, depriving them of the means needed for independence, resistance and escape and regulating their everyday behaviour.

Coercive behaviour is an act or a pattern of acts of assault, threats, humiliation and intimidation or other abuse that is used to harm, punish, or frighten their victim.

### ***Economic Crime***

Economic crime is defined as: any non-violent crimes that result in a financial loss, with the exception of those included in the definition of acquisitive crime. These crimes thus comprise a broad range of illegal activities, including bribery, corruption, counterfeit currency, fraud, money laundering, and tax evasion.

### ***Killed and Serious Injury Road Collisions***

Killed and serious injury road collisions are defined as: collisions where any casualty sustains injuries which are classed as either fatal; life threatening (where there is a high probability of death); life changing (where there is a high probability that the injured party will not recover sufficiently to lead an independent life); or serious (where the injury is less than life changing but amounts to a s20 Grievous Bodily Harm injury).

### ***Modern Slavery***

Modern slavery is defined as: a complex crime that encompasses slavery, servitude, forced and compulsory labour and human trafficking. Traffickers and slave drivers (often Organised Crime Groups) coerce, deceive and force individuals against their will into a life of abuse, servitude and inhumane treatment.

### ***Offender Management***

Offender management is defined as: the integrated offender management (IOM) scheme, which targets offenders of most concern to their communities. The scheme uses pooled, local resources to turn offenders away from crime, supporting them to find employment and somewhere to live, and punishing and reforming them as appropriate.

### ***Organised Crime Groups***

Organised crime groups are defined as: groups of two or more people who engage in continuing serious organised criminality. Their motivation is often, but not always, financial gain.

### ***Safeguarding Adults***

Safeguarding adults is defined as: protecting an adult who has needs for care and support, and is experiencing, or is at risk of abuse or neglect, and as a result of their care and support needs is unable to protect themselves from either the risk of, or the experience of abuse or neglect.

An adult is a person who is 18 years of age or older.

Hate crime is defined as: any incident which constitutes a criminal offence, perceived by the victim or another person as being motivated by prejudice, hate or intolerance on the grounds of disability, ethnicity, gender identity, religion, sexual orientation, or alternative sub-culture.

### ***Safeguarding Children***

Safeguarding children is defined as: the process of protecting children from abuse or neglect, preventing impairment of their health and development, and ensuring they are growing up in circumstances consistent with the provision of safe and effective care that enables children to have optimum life chances and enter adulthood successfully. A child is a person who is under the age of 18 years.

Child abuse is defined as: any form of maltreatment of a child. This can be physical, sexual or emotional abuse and / or neglect.

Child sexual abuse is a form of child abuse and is defined as: forcing or enticing a child or young person to take part in sexual activities, whether or not the child is aware of what is happening.

Children at Risk of Exploitation (CRE). Exploitation occurs where an individual or group takes advantage of an imbalance of power to coerce, manipulate or deceive a child into sexual or criminal activity; (a) in exchange for something the victim needs or wants,

and/or (b) for the financial advantage or increased status of the offender or facilitator. The victim may have been sexually or criminally exploited even if the activity appears consensual. Child exploitation does not always involve physical contact; it can also occur through the use of technology.

### ***Sexual Violence***

Sexual violence is defined as: any behaviour perceived to be of a sexual nature which is unwanted and takes place without consent or understanding.

Section 74 of the Sexual Offences Act 2003 defines consent as: if he agrees by choice, and has the freedom and capacity to make that choice.

75

Child sexual exploitation is dealt with under the Safeguarding Children topic, as the majority of cases relate to indecent images of children which are not counted under the sexual offences crime category.

### ***Substance Misuse***

Substance misuse is defined as: the short-term and long-term damage to health associated with the consumption of alcohol and / or illicit drugs (i.e. substances that affect bodily functions which are controlled by legislation) and the resulting damage in the form of crime and disorder arising from the consumption of alcohol and the production, trade and use of illicit drugs.

### ***Terrorism and Domestic Extremism***

Terrorism is defined as: the unlawful use or threatened use of force or violence against individuals or property in an attempt to coerce or intimidate governments, organisations or the public to achieve political, religious, racial or ideological objectives.

Domestic extremism is defined as: the activity carried out by individuals or campaign groups who carry out criminal acts of direct action in furtherance of a campaign.

These people usually seek to prevent something from happening or to change legislation or domestic policy, but attempt to do so outside of the normal democratic process.

## Glossary

*Acquisitive Crime* - a term used to describe crime where items are stolen or acquired fraudulently

*ACT* – Action Counters Terrorism

*ASB* – Anti-Social Behaviour - The definition of anti-social behaviour under the Crime and Disorder Act 1998 is that it is 'behaviour likely to cause alarm, harassment or distress to members of the public not of the same household as the perpetrator'

*BDC* – Bolsover District Council

*CCGs* – Derby and Derbyshire Clinical Commissioning Group

*CCTV* – Closed Circuit Television

*CRE* - Children at Risk of Exploitation

*CSP* – Community Safety Partnership

*DCC* – Derbyshire County Council

*DFRS* – Derbyshire Fire and Rescue Service

*DA* – Domestic Abuse

*DV/SV* – Domestic Violence / Sexual Violence

*ECINs* – Empowering Communities Inclusion Neighbourhood Management System

*IDVA* – Independent Domestic Violence Advocate

*IOM* – Integrated Offender Management

*ISVA* – Independent Sexual Violence Advocate

*MARAC* – Multi Agency Risk Assessment Conferences

*NDDSAAG* – North Derbyshire Domestic and Sexual Abuse Action Group

*NW* – Neighbourhood Watch

*OCG* – Organised Crime Groups

*OICHTE* – Organised Immigration Crime, Human Trafficking and Exploitation

*PSPO* – Public Spaces Protection Order

*SNT* – Safer Neighbourhood Teams

*SV* – Sexual Violence

*WRAP* – Workshop to Raise Awareness of Prevent

## Equality and Diversity

In the production and implementation of this Plan and in all its work, Bolsover Community Safety Partnership has considered the equalities and diversity policies of partners and will give due regard to any unlawful discrimination and promote equality at all times.

### We speak your language

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Polish

**Mówimy Twoim językiem**

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Slovak

**Rozprávame Vaším jazykom**

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Chinese

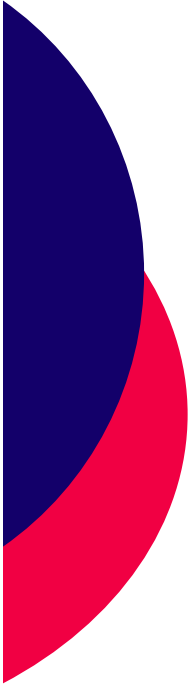
我们会说你的语言

If you require this publication in **large print** or another format please call us on  
**01246 242424**

## **Mission Statement**

**The Partnership will:**

***Work together to reduce crime and disorder and  
improve the quality of life for you and your  
Community.***



## **Background – Why Do We have a Partnership**

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- Community Safety Partnership's (CSP) were formed as a result of the Crime and Disorder Act 1998, amended by the Police and Justice Act ( CSP'S are a Statutory Responsibility)
- The Role of the CSP is to bring key agencies together to deliver multi-agency solutions to local problems by pooling resources and experience.

## Statutory Organisations

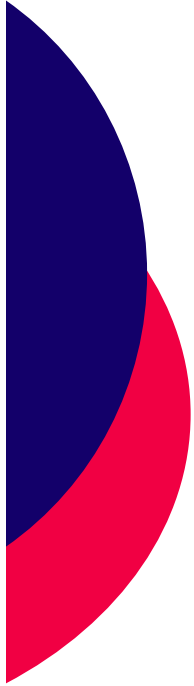
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The CSP consists of a number of Relevant Statutory Organisations:

- Bolsover District Council
- Derbyshire Police
- Derbyshire County Council
- Derbyshire Fire and Rescue Service
- Probation Services
- Derby and Derbyshire Clinical Commissioning Group

Additional Partners consist of Commissioned Services, Community Action Groups and the Active Voluntary Sector.





## **Bolsover CSP Strategic Group – Chair Cllr Mary Dooley**

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The CSP Strategic Group manage and define the overall Strategic Direction of the CSP.

In addition the group closely monitors the Partnership Plan, Funding and the work of priority Theme groups.

Bolsover CSP Strategic Group report into the Derbyshire Safer Communities Board.

## **Bolsover CSP Plan & Priorities**

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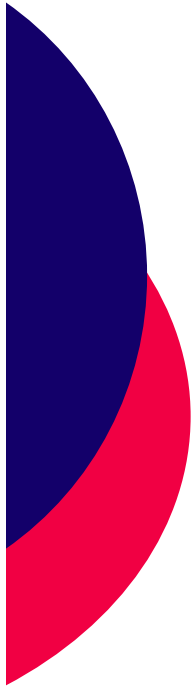
Bolsover CSP has a three year Partnership Plan. The current plan covers the period 2020 – 2023. (Revised 2022 circulated to Scrutiny Group)

### **Note:**

Due to COVID 19 and its overall effect on the levels of DATA recorded we have attempted to take future forecasts into consideration.

The Strategic Three Year Plan and Subsequent Action Plan is developed from the findings of a Joint Strategic Intelligence Assessment. (JSIA completed by the Partnership Analyst)

The Strategic Plan / Action Plan main objective is to address current local priorities and takes into account were possible the New Police and Crime Plan for Derbyshire Constabulary.



## CSP Plan Priorities 2020 – 2023 (Reviewed 2022)

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- Reducing and Managing ASB and Criminal Damage
- Reducing Domestic Abuse, Violent Crime and Sexual Offences
- Prevent (Counter Terrorism)
- Reducing and Preventing Acquisitive Crime (Vehicle Crime)
- Reducing Alcohol and Substance Misuse
- Reducing Risk of Child Exploitation
  
- **Nb** One Cross Cutting Theme : Building and Cohesive Communities.

## **Bolsover Community Safety Partnership**

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The partnership work closely with the Police and Crime Commissioners Office.

The PCC's office financially supports the CSP with a grant of £25,000. (Grant reviewed each year)

The grant is currently used to support the following within Bolsover District:

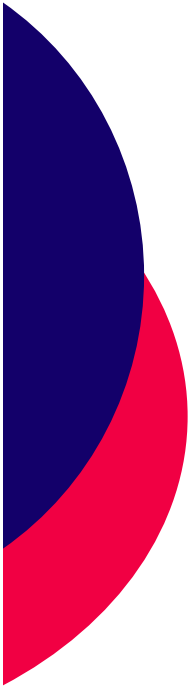
- Youth Diversionary Activities
- Crime Prevention
- Safeguarding
- Contingency for Emerging Risk and Threat e.g. Mental Health Provision.

## What Have We Achieved - Summary

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### Diversions Activities Period 2021/22

- Extreme Wheels Programme throughout District – Outside and Inside Activities plus Youth Outreach Provision during COVID-19 Lockdown (ongoing)
- Football Projects Evenings and Weekends district wide (ongoing)
- Supported Community Rail Partnership Programme reducing Crime and ASB along Robin Hood Line. (ongoing)



## What Have We Achieved - Cont.

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### Crime Prevention

- District Safe and Secure Scheme currently growing in demand for service
- Distributed Cycle Security and Safety Devices throughout District addressing Crime plus Road Safety
- Purchased CCTV Cameras addressing rural crime, enviro crime (fly tipping, deliberate fires etc.)
- Purchased Two bespoke CCTV cameras for Domestic Abuse Cases

## Domestic Abuse Update – IDVA Sharon Ryan

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### Domestic Abuse Victim Safeguarding

(Period 01.01.21 to 28.01.22)

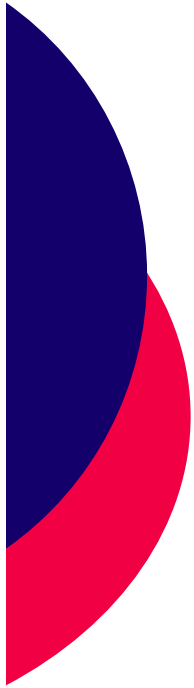
- Total Number of Case Referral's – 164
- Number of cases transferred into Bolsover District – 18  
(Area's moved from)

Mansfield	6
Worksop	2
Nottingham	4
Chesterfield	2
Other	4

## Domestic Abuse Data Information / Comparison

<b>D/A Incidents (Oct 20 – Sept 21)</b>	<b>Volume of Incidents</b>	<b>Forecast (2022)</b>
Bolsover	1385	+4.4%
Amber Valley	1774	-12%
Chesterfield	1995	+8.6%
Derbyshire Dales	630	+3.4%
Erewash	1762	-3.8%
High Peak	1249	+11%
NE Derbys	1409	+10.5%
Sth Derby's	1469	+10.3%
Total	11613	





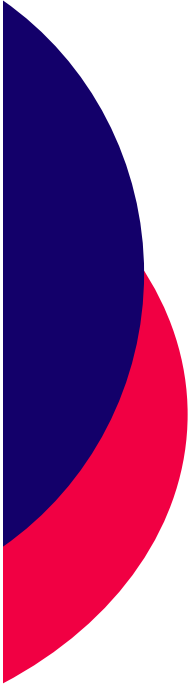
## Ward Level Data (Oct 20 to Sept 21)

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Top 5 Bolsover Wards

Note: Covid-19 may have affected this DATA

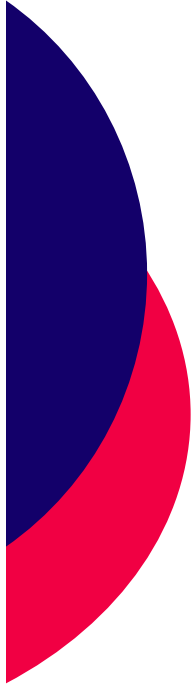
Top 5 Wards	Volume	Forecast
Bolsover Nth & Shuttlewood	124	+38
Langwith	119	+16
Elmton With Creswell	119	-20
Bolsover South	118	+45
South Normanton	105	-14



## Domestic Abuse Summary

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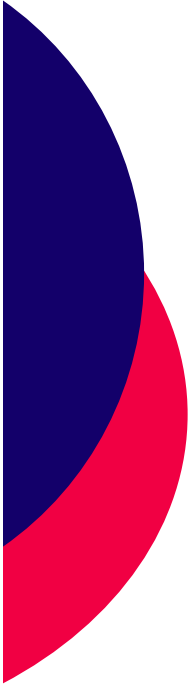
- Over 50% of domestic abuse offences are also categorised as Violence Against Women and Girls (VAWG) offences.
- Over 40% of stalking and harassment offences are domestic abuse related. **Stalking and harassment offences make up a third of all domestic abuse offences.**
- 20% of sexual violence offences are domestic abuse related.
- Under the Domestic Abuse Act, children related to the victim or offender of domestic abuse are recognised as a victim of domestic abuse if they see, hear, or experience the effects of the abuse. Such children may therefore also be covered under the Safeguarding Children category.
- A proposed amendment to the Police, Crime, Sentencing and Courts Bill is that domestic abuse is included within the definition of serious violence. If agreed, domestic abuse will therefore also be covered under the Serious violence and knife crime category.



## **PCC New Priorities (Police Crime Plan 2022 – 2025)**

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- Strong Local Policing
- Neighbourhood Crime & Anti-Social Behaviour
- Road Safety
- Rural Crime
- Victim Support & Safeguarding
- Driving Efficiencies



## **Partnership Team – Bolsover CSP**

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- Mark Seston – CSO  
Email: [mark.seston@bolsover.gov.uk](mailto:mark.seston@bolsover.gov.uk)
- Carolyn Bowen – Ass / CSO  
Email: [Carolyn.bowen@Bolsover.gov.uk](mailto:Carolyn.bowen@Bolsover.gov.uk)

**Any Questions**

# Enforcement Team

APPENDIX



**Matt Liddy**

**Community Safety and Enforcement  
Manager**



ASB Team

Environmental  
Health

Community  
Enforcement  
Rangers

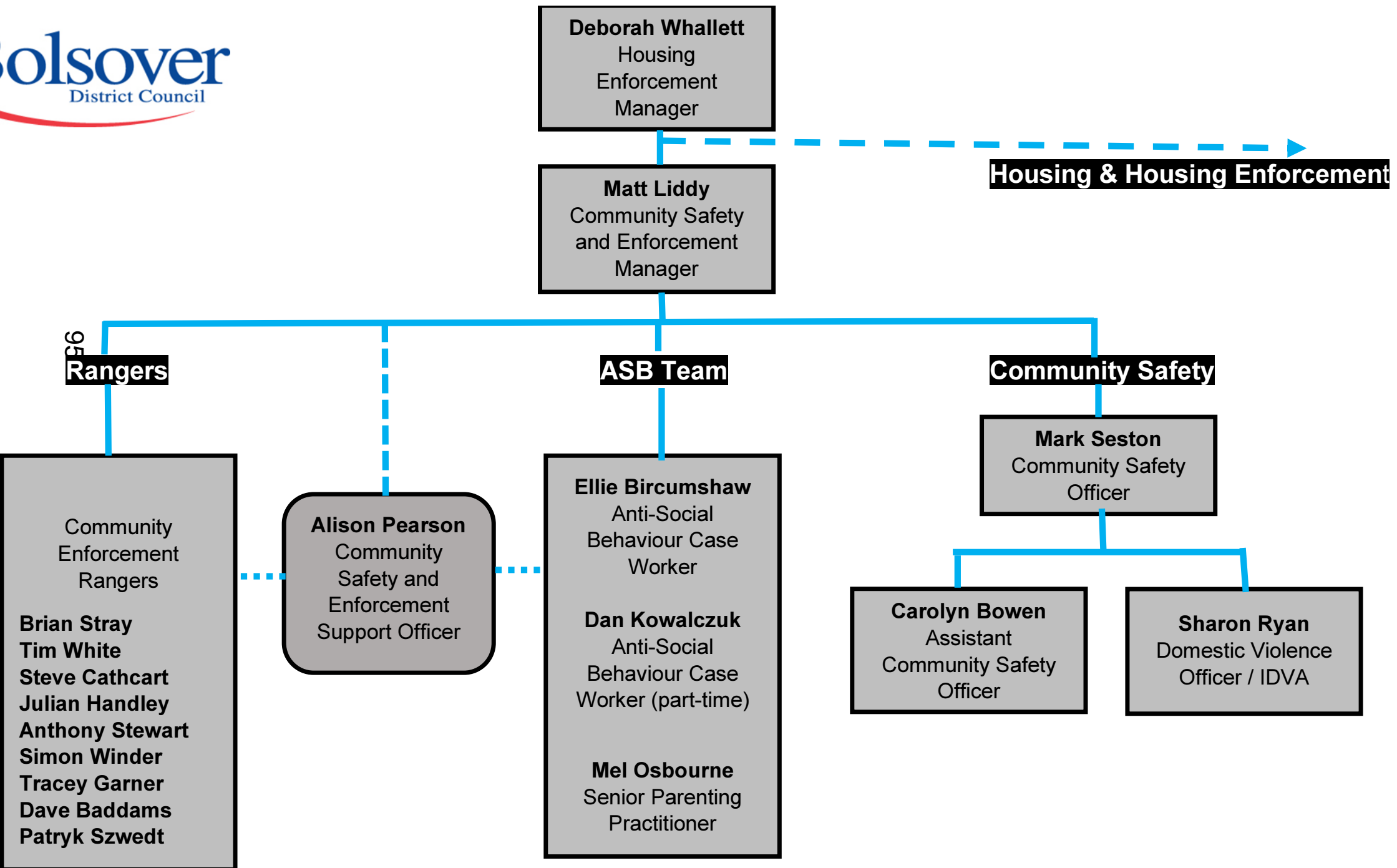
Enforcement  
Team

Planning  
Enforcement

Housing  
Enforcement

Legal  
Services







# Community Enforcement Rangers

- Previously known as the CAN Rangers.
- Re-branded as part of the Council wide 'Enforcement Team'.
- New Highly visible vehicle scheme to promote community re-assurance and deter offending.





# Partnership working & joint initiatives

## Environmental Crime

Rangers regularly work together or liaise with the Environmental Health Department on issues including:

- Flytipping
- Noise Nuisance
- Burning of Waste
- Littering
- Dog Fouling / PSPO



Bolsover Council  
@BolsoverDC

Our Enforcement Team recently investigated this fly-tip which had been dumped in Clowne.

A £200 fine was issued to a householder who had failed in their duty of care to pass their waste to an authorised person for proper disposal.



## Anti-social behaviour

Daytime and evening  
targeted patrols

Joint enforcement  
activities with Police,  
ASB Team, Fire  
Service and other  
partner agencies.



**Bolsover and Clowne Police SNT**

20 Nov 2021 · 🌐

Residents of Clowne have reported teenagers drinking in the town centre.

This leads to anti social behaviour which in turn impacts the community.

We carried out a joint operation last night with the council enforcement rangers and ended up seizing a quantity of alcohol from teenagers.

Parents and older teenagers be warned we pursue lines of enquiry into identifying the people who purchase the alcohol for the teenagers. This can lead to a fine.

\*The alcohol is disposed of and is not consumed by officers and is not saved for our Christmas party either.



**Alfreton Police SNT**

16 h · 🌐

As part of our work in the community, local officers from the South Normanton beat joined with the community rangers in a litter pick. We filled 7 bin bags of empty beer cans and bottles from around the Blue Bell pub today. If you are having any issues with ASB in any other parts of the area please report this to us ! 😊





## Crime prevention and Reassurance

Safe and Secure  
Re-assurance patrols  
Partnership working



### **Feedback from the public**

“I feel much more reassured as I work away leaving my wife alone at home”

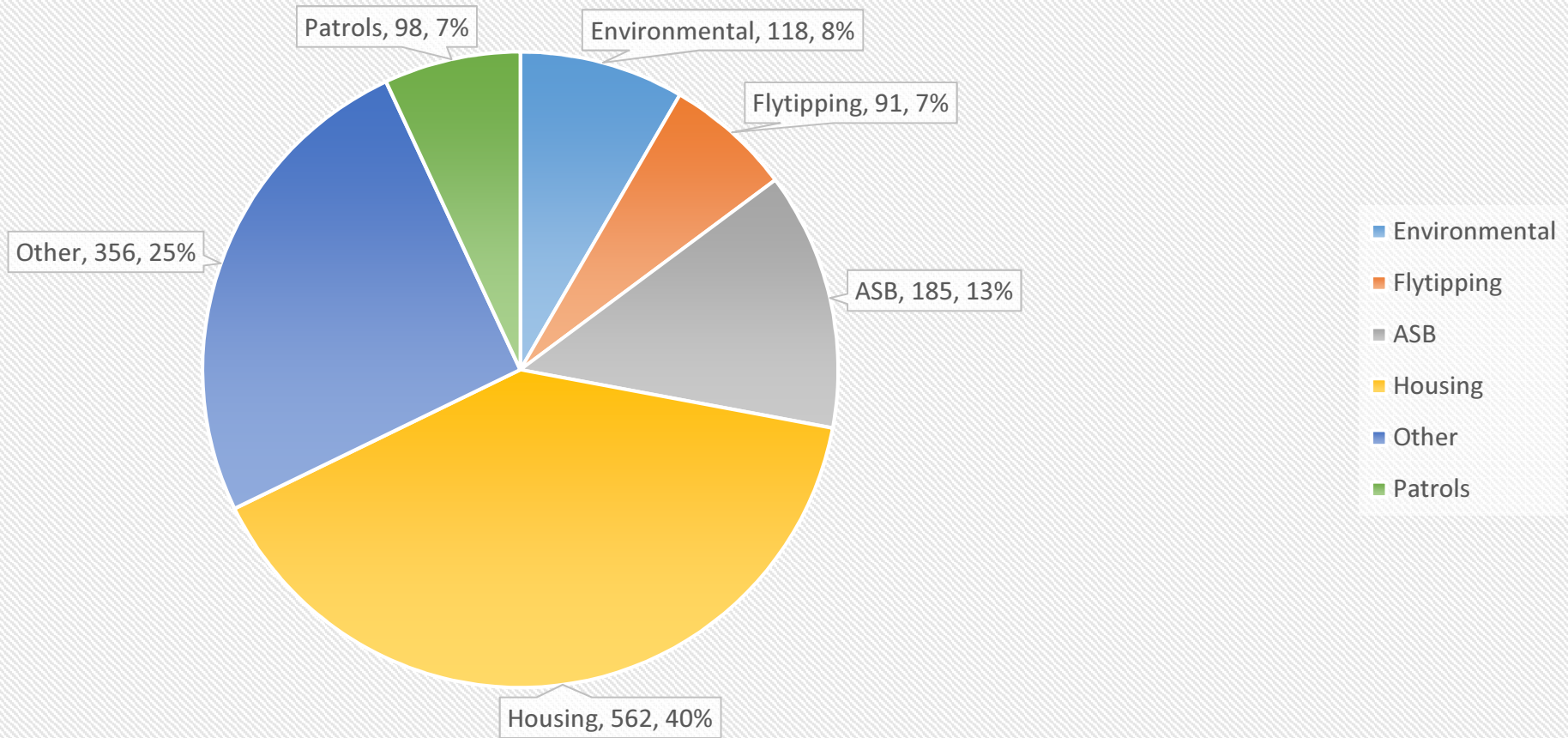
Lady tried to pay for the service. She did not know about the service before and was ‘over the moon’.

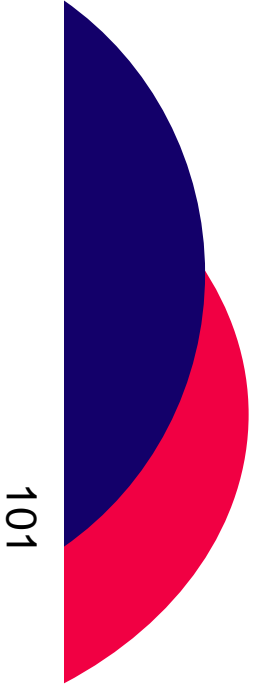
“So pleased with Bolsover District Council for providing this security”

One lady cried as she was so happy and relieved to have received this free service from the Council. Whilst there the Ranger also carried out a minor repair to her window.

# February 2022 – 1,410 recorded jobs

100





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# ASB Summary

## Who am I?

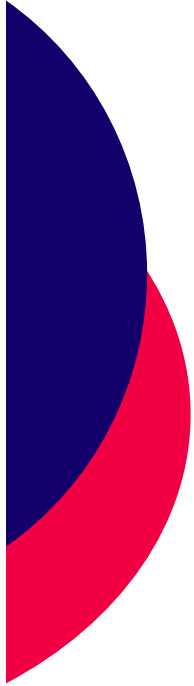
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- New to the Community Safety Team but not new to the area.
- Started in September 2021 – I have hit the ground running.
- Previously worked for Derbyshire Fire and Rescue Service as a Community Safety Officer covering the Bolsover District – I was the Domestic Abuse Lead.
- As a Family we have always Fostered – Both Children and Adults with Learning Disabilities.
- Passion for Safeguarding and partnership working.

# Anti-Social Behaviour

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- Acceptable Behaviour Contracts – **6**
- Community Protection Warnings – **23**
- Community Protection Notices – **2**
- Civil Injunction – **2**
- Criminal Behaviour Order – **2**
- Public Space Protection Order – **4**
- Closure Powers – **0**
- Absolute Grounds for Possession – **0**



## What I have been doing.

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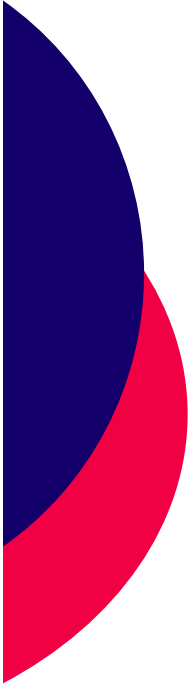
- Significant reduction in Anti-Social behaviour in Bolsover Town Centre
- Obtained an Injunction and put a support package in place around a vulnerable female.
- Several multi-agency projects following an increase in crime or major incident.



## Our aims for the next year.

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- Continue to work with our partners to reduce Anti-Social behaviour across the District.
- Educate and raise awareness.
- Anti-Social Behaviour Roadshows.



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Any Questions?

# **Parenting Mel Osborne**

## **Senior Parenting Practitioner**

# About me

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- 16 Years in the role
- Based at The Arc
- Bolsover District Council since 2004
- Background in Community Safety and Youth Offending
- Masters degree in Criminology and Bachelor honours degree in Applied Social Sciences

# “Good enough” parenting

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# Link between negative parenting and ASB

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- Many research studies have confirmed the link between negative parenting and child antisocial behaviour.
- Implications are that it is appropriate to offer parents parenting programmes and one to one support.
- These have been shown to reduce coercive parenting practices, improve positive parenting, and reduce child antisocial behaviour from age two onwards.

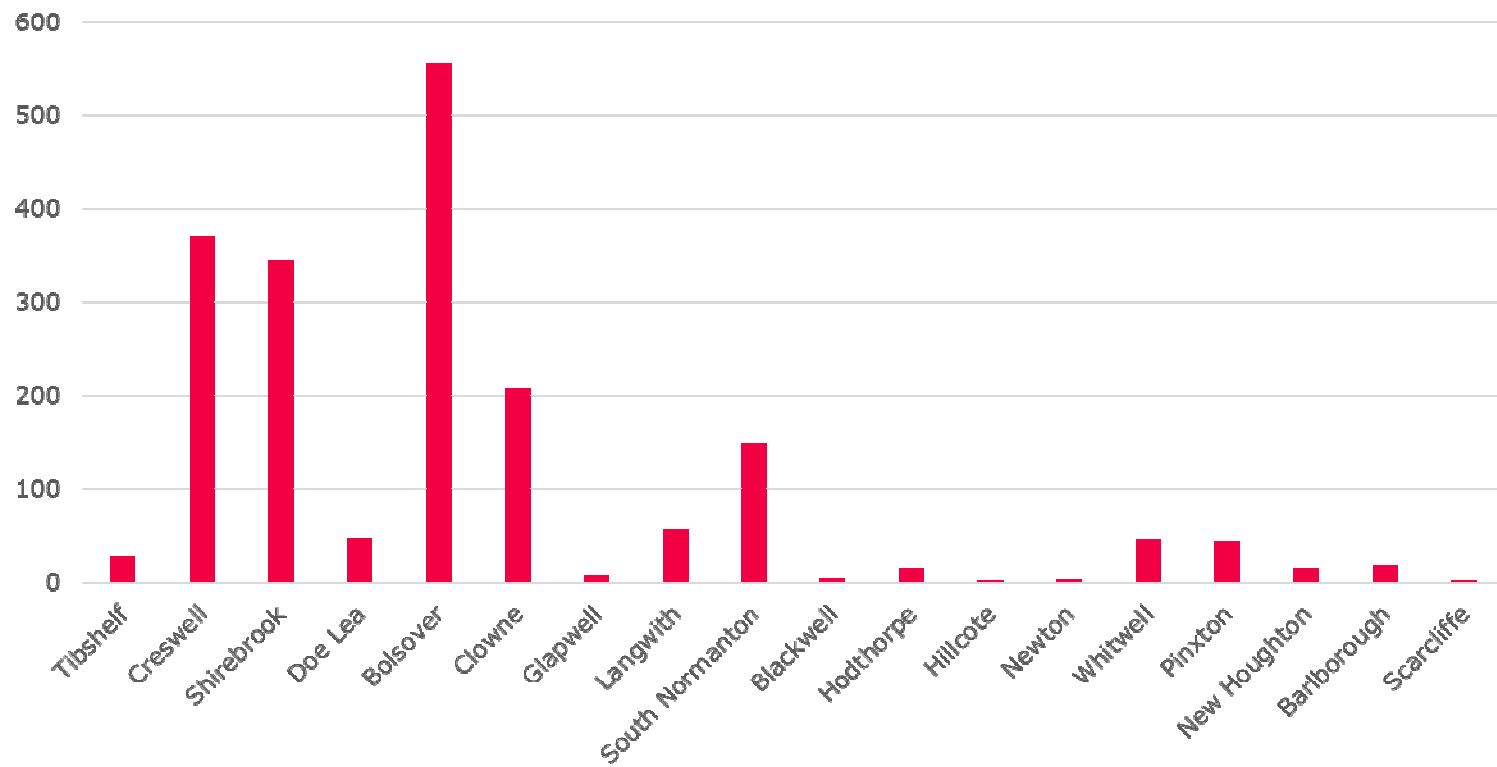
## Service provided

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- Bolsover District Council have provided parenting services since 2006
- Demand for service has been consistently high with over 1800 referrals to date and over 70 parenting courses delivered.
- Due to the success of the service we also offer in North East Derbyshire

# Where?

2006 to 2022







# Referrers

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- ASB Team
- Police
- Social Care
- IDVA
- Schools
- P4YP
- Early Help Teams

# Breaking the cycle

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- **Family risk factors** include poor parental supervision and discipline, family breakdown, low income, poor housing, significant bereavement, history with drugs and alcohol, mental health issues, domestic violence, history of criminality. All of these contribute to trauma children soak up what's around them; even if it's non-verbal, an atmosphere of intense anxiety or fear at home.
- **School risk factors** include low achievement beginning in primary schools, excluded or not attending school, bully or victim of bullying, safeguarding issues and additional needs.
- **Community risk factors** include living in a disadvantaged neighbourhood, community neglect, and a lack of social investment.
- **Risk factors relating to individuals/peers** include isolation and friends being involved in problem behaviour.

# Improving protective factors

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- **Social bonding** means the strengthening of attachments between children and family members, friends, teachers and other socially responsible adults.
- **Healthy values** refers to having parents, teachers, community leaders and others who lead by example, and have clearly stated expectations for children's behaviour.
- **Opportunities for involvement** is about giving children the chance to feel involved and valued in their families, schools, and communities.
- **Social and learning skills** entails equipping children with the social reasoning and practical skills they need to take advantage of opportunities on offer.

# How we do this (support offered)

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- One to one home visits
- Parenting courses
- Supporting parents to complete Education Healthcare Plans (preventing school exclusion)
- Supporting parents to access Child Mental Health Services (breaking the cycle of risk)
- Supporting parents on child protection plans (preventing family breakdown)
- Supporting parents with housing applications (preventing homelessness)

## Continued.....

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- Attending CRE panels (identifying children at risk of criminal and sexual exploitation)
- Supporting parents to access services and finances for child disabilities (preventing social and financial isolation and feeling involved)
- Completing risk identification checklists for domestic abuse victims (breaking the cycle of risk)
- Liaising and signposting to other agencies (improving protective factors and breaking the cycle of risk)

# Testimonial

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