

The Arc
High Street
Clowne
S43 4JY

To: Chair & Members of the Local
Growth Scrutiny Committee

Contact: Matthew Kerry
Telephone: 01246 242519
Email: matthew.kerry@bolsover.gov.uk

Friday, 19th April 2024

Dear Councillor,

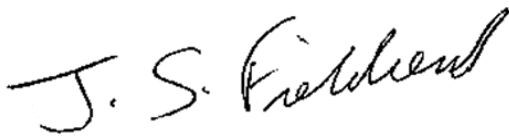
LOCAL GROWTH SCRUTINY COMMITTEE

You are hereby summoned to attend a meeting of the Local Growth Scrutiny Committee of the Bolsover District Council to be held in the Council Chamber, The Arc, Clowne on Monday, 29th April, 2024 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 page 3 onwards.

Yours faithfully,



Solicitor to the Council & Monitoring Officer

Equalities Statement

Bolsover District Council is committed to equalities as an employer and when delivering the services it provides to all sections of the community.

The Council believes that no person should be treated unfairly and is committed to eliminating all forms of discrimination, advancing equality and fostering good relations between all groups in society.

Access for All statement

You can request this document or information in another format such as large print or **language** or contact us by:

- **Phone:** [01246 242424](tel:01246242424)
- **Email:** enquiries@bolsover.gov.uk
- **BSL Video Call:** A three-way video call with us and a BSL interpreter. It is free to call Bolsover District Council with Sign Solutions, you just need WiFi or mobile data to make the video call, or call into one of our Contact Centres.
- Call with [Relay UK](#) - a free phone service provided by BT for anyone who has difficulty hearing or speaking. It's a way to have a real-time conversation with us by text.
- **Visiting** one of our [offices](#) at Clowne, Bolsover, Shirebrook and South Normanton

**LOCAL GROWTH SCRUTINY COMMITTEE
AGENDA**

**Monday, 29th April, 2024 at 10:00 hours taking place in the Council Chamber, The Arc,
Clowne**

Item No.		Page No.(s)
1.	Apologies for Absence	
2.	Urgent Items of Business	
	To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4(b) of the Local Government Act 1972.	
3.	Declarations of Interest	
	Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of:	
	a) any business on the agenda;	
	b) any urgent additional items to be considered;	
	c) any matters arising out of those items; and if appropriate,	
	d) withdraw from the meeting at the relevant time.	
4.	Minutes	5 - 7
	To consider the minutes of the last meeting held on 12 th February 2024.	
5.	List of Key Decisions and Items to be Considered in Private	8 - 13
	<i>(Members should contact the officer whose name appears on the List of Key Decisions for any further information). NB: If Members wish to discuss an exempt report under this item, the meeting will need to move into exempt business and exclude the public in accordance with the Local Government (Access to Information) Act 1985 and Local Government Act 1972, Part 1, Schedule 12a for that part of the meeting only.</i>	
6.	Regeneration Update - Verbal Report	
7.	East Midlands Investment Zone	14 - 39
8.	Update on Tourism Strategy	40 - 43
9.	Business Engagement Strategy - Verbal Report	
10.	Update on Business Growth Strategy	44 - 47

11.	Update on Pleasley Vale Regeneration Project	48 - 54
12.	UK Shared Prosperity Fund - Monitoring Update	55 - 62
13.	Dragonfly Development Ltd. Monthly Scrutiny Report	63 - 64
14.	BDC Dragonfly Shareholder Board Meeting Minutes	65 - 70

Agenda Item 4

LOCAL GROWTH SCRUTINY COMMITTEE

Minutes of a meeting of the Local Growth Scrutiny Committee of the Bolsover District Council held in the Council Chamber, The Arc, Clowne on Monday, 12th February 2024 at 10:00 hours.

PRESENT:-

Members:-

Councillors Will Fletcher, Duncan Haywood, Jeanne Raspin and Jane Yates.

Officers:- Steve Brunt (Strategic Director of Services), Jim Fieldsend (Monitoring Officer), Ian Barber (Director of Property and Construction, Dragonfly Development Ltd), Joanne Wilson (Housing Strategy and Development Officer), Thomas Dunne-Wragg (Scrutiny Officer), Hannah Douthwaite (Governance and Civic Officer) and Matthew Kerry (Governance and Civic Officer).

Also in attendance at the meeting was Councillor John Ritchie, Portfolio Holder for Growth.

LOC42-23/24 ELECTION OF CHAIR FOR THE MEETING

Moved by Councillor Jeanne Raspin and seconded by Councillor Jane Yates
RESOLVED that Councillor Duncan Haywood be elected as Chair for the meeting.

Councillor Duncan Haywood in the Chair

LOC43-23/24 APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Councillors Mark Hinman, Tom Kirkham, Deborah Watson and CEO Karen Hanson.

LOC44-23/24 URGENT ITEMS OF BUSINESS

There were no urgent items of business to consider.

LOC45-23/24 DECLARATIONS OF INTEREST

There were no declarations of interest made.

LOC46-23/24 MINUTES

Moved by Councillor Will Fletcher and seconded by Councillor Jeanne Raspin
RESOLVED that the Minutes of a Local Growth Scrutiny Committee held on 11th December 2023 be approved as a correct record.

LOCAL GROWTH SCRUTINY COMMITTEE

LOC47-23/24 LIST OF KEY DECISIONS AND ITEMS TO BE CONSIDERED IN PRIVATE

The Monitoring Officer went through the items on the List of Key Decisions and Items to be Considered in Private document.

LOC48-23/24 DRAGONFLY DEVELOPMENT LIMITED (DDL) DELIVERY UPDATE

The Chair highlighted the Delivery Update on pages 10-16 and opened the floor to questions.

One Member asked why the Roseland Crematorium was currently off track to achieve its completion date, off track to achieve its approved contract sum, and which cost saving measures were being identified by the project team to bring it under budget. The Director of Property and Construction replied that most of the delays were structural, as the architectural team's designs had been found to be unsuitable and that the project team had needed clearer direction in place.

The Director of Property and Construction highlighted that the architectural designs had specified certain materials like Italian Marble and Zinc, materials that could be replaced with more affordable substitutes without a reduction in appearance or longevity. Another example was the use of loose tumbled stone for a wall, the appearance of which could be achieved for less.

A Member asked if these cost saving measures would ultimately increase the time and capital of the delay. The Director of Property and Construction stated they could only advise but insisted that to achieve what the architectural team had sought was not a financially viable option. There was also the issue of securing these more expensive materials in the first place, as their prices and availability were changing frequently.

A Member asked about the completion date, and how far off-track the project was. The Director of Property and Construction answered that the project programme had to be redone, but the period after the original expected date of completion had been allocated for the extended testing of the facilities and for staff training purposes. As a result, there would be no detrimental impact to the completion date.

Moved by Councillor Will Fletcher and seconded by Councillor Jeanne Raspin
RESOLVED that the Dragonfly Development Limited (DDL) Delivery Update be noted.

The Director of Property and Construction and Councillor John Ritchie left the meeting.

LOC49-23/24 LOCAL GROWTH SCRUTINY COMMITTEE WORK PROGRAMME 2023/24

The Housing Strategy and Development Officer highlighted pages 22-23 of the Local Growth Scrutiny Committee Work Programme 2023/24, with one more meeting scheduled for the municipal year. They also stressed that this Committee had a fluid programme and that if there were any issues the Members wished to investigate, they could do so.

LOCAL GROWTH SCRUTINY COMMITTEE

One Member noted that the next meeting would be an extended one. The Monitoring Officer agreed, adding that the minutes of the internal Dragonfly Development Limited Report would be included.

Moved by Councillor Will Fletcher and seconded by Councillor Jeanne Raspin
RESOLVED that the Local Growth Scrutiny Committee Work Programme 2023/24 be noted.

The meeting concluded at 10:16 hours.



The Arc
High Street
Clowne
Derbyshire
S43 4JY

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Key Decisions & Items to be Considered in Private

To be made under the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

Published on: 27th March 2024

INTRODUCTION

The list attached sets out decisions that are termed as “Key Decisions” at least 28 calendar days before they are due to be taken by the Executive or an officer under delegated powers.

Preparation of the list helps Executive to programme its work. The purpose of the list is to give notice and provide an opportunity for consultation on the issues to be discussed. The list is updated each month with the period of the list being rolled forward by one month and republished. The list is available for public inspection at the The Arc, High Street, Clowne, S43 4JY. Copies of the list can be obtained from Jim Fieldsend, Monitoring Officer, at this address or by email to jim.fieldsend@bolsover.gov.uk. The list can also be accessed from the Council’s website at www.bolsover.gov.uk.

The Executive is allowed to make urgent decisions which do not appear in the list, however, a notice will be published at The Arc and on the Council’s website explaining the reasons for the urgent decisions. Please note that the decision dates are indicative and are subject to change.

Members of Executive are as follows:

Councillor Steve Fritchley - Leader and Portfolio Holder for Policy, Strategy and Communications
Councillor Duncan McGregor - Deputy Leader and Portfolio Holder for Corporate Performance and Governance
Councillor John Ritchie - Portfolio Holder for Growth
Councillor Anne Clarke - Portfolio Holder for Environment
Councillor Sandra Peake Portfolio Holder for Housing
Councillor Mary Dooley - Portfolio Holder for Health and Wellbeing
Councillor Clive Moesby - Portfolio Holder for Resources

The Executive agenda and reports are available for inspection by the public five clear days prior to the meeting of the Executive. The papers can be seen at The Arc at the above address. The papers are also available on the Council’s website referred to above. Background papers are listed on each report submitted to the Executive and members of the public are entitled to see these documents unless they contain exempt or confidential information. The report also contains the name and telephone number of a contact officer.

Meetings of the Executive are open to the public and usually take place in the Council Chamber at The Arc. Occasionally there are items included on the agenda which are exempt and for those items the public will be asked to leave the meeting. This list also shows the reports intended to be dealt with in private and the reason why the reports are exempt or confidential. Members of the public may make representations to the Monitoring Officer about any particular item being considered in exempt and why they think it should be dealt with in public.

The list does not detail *all* decisions which have to be taken by the Executive, only “Key Decisions” and “Exempt Reports”. In these Rules a “Key Decision” means an Executive decision, which is likely:

(1) **REVENUE**

- (a) Results in the Council making Revenue Savings of £75,000 or more; or
- (b) Results in the Council incurring Revenue Expenditure of £75,000 or more

(2) **CAPITAL**

- (a) Results in the Council making Capital Income of £150,000 or more; or
- (b) Results in the Council incurring Capital Expenditure of £150,000 or more

(3) to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District.

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O In determining the meaning of “significant” the Council must have regard to any guidance for the time being issued by the Secretary of State. The Council has decided that revenue income or expenditure of £75,000 or more and capital income or expenditure of £150,000 or more is significant.

The dates for meetings of Executive can be found here:

<https://committees.bolsover.gov.uk/ieListMeetings.aspx?Committeeld=1147>

The Council hereby gives notice of its intention to make the following Key Decisions and/or decisions to be considered in private:

Matter in respect of which a decision will be taken	Decision Maker	Date of Decision	Documents to be considered	Contact Officer	Is this decision a Key Decision?	Is this key decision to be heard in public or private session
<p>Receipt of Public Health Locality Funding To receive Public Health Locality Funding to be managed by the Partnership Team</p>	Chief Executive	Not before 4 th April 2024	Report of the Portfolio Holder - Health & Wellbeing	Arron Johnson, Partnership and Strategy Manager	Key It is likely to result in the Council making revenue savings or incurring Revenue expenditure of £75,000 or more.	Open
<p>Private Sector Housing Strategy To consider and approve the Private Sector Housing Strategy 2024-2027.</p>	Executive	15 th April 2024	Report of the Portfolio Holder - Housing	Joanne Wilson, Housing Strategy and Development Officer	Key It is significant in terms of its effects on communities living or working in an area comprising two or more wards in the District.	Open
<p>Letting of Premises at 9 Church Street, Clowne To enter into a lease agreement for 9 Church Street, Clowne.</p>	Executive	15 th April 2024	Report of the Portfolio Holder - Growth	Sally Lovell, Business Centres Manager	Key It is likely to result in the Council making revenue savings or incurring Revenue expenditure of £75,000 or more.	Open

Matter in respect of which a decision will be taken	Decision Maker	Date of Decision	Documents to be considered	Contact Officer	Is this decision a Key Decision?	Is this key decision to be heard in public or private session
<p>Extension of Contract with Mobyssoft for RentSense Data Analytical Services</p> <p>Approval to exercise the option to extend the contract. The contract was initially for a 2 year fixed term with an option to extend for a further 2 years (13 1).</p>	Executive	15 Apr 2024	Report of the Portfolio Holder for Portfolio Holder - Housing	Victoria Dawson, Assistant Director of Housing Management and Enforcement	Key It is likely to result in the Council making revenue savings or incurring Revenue expenditure of £75,000 or more.	Open
<p>Award of Three-Year Idox Software Maintenance Contract</p> <p>Approval to renew a three-year software support and maintenance contract to Idox for its Uniform planning and environmental health software.</p>	Executive	15 th April 2024	Report of the Portfolio Holder - Resources	Nicola Astle, Assistant Director - Joint ICT Service	Key It is likely to result in the Council making revenue savings or incurring Revenue expenditure of £75,000 or more.	Open
<p>East Midlands Investment Zone - 'the EMIZ'</p> <p>Update on the proposals, emerging investment plan and consideration of the Council's response to the Investment Zone and its future role in the EMIZ.</p>	Executive	15 th April 2024	Report of the Portfolio Holder - Growth	Chris Fridlington, Director – Economic Development	Key It is significant in terms of its effects on communities living or working in an area comprising two or more wards in the District.	Open

**SCHEDULE 12A
ACCESS TO INFORMATION: EXEMPT INFORMATION**

**PART 1
DESCRIPTIONS OF EXEMPT INFORMATION: ENGLAND**

1. Information relating to any individual.
2. Information which is likely to reveal the identity of an individual.
3. Information relating to the financial or business affairs of any particular person (including the authority holding that information).
4. Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
6. Information which reveals that the authority proposes –
 - (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
 - (b) To make an order or direction under any enactment.
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.



Bolsover District Council

Meeting of the Local Growth Scrutiny Committee on 29th April 2024

East Midlands Investment Zone

Report of the Portfolio Holder for Growth

Classification	This report is Public
Report By	Chris Fridlington Director for Economic Development (Devolution)

PURPOSE OF REPORT

This report provides an update on the proposals for the East Midlands Investment Zone (EMIZ), the emerging investment plan and next steps, including the Council's future role in the EMIZ and to note the decision of the Executive on 15th April 2024.

REPORT DETAILS

1. Background

- 1.1 On the 15th April the Executive considered a report on proposals for an Investment Zone for the East Midland's Investment Zone (EMIZ). This report updates the Committee on the proposal and the decision of the Executive. The Chancellor's Autumn Statement, published in November 2023, announced an Investment Zone for the East Midlands (EMIZ). The purpose of the Investment Zone is to boost productivity across green industries and advanced manufacturing sectors in the East Midlands with the support of £160 million funding from Government over a period of ten years.
- 1.2 As proposed, the EMIZ covers the whole of Derbyshire and Nottinghamshire i.e. the Investment Zone covers the same area as D2N2 and East Midlands Mayoral Combined County Authority (EMMCCA). The newly established EMMCCA will be the accountable body for the EMIZ and following the election of a mayor, it is expected that the Investment Zone will help to leverage over £380 million in private investment and bring upwards of 4,000 jobs to the region.
- 1.3 The Autumn Statement also identified three sites that would form the initial basis of the Investment Zone and had been selected to benefit from financial incentives. These sites are:
 - **Infinity Park, Derby** (Derby City and South Derbyshire) – Tax incentives and Business Rates Retention to support growth of nuclear, advanced manufacturing and supply chains around the established Rolls Royce facility;

- **Hartington, Staveley** (Chesterfield) - Tax incentives and Business Rates Retention on a brownfield site offering potential for high quality motorway and rail linkages;
 - **Centre of Excellence in Modern Construction, Steetley** (Bassetlaw and Bolsover) – Tax incentives to unlock the delivery of a modular construction hub focused on infrastructure and energy by Laing O’Rourke.
- 1.4 The proposals for these sites are being refined as the EMIZ proposals progress alongside the creation of an Investment Zone policy that would set the criteria for approval of future financial incentives for development proposals and expenditure of the balance of the Government funding. An indicative Investment Plan has also been drafted.
- 1.5 The Investment Zone policy goes live in April 2024 but the operational launch of the East Midlands Investment Zone is subject to completion of the final Gateway stages of the EMIZ process.
- 1.6 The Gateway stages are shown at 1.11, and they are the key decision points at which specified information must be submitted to Government to gain approval to proceed to the next stage.
- 1.7 The EMIZ proposals are currently at Gateway 4 and amongst other things, the EMMCCA (future accountable body) requires confirmation that this Council’s approval has been sought for the proposals in advance of establishing the proposed governance arrangements, and the Government requires confirmation that the Council’s approval has been sought for the proposed tax incentives as the proposals move through Gateway 5, which is the final stage of the process.
- 1.8 The Gateway 5 includes the following timetable for the implementation of the East Midlands Investment Zone and its adoption by the accountable body – the East Midlands Mayoral Combined Authority.

1.9

Indicative Timetable

Activity	Target Date	Lead / Stakeholders
EMIZ Briefing paper for EMMCCA Mayor	May 2024	EMMCCA
Senior EMIZ Team appointed	June 2024	EMMCCA
EMIZ Approval to MoU with Govt	July 2024	EMMCCA, Govt
Tax site policy agreed	July 2024	EMMCCA, Bassetlaw, Bolsover, Derby, Chesterfield
Tax incentives approved	August 2024	Govt.

EMIZ Investment Strategy and plan finalised	October 2024	EMMCCA, all partners
MoU agreed with Billing Authorities for BRR Reinvestment	October 2024	EMMCCA, Derby, South Derbyshire, Chesterfield
Early win (Round 1) projects confirmed	October 2024	EMMCCA, all partners
EMIZ Governance confirmed	October 2024	EMMCCA
Annual report	March 2025	EMMCCA

Gateways 1-5

Gateway	Requirements	Status
Gateway 1; Vision & Inception	Setting out the ground rules for policy and the Government's intentions and expectations.	Approved
Gateway 2; Sector & Geography	Making the case for an EMMCCA-wide Investment Zone, focusing on the Green Industries and Advanced Manufacturing priority sectors.	Approved
Gateway 3; Governance	Overview of the proposed governance and management arrangements for the EMIZ.	Approved
Gateway 4; Interventions	<p>Details of the proposed intervention framework for flexible funding, focusing on skills, local infrastructure, research and innovation, business support and planning support measures. This stage also outlines projections for the designated tax and business rates retention sites, alongside strategic principles for the reinvestment of future business rates.</p> <p>See Appendix 1 for Gateway 4 Themed 'Investment Zone Interventions'.</p> <p>At this time, feedback has been received from government and these are points of clarity that have now been resubmitted. It is anticipated that this gateway will be approved in February / March 2024.</p>	Submitted
Gateway 5; Delivery	Criteria at this stage is to ensure that places demonstrate they are able to deliver their Investment Zone proposals and effectively manage potential delivery risks. These are	Under draft

	<p>currently being drafted and the programme is being reviewed by Government. Government require confirmation that each administrative authority area has sought approval from the relevant constitutional body as part of this stage given that this will implement the tax benefits stimulating the growth agenda.</p> <p>See Appendix 2 for further details of the Gateway 5 submission.</p>	
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2. Details of the EMIZ Proposals

- 2.1 As noted above, the Chancellor’s Autumn Statement, published in November 2023, announced an Investment Zone for the East Midlands (EMIZ). Since this announcement, the grant funding allocation for the Investment Zone has been doubled from an initial £80m to £160m, and the operational timeframe extended from five to ten years.
- 2.2 Subject to successfully moving through the Gateway approval process also outlined above, the grant can be deployed through a number of routes including flexibly using direct investment and tax incentives, while separate mechanisms enable 100% of business rates receipts from additional growth on designated sites (i.e. Infinity Park, Derby and Hartington, Staveley) to be retained in the region for a period of 25 years.
- 2.3 The current proposals set out tax incentives to accelerate delivery of new development on all three designated sites, an emerging Investment Zone policy to guide future investment of the remainder of the Government funding in the region, and an indicative Investment Plan that outlines how flexible funding could be spent in the region to maximise the impact of the EMIZ.

Tax Incentives and Business Rates Retention

- 2.4 In the current EMIZ proposals, business rates retention arrangements are restricted to Infinity Park in Derby and the Hartington site in Staveley. Laing O' Rourke at Steetley will receive tax incentives – primarily through a reduction in future National Insurance Contributions, alongside enhanced business rates relief and allowances on construction and fit-out expenditure. Stamp Duty relief will also be provided in the event that part of the site is sold or leased to a third-party occupier.
- 2.5 The tax incentives available for the three identified sites has a value in the region of £15million over five years and this will be deducted from the £160m of flexible funding. Therefore, a key part of the Gateway process is to ensure that the tax incentives are targeted to maximise impact across these sites over the next five years.
- 2.6 Amongst other things, these sites have been chosen primarily to capitalise on the region's existing strengths in advanced manufacturing and green industries sectors.
- 2.7 Through the anchor investment of Laing O'Rourke in its Centre of Excellence in Modern Construction site (known locally as CEMC) and Rolls Royce's contribution to the Nuclear Skills Academy at Infinity Park Derby, the EMIZ will allow the development of new technologies and products to help support infrastructure, modern methods of construction and nuclear development in the civil and defence spaces.
- 2.8 The EMIZ financial incentives will also act as a catalyst for development of the Hartington site at Staveley, which has stalled following the grant of outline planning permission for 70,000 square metres of new commercial floor space on 20 hectares of previously developed land but offers an opportunity to develop a cluster around rail related advanced engineering.
- 2.9 The retained business rates arising from development of Infinity Park and Hartington will be collected by EMMCCA and re-invested in the region to support the Government investment of £160 million in the Investment Zone.
- 2.10 This additional investment in the region will be guided by the establishment of a Reinvestment Strategy to ensure investment is coordinated with other funding opportunities. It is anticipated this strategy will prioritise funding for Levelling Up and innovation focused projects.
- 2.11 If these tax and business rates incentives are extended as anticipated alongside the full package of investment in these sites, the remaining grant funding allocated to the Investment Zone (allowing for deductions associated with tax incentives) will then be made available as flexible funding once the EMIZ has passed through the Gateway process and the governance structure has been established by the EMMCCA.

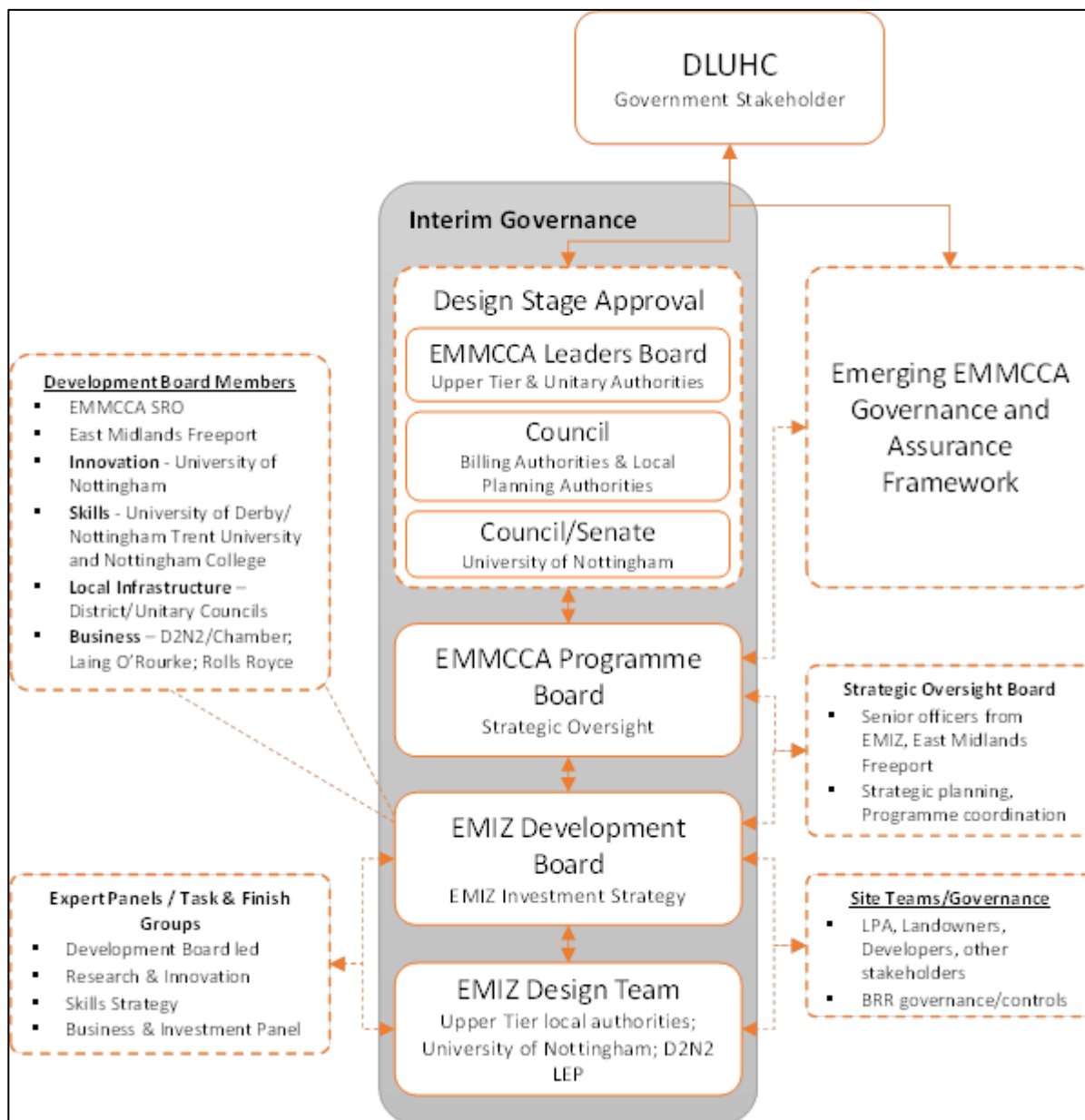
Investment Plan

- 2.12 The flexible funding that will be made available to the EMIZ will not be committed through the Gateway process but an indicative Investment Plan has been drafted and included as Appendix 1 to this report. Once the Investment Plan has been finalised in accordance with an agreed Investment Zone policy, it will be used to guide the future investment of the Flexible Funding allocation across the region.
- 2.13 This 'flexible spend' will be split 40:60 between resource spending (RDEL) and capital spending (CDEL), to use across a portfolio of interventions based on the opportunities of each cluster and linked to the following themes:
- Research and Innovation;
 - Skills;
 - Local Infrastructure;
 - Local Enterprise and Business Support; and
 - Planning and Development
- 2.14 This Council along with other local authorities and regional stakeholders has already responded to an informal call for expressions of interest for projects and programmes that align with these themes and the priorities for the EMIZ. This call for projects has helped to form the emerging Investment Plan attached to this report as Appendix 1.
- 2.15 However, the East Midlands Mayoral County Combined Authority (EMMCCA) will become the accountable body for the EMIZ once both are formally established and the EMMCCA will be the determining body for future funding decisions. The introduction of key elements of the policy (including tax incentives, BRR and funding) may be phased to allow for government requirements to be fully satisfied as part of an ongoing engagement process.
- 2.16 Therefore, there will be a further, formal call for projects effectively allowing further bids to be made for the flexible funding following the formal creation of the EMMCCA, which is anticipated in April 2024 - subject to the requirements of the final Gateway stages being met to formally establish the EMIZ, which is also anticipated to be in April 2024.
- 2.17 The emerging Investment Zone policy will be used to assess these bids and determine where the flexible funding and any additional tax incentives will be allocated.

Governance

- 2.18 The interim governance arrangements that have been put in place to support the design and development of the EMIZ pending the formal establishment of the EMMCCA are shown overleaf.

Interim Governance Structure



- 2.19 These arrangements were submitted to and approved by Government at Gateway 3 but the proposed interim structure has not yet been established, in part, pending consultation with the Council. However, officers from the 'shadow' EMMCCA are now in place to support the development of the EMIZ proposals.
- 2.20 Previously, the development of proposals for the EMIZ has been led by the upper tier authorities - Nottinghamshire and Derbyshire County Council - in accordance with government guidance. Amion have been appointed as advisory consultants with the University of Nottingham, as the lead innovation partner.
- 2.21 This original 'working group' has previously engaged with this Council and other local authorities as the EMIZ proposals have been developed but these interim arrangements and the interim structure (shown on the previous page) will

ultimately be superseded by the EMMCCA Governance Framework following the election of a Mayor.

- 2.22 It is envisaged that the EMIZ Development Board or similar structure will be retained to guide the design and implementation of the EMIZ and this Council will be offered a place on this Board or its successor in a revised governance structure.
- 2.23 It is anticipated that the Development Board will have a role in the implementation of the Investment Zone policy and appraising the compliance of future development proposals against this policy including determining whether key incentives should be supported. This may include considering approval for business rates relief where this Council is the billing authority.
- 2.24 It is therefore considered that it is of strategic importance that this Council remains fully engaged with the EMIZ proposals and takes full part in the decision-making processes wherever practicable through representation on the appropriate board or sub-group – especially when taking into account that part of the developable area of the Laing O'Rourke site is within this Council's boundary, and future development that might derive tax incentives from the EMIZ could be proposed in this area of the site.
- 2.25 Moreover, Bolsover District lies between two key investment sites and on the major connecting transport links between both Laing O'Rourke at Steetley and Hartington at Staveley, and this should result in direct and indirect benefits for the District and its local economy arising from the significant amount of Government funding that will be invested in the local area at no financial cost to the District.
- 2.26 There is a further opportunity to derive additional benefits for the District from the flexible funding regime, and an indicative budget estimate is that this will amount to £120million being made available over 10 years, but this is not guaranteed.
- 2.27 It is therefore considered that whilst there is a risk that there will be limited investment in the District from the EMIZ, there is a greater risk that there will be less benefits for the District and less opportunity for attracting investment inward if the EMIZ failed to pass through the Gateway process and fail to be established.
- 2.28 Consequently, it is considered the Council should offer its formal support for the EMIZ proposals also taking into account that if the District were not to see the benefit of the EMIZ and by extension, the establishment of the EMMCCA then both will have failed to achieve Governmental objectives and their own stated objectives for levelling up the region.

Related Economic Activity

- 2.29 At a regional level, there are a number of other activities that could also support the levelling up agenda anticipated by the introduction of the EMIZ and supplement the growth driven by the investment in the region from the associated Government funding. These projects include:

- **STEP, West Burton** – a former coal-fired power station on the West Burton site in North Nottinghamshire has been announced as the future home of the STEP prototype fusion energy plant. The STEP project will include redevelopment of this site for the new energy plant and create an ecosystem of R&D, advanced manufacturing, and other high-tech companies around the fusion energy plant including the readiness to meet the demand from global businesses linked to the investment.
- **University of Nottingham, Jubilee Campus** – investment of more than £200m is coming forward on cutting edge facilities for research, manufacturing and testing of zero carbon technologies at the Jubilee Campus in Nottingham.
- **Green Industries Corridor (GIC)** – extending across the former mining and industrial heartlands of Derbyshire and Nottinghamshire, the GIC will secure the regeneration of large industrial legacy sites for development in priority sectors including energy (nuclear and renewable), future fuels linked to the logistics sector, advanced manufacturing and sustainable construction. It is noted however that this element has not received a favourable response from key EMMCCA partners as part of the Gateway 4 stage so this will be reviewed.
- **East Midlands Freeport** – building on sector and locational alignment, the EMIZ offer will complement the Freeport sites at Ratcliffe-on-Soar and East Midlands Intermodal Park, which are being advanced as a focus for low carbon logistics. Work is ongoing to ensure alignment and coordination with the East Midlands Freeport.
- **Construction Skills Hub, Mastin Moor** - The Construction Skills Hub will enhance the existing construction training offer by providing the opportunity for local learners to develop their skills in a live on-site centre. Over ten years, the Hub aims to provide careers insights, training and work experience for over 5,000 learners. Initially the hub will be developed with a training provider and construction sector businesses to ensure people can develop the skills they need for a successful career and be ready to embrace the future by learning about modern and sustainable construction methods.
- **Derbyshire Rail Industry Innovation Vehicle (DRIIVe), Barrowhill** - DRIIVe is a modern rail innovation and training centre that will be located next to Barrow Hill Roundhouse. DRIIVe will provide 1,423 square metres of floor space consisting of classroom and workshop training areas, specialist research and development facilities including a digital laboratory, and commercial offices.
- **Automated Distribution and Manufacturing Centre (ADMC), Sutton in Ashfield** - The £30m ADMC is a circa 4000m² purpose-built, multi-function centre, with space allocated for research and development, new product development and testing, education and skills development, technology showcasing, networking, collaboration, and event hosting. It will encompass technical experts, engineers and researchers who will be able to assist

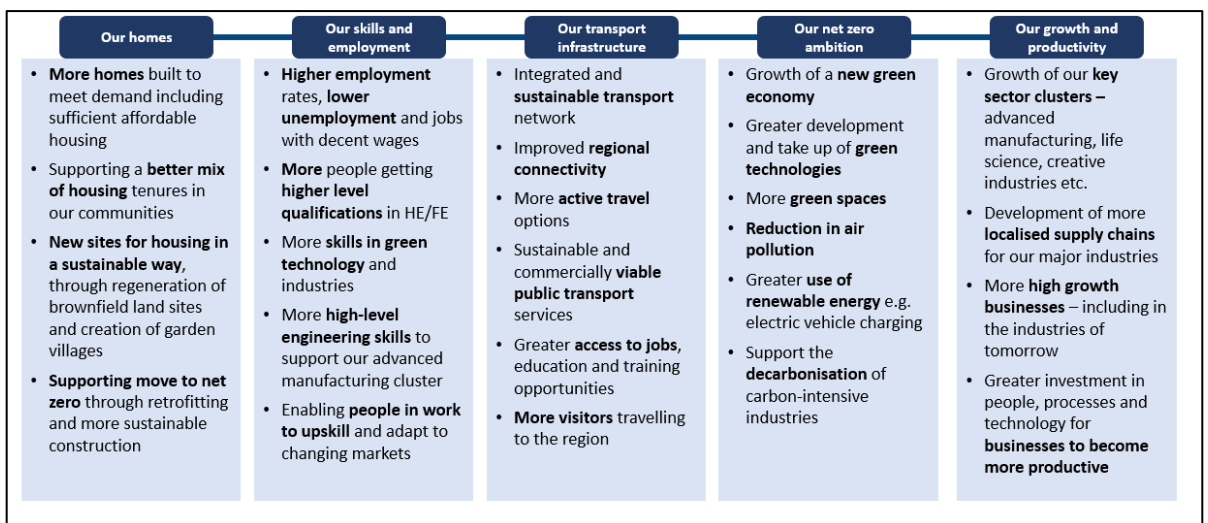
businesses of any size from across the East Midlands to understand and adopt automation technologies and to train their staff up into these higher skilled jobs.

- 2.30 However, in common with the three key investment sites within the EMIZ proposals, these sites are also outside of the District. Therefore, a key area of ongoing work is to engage with stakeholders across the region and other local authorities across the combined authority including neighbouring Councils to ensure that the District, its residents, its learners and its businesses benefit directly from this activity.
- 2.31 As noted above, this might be achieved through projects and programmes developed in partnership and aligned with the Investment Policy to increase the likelihood of attract flexible funding from the EMIZ.

Investment Zone Policy

- 2.32 Projects and proposals are also more likely to attract funding from the EMIZ if they align with the social value principles in the emerging Investment Zone policy outlined in the Gateway documents supporting the EMIZ and articulated by the emerging combined authority’s commitment to ‘levelling up’ by responding to long-standing economic, social and environmental challenges within the region, and particularly within former coalfield areas like Bolsover District.
- 2.33 For Bolsover, these challenges include connectivity (digital, the local road network and public transport) and educational attainment and average wages that are lower than the national average, amongst if not the lowest in the region and the lowest in Derbyshire.
- 2.34 Equally, the key outcomes for the EMIZ are illustrated in the table overleaf (taken from the gateway proposals) and it can be seen that they closely align with the Council’s own ambitions and corporate priorities which all seek to address the inter-related challenges faced by the District and in many cases, challenges faced by the District’s neighbouring authorities.

Illustrative Outcomes for the EMIZ



- 2.35 These points underline the strategic importance of the EMIZ proposals to the District and why officers are taking active role seeking to shape and influence policies guiding decision making for the Investment Zone through ongoing engagement with officers leading on the EMIZ proposals and a range of other partners.
- 2.36 Consequently, there is a clear rationale for the Council's continued support for the EMIZ proposal and a clear policy basis on which the Council should continue to develop programmes and projects with partners that are already in the indicative Investment Plan, which is also attached as Appendix 1 to this report.
- 2.37 In addition, there remains an opportunity to put forward projects currently in development for consideration – either development sites where financial incentives are required to accelerate growth in green industry or the advanced manufacturing sector where appropriate or for flexible funding for capital projects or resource funding to deliver better outcomes for the District.
- 2.38 To date, the Council has submitted seven project proposals for consideration:
- i. Construction Hub (T-Level Accelerator), Pinxton and Shirebrook
 - ii. Creative Hub, Bolsover
 - iii. Direct Response Transport (District-wide)
 - iv. Highway Improvements on the A619, Barlborough
 - v. Multi-User Trail and A617 crossing, Doe Lea
 - vi. Renovation of Pleasley Mills
 - vii. Retrofit / green skills hub, Shirebrook
- 2.39 Continued engagement and active involvement with the EMIZ will assist in shaping future policy development in this area and offer the greatest opportunity for successful funding bids. However, some additional investment is required by the Council to ensure the multi-user trail proposals are fundable.

3. Reasons for Recommendation

- 3.1 This report outlines the potential benefits to the District arising from the current EMIZ proposals, which will bring £160 million of Government funding into the region that is expected to drive an increase in productivity through the creation of more higher skilled, higher paid jobs at two large employment sites within the local area with an associated rise in living standards and improved quality of life for those employees.
- 3.2 The proposed future investment in green industries and advance manufacturing also provides an opportunity to transform the District's local economy through accelerating the growth of existing businesses in these sectors and by securing investment from these sectors to develop employment sites in the District to provide more high quality, high value jobs to local people.

- 3.3 In addition, the flexible funding associated with the EMIZ provides an opportunity to improve local infrastructure and the District's connectivity to ensure the District remains a competitive location and an attractive place to do business.
- 3.4 The flexible funding associated with the EMIZ also provides an opportunity to build on the Council's work with partners to facilitate more training opportunities within the District to upskill the existing workforce and create more opportunities for young people to strengthen their life chances in a stronger, more diversified and high value economy.
- 3.5 As proposed, the EMIZ proposals do not give rise to any costs to the Council and any future planning decisions or proposals for business rates relief and/or tax incentives, or any other scheme that has a material impact on the District's own statutory responsibilities will need this Council's prior approval.
- 3.6 As the billing authority, the Council will likely administer any business rates relief under the tax incentive policy. Reliefs will be appropriately reimbursed by Government under a principle of no detriment.
- 3.7 In addition, the Council and Laing O'Rourke will be expected to agree to a Tax Policy, committing partners to best endeavours in promoting sector related (green industries and advanced manufacturing) activity on any designated tax site within the District.
- 3.8 Consequently, the establishment of the EMIZ would be highly unlikely to pose any significant negative risk to the Council's own interests or impact on service delivery but there is a positive risk that the EMIZ will benefit the District's local economy and its local residents.
- 3.9 It was therefore considered wholly appropriate to recommend that the Executive confirm its support for the EMIZ proposals on behalf of the Council.
- 3.10 It was also considered wholly appropriate to recommend that the Executive endorse officers' continued engagement and active involvement with the EMIZ through the Gateway process to approval by Government and then through its subsequent operational lifetime to ensure that the EMIZ, and by extension the EMMCCA, are held accountable to their commitments to levelling up and ensure the District is best placed to realise the benefits of the Government investing £160 million in the region.
- 3.11 In addition, it was recommended that the Executive consider allocating a budget for business case development for projects and programmes with partners that align with the EMIZ proposals and emerging Investment Zone policy to ensure that this Council is best placed to maximise the opportunities that will arise from the future allocation of flexible funding, which may amount to as much as £120 million over the next ten years.
- 3.12 In this case, it was recommended that investment is made in the multi-user trail proposals because the money would pay for the design drawings that are needed for a crossing over the A617 at Doe Hill, and the planning application drawings for the associated lengths of tracks that would close a gap in the multi-user trail network.

- 3.13 This is significant because the track would then properly link the former Coalite site and Markham Vale with Bolsover and Shirebrook and other parts of the District. Onward links then connect with Staveley and Clowne Greenway with a further onward link proposed from Creswell to Worksop.
- 3.14 Therefore, this work has a close link with the combined authority's key priorities and the Investment Zone and the Council may be able to draw additional funding from Sustrans and the Heritage Lottery Fund because this link would also improve connectivity to Hardwick Hall.
- 3.15 At the meeting of the Executive on 15th April 2024 Members agreed:
- to confirm support for the EMIZ proposals on behalf of the Council.
 - to grant delegated authority to the Council's Chief Executive Officer to accept and nominate officers to represent the Council on the proposed Development Board and nominate officers to represent the Council in any part of the interim or eventual governance structure for the EMIZ as appropriate and when offered.
 - to allocate £20,000 from the Transformation reserve for business case development and other related costs.

4 Alternative Options and Reasons for Rejection

- 4.1 There are no alternative options. The report is for information only
-

RECOMMENDATION(S)

1. To note the report

Approved by Councillor John Ritchie, Portfolio Holder for Growth

IMPLICATIONS.

Finance and Risk: Yes No

Details:

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details:

On behalf of the Solicitor to the Council

Environment: Yes No

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

Details:

Staffing: Yes No

Details:

On behalf of the Head of Paid Service

DECISION INFORMATION

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

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

<p>Links to Council Ambition: Customers, Economy and Environment.</p>

DOCUMENT INFORMATION	
Appendix No	Title
1	Indicative Investment Plan
2	Gateway 5 Draft Submission

<p>Background Papers <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></p>

Expenditure Profile	On menu interventions							Funding amount		IZ Flexi Spend Annual Expenditure						IZ Flexi Spend Capital/Revenue Split (£)										Match funding		Source of match funding (%)				
	Flexible spend theme	Intervention	Explanation of what the intervention will do / project level detail	Theme allocation	Intervention allocation	Cap	Rev	Match level	IZ funding amount	% of Total IZ funding	2024-25	2025-26	2026-27	2027-28	2028-29	Annual Expenditure Totals	Capital 24/25	Revenue 24/25	Capital 25/26	Revenue 25/26	Capital 26/27	Revenue 26/27	Capital 27/28	Revenue 27/28	Capital 28/29	Revenue 28/29	Capital/Revenue Totals	Total match funding amount	% of Intervention funding	Third party	Local Authority contribution	Other UK Gov funding
Skills	IZ funding used to complement LSIF-funded work and complement uses of other funding streams to deliver LSIP priorities	Provision targeted towards meeting labour market requirements for green industries and adv. Manufacturing. Emerging proposals for Pathways to EMIZ coordinated by FEC and HE Group based on a hub and spoke model	Revenue / Capital funding	20.0%	5.0%	25%	75%	50%	£3,521,500	4%	£0	£1,100,469	£1,100,469	£660,281	£660,281	£3,521,500	£0	£0	£440,188	£660,281	£440,188	£660,281	£0	£660,281	£0	£660,281	£3,521,500	£3,521,500	100.00%			£3,521,500
Skills	Funding to support local skills through training co-designed with employers e.g. sector-specific Skills Bootcamps.	Expand existing provision and target towards key businesses / supply chain in advanced manufacturing and GI		20.0%	5.0%	25%	75%	70%	£3,521,500	4%	£0	£1,100,469	£1,100,469	£660,281	£660,281	£3,521,500	£0	£0	£440,188	£660,281	£440,188	£660,281	£0	£660,281	£0	£660,281	£3,521,500	£8,216,833	233.33%	£6,573,467		£1,643,367
Skills	Retraining support, to support those into high knowledge sectors.	Targeted provision. Opportunity for spatial focus within GIC and other priority locations with high levels of worklessness		20.0%	5.0%	0%	100%	50%	£3,521,500	4%	£352,150	£792,338	£792,338	£792,338	£792,338	£3,521,500	£0	£352,150	£0	£792,338	£0	£792,338	£0	£792,338	£0	£792,338	£3,521,500	£3,521,500	100.00%			£3,521,500
Skills	Investment Zones will be able to propose localised apprenticeship incentives for employers linked to the sectoral focus of the Investment Zone, to stimulate demand for apprenticeships targeted to the specific skills and labour market needs of their Investment Zones.	Support for apprenticeships targeted to sectors. Aligned to proposed project call (EMIZ 3)		20.0%	5.0%	0%	100%	70%	£3,521,500	4%	£0	£880,375	£880,375	£880,375	£880,375	£3,521,500	£0	£0	£0	£880,375	£0	£880,375	£0	£880,375	£0	£880,375	£3,521,500	£8,216,833	233.33%	£6,573,467		£1,643,367
Local Infrastructure	Funding for new, or improvements to highways access linked to the emerging sectors including those that increase communities' abilities to benefit from and support cluster growth	Proposed in relation to new infrastructure needed to unlock the full potential of designated sites. In particular, funding is proposed for the Staveley works site, matching proposed DfT funding for the CSRR (OBC stage)		45.0%	4.5%	100.0%	0.0%	90.0%	£3,169,350	4%	£158,468	£1,584,675	£475,403	£475,403	£475,403	£3,169,350	£158,468	£0	£1,584,675	£0	£475,403	£0	£475,403	£0	£475,403	£0	£3,169,350	£28,524,150	900.00%			£28,524,150
Local Infrastructure	29 Additional revenue funding added to the Bus Service Improvement Programme Plus (BSIP+) funding model from June 2024 - that would award funding to LTAs based on a connectivity scoring so they could undertake activities that would boost economic growth.	Not proposed at this stage £1.5bn funding allocated for BSIP from April 2026		45.0%	0.0%				£0	0%	£0	£0	£0	£0	£0	£0											£0	£0				
Local Infrastructure	Enhanced capital funding for bus infrastructure to speed up journeys, e.g. traffic signalling improvements or bus lanes. This provides better, more reliable public transport access for passengers to employment sites.	Targeted improvements to enhance connectivity and implement smart networks, focused particularly toward maximising the local benefits arising from investment on designated sites. Investment to be targeted towards areas with high levels of dependence on public transport provision, including Worksop (CEMC), Staveley and Chesterfield.		45.0%	4.5%	100.0%	0.0%	60.0%	£3,169,350	4%	£158,468	£1,584,675	£475,403	£475,403	£475,403	£3,169,350	£158,468	£0	£1,584,675	£0	£475,403	£0	£475,403	£0	£475,403	£0	£3,169,350	£4,754,025	150.00%	£475,403	£1,188,506	£3,090,116
Local Infrastructure	Funding for new, or improvements to active travel (walking/wheeling/cycling) routes that provide high quality, safe and direct links to areas of employment and education that supports growth of new and emerging sectors, and that help to create town and city wide networks that link to major areas of housing.	Support for projects aimed at enhancing access to employment opportunities across the EMIZ, focusing particularly on the designated sites. Early stage investment proposals relate to: - Active Green Route 1: Barrow Hill-Hartington Site-Staveley-Markham Vale providing a 4.8km multiuser interurban route with habitat creation - Enhanced linkages between expanded provision at IPD and deprived communities in south Derby		45.0%	4.5%	100.0%	0.0%	60.0%	£3,169,350	4%	£158,468	£1,426,208	£1,584,675	£0	£0	£3,169,350	£158,468	£0	£1,426,208	£0	£1,584,675	£0	£0	£0	£0	£0	£3,169,350	£4,754,025	150.00%	£475,403	£1,188,506	£3,090,116
Local Infrastructure	Specific capital interventions to enable better join up of potential development sites with utilities and access to the grid	Allowance for capital funding to address identified infrastructure constraints associated with the development of designated sites, particularly the former Staveley works sites. Investment to unlock the full potential of the site will accelerate direct investment and growth on the site with consequential uplift in BRR to support longer term reinvestment		45.0%	4.5%	100.0%	0.0%	60.0%	£3,169,350	4%	£158,468	£1,426,208	£1,267,740	£316,935	£0	£3,169,350	£158,468	£0	£1,426,208	£0	£1,267,740	£0	£316,935	£0	£0	£0	£3,169,350	£4,754,025	150.00%	£1,584,675	£1,584,675	£1,584,675
Local Infrastructure	Funding for the development and support of appropriate innovation infrastructure at the local level	Allowance for capital funding to support the delivery of new innovation infrastructure on designated or other key sites within the EMIZ. The University of Nottingham is working with sector stakeholders to development proposals for a Zero Carbon Innovation Centre (c.£15m), with a business case worked up in relation to an initial phase. Emerging proposals for new facilities including: - Nuclear research and skills facility at IPD promoted by Rolls Royce (c.£50m); - Freight Transport research facility and demonstrator at Hartington Staveley (c.£7m); - Proposals for a Hydrogen Innovation Centre to support increased research/improved skills (c.£12m)		45.0%	27.0%	100.0%	0.0%	50.0%	£19,016,100	24%	£950,805	£8,557,245	£7,606,440	£1,901,610	£0	£19,016,100	£950,805	£0	£8,557,245	£0	£7,606,440	£0	£1,901,610	£0	£0	£0	£19,016,100	£19,016,100	100.00%	£9,508,050		£9,508,050

EAST MIDLANDS

Gateway 5- Delivery

Investment Zones Proposal Template

This gateway will focus on the initial delivery considerations and arrangements you should be putting in place as part of your Investment Zone planning. The criteria at this stage have been designed to ensure you demonstrate the ability to deliver the Investment Zone and effectively manage both present and emerging risks as part of delivery. As stated in prospectus, we will ask for a further update on delivery progress and planning from places before the end of the financial year 2023/24, **ahead of releasing funding for 2024/25.**

You should ensure that the approach to delivery and risks presented here speak specifically to the Governance structures proposed to oversee your Investment Zone at Gateway 3 and the interventions you set out at Gateway 4. You should clearly set out how you will mitigate the specific risks arising from the types of interventions chosen at Gateway 4, for example, if you have chosen to pursue tax sites you should outline how you will guard against potential risks around landowners departing from the agreed sectoral focus and outcomes you are accountable for delivering.

We recognise the outputs and outcomes may evolve over the life cycle of the programme as delivery progresses and places will be expected to highlight this through the programme's change control process. This will be set out in more detail in a later iteration of the Investment Zones technical document.

Monitoring guidance will be published by the end of the current financial year. This guidance will include which outputs and indicators are required for reporting. Further information which will inform monitoring and reporting will be requested as part of delivery planning ahead of financial year 2024/25.

This is the final Gateway stage, as set out in the Investment Zone technical document. Upon its review, Government reserves the right to ask for further updates to any and all previous Gateway submissions to ensure you have met all the requisite criteria and that the proposal has been properly amended based on feedback, to constitute a single coherent updated document. Your full proposal should have already been reviewed by stakeholders and your CFO as per the signatures we have required on previous documents.

As set out in the policy prospectus, the government reserves the right to not take forward proposals if agreement cannot be reached. Proposals will only be formally signed off in full at the conclusion of the process. Release of funding will remain subject to agreement of delivery plans, post Gateway 5.

Delivery

Delivery Questions

Question 5.1: What is the delivery model and its associated timelines?

(500 words and space for one file)

Accurately explains how you will deliver the Investment Zone and its associated timelines. This should include a description of how delivery of different elements of your IZ will be delivered, and detail broad deliverables associated with the programme and specific interventions.

This could include:

- *Discussion of capability, experience and capacity of the IZ team or wider teams supporting them in delivering interventions.*
- *A breakdown of high-level early deliverables for your Investment Zone programme, i.e when will the team responsible for running the IZ be in place, when will business cases for projects be prepared, when will commissioning of those projects take place and when will delivery on the ground commence. This could include both programme level activities, like marketing the IZ, or intervention level activity such as remediating land, launching grant competition etc.*
- *For tax sites or BRR sites, building on the response to Gateway 4 around utilisation, a timeline for when planning and then development will begin and be completed.*

To support this plan must include one of the following products:

- *Gantt chart*
- *Timeline*
- *Alternative graphical representation of the flow and timeline for delivery over the lifetime of the flexible funding.*

We would understand if these timelines, particularly in the final years of the programme, are high level and subject to further refinement and detail ahead of release of funding in 24/25.

If you have chosen to take forward the tax offer, you must also outline how specifically you are planning on delivering your tax site proposal.

If you have chosen to take forward Business Rate Retention sites which are not co-terminus with tax sites, you must also specifically outline how you are planning on delivering this proposal.

Delivery Structure

The EMCCA will act as accountable body and will be ultimately responsible for coordinating the delivery of the EMIZ in accordance with the Memorandum of Understanding with DLUHC. EMCCA will work closely with key delivery partners particularly the billing authorities for the tax and BRR sites, alongside the University of Nottingham and project partners.

Within the interim governance arrangements, the EMIZ Development Board will play a central role in overseeing and coordinating the implementation of the policy. It will bring together the EMCCA and key partners. The Development Board will initially meet on a monthly basis to oversee key tasks against the target milestone dates outlined below:

- EMIZ Investment Strategy and Plan development (including oversight of investment plans for skills, research and innovation, infrastructure and business support/engagement) – October 2024
- Agree business rates reinvestment strategy arrangements and secure agreement with billing authorities – October 2024

- Tax site policy agreed and monitoring structures in place – July 2024
- Host planning policy oversight and support forum – July 2024
- Secure guidance on compliance with subsidy control regulations (including under the emerging scheme for Investment Zones) – October 2024
- Establish framework/system for ongoing project scrutiny during the development and appraisal stages aligned to EMCCA Assurance Framework – July 2024
- Performance monitoring and reporting framework in place – July 2024
- Design and implementation of permanent governance arrangements – October 2024
- Coordination with wider EMCCA policy and programme development - Ongoing
- Coordination with East Midlands Freeport, East Midlands Development Corporation and strategic projects - Ongoing

This scope is reflected in the draft terms of reference for the EMIZ Development Board (or successor body) which the EMCCA will confirm with Government.

In developing the EMIZ Investment Strategy and Plan, the EMIZ Development Board will oversee the designation of a Year 1 Investment pipeline, working with partners to accelerate investment proposals for advanced schemes. The Development Board is coordinating discussions with partners to ensure delivery in accordance with the G4 workbook submission.

EMCCA resourcing and staffing arrangements are currently being planned. It is envisaged that the resourcing arrangements for the delivery of the EMIZ outline below will be integrated with the wider activities of the EMCCA over time to ensure coordination across programmes and allow the delivery team to draw upon the wider expertise within the EMCCA.

An EMIZ team will be established to oversee delivery. It will initially be set up for a period of two years at which point delivery arrangements will be reviewed to ensure effectiveness and coherence within wider EMCCA delivery structures. The team will initially be funded through a charge on EMIZ projects, based on a percentage of the annual flexible funding allocation. This has indicatively been set at 3% to cover staff and associated costs via a commissioning budget. Additional fees may be levied on projects to cover the costs of project appraisal and assurance.

The creation of the EMIZ team will be overseen by the EMCCA Assistant Director of Investment (in post from Q2 2024) and directly managed by the Head of Investment (also in post from Q2 2024). The Head of Investment will directly oversee and be responsible for the coordination of the EMIZ Development Board. The EMIZ team will be in post from Q3 2024 and will include the following staff roles:

- Strategy officer – full-time role with initial focus on preparation of the EMIZ Investment Strategy / Reinvestment Strategy, supporting emerging investment plans, establishing performance dashboards, implementation of tax site policy, integration with wider EMCCA strategy development.
- Investment and project officer – full-time role with initial focus on design and implementation of funding application/appraisal and assurance process, commissioning framework, project delivery partner engagement.
- Comms and engagement officer – part-time role focusing on implementation of a comms strategy for the EMIZ and partner engagement (DLUHC, Board/Group members, Project Partners, wider stakeholders).
- Support officer – full-time role involving administration, monitoring and EMIZ Development Board secretariat functions.

An indicative provision of £450k per annum will be made from the available revenue budget for internal EMCCA management costs over the first two years. This will cover staff costs and direct commissioning activities. Other overheads will be embedded in the wider EMCCA budget.

The EMIZ team and budget may be further extended where EMCCA acts as a delivery partner for key projects aligned with its wider functions (principally relating to the delivery of skills and business support

interventions). These additional posts would be directly funded through the project.

Project assurance

It is envisaged that the allocation of the flexible funding pot will be coordinated by commissioning groups under the EMIZ Development Board. These task and finish groups will be responsible for coordinating programmes of investment working with business, innovation and skills partners, land owners/developers and other public sector organisations. This will build upon the open call for projects, with bidders invited to support programme development. The process for allocating, appraising and assuring investment will be fully consistent with the emerging EMCCA Assurance Framework. It is envisaged that projects will be invited to submit an application for funding in the form of a business case, which will be subject to appropriate scrutiny by the EMIZ Development Board, which will provide a recommendation to the EMCCA Investment Committee.

Designated site programme

The projections for development across the sites designated for tax incentives and BRR have been prepared in dialogue with partner local authorities and land owners/developers. They reflect both pipeline projects - including investment proposals outlined by Laing O'Rourke and Rolls Royce/University of Derby (the Nuclear Skills Academy), as detailed in the G4 submission - alongside projections for future development activity in accordance with extant planning consents.

Delivery and reporting groups for each site will be reviewed or established as appropriate to reflect the scope of the designations and project pipeline (see below). These groups will engage with the EMIZ Development Board to confirm the Tax Site policy (and implementation/monitoring arrangements) and the BRR Reinvestment Strategy. The principles of these arrangements have been drafted and will be developed for review and approval by the EMCCA and partner authorities. The lead local authority in each case will be responsible for coordinating the site management and reporting arrangements.

	Local Authority	Land owner / developer	Other
IPD	Derby City Council (L) South Derbyshire Council Derbyshire County Council	Harpur Crewe Estate Cedar House Wilson Bowden Peveril Securities	Rolls Royce NAMRC
Hartington Staveley	Chesterfield Borough Council (L) Derbyshire County Council	Suon Devonshire Group	Barrow Hill Ltd
CEMC	Bassetlaw District Council (L) Bolsover District Council Derbyshire County Council	Laing O'Rourke	Notts County Council (STEP and sector overview)

L – Denotes the lead local authority

Arrangements for IPD are already in place and will be updated to meet criteria for the Investment Zone. The existing dialogue between partners for CEMC and Hartington Staveley will be formalised through this process.

Milestones

A summary of key commencement milestones is outlined below. Within this programme, a cycle of quarterly reporting will be adopted. Reports will be submitted to the EMIZ Development Board, with key issues escalated through the governance structures of the EMCCA and other partners as appropriate. Over the first 18 months, the EMIZ Development Board (and any successor body) will continue to meet on a monthly cycle between these dates to support strategy and investment programme planning.

Activity	Target Date	Lead / Stakeholders
EMIZ Briefing paper for EMCCA Mayor	May 2024	EMCCA
Senior EMIZ Team appointed	June 2024	EMCCA

DRAFT-TO SUPPORT CO-DEVELOPMENT BETWEEN THE DEPARTMENT FOR LEVELLING UP AND SHORTLISTED IZ AREAS-DRAFT

EMIZ Approval to MoU with Govt	July 2024	EMCCA, Govt
Tax site policy agreed	July 2024	EMCCA, Bassetlaw, Bolsover, Derby, Chesterfield
Tax incentives approved	August 2024	Govt.
EMIZ Investment Strategy and plan finalised	October 2024	EMCCA, all partners
MoU agreed with Billing Authorities for BRR Reinvestment	October 2024	EMCCA, Derby, South Derbyshire, Chesterfield
Early win (Round 1) projects confirmed	October 2024	EMCCA, all partners
EMIZ Governance confirmed	October 2024	EMCCA
Annual report	March 2025	EMCCA

DRAFT

Question 5.2: What risks are there to effective delivery of the interventions you have proposed?

(500 words)

You should set out what risks you have initially identified with regard to your chosen sector, proposed interventions and delivery partners, and the geography you have decided to implement interventions across.

*This **must** include a description of any initial risks you have identified, which for example could include:*

- *risks around potential conflict of interest, and how these will be managed.*
- *risks to realising anticipated benefits linked to tax sites and business rate retention sites.*
- *risks from delays to commissioning and delivering chosen funding interventions.*
- *wider risks linked to both local and national interdependencies.*
- *risks around capacity and experience in your place about delivering the types of interventions described.*

You can attach any documents that might help to strengthen your return alongside this Gateway, for example your own programme risk register.

A combination of risks have been identified through the programme management of the IZ which could affect the interventions delivery, some key risks have been identified below and a copy of the ongoing risk register for the programme has been attached with this document:

- **Conflict of Interests** – Members of the advisory boards may have interests in land ownership and delivery interests around the interventions proposed through the Investment Zone policy. As part of the EMIZ Development Board both Laing O’Rourke and Rolls Royce will be constituent members, both have landholdings on the BRR/ Tax sites outlined in Gateway 2 and therefore will need to be managed carefully to minimise any potential conflict of interest.
- **BRR/ Tax benefits** – We have identified risk around the imperfect use of the tax and business rate retention designations on the sites identified in Gateway 2 and recognise this could lead to negative externalities such as displacement. There are two further concerns for the tax designations, one being the use of tax designated areas for businesses that don’t align to the primary sectors of the IZ and the other being award of these benefits that go against subsidy control measures.
- **Commissioning risk** – The absence of the Mayoral Combined Authority in the area presents risk around the ability to commission projects/programmes for the IZ. In the first instance the correct statutory instruments have not been put in place by Government for formal decision making to be made on which projects/programmes are committed to be funded. This should be resolved in the early stages of the IZ however the Mayoral Combined Authority being established and the Mayor elected does present an element of risk to the programme in that mayoral oversight of commissioned projects may be needed before they are formally approved. This could present risk to minor delays in commissioning however mitigations will be put in place.
- **Government policy risk** – With the upcoming general election taking place in late 2024 there is a risk that government policy may change on IZ’s and that the backing for the policy may not be the same as under the current government. It is appreciated that in the short term this does not make up a significant risk to the programme however the second release of £80m after year 6 of the programme is perceived to be a risk from the programme teams perspective.
- **Delivery Risk** – As stated the Mayoral Combined Authority has yet to be established. This presents an initial delivery risk to the programme as the project team will be interim until

the MCA's staffing structure has been finalised. This risk will pass with time however may affect the initial commissioning approach of the IZ. There is experience within the region with people who have delivered on Enterprise Zones and the delivery experience of the East Midlands Freeport will be called upon in a partnership approach. Despite the existing experience in the region there is still an element of risk to be managed to ensure that the appropriate team is put in place with knowledge of the tax and BRR benefits as well as some understanding of industry knowledge.

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Question 5.3: How will you manage these risks and mitigate them? What contingency plans do you propose?

(500 words)

You should present your strategy for risk management, at a minimum:

- *Setting out the approach for mitigating these risks and managing the emergence of other risks.*
- *This response should reference your returns at other Gateway's for example, on fraud at Gateway 3 and considering the types of interventions you have set out, for example if you are using competitive grant funding how will you manage the risks arising around fairness and proportionality in delivery.*

The Investment Zone will be run in accordance with the emerging EMMCCA's assurance processes and will align with the Single Assurance Framework (SAF) which is being developed at present. The Single Assurance Framework will minimise the risks presented from the programme and the funding decisions that will be made by the EMIZ Development Board and EMMCCA Board by operating a gateway style system for project development and approval. All decisions will align with the SAF which is being developed with HM Treasury Green Book principles throughout to provide the assurances needed to make good quality decisions and risk management is engrained within this.

Subsidy Control presents a particular risk to the programme as large amounts of funding are present within the IZ programme that could be granted to project owners to facilitate the development. We intend to utilise the Government guidance on subsidy control to assist us in navigating where subsidy can be applied. We will do this alongside obtaining expert legal advice and assurances when funding decisions are being made.

Ongoing project/programme management will take place for the IZ throughout its lifetime, monitoring will be undertaken on all funding and governance decisions to ensure that the projects and sites are performing to the expectations set out in their business cases. If risks are occurring within the programme these will be escalated to the appropriate boards where necessary, and mitigations will be developed to manage and correct risk. As can be seen within the risk register, pre-emptive mitigations have been thought about to control and manage risk before it becomes apparent.

Fraud management is another area of risk that we are working to develop on the IZ Programme. Through the interim period we intend to utilise Derbyshire County Councils Anti-Fraud and Corruption Strategy as our basis for fraud management. The intention is that this will be superseded by EMMCCA's own document once the body is more established. Elements of the IZ policy should as Business Rate Relief, SDLT Incentives and grant funding present fraud risk to the programme, therefore we will be proactive in our fraud management to undertake due diligence processes on businesses that may benefit from the incentives of the IZ programme. Alongside DCC's Anti-Fraud Strategy we are also utilising their Corporate Risk Strategy to inform best practice on proactive risk management and this fundamentally informs our processes.

Sign Off

Places must receive full signature from their relevant research institution co-signatories your own S73/S151 officers, described as CFOs below.

Please repeat the boxes below for each of your proposed co-signatory research institutions.

<i>Insert name of co-signatory research institution</i>	<i>Name and job title of individual</i>	<i>Role of individual on behalf of institution in IZ governance</i>	<i>Confirmation of institution's support for these proposals</i>	<i>Signature</i>

Please complete the below with the signature and details of the CFO for your accountable body.

<i>Insert name of CFO</i>	<i>Confirmation they are content</i>	<i>Signature</i>

DRAFT

Bolsover District Council

Meeting of the Local Growth Scrutiny Committee on Monday 29 April 2024

Update on Tourism Strategy

Report of the Portfolio Holder for Growth

Classification	This report is Public
Report By	Natalie Etches – Head of Business Growth Dragonfly Management (Bolsover) Limited

PURPOSE/SUMMARY OF REPORT

- To update Members of the Local Growth Scrutiny Committee on the work done to date in developing a Tourism Strategy and understanding the opportunity for alignment with wider opportunities to unlock the growth potential of the area.

REPORT DETAILS

1. Background

- 1.1 Bolsover District Council's Draft Tourism Strategy 2023 sets out the priorities to grow the visitor economy sector. The strategy was drafted with key stakeholders in the sector through dedicated workshops.
- 1.2 The strategic priorities of the draft strategy are focussed on five priority areas:
 - i. Create a sense of place and growing Bolsover's economy
 - ii. Build business resilience through collaboration and skills
 - iii. Develop the district as a family friendly destination
 - iv. Create a stronger events offer
 - v. Develop a strong marketing proposition for the district.
- 1.3 With the Tourism Strategy drafted, the authority then created a new role to replace the previous Tourism Officer role with a Tourism and Place Manager. The new role has a wider area of responsibility to develop the tourism sector alongside a wider place agenda; therefore an opportunity has arisen to align the growth of the visitor economy within a wider place context.

2 **Details of Proposal or Information**

- 2.1 'Place' is increasingly recognised as an important factor in the success of a destination for visitors (both local and from further afield) to enjoy, spend time and money, and want to return to again and again. The alignment of the place agenda to the Tourism priority creates a myriad of opportunity to develop the area as a great place to visit, live, work and be educated.
- 2.2 The district's 'place' has a range of attractions and landmarks, culture, conservation and heritage, and trails and cycleways throughout the area. For the area to thrive as a tourism destination and a place where people want to come back to again and again, it is vital we make it attractive to visitors, residents, and businesses alike in order to maximise the economic impact for the area longer term.
- 2.3 It is also important to recognise that place is crucial to tourism through the social interaction and exchanges which take place – tourism facilitates social interaction between people and visitors get to learn about and better understand the local area from those who live and work there. It is important that when these interactions take place, they are positive and reestablish the offer the district has.
- 2.4 Therefore, to ensure that the alignment of Place and Tourism is successful, a company called Thinkingplace have been contracted through the Tourism and Culture UKSPF allocation (2023/24) to develop a new positive place narrative and reposition the area through a new positive place led narrative and place leadership programme. The narrative will be supported through a brand, visuals, and storyboard and will be promoted through a new website and social media platforms.
- 2.5 The High Street TaskForce, through a recent Place Making Workshop for Bolsover Town and led by the Institute of Place and led by Professor Steve Millington, identified the quick wins for Bolsover looking at a holistic place led approach. The identified quick wins align to the role that tourism, place and arts/culture all have in unlocking the growth potential of the town.
- 2.6 Finally, the Economic Development team are now leading a regular update with Leisure Services and the Partnership Team to ensure there is coordinated alignment of priorities and projects that will add value to the wider place programme and ensure sustainability and added value; reinforcing the need to align tourism with a wider place and arts/cultural agenda.
- 2.7 Work is underway to refresh and revise the draft Tourism Strategy priorities and incorporate into a wider Place Strategy to align the Council's wider arts/culture, visitor economy and place agendas under one comprehensive strategy and action plan, led by the Tourism and Place Manager. The strategy will form the focus of the new Place programme that will be delivered through a new Place Board.

3. Reasons for Recommendation

- 3.1 Maximise opportunities for unlocking economic growth through aligning the arts/culture, tourism and place priorities through a dedicated Place Strategy. The Place Strategy will set out the ambition and objectives for a 10-year period, aligned to the Corporate Plan and defining a clear action plan to achieve through both the Council and the Place Programme led by the Bolsover Place Board.

4 Alternative Options and Reasons for Rejection

- 4.1 The report is for information only. There are no alternative options for consideration.

RECOMMENDATION(S)

1. That members of the Scrutiny Committee note the update report.

Approved by Councillor John Ritchie Portfolio Holder for Growth

IMPLICATIONS:

Finance and Risk: Yes No

Details: There are no financial implications arising directly from this report
On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details: There are no legal implication arising from this report
On behalf of the Solicitor to the Council

Environment:

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

Details: None, at this stage it is a draft strategy update

Staffing: Yes No

Details: There are no staffing implications arising from this report

On behalf of the Head of Paid Service

DECISION INFORMATION

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

<p>District Wards Significantly Affected</p>	<p>(please state which wards or state All if all wards are affected)</p> <p>District wide</p>
<p>Consultation: Leader / Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/></p>	<p>Details: None</p>

<p>Links to Council Ambition: Customers, Economy and Environment.</p>

DOCUMENT INFORMATION	
Appendix No	Title

<p>Background Papers <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></p>

Bolsover District Council

Meeting of the Local Growth Scrutiny Committee on Monday 29 April 2024

Update on Business Growth Strategy

Report of the Portfolio Holder for Growth

Classification	This report is Public
Report By	Natalie Etches – Head of Business Growth Dragonfly Management (Bolsover) Limited

PURPOSE/SUMMARY OF REPORT

- To update Members of the Local Growth Scrutiny Committee on the work done to date in revising the strategy and action plan to reflect the new 4-year period 2024 – 2028.

REPORT DETAILS

1. Background

- 1.1 Bolsover District Council’s Business Growth Strategy for the period 2020 – 2024 focussed on how the Development Directorate prioritised its own work and its work with internal and external partners to achieve the Council’s ambition over the four-year period 2019-2023
- 1.2 To maintain focus on achieving the Council’s ambition the strategy was organised around the Council’s economic priorities:
- i. Making the best use of our assets;
 - ii. Ensuring financial sustainability and increasing revenue streams;
 - iii. Unlocking Development Potential: unlocking the capacity of major employment sites;
 - iv. Enabling Housing Growth: increasing the supply, quality and range of housing to meet the needs of the growing population and support economic growth;
 - v. Working with partners to support enterprise, innovation, jobs and skills; and
 - vi. Promoting the District and working with partners to increase tourism
- The action plan attached to the Business Growth Plan included specific details of how these priorities will be achieved through various ongoing projects.

- 1.3 In April 2024, the Council launched the new Corporate Plan ‘Bolsover District – The Future 2024-2028’ which sets out the vision **“to maximise our influence and opportunities within the East Midlands Combined County Authority to drive the continued delivery of excellent services, maximise local aspirations and drive economic prosperity for Bolsover District”**, underpinned by four main aims: Customers; Economy; Environment; and Housing.
- 1.4 The introduction and formulation of the East Midlands Mayoral Combined County Authority will see changes to the funding structure with more devolved powers in areas including transport, regeneration and investment, housing, and skills to the Elected Mayor (May 2024). Therefore, the Economy priority to drive growth, promote the district and be business and visitor friendly should be underpinned by a clear strategy of how the Council will boost economic prosperity across the district, work to respond to the challenge of the new County Combined Authority, and maximise on opportunities as and when they present.

2. Details of Proposal or Information

- 2.1 The Business Growth Strategy will be refreshed to ensure that the ambitions and priorities are reflective of the new corporate ‘Economy’ priority as well as recognise the emerging five strategic priorities of the County Combined Authority and the D2 Economic Growth Strategy for Derbyshire to best position the authority to respond to calls for funding and investment.
- 2.2 The five thematic areas of the Growth Strategy have been established, with an ambition under each:
- Business and Innovation Ambition: we will make Bolsover an even better place to do business.
 - Land and Housing Ambition: we will make Bolsover an even better place to live.
 - Net Zero Ambition: we will take effective climate action for people and places.
 - Transport Ambition: we will make it easier for anyone to get around the District and easier to get to and from other places.
 - Adult Education and Skills ambition: everybody is able to believe in a positive future, be more ambitious about what is possible and go on to **have successful lives** regardless of their background or situation.
- 2.3 Work is now underway to build upon these ambitions and work with internal and external partners to identify and set out the activities and initiatives which will help to achieve the ambitions. The Strategy should address the economic, social, and environmental challenges the District faces through innovative and inclusive initiatives, which break down the barriers and unlock economic growth and social mobility to allow the district to thrive.
- 2.4 The Strategy will include an action plan, setting out the initiatives, measurable objectives, accountable officers / departments, and timescales for delivery. This will enable clear reporting on progress as well as the flexibility to adapt to market conditions and opportunities which support to business goals and grow the local economy.

3. Reasons for Recommendation

- 3.1 The Business Growth Strategy will set out the ambition and objectives for a 4-year period, aligned to the Corporate Plan and defining a clear action plan to achieve both the department's and corporate priorities for economic growth.

4 Alternative Options and Reasons for Rejection

- 4.1 This report is for information only. There are no alternative options for consideration.

RECOMMENDATION(S)

1. That members of the Scrutiny Committee note the update report.

Approved by Councillor John Ritchie Portfolio Holder for Growth

IMPLICATIONS:

Finance and Risk: Yes No

Details: There are no financial implications arising directly from this report
On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details: There are no legal implication arising from this report
On behalf of the Solicitor to the Council

Environment:

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

Details:

Staffing: Yes No

Details: there are no staffing implications arising from this report
On behalf of the Head of Paid Service

DECISION INFORMATION

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

District Wards Significantly Affected	
<p>Consultation: Leader / Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>	<p>Details: None</p>

Links to Council Ambition: Customers, Economy and Environment.
<p>This report sets out how the Business Growth Strategy will align to and directly contribute to the achievement of the Council’s ambition for economic growth.</p>

DOCUMENT INFORMATION	
Appendix No	Title

Background Papers
<p><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></p>

Bolsover District Council

Meeting of the Local Growth Scrutiny Committee on 29 April 2024

Update on Pleasley Vale Regeneration Project

Report of the Portfolio Holder for Growth

Classification	This report is Public.
Report By	Natalie Etches – Head of Business Growth Dragonfly Management (Bolsover) Limited

PURPOSE/SUMMARY OF REPORT

- To update Members about the Pleasley Vale regeneration project and activities which have been carried out around the site.
- To inform Members of future work and projects for Pleasley Vale Business Park.

REPORT DETAILS

1. Background

- 1.1 The Council is fully invested to make the best use of assets within their ownership, and to find viable ways to increase revenue streams. Pleasley Vale is recognised as an important asset, for its historic and cultural importance, the stunning parkland, and its success as an industrial and commercial Business Park. There is a strong commitment to ensure that the site is preserved and enhanced for future generations.
- 1.2 The site is currently at approximately 85% occupancy, and overall, there are good levels of tenant satisfaction, many of which have been on site for over 20 years. However, the rents alone do not cover the extensive capital repairs required to maintain and improve the buildings and land.
- 1.2 To address this, The Business Growth Team within Dragonfly Management (Bolsover) Limited employed a project officer in November 2022 to manage the regeneration project. With an allocated budget to commission reports and surveys to overcome site constraints and inform the principle of development, the objectives of the Project were initially to assess the viability and appropriateness of a range of regeneration options.
- 1.3 Flooding - One of the main constraints on site relates to flood risk. A significant area of the site is within flood zone 3b (functional flood plain). A functional flood plain is an area of land where water naturally collects. The geological and geographical formation of the site within a limestone gorge,

and the river Meden which flows in a west to east direction means that in storm events or following heavy rainfall, the site can become prone to flooding. This issue became particularly evident in October 2023, during storm Babet. This extreme weather event caused the river Meden to overflow and flood areas of the site, causing damage to property and land.

2.0 Project Update

- 2.1 Funding opportunities - During the early stages of the project, a number of funding opportunities were explored for the site. Unfortunately, interest was limited for the Mill buildings, by reason that they are not afforded statutory Listing from Historic England and are currently in occupation as a Council run business park.
- 2.2 The lack of funding opportunities for the Mills (either for regeneration or improvement works as an ongoing business park) was unfortunate as the site needs significant capital investment. Without investment from external sources the overall condition of the Mill buildings and parkland will continue to decline, negatively impacting on tenant satisfaction / retention.
- 2.3 However, discussions with funders have highlighted the importance of the natural environment on sites such as Pleasley Vale and there is interest to fund projects which seek to improve biodiversity and water management and to connect the visiting public with nature and history.
- 2.4 Natural Environment - The parkland surrounding the Mill complex contains many areas of ecological importance, including a Site of Special Scientific Interest (SSSI), ancient woodland and wildlife sites. There are also designated bridlepaths and footpaths around the site, with links onto the Meden Trail which bounds the southern boundary, and the Forestry England owned woodland adjoining the northern boundary. While footpaths are accessible, their current condition restricts certain groups, such as less able bodied, cyclists and horse riders, and many are not suitable as all-weather terrain.
- 2.5 The value of the parkland, and issues faced by visitors were confirmed in a visitor satisfaction survey which was conducted in September 2023. The report identified the importance of the parkland, and allowed visitors to express their views and provide recommendations on how the site should be improved. These range from improved walking routes, signage, and welfare facilities. The report identified that the majority of visitors are local and either walk to the site, or travel by private motor vehicle. Visitors also tend to visit for less than half a day because of the lack of facilities which if available would encourage a longer visit.
- 2.6 Gardeners Cottage and Coach House - The two Grade II Listed Gatehouses which stand at the western entrance to the Business Park are vacant but require significant investment to repair and get ready for occupation. A Schedule of Works was commissioned in June 2023, but costs contained within require updating as the report is 10 months old. In terms of available funding, Historic England and the National Lottery have expressed interest and a project enquiry is currently underway.

3.0 Current position / future plans

- 3.1 Flooding – Effectively managing flood risk and protecting the site from future extreme weather events is of paramount importance if the site is to continue operations.
- 3.2 When the river Meden overflowed during storm Babet, it backfilled the millpond in front of Mill 1, causing significant flooding to the ground floor of Mill 1, damaging the property of both the landlord and tenants occupying those areas, and affecting their working patterns. Damage was also caused to the electricity substation, where flood water entered the building, damaging the LV panel beyond repair. Mill 1 was subsequently powered by an external generator until a new LV panel could be installed (post install defects still being rectified as at April 2024). The financial and economic cost to this flood event is still being felt, with business operations of tenants significantly compromised. Within Mill 3, the storm water rose and broke through floor slabs within units, rendering them unsafe and therefore unusable.
- 3.4 The total cost of the flood is still being determined. The concerns are that the insurance excess is likely to increase, or insurance companies may be reluctant to insure the site, particularly if measures to reduce future flood events are not explored and implemented. Therefore, flood prevention and mitigation measures have to be a priority for the work of the Senior Economic Development Officer for Pleasley Vale and partners.
- 3.5 Beaumont Rivers are an environmental restoration company who specialise in nature recovery and water management techniques. The Council has appointed them to oversee a flood mitigation and water management project. Beaumont Rivers have previously worked with the Leisure Services team following the events of Storm Babet, overseeing a survey of the mill pond, and producing an expression of interest for natural flood management funding, which unfortunately was not successful due to extremely high levels of competition. During site visits, they inspected areas of the natural environment, and identified opportunities to mitigate flood risk on site and reinstate some of the original drainage networks.
- 3.6 A Scope of Works has been agreed and focusses on three priority areas. This cost does not include contractor fees, surveying, and assessments, or for any of the capital works required to facilitate the proposals. Beaumont Rivers commission will be covered from within existing approved budgets held by the Senior Economic Development officer for Pleasley Vale. There are additional funds of approximately £105,000 allocated to commence some of the identified emergency works on site. The priority 1 works, which must be delivered before winter 2024 comprise:
- 1) Permits for Priority 1 emergency works and Undertake water quality testing.
 - 2) Write scopes, procure 3 quotes for survey and construction works, assess quotes, make recommendations.
 - 3) Construction attending to all immediate requirements in Reservoir Engineer's report.
 - 4) Channel survey for Natural Flood Management (NFM) scheme design (only required for the Meden and Forge Lane Drain but may not be required if there is a pre-existing survey).

- 5) Identify source of oil/grease pollution.
- 6) Permitting for Priority 2 works, inc. NFM
- 7) Planning and design for Priority 2 works.
- 8) Ecological Impact Assessment with Biodiversity Net Gain (BNG) calculation for Priority 2 works.
- 9) Flood Risk Assessment if required for funding or permitting authorities.
- 10) Write an onsite plan for Mill Pond 1 (actions to be carried out in an emergency) and a pumping plan to be able to reduce the water level in an emergency.
- 11) Site visits to facilitate the above – to be agreed as required.

Some of these measures, including water quality testing and the Ecological Impact Assessment are underway and the costs have already been committed.

- 3.7 Derbyshire Wildlife Trust (DWT) has been appointed to produce a Nature Recovery / Blue and Green Infrastructure Masterplan for Pleasley Vale, to survey and assess the current condition of the site, identify constraints and opportunities for funding and collaboration with communities and education providers. Bringing together data from their desktop study, surveys, workshops and in-house habitat creation, DWT will prepare an ecologically coherent and visionary masterplan, which balances the interactions between existing and potential habitat stocks, and the wider regeneration plans for the mill complex, to achieve a success for wildlife at Pleasley Vale.
- 3.8 This has been commissioned, but once this Plan is complete and works identified, a further report will be taken to Executive to fund additional survey work and to conduct any capital works proposed within the Masterplan. DWT will explore opportunities for Biodiversity Net Gain, assessing the suitability to register Pleasley Vale as a Receptor Site. This is a potential income stream for the Council, and Members will be updated accordingly on the progress of this.
- 3.9 Gardeners Cottage and Coach House
Work is currently underway to oversee the renovation and reuse of the two Gatehouses properties.
- 3.10 Grant funding is currently being explored for renovation of the two properties. The properties are Grade II Listed and are considered to be 'At Risk'. The buildings are the only two Listed properties within Pleasley Vale (other than St Chad's church) and as such, their renovation and re-occupation will enhance the character and appearance of the site and will provide an income to the Council.
- 3.11 *Educational programmes* - The project team are exploring opportunities with Vision West Notts to provide educational opportunities for students to work on the properties, developing techniques such as surveying, plan drawing and repairs, all to be overseen by the project team and Council's Conservation Officer. This will provide opportunities for students to learn about traditional retrofitting within the historic environment. Applications for funding will also include the commission of specialist contractors to provide training events for traditional retrofitting.
- 3.12 Other updates The Property Services Team are currently identifying all priority repairs for the Mill buildings, to identify the total cost of repairs. A report will be

taken to Executive at a later date when detail and costs are known. Options for improvements will include roof repairs/replacements, new/repaired windows, secondary glazing, and stone (including lintel and sill) repairs.

- 3.13 In December 2023, the project team hosted Nottingham Trent University for a full day, where third year students chose Pleasley Vale or Bolsover town centre for a group project, identifying constraints and exploring avenues for regeneration. The project lead, and Assistant Director of Planning then attended the group presentations at the university. The day was a success and students benefitted from the opportunity of visiting an important heritage asset. It is expected that further educational opportunities will be explored when works commence in the natural environment.
- 3.14 The project team have also been developing a working group of stakeholders, including Leisure Services, Members, and representatives from Mansfield District Council to discuss site issues and opportunities for regeneration.

4.0 Reasons for Recommendation

- 4.1 The purpose of this report is to update Members on the progress of the regeneration project and to highlight the current situation and challenges faced on site following recent flood events.

5 Alternative Options and Reasons for Rejection

- 5.1 This report is for information only. There are no alternative options.

RECOMMENDATION(S)

1. That members note the contents of the report.

Approved by Councillor John Ritchie Portfolio Holder for Growth

IMPLICATIONS:

Finance and Risk: Yes No

Details:

There are no financial implications arising directly from this report, however it should be noted that if intervention and investment is not made in to the Natural Flood Management and mitigation actions there is a risk that the insurance policy and excess could significantly increase when retendered, or even be uninsurable.

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details:

There are no legal implication arising from this report

On behalf of the Solicitor to the Council

Environment:

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

Details: the report sets out the work being done to address the risks of flooding within the Vale, and how opportunities to enhance biodiversity and natural flood water management will enhance the environment.

Staffing: Yes No

Details:

On behalf of the Head of Paid Service

DECISION INFORMATION

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

<p>District Wards Significantly Affected</p>	<p>Pleasley</p>
<p>Consultation: Leader / Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>	<p>Details: None</p>

<p>Links to Council Ambition: Customers, Economy and Environment.</p>
<p>Economy - drive growth, promote the district and be business and visitor friendly. Environment - protect the quality of life for residents and businesses, meet environmental challenges and enhance biodiversity</p>

<p>DOCUMENT INFORMATION</p>	
<p>Appendix No</p>	<p>Title</p>
<p></p>	<p></p>

Background Papers

(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive you must provide copies of the background papers).

Bolsover District Council

Meeting of the Local Growth Scrutiny Committee on Monday 29 April 2024

UK Shared Prosperity Fund – Monitoring Update

Report of the Portfolio Holder for Growth

Classification	This report is Public
Report By	Natalie Etches - Head of Business Growth Dragonfly Management (Bolsover) Limited

PURPOSE/SUMMARY OF REPORT

- To provide members with an update on the projects being delivered by the Economic Development Team with funding from the UK Shared Prosperity Fund (UKSPF).

REPORT DETAILS

1. Background

- 1.1 The UK Government launched the UK Shared Prosperity Fund on 13 April 2022, and it has provided £2.6 billion of new funding for local investment through to March 2025.
- 1.2 Bolsover District Council received an allocation of £1,963,993 over a two-and half-year period covering October 2022 - March 2025, of which £789,212 was allocated to five projects which are being delivered by the Economic Development Team.

2. Details of Proposal or Information

- 2.1 Below is a breakdown of the allocation of funding for each project followed by an update of activity and expenditure which has taken place in the 12-month delivery period up to 31 March 2024.

Allocation of budget for each project being delivered by the Economic Development Team with funding from the UK Shared Prosperity Fund

	2022/23	2023/24	2024/25	TOTAL
Tourism and Culture	£18,000	£25,000	£35,000	£78,000
Business Growth Grants Scheme	£0	£100,036	£128,176	£228,212
Net Zero Hyper Local Innovation programme	£60,000	£80,000	£160,000	£300,000
Small Business Support Scheme	£0	£45,000	£50,000	£95,000
Visitor Economy Business Support	£18,000	£35,000	£35,000	£88,000
TOTAL				£789,212

2.2 **Tourism and Culture** - The initial intention for the year’s allocation of funding was for a new website and promotional campaigns. It was agreed that prior to establishing a website and campaigns that there was a need to build the foundations and change the deficit language that is used when referring to the district. A new positive place narrative is needed to unlock the growth potential of the area as a great place to visit, live, do business and be educated. The need to change the narrative is necessary prior to developing a new website and delivering successful and impactful marketing campaigns.

Thinkingplace were appointed to work with the Tourism Officer and partners to develop a new positive place narrative, forming the basis of a new place led programme and brand. The new narrative, brand and visuals will then formulate the basis of a new website and marketing campaigns funded through the 2024/25 allocation. The commission has included:

- 40 1:1 interviews with key stakeholders
- Workshop with Dragonfly/BDC SLT Leader and Deputy Leader
- Workshop with Tourism Businesses
- Engagement through the Youth Council
- Workshop with the Parish Liaison Forum
- Online Survey – residents, stakeholders and businesses

The storyboard for the new narrative will be focussed on:

Bolsover; confidently embracing its wider experience:

- *we’ve made it our business to reach out*
- *experience our great value, living location*
- *your visitor experience, all packaged up*

£27,120 has been allocated with the following outputs achieved:

- Number of people receiving non-financial support – 50 through the engagement process.
- 6 events/workshops held with 149 people reached through the engagement to date.

The project outcomes relating to web searches, increased visitor numbers and increased footfall will be monitored in 2024-25 following the launch of the brand and place programme once a website has been established and marketing campaigns delivered.

2.3 Business Growth Grants Scheme - This project offers two grants: The first is available to existing businesses to encourage business improvement and growth opportunities resulting in job creation and retention – The Growth Grant.

Businesses are able to access specialist consultancy and/or training, help to adopt digital solutions, carbon reduction solutions and product development. In addition, the grant can contribute towards the purchase of capital equipment including plant and machinery. The growth grant is up to a maximum of £10,000 and has an 80% grant intervention rate.

The second grant – The Start-Up Grant – is a small start-up grant of £500 at a 100% intervention rate. Applicants can either be pre-start or a new business (up to 18 months old) and will work with a business adviser on a 1:1 basis to assist with completion of the application and business plan, as well as on-going support and access to workshops, networking events and courses to support business growth and sustainability longer-term.

The Grants have been widely advertised in the Economic Development In-Business magazine, Bolsover TV, Bolsover District Council website, at monthly networking events and via partner organisations.

The project was launched in February 2023 and has proved extremely popular. Up to the end of March 2024 there has been:

- 40 Grants awarded (25 Start-up and 15 Growth)
- A total of £153,447.91 awarded with £74,988 spent (of the 228,212 allocated to the project)
- 191 enquiries
- 107 expressions of interest requested
- 80 businesses invited to full application
- Six applications waiting for appraisal

Due to the demand for the grants from the business community, £153,447.91 was allocated in year one, with only £74,764.09 remaining. The Economic Development Team have secured additional funding of £75,000 from the UKSPF Rural Fund. The Rural Fund element will only be available to businesses who are located in eligible rural areas of the district (i.e. district wide apart from Bolsover or Shirebrook Towns). This additional funding will continue to support the investment in growing businesses across the district with the economic funding available to the Council.

2.4 Net Zero Hyper Local Innovation Programme

As part of the authority's commitment to contribute to the Net Zero target, Bolsover District businesses will be supported to access training and funding to develop their understanding and skills relating to Net Zero. This intervention will include:

1. The completion of a feasibility study for a future green skills centre in the District based on the needs of business and informed by this programme of business engagement. In addition, this programme will create networking opportunities with in-person events scheduled across each year alongside providing the infrastructure for a business-to-business network across social media channels and web-based resources.
2. A series of hyper local Net Zero workshops to deliver a programme of interventions that will assist Bolsover-based businesses and VCSE organisations to take on green skills, provide green jobs and transition to Net Zero over the longer term to increase their competitiveness, productivity and profitability and to enable them to provide and create better paid jobs. This programme will include Net Zero boot camps to improve the carbon literacy of businesses that have not yet started their transition to Net Zero and provide access to consultancy support to take the necessary steps to identifying their carbon footprint and implement a Carbon Reduction Plan. This programme will also include a series of seminars led by local Universities to help businesses cut through the complexity of multiple offers and facilitate better access to additional support and funding. This intervention is designed to accelerate the progress of those businesses that have started their transition to Net Zero but need some support and direction for their next steps.

Green Skills Feasibility Report

The final Green Skills feasibility report has been presented to the project management team and should be available for wider dissemination after Easter.

The bid for a Retrofit Skills Accelerator, in partnership with RLB, Nottingham Trent University, University of Derby, Notts County Council, Derbyshire County Council, Vision West Notts, Chesterfield College, & D2N2 LEP, was successful.

The Proposal is for development of a green skills retrofit hub for the region based within the district, following on from the research carried out by RLB as part of the Green Skills feasibility report.

Hyper-Local NZIP

The full Nottingham Trent University (NTU) project delivery team is now in place. The final recruitment took place with the Carbon Management Consultant starting in March 24. As most of the NTU team have been employed on previous Net Zero/sustainability projects, they have been able to quickly establish the project administration and start signing up participants to the project. NTU have also created a website and marketing material to start publicising the programme.

NTU attended the Business in Bolsover networking event on 28th Feb and had a speaking slot to promote the NZIP to businesses in attendance. The project manager also attended the Bolsover Skills Partnership on 19th March and presented to the group. Marketing for the programme has begun, including a press release issued through NTU which has been picked up by East Midlands Connect and Business Link

A summary of engagement so far –

- 12 companies engaged with, of these –
- 2 have already completed the Carbon Management Audit
- 1 more is interested in an audit
- 3 fully signed up to the programme, all three are signed up to the first Carbon Management workshop on 24th April
- 3 more expressed strong interest to sign up to the workshop

Regular Business in Bolsover networking events continue to be delivered, attracting local businesses, which include a speaker or feature on Net Zero topics to build momentum for the Hyper-Local NZIP.

NTU are also looking to proactively attract participants by attending local meetings and networking events, as well as leaflet drops and calls direct to business. They are keen to see what works on a local level for marketing and engagement activity.

Several NZIP event and workshops are being planned up to March 2025 (in addition to the Business in Bolsover planned events) are further events to be added, guest speakers have been identified and invited to relevant events.

2.5 Hyper Local Business Support - This project through hyper local on the ground business support advisers, assists local residents and SME businesses within Bolsover District to access business support. This support extends to pre-start, newly established as well as existing businesses.

Clowne Enterprise, an established local business support organisation has been commissioned to deliver this project providing assistance to access mentoring and financial support to help launch a new business, to develop a new product, become investor ready, or improve productivity through innovation and technology implementation.

The project has been running since May 2023 and continues to be successful with the numbers of participants growing steadily:

- 86 businesses have been supported (90% of the target for the two-year programme) and
- 50 potential entrepreneurs have sought help from the programme (104% of the target for the two-year programme). That includes individuals and businesses who have received 1:1 coaching support, who have attended training/workshops, or participated in informal networking events.

The team are careful to ensure there is no double counting of intervention with businesses, therefore these figures do not include additional participants who have accessed the Growth Grants, the Business Detox events and other activities such as the Businesswomen's events.

In the last quarter of 2023/24, Clowne Enterprise ran a "Start your business in a day" workshop. This was a full day event, attended by 15 people, which took participants through a hands-on process of looking at the steps involved in launching and growing a successful business. This brought in a new cohort of participants who have subsequently accessed other services.

Performance is either on or well ahead of target. Specifically, the percentage performance of the programme after one year, against the targets for the full two years is:

- Businesses supported - 86 (90%)
- Potential entrepreneurs supported - 50 (104%)
- Jobs created - 20 (167%)
- New businesses -17 (142%)
- New products or services introduced by clients -12 (200%)
- New markets accessed by clients - 8 (47%)

2.6 **Visitor Economy Business Support** - A support programme for businesses, prioritising the Visitor Economy sector, to grow key areas including; Digital, Zero Carbon and sector specific business skills. Businesses are being offered a programme of support, embracing innovative ways of working and business adaptations through Filter Free Business, delivering support although take up from tourism businesses has been minimal.

A programme of workshops part funded through the Visitor Economy Business Support project has been running both on-line and in person at a cost of £40,593.

It is intended that that the business support programme for the 2024/25 will be focussed on the creative and visitor economy sectors. Workshops focussing on supporting businesses with their own and place wide narrative will be developed to add value to the Tourism and Culture UKSPF funded project.

448 businesses have benefited through non-financial business support through this project supporting 84 separate business support workshops.

3. **Reasons for Recommendation**

3.1 The Local Growth Scrutiny has been provided with this report which sets out details of the schemes funded by UK Shared Prosperity which have been identified to be delivered by the Economic Development Team. The intention of the report is to update Local Growth Scrutiny of progress on delivery to date, for Members to review the content of the update to ensure appropriate progress is being made to deliver the projects successfully within the timescale provided.

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

4.1 The alternative is not to provide detailed updates of the progress on delivery of the projects but this may risk loss of focus on achieving the outputs and outcomes required.

RECOMMENDATION(S)

1. That Members review the content of the progress report and make recommendations to Executive, where required, on additional action that may be needed for successful delivery.

IMPLICATIONS:

Finance and Risk: Yes No

Details: There are no additional finance implications arising from this report, all expenditure will be funded from the grant award

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details: There are no legal implication arising from this report

On behalf of the Solicitor to the Council

Environment:

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

Details: Three of the five projects have specific aims and objectives around access to carbon reduction solutions for businesses, which in turn will enhance the environment. Grants are available to enable businesses to become more carbon efficient, there are plans to assist businesses with the development of sustainable and Net Zero strategies and also advice to tourism businesses on how to become more green and sustainable.

Staffing: Yes No

Details: There is no staffing implication, delivery is contained within existing structures

On behalf of the Head of Paid Service

DECISION INFORMATION


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

District Wards Significantly Affected	(please state which wards or state All if all wards are affected) District wide
Consultation: Leader / Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	Details: None

Links to Council Ambition: Customers, Economy and Environment.
Economy <ul style="list-style-type: none"> • Working with Partners to support enterprise, innovation, jobs and skills • Promoting the District and working with Partners to increase tourism Environment <ul style="list-style-type: none"> • Supporting businesses to reduce their carbon footprint

DOCUMENT INFORMATION	
Appendix No	Title

Background Papers
<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>

DDL - Monthly Scrutiny Report		 DRAGONFLY DEVELOPMENT
Report Date	08/04/2024	
Report Period	Mar-24	
Live Projects		
Project Name	Woburn & Pendean (possible community centre)- Blackwell	
Client & Contract Sum	Bolsover Homes	£ 11,582,574.69
Expected SoS & Finish	Apr-24	TBC - Subject to Phasing and decision on Community Centre. ILS to be finished around Spring 2025
Programme	Currently the project is off track to achieve its original completion date due to the uncertainty around the decision of the community centre. DDL are unable to provide an exact programme.	
Cost	Currently the project is off track to achieve its approved contract sum as DDL are around 25% less productive on site due to the decision around the community centre	
Health & Safety	Currently the project meets its legal compliance.	
Progress in the Period	DDL became main contractor on the 01/04/2024 and have set up with cabins, water and power for the duration. Currently, Wallace are on site pulling the foundations for the ILS. The 6 nr bungalows foundations are prepared and brick layers are on to slab level. The designs for the ILS are progressing to meet programme reequipments. The inclusion of the community centre has slowed down productivity and offers some complex phasing of which we are trying to absorb. A decision is required ASAP to achieve the contract cost and programme.	
Project Name	Moorfield 1 & 2	
Client & Contract Sum	Bolsover Homes	£ 1,476,677.25
Contract Start on Site & Finish	05.06.2023	All plots will be finished at the end of April
Programme	Currently the project is on track to achieve its completion date.	
Cost	Currently the project is off track to achieve its approved contract sum. (When including client agreed variations). Revised and expected sum is £1,640,110.90 or £164,432.65 over contract sum. Break down, there are 13 nr VO which are equal to £66,681. These are for the following reasons: Reinforced concrete foundation to Site 1, Plot 3 due to fissures in rock. Construct additional foul water manholes due to change in drainage design Carry out full remediation to gardens on Site 2, Plot 1 & 2 Additions to surface water drainage - Hydro break manhole S10S Additions to surface water drainage - ACO Monodrain to highway Additional S278 Works Additional paving around plot 3, site 1 Change in specification / pricing of kitchens Additional works to adapted bungalow Site 1, Plot 3 Supply & fix posts & ducting for car charging units Additional Fencing Works Capping layer and geotextile to site 2 road. Amendments to foul drainage design site 2 There is an over spend on Provisional Sums of £97,750. The headlines are £47K on unexpected contamination in the ground , PV due to the new building reg enchants at £37k, additional cost on services (gas, power and water). Streetlighting and sprinkler more due client changes.	
Health & Safety	Currently the project meets its legal compliance.	
Progress in the Period	This project will be finished at the end of April.	
Project Name	Roseland Crematorium	
Client & Contract Sum	Bolsover District Council	£ 7,400,000.00
Contract Start on Site & Finish	18.09.2023	Summer 2025
Programme	Currently the project is off track to achieve its completion date, due to excessive design delays caused by the client appointed design team.	
Cost	Currently the project is off track to achieve its approved contract sum. DDL are currently reporting a contract sum of £7,850,000, which does not yet reflect further delays and design development of which is still unknown.	
Health & Safety	Currently the project meets its legal compliance.	
Progress in the Period	DDL have tried to keep productivity and turnover going due to the rocky period due to design and value engineering changes. DDL have completed the steel frames, and have had a great reaction from the ground works team to speed up. We are currently awaiting designs to move into the super structure and internal periods.	
Pipe Line Projects ***this is limited to BDC owned land, there are many other sites not listed as their potential is further that 12 months away from a realistic start on site *** this does also not include other potential enquires		
Project Name	Shirebrook Cluster 2 - Alder Way and Close, Rowan, Brookfield	
Client & Estimated Cost (To date)	Bolsover Homes	TBC
Expected SoS & Finish	Autum 2024	Summer 2025
Progress in the Period	Currently the DDL pre construction team along with the design team WSP are looking at options for these three sites, DDL are awaiting a decision on planning. Clustering the sites offers best value in the spirit of previously delivered schemes. As soon as cost are fully established DDL will be going to executive for approval.	
Project Name & Number	Mill Lane - Bolsover	
Client & Estimated Cost (To date)	Bolsover Homes	TBC
Expected SoS & Finish	TBC	TBC

Progress in the Period	Currently the DDL pre construction team are reviewing this site which has achieved planning in 2021. Currently there is a land ownership issue hindering progress, the team are working to resolve this while ensuring viability. Options include purchasing the neighbouring property. WSP are currently assessing the site and establishing the number of max plots on that site under a BDC home design guide.	
Project Name & Number	Bolsover Cluster	
Client & Estimated Cost (To date)	Bolsover Homes	TBC
Expected SoS & Finish	TBC	TBC
Progress in the Period	Pre-construction have this on the work plan .	
Project Name & Number	Park Lane - Pinxton	
Client & Estimated Cost (To date)	Bolsover Homes	TBC
Expected SoS & Prelim Allowance (Weeks)	TBC	TBC
Progress in the Period	This project has executive board approval subject to planning approval to increase the plots from 10 to 11. Further discussion are ongoing with regards to construction methodology.	
Project Name & Number	Briar Close	
Client & Estimated Cost (To date)	Bolsover Homes	TBC
Expected SoS & Prelim Allowance (Weeks)	TBC	TBC
Progress in the Period	This project is deemed a potential, but it awaits development on adjoining Homes England site before it is committed for further design. BDC have requested that DDL carry out the demolition of the existing plots this will take place once the 3 nr residents leave in Spring 2024. The demo will commence in spring 2024 DDL are removing meters and disconnecting power.	
Project Name & Number	Pinxton Cluster	
Client & Estimated Cost (To date)	Bolsover Homes	TBC
Expected SoS & Prelim Allowance (Weeks)	TBC	TBC
Progress in the Period	Currently the DDL pre construction team are working with the design team WSP to further ascertain feasibility.	

Bolsover District Council

Meeting of the Local Growth Scrutiny Committee on Monday 29 April 2024

BDC Dragonfly Shareholder Board Meeting Minutes

Report of the Portfolio Holder for Growth

Classification	This report is Public
Report By	Jim Fieldsend, Director for Governance and Legal Services and Monitoring Officer

PURPOSE/SUMMARY OF REPORT

- To provide the minutes of the Council’s Shareholder Board from 16th January 2024.

REPORT DETAILS

1. Background

- 1.1 On the conversion of Dragonfly Development Ltd to a company 100% owned by Bolsover District Council and the creation of Dragonfly Management (Bolsover) Ltd the Council also formed a Dragonfly Shareholder Board. The purpose of the Shareholder Board is to act as an informal consultation group to consider issues relating to the two companies and to make recommendations to the Council’s decision making bodies (Executive/Full Council).
- 1.2 At its meeting on 16th January 2024 the Shareholder Board agreed that its minutes will be made available to the Local Growth Scrutiny Committee

2 Details of Proposal or Information

- 2.1 A copy of the minutes from the meeting held on 16th January 2024 are attached for the Committee’s information.

3. Reasons for Recommendation

- 3.1 The Local Growth Scrutiny Committee has previously requested to see the minutes of the Shareholder Board.

4 Alternative Options and Reasons for Rejection

- 4.1 The report is for information only. There are no alternative options for consideration.

RECOMMENDATION(S)

1. That members of the Scrutiny Committee note the contents of the minutes of the Shareholder Board.

Approved by Councillor John Ritchie Portfolio Holder for Growth

IMPLICATIONS:

Finance and Risk: Yes No

Details:

_There are no financial implications arising directly from this report
On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details:

There are no legal implications arising from this report
On behalf of the Solicitor to the Council

Environment: Yes No

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

Details:

There are no environmental issues arising from this report

Staffing: Yes No

Details:

There are no staffing issues arising from this report

On behalf of the Head of Paid Service

DECISION INFORMATION

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

<p>District Wards Significantly Affected</p>	(please state which wards or state All if all wards are affected)
<p>Consultation: Leader / Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/></p>	Details: None

<p>Links to Council Ambition: Customers, Economy and Environment.</p>

DOCUMENT INFORMATION	
Appendix No	Title
1	Minutes from the Dragonfly Shareholder Board dated 16 th January 2024

<p>Background Papers</p> <p><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></p>

Appendix 1

BOLSOVER DISTRICT COUNCIL DRAGONFLY SHAREHOLDER BOARD

Minutes of a BDC Dragonfly Shareholder Board Meeting held on Tuesday 16th January 2024 at the conclusion of Labour Group in the Leader's Meeting Room.

PRESENT:-

Members:-

Councillor Duncan McGregor in the Chair

Councillors John Ritchie and Sandra Peake.

Officers:- Karen Hanson (Chief Executive), Jessica Clayton (Client Programme Manager), Jim Fieldsend (Monitoring Officer), and Alison Bluff (Governance).

SHBD31-23/24 APOLOGIES

Theresa Fletcher (Section 151 Officer).

SHBD32-23/24 URGENT ITEMS OF BUSINESS

There were no urgent items of business to consider.

SHBD33-23/24 DECLARATIONS OF INTEREST

There were no declarations of interest made.

SHBD34-23/24 MINUTES – 14TH NOVEMBER 2023

Moved by Councillor Sandra Peake and seconded by Councillor John Ritchie
RESOLVED that the Minutes of a Shareholder Board meeting held on 14th November 2023 be approved as a correct record.

SHBD35-23/24 MATTERS ARISING

Councillor Peake queried if any gaps had been left in the Dragonfly structure now that the Director of Economic Development had been seconded to work for the Council. The Chief Executive advised that the CEO of Dragonfly would be looking into this and considering options. Members would be kept updated on progress.

The Shareholder Board agreed that the minutes from these meetings would be presented to the Local Growth Scrutiny Committee (LGSC) and details also sent to the Audit Committee.

(Chief Executive)

BOLSOVER DISTRICT COUNCIL DRAGONFLY SHAREHOLDER BOARD

SHBD36-23/24 BRIEFING ON THE LOCAL PARTNERSHIPS CEO BLUEPRINT

The Chief Executive circulated a summary of the Local Partnerships CEO Blueprint document which had been circulated at the last meeting.

The Blueprint document had been designed to enable CEOs to feel confident they had all the bases covered when it came to council commerciality and also supported CEOs when overseeing commercial activity.

Internal Checks and Balances

The document noted that the internal audit function was not a typical Council skillset required for effective scrutiny of commercial activities. The Chief Executive advised Members she would speak to the Head of Internal Audit Consortium regarding this and also to MAZARS, the Council's external auditors regarding future audit requirements.

Checklists for CEOs – Getting Started

The Chief Executive would extract the relevant points from the lists, and these would form part of the Shareholder Board work programme over the following twelve months. She noted, however, that a lot of the points in the lists were already in the Council's Business Case for Dragonfly and some of the points would not apply at all.

Capability

The Chief Executive felt there were some gaps in relation to the right commercial skills being in place within the Council and this would need looking at. Councillor Peake noted there may be options for existing staff to upskill and progress. The Chief Executive agreed, noting staff in Housing also.

Referring to part 5 of the document at page 23: Overseeing commercial activity; the Chief Executive noted that paragraphs 5.1 to 5.7 were key items for the Shareholder Board to ensure Members were assured everything was in place.

In relation to borrowing as noted at page 28 of the document, the Chief Executive stated that each investment would have its own business case and that overall levels of borrowing would be monitored as is the case for all Council borrowing.

Moved by Councillor John Ritchie and seconded by Councillor Sandra Peake
RESOLVED that the Chief Executive present the checklists as discussed at the next meeting.

(Chief Executive)

SHBD37-23/24 SHORTFORM SERVICE LEVEL AGREEMENT (SLA)

The Client Programme Manager advised Members that the Data Protection Schedule in the Shortform SLA had been updated since the publication of the agenda.

The Shortform SLA set out the services that the Council would carry out for Dragonfly. For example, Audit, ICT, Legal Services, payroll etc.

**BOLSOVER DISTRICT COUNCIL
DRAGONFLY SHAREHOLDER BOARD**

In relation to legal services, the Monitoring Officer noted that this would be between the Council and Dragonfly Management – any work carried out for Dragonfly Development would be charged differently on a case by case basis.

The Shortform SLA would be presented to a future Executive for approval. Dragonfly's Business Plan was still in progress, and future updates will be forthcoming.

SHBD38-23/24 PROPOSED DATES FOR FUTURE MEETINGS

Tuesday 9th April 2024.

The meeting concluded at 1315 hours.

DRAFT