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To: Chair & Members of the Executive

Friday 17th January 2025

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Dear Councillor


**EXECUTIVE**

You are hereby summoned to attend a meeting of the Executive of the Bolsover District Council to be held in the Council Chamber, The Arc, Clowne on Monday 27th January 2025 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.

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**

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## EXECUTIVE AGENDA

*Monday 27th January 2025 at 10:00 hours taking place in the Council Chamber,  
The Arc, Clowne*

Item No.		Page No.(s)
1.	<b>Apologies For Absence</b>	
2.	<b>Urgent Items of Business</b>	
	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.	<b>Declarations of Interest</b>	
	Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of:	
	a) any business on the agenda	
	b) any urgent additional items to be considered	
	c) any matters arising out of those items	
	and if appropriate, withdraw from the meeting at the relevant time.	
4.	<b>Minutes - 2nd December 2024</b>	4 - 13
	To consider the minutes of the last meeting held on 2 <sup>nd</sup> December 2024	
	<b><u>NON KEY DECISIONS</u></b>	
5.	<b>Medium Term Financial Plan</b>	14 - 39
6.	<b>Lease of 3 / 4 Vernon Street, Shirebrook</b>	40 - 44
	<b><u>KEY DECISIONS</u></b>	
7.	<b>New Dwellings - Alder Close, Shirebrook</b>	45 - 53
8.	<b>Lease of 8a Cavendish Walk, Bolsover</b>	54 - 57
9.	<b>Feasibility Study for Green Skills Hub</b>	58 - 63

## EXECUTIVE

Minutes of a meeting of the Executive of the Bolsover District Council held in the Council Chamber, The Arc, Clowne, on Monday 2<sup>nd</sup> December 2024 at 1000 hours.

### PRESENT:-

Members:-

Councillor Steve Fritchley in the Chair

Councillors Anne Clarke, Duncan McGregor, Clive Moesby, Mary Dooley, John Ritchie and Sandra Peake.

Officers:- Karen Hanson (Chief Executive Officer), Steve Brunt (Strategic Director of Services), Jim Fieldsend (Monitoring Officer), Theresa Fletcher (Section 151 Officer), Mark Giles (Assistant Director Streetscene), and Alison Bluff (Governance).

Also in attendance at the meeting were Junior Cabinet Members Councillor Phil Smith, and Councillor Jeanne Raspin (from during Minute No. EX65-24/25), Sarah Kay (Assistant Director Planning and Planning Policy), Neil Oxby (Principal Planning Policy Officer), Victoria Dawson (Assistant Director Housing and Enforcement), Joanne Wilson (Housing Strategy and Development Officer), Kath Drury (Information, Engagement and Performance Manager, Natalie Etches (Head of Business Growth, Dragonfly Development Ltd) and Sally Lovell (Business Estates Manager).

### EX57-24/25. APOLOGIES

There were no apologies for absence.

### EX58-24/25. URGENT ITEMS OF BUSINESS

The Chair advised of an urgent item of business to be considered: *Appointment of Contractor to complete flood mitigation works at Pleasley Vale Business Park*, which would be discussed after agenda item 10: Housing Strategy 2024-2029.

### EX59-24/25. DECLARATIONS OF INTEREST

Minute No.	Member	Level of Interest
EX68-24/25	Councillor Anne Clarke	As a Member on the Dragonfly Board

### EX60-24/25. MINUTES – 4<sup>TH</sup> NOVEMBER 2024

Moved by Councillor John Ritchie and seconded by Councillor Sandra Peake  
**RESOLVED** that the Minutes of an Executive meeting held on 4<sup>th</sup> November 2024 be approved as a correct record.

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### NON KEY DECISIONS

#### EX61-24/25. TENANCY STRATEGY 2024-2029

Executive considered a detailed report presented by the Portfolio Holder for Housing in relation to the Council's Tenancy Strategy which had been reviewed and updated.

The Tenancy Strategy 2024-2029 provided a framework for how social rented housing was provided in the District - it also linked with the Council's Housing Allocations Policy and Homelessness Code of Guidance, and outlined the Council's position on the following social housing reforms:

- Affordable Rent
- Flexible Fixed term Tenancies
- Discharge of Homelessness Duty by offer of accommodation in the private rented sector
- Mutual exchanges
- Succession Rights.

Amendments had been made to the Strategy to keep in line with current legislation and local changes.

Key wording included;

- Changes to Mutual Exchange as a result of the Social Housing (Regulation) Act 2023 and revised Consumer Regulations by Regulator of Social Housing
- Greater clarity on the scope of the Tenancy Strategy and the national and local legislative framework
- Updated Principles as a result of changes to the Council's Corporate Plan
- Clarification as to who is responsible for implementation and how the Strategy will be monitored/updated
- Expectations of Registered Providers
- A glossary of terms

In addition, the statistical data embedded in the Strategy had also been updated.

Registered Providers holding stock within the District had been consulted and given the opportunity to comment on the revised draft, and Customer Service Scrutiny Committee had also reviewed the revised Strategy. An updated Equality Impact Assessment would be carried out as part of the review.

Moved by Councillor Sandra Peake and seconded by Councillor John Ritchie  
**RESOLVED** that the proposed amendments be approved and the refreshed Tenancy Strategy 2024-2029 be adopted.

#### **Reasons for Recommendation**

The Council was required to produce a Tenancy Strategy as per the Localism Act 2011, and to keep said document under regular review.

Scrutiny on the development of the revised strategy for 2024-2029 forms a core role of the Customer Services Scrutiny Committee.

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

An alternative option would be not to review the Tenancy Strategy, however, as the current strategy was outdated, this option was rejected due to the fact that the Council would not be fulfilling its legal duty.

### **EX62-24/25. COUNCIL PLAN TARGETS PERFORMANCE REPORT – JULY TO SEPTEMBER 2024 (Q2)**

Executive considered a detailed report presented by the Portfolio Holder for Corporate Performance and Governance in relation to the Quarter 2 (July - September 2024) outturns for the Council Plan targets 2024-2028.

Out of the 33 targets, 32 (97%) were on track and 1 (3%) had yet to start. With regard to Dragonfly targets, Members' attention was drawn to the target for *Domestic Compliance in Independent Living Scheme (ILS) properties against Water Safety*, which had an outturn of 93% - this was below target due to the transitional period in relation to a new contractor following a procurement exercise, however, outstanding checks were prioritised for the following checking period.

In response to a Member's query regarding when the target *Work with partners to increase the supply, quality, and range of affordable housing to meet identified local needs*, would start, the Assistant Director Planning and Planning Policy advised Members that this target had a long lead in time as contact with all registered providers in the District would need to be made to discuss the supply of affordable housing in the District in accordance with the Council's Local Plan target.

In response to a Member's query regarding why some KPIs were below target, the Information, Engagement and Performance Manager, drew Members attention to the KPI Exceptions Note which provided an explanation for this.

Moved by Councillor Duncan McGregor and seconded by Councillor Sandra Peake **RESOLVED** that quarterly outturns against the Council Plan 2024-2028 targets be noted.

### **Reasons for Recommendation**

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

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

Not applicable to this report as providing an overview of performance against agreed targets.

### **EX63-24/25. GRANICUS GOVSERVICE CONTRACT RENEWAL**

Executive's approval was sought to endorse the decision of the Chief Executive Officer to renew the Granicus GovService contract for a period of three years.

The GovService product from Granicus was managed and developed by the Joint ICT Service and provided the Customer Services team with their customer relationship

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management solution (CRM). The Portfolio Holder noted that further details of this product were included in the report.

Originally purchased in 2013, it had been continually improved and expanded over the years as the Council had progressed and improved its provision for customers and embraced new ways of working.

The Council's current contract was due to expire on 4<sup>th</sup> December 2024, however, the Council had been offered the opportunity to secure a new three-year contract on the GCloud 13 framework (soon to be replaced with GCloud 14) and this needed to be signed by mid-November.

In order to benefit from the lower price a decision needed to be made prior to this meeting of Executive, and therefore, the Chief Executive Officer used her delegated power to make the decision on 25<sup>th</sup> October 2024.

A full review of the contracts and a possible tender exercise was required in the near future to ensure the Council was receiving value for money, however, renewing the contract would allow the Projects and Development team ample time to work with service areas and fully research all options for a potential new system and, if required, migrate to a new solution.

Moved by Councillor Clive Moesby and seconded by Councillor Duncan McGregor  
**RESOLVED** that the decision of the Chief Executive Officer to award a three-year Granicus GovService contract funded from the existing Joint ICT Service budget totalling £142,350 be endorsed.

### **Reasons for Recommendation**

Signing the new GovService contract under the GCloud 13 framework would save the Council money and also allow to correctly plan and implement a new solution before the end of the proposed three-year contract. The Council would be able to continue to provide a good service for customers who wished to contact and transact with the Council.

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

There were no alternatives. The report was seeking an endorsement to a decision that had already been made.

## **EX64-24/25. CIVICAPAY BOS CONTRACT RENEWAL**

Executive's approval was sought to endorse the decision of the Chief Executive Officer to renew the CivicaPay Bos contract for a period of three years.

The Portfolio Holder for Resources noted the Council used CivicaPay to process any payment at a contact centre, over the phone, via the automated telephone line or online. The Council received around £12million per annum via these methods.

The current contract was due to expire on 21<sup>st</sup> November 2024, however, the Council had been offered the opportunity of a new three-year contract at a discount of £5k per year.

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In order to benefit from the lower price a decision needed to be made prior to today's Executive and, therefore, the Chief Executive used her delegated power to make the decision on 8<sup>th</sup> November 2024.

A full review of the contract and a possible tender exercise was required in the near future to ensure the Council was receiving value for money.

Moved by Councillor Clive Moesby and seconded by Councillor Duncan McGregor **RESOLVED** that the decision of the Chief Executive Officer to award a three-year CivicaPay Bos contract funded from the existing Joint ICT Service budget totalling £319,745 over the 3 years be endorsed.

### **Reasons for Recommendation**

Signing the new CivicaPay Bos contract would save the Council money and also allow to correctly plan and implement a new solution before the end of the proposed three-year contract. The Council would be able to continue to provide a good service for customers who wished to make payments to the Council.

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

There were no alternatives. The report was seeking an endorsement to a decision that had already been made.

## **EX65-24/25. MEDIUM TERM FINANCIAL PLAN REVISED BUDGETS 2024/25**

Executive's approval was sought for the 2024/25 revised budget for the General Fund, Housing Revenue Account and Capital Programme.

As per the report, the Portfolio Holder for Resources noted that this was the second revised budget report presented to Members since Dragonfly began operating some services on the Council's behalf. However, the report was only concerned with the Council's services and therefore, did not include expenditure or income relating to the commercial activities of the Dragonfly company.

### **General Fund Revenue Account**

Appendix 1 to the report showed the original budget for 2024/25 (approved by Council in January 2024), the current budget which reflected budget transfers and approved changes during the financial year, and the proposed revised budget for 2024/25.

### **Housing Revenue Account (HRA)**

The Housing Revenue Account revised budget for 2024/25 was set out in Appendix 3 and 4 to the report. Expenditure on the HRA was showing a net decrease against current budgets of £0.075m. Income, in total, was £0.373m lower than the current budget. Appendix 4 detailed the net cost of each cost centre by Directorate.

### **Capital Programme**

The Council's capital programme was shown in Appendix 5 to the report. It had been updated from the original budgets to reflect approvals within the year and the profiling of the individual schemes following approved changes by Members and from detailed discussions with budget officers.



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### Insurance

Insurance premiums had increased for staff, premises and motor, and paragraphs 2.8 – 2.12 of the report provided more detail on the insurance position regarding Pleasley Vale Business Park.

Moved by Councillor Clive Moesby and seconded by Councillor Duncan McGregor **RESOLVED** that 1) the revised General Fund budget for 2024/25 as set out in Appendix

1 and detailed in Appendix 2 to the report, be approved,

2) the revised HRA budget for 2024/25 as set out in Appendix 3 and 4 of the report, be approved.

3) the revised Capital Programme for 2024/25 as set out within Appendix 5 of the report be approved.

### Reasons for Recommendation

The purpose of the report was to set revised budgets as early as possible within the financial year to ensure that identified budget savings were realised, that all budget managers were working to the revised budgets and to allow any planned changes to be delivered.

### Alternative Options and Reasons for Rejection

#### General Fund and HRA

Any surplus on the Council's two main revenue accounts will result in an increase in financial balances at the year-end which are available to protect services at a time of financial uncertainty in Local Government. It is proposed that additional resources would be transferred to reserves in preparation for future expenditure.

#### Capital

There are no alternative options being considered with regard to the proposed allocations from the Capital Programme budget as it ensures the Council's assets meet health and safety requirements in that they are maintained in a fit for purpose state that ensures they remain fully operational.

## KEY DECISIONS

### EX66-24/25. HOUSING STRATEGY 2024/29

Executive considered a detailed report presented by the Portfolio Holder for Housing in relation to the Council's Housing Strategy which had been reviewed and updated.

The revised Housing Strategy 2024/29 formed a plan on how the Council would work with partners in the public, private and voluntary sectors to enable housing growth across all sectors, and the quality and range of housing to meet resident's needs in the District including housing and support for the most vulnerable. The Strategy would also have a key role in helping to secure potential external funding for housing related projects across the District.

Within the new Strategy, corporate priorities relating to the Housing aim as set out in the Council's new corporate plan, would be carried forward.

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With regard to the consultation carried out, there were 56 respondents in total - 50% were owner occupiers, 20% Council tenants, and 14% private tenants. A limited response was received from parish councils and responses were not received from all of the District's wards. The questions asked and the full range of responses were set out in Appendix 2 to the report including the full set of results.

The Government had recently carried out a consultation on potential changes to the National Planning Policy Framework (NPPF) which included amendments to the calculation of the local housing need using the standard method. As part of the consultation, draft local housing need figures for all local planning authorities were produced utilising the proposed changes to the standard method and for Bolsover District, a draft local housing need of 404 dwellings per annum was identified. This was significantly more than the current Local Plan requirement of 272 dwellings per annum. If the proposed changes to the standard method were implemented, there would be implications for the local housing need requirement set out in the proposed Housing Strategy.

The Local Housing Needs Assessment had been extended to reflect the implications arising from the proposed changes to the standard method set out in the NPPF consultation. The initial evidence from the Assessment is that there remained a high level of need for affordable housing with an emphasis on rented affordable housing rather than affordable home ownership.

Members expressed their thanks to the Housing team and noted a lot of work had gone in to producing the Strategy.

Moved by Councillor Sandra Peake and seconded by Councillor Duncan McGregor  
**RESOLVED** that the outcome of the public consultation be noted,

**RECOMMENDED** that Council approve the Housing Strategy 2024/29.

### **Reasons for Recommendation**

The Housing Strategy forms part of the Council's Budget and Policy Framework and was considered a key strategic driver for the future of the District.

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

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

## **URGENT ITEM OF BUSINESS**

### **EX67-24/25. APPOINTMENT OF CONTRACTOR TO COMPLETE FLOOD MITIGATION WORKS AT PLEASLEY VALE BUSINESS PARK**

Executive's approval was sought to award a contract to P&D Environmental following a procurement exercise for delivering the scope of works required for flood mitigation works at Pleasley Vale Business Park.

Following storm Babet in 2023, significant flooding had occurred to the ground floor of Mill 1 due to the overflow from the millpond, and this had damaged the property of both

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the landlord and tenants. Damage was also caused to the electricity substation. Within Mill 3, the storm water had risen and broken through floor slabs rendering them unsafe and therefore unusable.

Beaumont Rivers, an environmental restoration company who specialise in nature recovery and water management techniques, has been appointed to oversee a flood mitigation and water management project and had identified opportunities to mitigate flood risk on site and reinstate some of the original drainage networks.

The full extent of the dam wall (146m) had been cleared by the Council's grounds maintenance team and this had enabled a more detailed assessment of the extent of works required by the reservoirs engineer and Beaumont Rivers. A scope of works had been agreed (attached at Appendix 1 to the report) which Beaumont Rivers would oversee.

A procurement exercise for the scope of works for phase 1 of the flood mitigation works had been completed and having reviewed the available risk management paperwork (method statements, quote contents and examples) and taking into consideration the budgetary pressures facing the Council, Beaumont Rivers had recommended P&D Environmental as the preferred tenderer, offering the best value for money.

Due to the urgent need to undertake the works, the Chair of Local Growth Scrutiny Committee had agreed that this should be treated as a matter of urgency and not be subject to the Scrutiny call-in process.

Moved by Councillor John Ritchie and seconded by Councillor Duncan McGregor  
**RESOLVED** that 1) P&D Environmental be appointed to complete flood remedial works at Pleasley Vale Business Park,

2) the decision is reasonable in all the circumstances and should be treated as a matter of urgency.

### **Reasons for Recommendation**

Beaumont Rivers had evaluated the two submissions received and undertaken the due diligence, and based on the findings of the evaluation had recommend P&D Environmental as the preferred supplier. The total budget for the works for phase 1 would be £497,000. P&D Environmental could mobilise and start work on site immediately.

Effectively managing flood risk and protecting the site from future extreme weather events was of paramount importance if the site were to continue operations. It was also important to establish a baseline of flood modelling to inform any future development proposals for the wider site, as any planning application would require detailed flood risk assessments to be undertaken as part of any application.

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

An alternative option was only to complete works funded by the full and final settlement to reinstate following Storm Babet and not to invest in these preventative works. This option had been rejected due to the adverse impact of a flood event on the Mills, the Landlord, and its tenants.

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Having previously declared her interest in the following item of business, Councillor Anne Clarke left the meeting.

**EX68-24/25. APPOINTMENT OF CONTRACTOR TO COMPLETE INSURANCE REMEDIAL WORKS AT PLEASLEY VALE BUSINESS PARK FOLLOWING STORM BABET**

Executive considered a detailed report presented by the Portfolio Holder for Growth, which provided an update to Members on negotiations with the loss adjuster regarding the flood remediation works at Pleasley Vale due to significant damage caused by storm Babet in 2023.

The report informed of the final settlement figure, the value of the works to be undertaken by the Contractor and the difference to be funded through General Reserves, and also sought Members approval to award the contract to Dragonfly Development Ltd following a procurement exercise for delivering the scope of works required.

The Council's insurer and its loss adjuster had inspected the site and the damage caused and appointed consultants, Monaghans Ltd, to project manage scoping out the remedial works required and undertake the procurement to appoint a contractor. Four contractors were invited to tender for the works and responses were submitted from three suppliers with the results of the procurement exercise shared with the loss adjuster for review and approval.

Based on the findings of the evaluation, Monaghans submitted a report which recommended Dragonfly Development Limited (DDL) as their preferred supplier.

However, there was a shortfall between the settlement agreed with the loss adjuster and the Council's Insurance Officer of £56,351.29 for works required but which the insurer was not in agreement to cover as part of the claim and would need to be covered by the Council's General Reserves.

Moved by Councillor John Ritchie and seconded by Councillor Duncan McGregor **RESOLVED** that 1) Dragonfly Development Limited be appointed to complete flood remedial works at Pleasley Vale Business Park,

2) General Reserves be used to cover any financial shortfall between the full and final settlement and the actual cost of the full scope of works,

3) upon completion the £50,000 contingency unspent, be credited back to general reserves,

4) the decision was reasonable in all the circumstances and should be treated as a matter of urgency.

### **Reasons for Recommendation**

It was concluded, following the procurement exercise undertaken by Monaghans and subsequent discussions with the loss adjuster, that Dragonfly Development Limited be appointed as the preferred supplier.

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Dragonfly Development Limited submitted the most cost-effective quote of the three submitted, which was within the initial estimate approved by the loss adjuster and they were identified as the most compliant tender with the lowest risk.

A general contingency of £50,000 had been included in these values to cover any unforeseen damage and cost increases such as discovery of asbestos whilst works were ongoing. Additionally, the £14,329.29 proposed by the loss adjuster to complete floor repairs was considered sufficient with any shortfall being covered by the contingency.

Dragonfly Development Ltd could mobilise and start work on site immediately.

Although a shortfall had been noted between the full and final settlement agreed with the loss adjuster and the cost of the scope of works identified, it was still expected that the full scope of works be completed as not doing so would have an adverse effect on the condition of the buildings and would incur additional revenue liabilities of the General Fund at a later date.

In addition, the already fractured relationship with affected tenants would suffer if the full scope of works were not completed and it would prove difficult to negotiate lease renewals with future rent increases. There was also a high risk of losing tenants who decided to look for premises elsewhere, plus securing new tenancies could become more challenging, both resulting in a negative impact on the overall revenue position of the Council.

Due to the urgent need to undertake the work, the Chair of Local Growth Scrutiny Committee had agreed that it should be treated as a matter of urgency and not be subject to the call-in process.

The Business Estates Manager and the Facilities Management Team within Dragonfly Development Management Limited, had worked tirelessly over the last 12-months since the flood event to ensure relationships with tenants had been maintained, services upheld, and pressure put on all parties to bring this to a conclusion. As a result of this, tenant levels had remained constant and revenue streams maintained throughout. The works being able to commence would be welcomed news to those tenants directly affected by storm Babet.

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

Some risks were identified in the tender report, these could be seen in Appendix 3 to the report. However, despite the risks identified, Monaghans still recommended Dragonfly as their preferred supplier. This decision had subsequently been approved by the loss Adjuster.

An alternative option is only to complete works funded by the full and final settlement and not to use General Reserves to fund a shortfall. This option had been rejected due to the adverse effects set out in the report.

The meeting concluded at 1044 hours.



**Bolsover District Council**

**Meeting of the Executive on 27<sup>th</sup> January 2025**

**MEDIUM-TERM FINANCIAL PLAN 2024/25 to 2028/29**

**Report of the Portfolio Holder for Resources**

<b>Classification</b>	This report is public.
<b>Contact Officer</b>	Theresa Fletcher Director of Finance and Section 151 Officer

**PURPOSE / SUMMARY**

To seek approval of the current budget for 2024/25 and the proposed budget 2025/26, for the General Fund, Housing Revenue Account and Capital Programme as part of the Council’s Medium-Term Financial Plan covering the years 2024/25 to 2028/29.

To provide Elected Members with an overview of the Council’s financial position in order to inform the decision-making process.

**REPORT DETAILS**

**1 Introduction**

1.1 This report presents the following budgets for Members to consider:

- General Fund – Appendix 1 and 2
- Housing Revenue Account (HRA) – Appendix 3 and 4
- Capital Programme – Appendix 5

In particular financial projections are provided for:

- 2024/25 Current Budget Position – this is the current year budget, revised to take account of changes during the financial year that will end on 31<sup>st</sup> March 2025.
- 2025/26 Original Budget – this is the proposed budget for the next financial year, on which the Council Tax will be based, and will commence from 1<sup>st</sup> April 2025.
- 2025/26 Original Budget, this includes proposed increases to rents and fees and charges for the next financial year for the Housing Revenue Account.
- 2026/27 to 2028/29 Financial Plan – In accordance with good practice the Council agrees its annual budgets within the context of a Medium-Term Financial Plan (MTFP). This includes financial projections in respect of the next three financial years.

- 1.2 Once Executive has considered this report and the appendices, recommendations agreed by Executive will be referred to the Council meeting on the 29th of January 2025 for Members' consideration and approval.

## **General Fund**

### **2024/25 Current Budget**

- 1.3 In January 2024, Members agreed a budget for 2024/25 to determine Council Tax. The original budget showed a balanced budget with neither a surplus nor deficit. Throughout the year budgets have been actively managed with savings removed from the budget once they have been agreed.
- 1.4 The Revised Budget was considered by Executive at its meeting on the 2nd of December 2024 and by the Finance and Corporate Overview Scrutiny Committee at its meeting on the 28<sup>th</sup> of November. Since the revised budgets were first presented there has been an adjustment made to the reported figures. This has been necessary to include the increases to the salary budgets within Dragonfly Management, which were approved by the Dragonfly Board, but need to be approved by the Council. An amount of £0.177m will be added to the general fund budget for 2024/25. To ensure the position on the general fund remains balanced, a transfer for the same amount will be made from the NNDR Growth Protection Reserve.
- 1.5 The final in-year position will be dependent on the actual financial performance out-turning in line with the revised budgets as there may be further costs and/or savings identified as the year progresses. Whilst these estimates reflect the position at the time of setting there can be some volatility from the budget to the outturn position.
- 1.6 It was agreed that any surplus on the Council's two main revenue accounts be transferred to reserves in preparation for future expenditure and to protect services at a time of financial uncertainty in local government.

### **2025/26 Original Budget and 2026/27 to 2028/29 Financial Plan**

- 1.7 The financial projection for 2025/26 to 2027/28 was approved by Members in January 2024. The 2024/25 budget process has updated those projections and established a base for 2028/29.
- 1.8 The proposed budget for 2025/26 is balanced with a small transfer from the NNDR Growth Protection Reserve of £0.049m. Based on current information, where there is a shortfall in funding for the years 2 - 4, that shortfall can be met from within the NNDR Growth Protection Reserve as discussed in paragraphs 1.30 – 1.34 of this report. The shortfall for 2028/29 however, cannot currently be met from within the reserve. The financial summary for each year of the MTFP is shown in **Appendix 1**. **Appendix 2** details the net cost of each cost centre by Directorate.

1.9 Table 1 below shows the updated figures resulting from the budget process.

**Table 1**

	<b>2024/25 Revised Budget £000</b>	<b>2025/26 Forecast £000</b>	<b>2026/27 Forecast £000</b>	<b>2027/28 Forecast £000</b>	<b>2028/29 Forecast £000</b>
Net Cost of Services	16,879	15,609	15,732	16,349	16,904
Net debt charges + investment interest	(2,057)	(1,635)	(2,067)	(2,415)	(2,619)
Net t/f to/(from) reserves + balances	(1,808)	1,209	568	524	471
Net t/f to/(from) NNDR Growth Protection Reserve	1,694	(49)	(4,964)	(5,017)	(4,180)
Parish Precept	4,583	4,583	4,583	4,583	4,583
Funding from council tax, business rates and government grants	(19,291)	(19,717)	(13,852)	(14,024)	(14,206)
<b>Shortfall</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>953</b>

1.10 The main factors taken into account in developing the Council's financial plans are set out within the sections below. No changes have been made to the financial plans concerning the Government's recently published, English Devolution White Paper.

#### Level of Government Funding

1.11 The provisional local government finance settlement for 2025/26 was published on the 18<sup>th</sup> of December 2024. This was a one-year settlement with no projected or indicative numbers for 2026/27 and beyond. We have made assumptions for 2026/27 and future years, based on our consultant's advice.

1.12 When compared to the estimates we made for our 2025/26 position in January 2024, the provisional figures given for this year only, mean for 2025/26 we will be £0.155m better off. It is important to note that this position is before any implications for business rates (or NNDR – national non-domestic rates) are included.

1.13 Although the provisional settlement delivered large increases in funding in total to local government (6% in cash terms), the average increase for district councils was just 0.3%, as long as the council tax increase is assumed to be applied for the year. For shire districts there was actually a cut in the 'Core Spending Power' element of the funding.



- 1.14 Alongside the usual consultation on the provisional settlement, the government also launched a consultation on 'Local authority funding reform: objectives and principles,' ahead of the 2026/27 multi-year local government finance settlement.
- 1.15 As mentioned in previous MTFP reports, indicative results from the Fair Funding Review; the abolition of New Homes Bonus; the fundamental review of Business Rates and the baseline reset of Business Rates were all detrimental to us as a district council who has seen much growth in recent years, both in business rates and New Homes Bonus grant.
- 1.16 As these reforms are expected to be included in the 2026/27 finance settlement, assumptions of their effects are included in the figures of this MTFP. However, at this stage no funding for transitional arrangements is included (see paragraphs 1.26 +1.27).
- 1.17 The following paragraphs show our government funding for 2025/26 from the provisional settlement and the assumptions we have had to make for future years:

*New Homes Bonus*

- 1.18 For 2025/26 we have received a roll-over of the current approach to New Homes Bonus with the delay of its abolition and a new allocation based on our property numbers. Last year we assumed 2024/25 would be the final year of the grant, therefore, the £0.282m allocated in the provisional settlement is an increase in grant income to us for 2025/26.
- 1.19 For 2026/27 onwards we have assumed that no New Homes Bonus will be received. In the government's consultation the proposal is for 2025/26 to be the final year of the grant.

*Resetting the Business Rates Retention System*

- 1.20 The figures in the MTFP for Business Rates have been updated for the latest assumptions around likely changes to our baseline funding level information and tariff amounts. In addition, the government announced in the local government finance policy statement that it intends to carry out a full reset of the system in 2026/27, therefore the implications of this are now included for 2026/27 and beyond.
- 1.21 This has resulted in some large decreases in income, particularly for 2026/27 and 2027/28. It has been assumed 2026/27 is now the year when the reset occurs, and the income slowly increases each year as we build back the growth lost from the reset. No growth in these business rates figures has been included in any year to protect against further negative adjustments.

*Revenue Support Grant*

- 1.22 Yet again, there has been a roll-over in receiving Revenue Support Grant. We estimated this would be the case last year with the grant eventually tailing off in 2027/28. However, we have received £0.056m more than estimated in 2025/26,

£0.183m more for 2026/27, £0.184m more for 2027/28 and £0.480m for 2028/29. We have assumed this will be the final year of receiving the grant.

#### Services Grant

- 1.23 This was introduced for 2022/23 and was meant to be a one-off grant to support all services delivered by Councils. This was distributed to every authority using the 2013/14 Settlement Funding Assessment. This grant continued into 2024/25 but was cut significantly. We estimated to receive £0.019m for 2025/26 but this grant has been removed in the provisional settlement and replaced with the Recovery Grant (see below).

#### 4% Funding Guarantee Grant

- 1.24 The 3% Funding Guarantee grant was introduced in 2023/24 and ensured that no authority had a Core Spending Power increase of less than 3% without having to increase their Band D Council Tax. For 2024/25 we were allocated funds, and the grant was increased to 4%. We estimated to receive £0.493m for 2025/26 but this grant has also been removed in the provisional settlement and replaced with the Recovery Grant (see below).

#### Recovery Grant

- 1.25 The Recovery Grant has been introduced in the 2025/26 settlement. 'It is intended to target money towards areas with greater need and demand for services (as proxied by deprivation), and less ability to raise income locally (specifically, council tax.' We have been allocated £0.328m for 2025/26. When the loss of the Services and Funding Guarantee grants are included we have received a net reduction of £0.184m in these 3 grants for 2025/26. We have assumed this will be the only year of receiving this grant.

#### Transitional Arrangements

- 1.26 As discussed above, our assumption is that the 2026/27 finance settlement will include the effects of the reforms the government is currently consulting on. An estimate of the likely reductions in our funding have already been included in the MTFP. However, due to having no indication of likely transitional arrangements to smooth changes in allocations from 2026/27, we currently are showing the worst-case scenario.
- 1.27 The consultation document states the government is investigating a wide range of options regarding the design and scope of Transitional Arrangements. They are proposing moving authorities to their updated allocations over several years to avoid sudden changes in funding allocations and to allow time to plan. The table below is an estimate of potential income that might be received, but this is only an estimate provided by our consultant and is very likely to change.

	2026/27	2027/28	2028/29
Potential Income to compensate BDC for reductions in funding	£2.774m	£1.913m	£1.031m

### Extended Producer Responsibility Payment

- 1.28 This is new for 2025/26 and is income paid to us by the government from a levy on producers to cover the cost of managing/reducing packaging waste. This funding sits outside of the core finance settlement, but it is not ringfenced so can effectively be used to support the Council's general fund. As this is paid to the waste collection authority, it has been suggested that this funding is to compensate district councils for the lack of extra funding in the finance settlement.
- 1.29 However, only the allocation for 2025/26 is guaranteed, there have been no suggestions for future years' allocations, and it has been stated that this income stream is subject to being reduced for penalties/claw-back applied by the Scheme Administrator, in future years. The system is designed to reduce costs for us by improving recycling and making it cheaper, so the payments are intended to reduce over time as producers avoid the levy by meeting the requirements. For this reason, no income has been assumed in the MTFP for 2026/27 onwards. As allocations are received the MTFP will be updated.

### Mitigating Losses in Government Funding

- 1.30 To help mitigate losses caused by funding changes the NNDR Growth Protection Reserve was created a number of years ago. Originally this only included transfers of income from the general fund when Business Rates income calculations were updated for new growth.
- 1.31 This meant income received would be more than initially estimated for that year and the extra amount to be received would be transferred into the reserve, almost as a savings account to be returned back to the general fund when income was reduced in future years.
- 1.32 In recent years extra income received from all sources of government funding mentioned above have been transferred into the reserve if the budget for that year has already been in surplus when the extra funding has been realised.
- 1.33 The balance accumulated has meant we are able to use the reserve to even-out the government funding losses over the life of the current MTFP. A transfer from the reserve to general fund will be necessary in 2025/26 of £0.049m. Latest estimates for transfers back to the general fund for future years are £4.964m 2026/27; £5.017m 2027/28 and £4.180m in 2028/29. The reserve is fully used during 2028/29 and this leaves an unfunded amount in the MTFP for 2028/29 of £0.953m. This amount could be funded from other reserves or balances held by the Council if we have not built up sufficient of the NNDR Growth Protection Reserve, by this year.
- 1.34 When savings are found from elsewhere or extra income is earned, the transfers from the reserve will be reduced.

### Expenditure, income levels and efficiencies

- 1.35 In developing the financial projections covering the period 2025/26 to 2028/29, officers have made a number of assumptions. The major assumptions are:

- For all years of the MTFP, 3% has been included in staffing budgets as an estimate for a pay award.
- Investment income as a result of treasury management decisions has been increased in all years of the MTFP as interest rates are not expected to reduce as quickly as previously suggested. The current bank rate is 4.75% and it is thought it will slowly begin to fall over the next couple of years. This is the assumption we have used for our investment income levels.
- Inflation specific budgets such as energy costs and fuel have been amended to reflect anticipated price changes.
- With respect to planning fees, a base level for income has been included in the MTFP for all future years of £0.425m. The rules of the government's 20% increase to planning fees means we have to set-aside the additional 20% income we receive, to be spent specifically on the planning function.
- Fees and charges – service specific increases as agreed by Members.
- The increase to Employers' National Insurance Contributions (NICs) is due to be compensated by government but the allocations of funding are not due to be announced until the final settlement. As it is not known how the allocations will be calculated, we have not included the income for any year of the MTFP. Only the direct NICs paid by the Council will be funded, i.e. not any of the Dragonfly NICs paid to their staff.

## **Council Tax Implications**

### Council Tax Base

- 1.36 In preparation for the budget, the Section 151 Officer under delegated powers has determined the Tax Base at Band D for 2025/26 as 23,366.76. This is an overall increase on the 2024/25 Tax Base. However, the Tax Base of some of the Parishes have seen a decrease due to local circumstances relating to Single Person Discount, Council Tax Support claimants and/or net reductions in property numbers.

### Council Tax Options

- 1.37 The Council's part of the Council Tax bill in 2024/25 was set at £202.89 for a Band D property. This was an increase of 2.99%.
- 1.38 The Council has a range of options when setting the Council Tax but in calculating our funding allocation in the settlement, the government will assume we will increase Council Tax by the maximum allowed. The government indicate what upper limit they consider acceptable. For 2025/26 District Councils are permitted to increase their share of the Council Tax by the greater of 3% or £5 without triggering the need to hold a referendum.

1.39 The table below shows some of the options and the extra revenue generated.

Increase	New Band D £	Annual Increase £	Weekly Increase £	Extra Revenue £
2.00%	206.94	4.06	0.08	94,738
2.46%	207.89	5.00	0.10	116,756
2.99%	208.95	6.07	0.12	141,672

1.40 The level of increase each year affects the base for future years and the proposed increase for 2025/26 is 2.99%, or £6.07 per year for this Council's part of the Council Tax bill, generating additional revenue of £141,672. This ensures we do not accidentally trigger a referendum.

1.41 Members will recall that in our Medium-Term Financial Strategy (MTFS) approved in October 2024, we have the strategic intention '*to raise Council Tax by the maximum allowed in any given year, without triggering a Council Tax referendum, to endeavour to continue to deliver services*'.

### **Financial Reserves – General Fund**

1.42 The Council's main uncommitted Financial Reserves are the General Fund Working Balance of £2.001m, the uncommitted element of the Transformation Reserve of £0.682m and the NNDR Growth Protection Reserve which had a balance of £14.211m after the revised budget process, to fund the MTFP. Due to the uncertainty surrounding local authority income and the fact that the Council has reduced budgets to a minimal level, it is important that the Council continues to review whether we have an acceptable General Fund Working Balance.

### **Housing Revenue Account (HRA)**

#### **2024/25 Current Budget**

1.43 In January 2024, Members agreed a budget for 2024/25. Rent levels were set in line with government regulations with an increase of 7.7%, effective from the 1<sup>st</sup> of April 2024. HRA fees and charges were also set, effective from the same date.

1.44 The Revised Budget was considered by Executive at its meeting on the 2nd of December 2024 and by the Finance and Corporate Overview Scrutiny Committee at its meeting on the 28<sup>th</sup> of November. There have been no changes to the budget position since this time.

1.45 The revised budget for 2024/25 showed a balanced budget with a transfer of £0.363m back to the HRA balance, which was in line with the original budget.

#### **2025/26 Original Budget and 2026/27 to 2028/29 Financial Plan**

1.46 The proposed budget for 2025/26 currently shows a balanced budget. This has been achieved by the use of the HRA reserves £0.460m. Based on current information the position for 2026/27, 2027/28 and 2028/29 is a similar, but

improving one. All years are balanced, with the use of the HRA reserves in 2026/27 £0.150m and 2027/28 £0.025m. This is shown on **Appendix 3**. The proposal is to transfer any surplus that arises over these amounts into the HRA Revenue Reserve in all years. **Appendix 4** details the net cost of each cost centre.

1.47 The HRA budget is made up of the same assumptions as the General Fund budget for staff costs, superannuation costs and inflation. There are, however, some assumptions that are specific to the HRA. The main factors taken into account in developing the Council’s financial plans for the HRA are set out within the sections below.

Level of Council Dwelling Rents

1.48 The MHCLG Policy Statement on rents for social housing – published February 2019 states, *‘In October 2017, the government announced its intention to set a long-term rent deal for both local authority landlords and housing associations. This would permit annual rent increases on both social rent and affordable rent properties of up to CPI (Consumer Price Index) plus 1 percent from 2020, for a period of at least five years.’*

1.49 Therefore for 2025/26 the income for dwelling rents has been included in the budget at CPI rate 1.7% (for September 2024), plus 1%. For future years it has been assumed the same policy will apply but 3% has been included as an estimate of the increase in income. The government consultation in relation to social housing rent policy from the 1<sup>st</sup> of April 2026, closed on the 23<sup>rd</sup> of December 2024. It is expected that there will be little change to the current policy, but Members will be updated when the policy is approved.

1.50 The table below shows the average rent increases excluding service charges, for both Social Rent and Affordable Rent, which is charged on all new build properties.

Increase	New Rent Charge	Annual Increase	Weekly Increase	Range of New Rent Charge
2.7%	£95.20	£130.00	£2.50	£69.04 - £128.75
Average for Social Rent				
2.7%	£132.64	£181.48	£3.49	£89.82 - £285.88
Average for Affordable Rent				

Empty Property Levels - Voids

1.51 It is inevitable during a financial year that there will be occasion when properties are empty and therefore no income will be earned. This could be the gap in the tenancy between one tenant vacating and the next one taking up the property or could be part of a management decision to leave the property empty because it is part of a capital or repair scheme which is soon to commence.

- 1.52 An estimate of the number of void properties which may occur in each financial year needs to be made so that the dwelling rent income budget can be reduced to reflect this. For 2025/26 the estimate for voids which has been included in the MTFP is 3%, for the years 2026/27 to 2028/29 the estimate is 2%.

#### Fees and Charges

- 1.53 Although the main source of income for the HRA is property rents, the HRA is also dependent for its financial sustainability on a range of other charges. These charges are set on the principle that wherever possible charges for services should reflect the cost of providing those services.
- 1.54 A schedule of the proposed charges is set out at **Appendix 4, table 1**. For 2025/26 in most cases the charges are recommended to be increased by 2.7%.

#### **Financial Reserves - HRA**

- 1.55 The Council's main uncommitted Financial Reserves are the Housing Revenue Account Working Balance of £1.644m. As mentioned in paragraph 1.45, there is a transfer of £0.363m back to the HRA balance included in the revised budget for 2024/25, to re-instate the £2m minimum balance previously held. In addition to the Working Balance there are further reserves for the HRA used to fund the Council's HRA capital programme. These are the Major Repairs Reserve, New Build Reserve, Vehicle Repair and Renewal Reserve and Development Reserve.

#### **Capital Programme**

- 1.56 There will be three separate reports to Council on the 29<sup>th</sup> of January 2025 concerning the Council's Treasury Management Strategy, Investment Strategy and Capital Strategy. The Capital Strategy report will consider capital financing such as borrowing which enables the proposed capital programme budgets to proceed.

#### **2025/26 Current Budget**

- 1.57 In January 2024, Members approved a Capital Programme in respect of 2024/25 to 2027/28. Scheme delays and technical problems can cause expenditure to slip into following years and schemes can be added or extended as a result of securing additional external funding. Where capital expenditure slipped into 2024/25 the equivalent amount of funding was not applied during 2023/24 and is therefore available in 2024/25 to meet the delayed payments.
- 1.58 The Revised Capital Programme was considered by Executive at its meeting on the 2<sup>nd</sup> of December 2024 and by the Finance and Corporate Overview Scrutiny Committee at its meeting on 28<sup>th</sup> November. The changes made since the December report, relate to committee approvals and total a net £0.771m.

#### **General Fund Capital Programme 2025/26 to 2028/29**

- 1.59 The proposed Capital Programme for the General Fund totals £1.667m for 2025/26; £2.589m for 2026/27; £1.422m for 2027/28 and £1.075m for 2028/29 (**Appendix 5**).

### **Housing Revenue Account Capital Programme 2025/26 to 2028/29**

- 1.60 The proposed Capital Programme for the Housing Revenue Account totals £20.303m for 2025/26; £5.418m for 2026/27; £5.398m for 2027/28 and £5.596m for 2028/29 (**Appendix 5**).
- 1.61 A list of all the schemes and associated funding are attached as **Appendix 5** to this report.

### **Robustness of the Estimates – Section 25 Local Government Act 2003**

- 1.62 Under the provisions of the Local Government Act 2003, the Council's Section 151 Officer is required to comment on the robustness of the estimates made and on the adequacy of the financial reserves.
- 1.63 The Council's Section 151 Officer (The Director of Finance) is satisfied that the estimates are considered to be robust, employee costs are based on the approved establishment, investment income is based on the advice of the Council's Treasury Management Advisors and income targets are considered to be achievable.
- 1.64 Likewise, the Section 151 Officer is satisfied that the levels of reserves are considered to be adequate to fund planned expenditure and potential issues and risks that face the Council.

## **2 Reasons for Recommendation**

- 2.1 This report presents a budget for approval by Council. It seeks to ensure approval to budgets in respect of the General Fund, the Housing Revenue Account and the Capital Programme.

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

- 3.1 Alternative options are considered throughout the report.

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## **RECOMMENDATIONS**

- 1 That all recommendations below are referred to the meeting of Full Council on the 29<sup>th</sup> of January 2025.

The recommendations to Council are:

- 2 That in the view of the Section 151 Officer, that the estimates included in the Medium-Term Financial Plan 2024/25 to 2028/29 are robust and that the level of financial reserves whilst at minimum levels are adequate, be accepted.
- 3 That officers report back to Executive and to the Finance and Corporate Overview Scrutiny Committee on a quarterly basis regarding the overall position in respect of the Council's budgets.



## **GENERAL FUND**

- 4 A Council Tax increase of £6.07 is levied in respect of a notional Band D property (2.99%).
- 5 The Medium-Term Financial Plan in respect of the General Fund as set out in Appendix 1 of this report be approved as the Revised Budget 2024/25, as the Original Budget in respect of 2025/26, and the financial projection in respect of 2026/27 to 2028/29.
- 6 That any further under spend in respect of 2024/25 is transferred to the Council's General Fund Reserves.
- 7 On the basis that income from Planning Fees may exceed £0.500m in 2024/25, the Head of Paid Service in consultation with the Leader be granted delegated powers to authorise such additional resources as are necessary to effectively manage the resultant increase in workload.

## **HOUSING REVENUE ACCOUNT**

- 8 That Council increases its rent levels by 2.7% to apply from 1<sup>st</sup> April 2025.
- 9 That the increases in respect of other charges as outlined in **Appendix 4 Table 1** be implemented with effect from 1<sup>st</sup> April 2025.
- 10 The Medium-Term Financial Plan in respect of the Housing Revenue Account as set out in **Appendix 3 and 4** of this report be approved as the Revised Budget in respect of 2024/25, as the Original Budget in respect of 2025/26, and the financial projection in respect of 2026/27 to 2028/29.
- 11 That under spends in respect of 2024/25 to 2028/29 are transferred to the HRA Revenue Reserve.

## **CAPITAL PROGRAMME**

- 12 That the Capital Programme as set out in **Appendix 5** be approved as the Revised Budget in respect of 2024/25, and as the Approved Programme for 2025/26 to 2028/29.

Approved by Councillor Clive Moesby, Portfolio Holder for Resources

### **IMPLICATIONS:**

**Finance and Risk:**            Yes             No

#### **Details:**

The issue of Financial Risk is covered throughout the report. In addition, the Council has a risk management strategy and associated framework in place and the Strategic Risk Register is regularly reviewed through the Council's performance management framework. The risk of not achieving a balanced budget is outlined as a key risk within the Council's Strategic Risk Register and is therefore closely monitored through these practices and reporting processes.

The reductions in government funding on the general fund are currently being managed by contributions to and from the National Non-Domestic Rates (NNDR) Growth Protection Reserve. The HRA does not have the use of this general fund reserve and needs to be carefully managed to ensure it continues to be sustainable over the life of the 30-year business plan. This includes any borrowing undertaken for the capital programme.

On behalf of the Section 151 Officer

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

**Details:**

Under section 25 of the Local Government Act 2003, the Section 151 Officer is required to report on the robustness of the estimates made for the purposes of determining the budget for the forthcoming year and the adequacy of the proposed financial reserves.

There is also a requirement for the Council to have regard to the report of the Section 151 Officer when making decisions on its budget requirement and level of financial reserves.

The Council is legally obliged to set and deliver a balanced budget prior to the commencement of the new financial year in April 2025, which shows how income will equal spend over the short and medium term. This can take into account deliverable cost savings and/or local income growth strategies as well as useable reserves. However, a budget will not be balanced where it reduces reserves to unacceptably low levels. This report together with the associated budget timetable has been prepared in order to comply with our legal obligations.

There are no Data Protection issues arising directly 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:**

Not applicable to this report

**Staffing:**      Yes       No

**Details:**

These are covered in the main report and supporting Appendices where appropriate.

On behalf of the Head of Paid Service

## DECISION INFORMATION

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

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

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

DOCUMENT INFORMATION	
Appendix No	Title
1	General Fund Summary
2	General Fund Detail
3	Housing Revenue Account Summary
4	Housing Revenue Account Detail
4 table 1	HRA – Fees and Charges 2025/26
5	Capital Programme

<p><b>Background Papers</b>  <i>(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive you must provide copies of the background papers).</i></p>
None

# Appendix 1

## BOLSOVER DISTRICT COUNCIL GENERAL FUND

Description	Revised Budget 2024/25 £	Original Budget 2025/26 £	Forecast 2026/27 £	Forecast 2027/28 £	Forecast 2028/29 £
Community Services Directorate	10,008,642	10,093,137	10,474,205	10,894,294	11,280,077
Corporate Resources Directorate	2,519,398	2,596,972	2,714,154	2,793,731	2,867,066
Dragonfly Services	2,921,027	2,634,756	2,544,508	2,660,999	2,756,563
<u>S106 Expenditure</u>					
Community Services Directorate	1,430,154	284,375	0	0	0
<b>Net Cost of Services</b>	<b>16,879,221</b>	<b>15,609,240</b>	<b>15,732,867</b>	<b>16,349,024</b>	<b>16,903,706</b>
Debt Charges	737,015	816,425	844,532	843,483	808,404
Investment Interest	(2,794,013)	(2,451,886)	(2,912,498)	(3,258,978)	(3,427,450)
<b>Appropriations:</b>					
Contributions to Reserves	2,726,762	1,801,325	750,014	703,014	652,014
Contribution from Earmarked Reserves	(1,619,719)	(178,897)	(94,315)	(90,823)	(93,519)
Contribution (from)/to NNDR Growth Protection Reserve	1,693,641	(48,919)	(4,964,473)	(5,017,177)	(4,179,982)
Contribution from Grant Accounts	(5,720)	(5,220)	(5,220)	(5,220)	(5,220)
Contribution from Revenue Grants	(896,593)	(37,259)	(8,000)	(8,000)	(8,000)
Contribution (from)/to Holding Accounts	(582,604)	(86,710)	(74,225)	(74,241)	(74,261)
Contribution from S106 Holding A/cs	(1,430,154)	(284,376)	0	0	0
<b>TOTAL EXPENDITURE</b>	<b>14,707,836</b>	<b>15,133,723</b>	<b>9,268,682</b>	<b>9,441,082</b>	<b>10,575,692</b>
Parish Precepts	4,583,187	4,583,187	4,583,187	4,583,187	4,583,187
<b>TOTAL SPENDING REQUIREMENT</b>	<b>19,291,023</b>	<b>19,716,910</b>	<b>13,851,869</b>	<b>14,024,269</b>	<b>15,158,879</b>
Revenue Support Grant	(1,570,582)	(1,629,311)	(578,000)	(531,000)	(480,000)
Business Rates Retention	(7,558,164)	(7,700,415)	(3,949,800)	(4,169,200)	(4,401,700)
New Homes Bonus Grant	(361,142)	(282,413)	0	0	0
Services Grant	(20,432)	0	0	0	0
4% Funding Guarantee Grant	(494,196)	0	0	0	0
Recovery Grant	0	(327,644)	0	0	0
Extended Producer Responsibility Grant	0	(379,000)	0	0	0
COUNCIL TAX - BDC precept	(4,691,334)	(4,740,882)	(4,740,882)	(4,740,882)	(4,740,882)
Council tax - Parish element from above	(4,583,187)	(4,583,187)	(4,583,187)	(4,583,187)	(4,583,187)
Council Tax Collection Fund (Surplus)/Deficit	(11,986)	(74,058)	0	0	0
<b>TOTAL FUNDING</b>	<b>(19,291,023)</b>	<b>(19,716,910)</b>	<b>(13,851,869)</b>	<b>(14,024,269)</b>	<b>(14,205,769)</b>
<b>FUNDING GAP / (SURPLUS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>953,110</b>

# Appendix 2

List of General Fund net budgets per cost centre per directorate

	<b>Revised Budget 2024/25</b>	<b>Original Budget 2025/26</b>	<b>Forecast 2026/27</b>	<b>Forecast 2027/28</b>	<b>Forecast 2028/29</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
G007 Community Safety - Crime Reduction	77,012	81,520	84,406	87,396	90,493
G010 Neighbourhood Management	74,496	85,386	87,367	89,400	91,488
G013 Community Action Network	387,978	408,398	422,678	436,769	450,409
G017 Private Sector Housing Renewal	88,694	97,300	101,079	104,516	107,305
G018 Environmental Health Covid Team	14,300	0	0	0	0
G020 Public Health	(84,000)	(70,000)	(70,000)	(70,000)	(70,000)
G021 Pollution Reduction	276,616	275,385	286,157	296,470	307,603
G023 Pest Control	39,716	45,703	47,251	48,854	50,521
G024 Street Cleansing	426,388	467,323	482,182	499,725	515,191
G025 Food, Health & Safety	146,892	162,142	168,266	174,737	179,108
G026 Animal Welfare	119,693	135,713	140,364	145,186	150,152
G027 Emergency Planning	17,720	20,439	21,022	21,622	22,241
G028 Domestic Waste Collection	1,601,158	1,721,178	1,798,879	1,870,519	1,935,343
G031 S106 - Biodiversity	8,030	0	0	0	0
G032 Grounds Maintenance	1,057,686	1,164,572	1,206,625	1,253,732	1,293,457
G033 Vehicle Fleet	1,268,307	1,484,657	1,469,797	1,510,879	1,548,033
G036 Environmental Health Mgmt & Admin	332,070	345,192	352,390	358,564	364,858
G037 BDC Air Quality NO2	393,075	0	0	0	0
G046 Homelessness	266,980	230,629	257,376	269,031	277,210
G048 Town Centre Housing	(10,600)	(10,600)	(10,600)	(10,600)	(10,600)
G049 Temporary Accommodation Officer	78,787	0	0	0	0
G053 Licensing	81,649	68,728	72,151	75,751	79,438
G056 Land Charges	49,625	32,388	65,737	67,584	69,482
G061 Bolsover Wellness Programme	113,981	123,414	141,128	148,479	155,875
G062 Extreme Wheels	(52)	6,826	8,161	8,182	11,977
G064 Bolsover Sport	163,675	178,696	187,708	194,481	200,352
G065 Parks, Playgrounds & Open Spaces	53,439	56,901	59,285	60,673	62,107
G067 Shirebrook TC Regeneration	29,880	0	0	0	0
G068 Biodiversity NG & LNR	10,047	0	0	0	0
G069 Arts Projects	58,603	61,045	62,593	64,187	67,628
G070 Outdoor Sports & Recreation Facilities	32,051	33,604	34,188	34,847	35,657
G072 Leisure Services Mgmt & Admin	266,905	290,914	307,631	322,474	326,083
G073 Planning Policy	406,735	289,483	294,808	305,293	314,377
G074 Planning Development Control	205,556	113,147	129,820	146,582	163,832
G076 Planning Enforcement	92,851	117,004	121,168	124,743	128,423
G079 Senior Urban Design Officer	64,767	67,837	69,891	72,006	74,184
G097 Groundwork & Drainage Operations	85,544	98,498	101,254	105,160	108,361
G106 Housing Anti-Social Behaviour	166,949	181,871	187,286	193,476	199,081
G113 Parenting Practitioner	59,733	62,907	64,726	66,598	68,527
G123 Riverside Depot	239,989	240,960	254,462	259,419	265,156
G124 Street Servs Mgmt & Admin	74,474	93,022	81,156	81,904	83,717
G125 S106 Percent for Art	34,105	0	0	0	0
G126 S106 Formal and Informal Recreation	327,095	1,527	0	0	0
G131 Bolsover Community Woodlands Project	5,000	17,511	10,000	10,000	10,000
G132 Planning Conservation	51,666	54,190	55,833	57,525	59,268

List of General Fund net budgets per cost centre per directorate

	<b>Revised Budget 2024/25 £</b>	<b>Original Budget 2025/26 £</b>	<b>Forecast 2026/27 £</b>	<b>Forecast 2027/28 £</b>	<b>Forecast 2028/29 £</b>
G135 Domestic Violence Worker	52,407	55,043	56,614	58,230	59,895
G139 PropTech Engagement Fund	24,835	0	0	0	0
G142 Community Safety - CCTV	2,000	3,300	3,320	3,341	3,366
G143 Housing Strategy	59,797	62,588	64,405	66,275	68,202
G144 Enabling (Housing)	45,413	49,821	52,546	54,713	56,373
G146 Pleasley Vale Outdoor Activity Centre	57,041	53,690	55,693	57,782	59,007
G148 Commercial Waste	(208,000)	(262,000)	(275,500)	(275,500)	(275,500)
G149 Recycling	186,979	210,707	219,590	228,445	237,880
G153 Housing Advice	23,954	26,054	29,308	30,596	31,518
G170 S106 Outdoor Sports	519,099	87,430	0	0	0
G172 S106 - Affordable Housing	(195,418)	195,418	0	0	0
G176 Affordable Warmth	25,764	26,877	27,333	27,798	28,273
G179 School Sports Programme	12,526	19,293	20,956	23,310	25,735
G181 STEP	0	0	0	0	0
G196 Assistant Director of Planning	87,449	93,838	99,155	107,255	109,625
G198 Assistant Director of Housing (GF)	38,639	40,362	41,577	42,147	44,116
G199 Assistant Director of Street Scene	33,054	91,430	96,874	102,138	107,846
G202 Assistant Director of Leisure, Health + Wellbeing	87,356	93,734	99,050	104,600	109,516
G207 Balanceability	0	0	0	0	0
G210 Strategic Director of Services	116,673	122,920	130,112	137,629	145,480
G223 Contracts Administrator	57,258	60,012	61,829	63,699	65,626
G226 S106 - Highways	569,000	0	0	0	0
G227 S106 - Public Health	168,243	0	0	0	0
G228 Go Active Clowne Leisure Centre	290,803	382,622	418,224	455,029	494,098
G238 HR Health + Safety	127,659	123,963	115,841	120,644	122,684
G239 Housing + Comm Safety Fixed Penalty Acc	1,000	5,000	3,053	0	0
<b>Total for Community Services Directorate</b>	<b>11,438,796</b>	<b>10,377,512</b>	<b>10,474,205</b>	<b>10,894,295</b>	<b>11,280,077</b>
G001 Audit Services	147,124	163,653	163,653	163,653	163,653
G002 I.C.T.	1,163,111	1,268,372	1,283,210	1,298,939	1,314,016
G003 Communications, Marketing + Design	350,454	373,713	383,846	399,350	406,763
G006 Partnership, Strategy & Policy	545,558	523,279	540,079	555,065	568,926
G011 Director for Executive and Partnerships	53,198	54,529	56,176	57,873	59,619
G012 Community Champions	11,986	12,141	12,286	12,454	12,683
G014 Customer Contact Service	974,701	1,085,269	1,126,414	1,164,480	1,207,808
G015 Customer Service + Improvement	162,041	177,547	182,302	186,852	191,264
G016 Skills Audit	26,633	0	0	0	0
G038 Concessionary Fares & TV Licenses	(12,400)	(13,045)	(13,045)	(13,045)	(13,045)
G040 Corporate Management	298,490	322,831	333,192	341,284	351,456
G041 Non Distributed Costs	292,097	292,097	292,097	292,097	292,097
G043 Chief Executive Officer	186,605	194,327	200,100	206,048	212,175
G044 Financial Services	465,557	559,996	529,376	561,220	581,181
G050 Executive Support	66,080	84,213	88,911	93,441	96,518
G051 Senior Valuer	65,507	68,691	70,746	72,863	75,043
G052 Human Resources	236,904	245,294	260,521	268,826	276,024

List of General Fund net budgets per cost centre per directorate

	Revised Budget 2024/25 £	Original Budget 2025/26 £	Forecast 2026/27 £	Forecast 2027/28 £	Forecast 2028/29 £
G054 Electoral Registration	210,506	212,191	216,904	221,757	226,128
G055 Democratic Representation & Management	543,986	544,519	544,587	544,668	545,755
G057 District Council Elections	0	0	25,000	50,000	0
G058 Democratic Services	253,144	197,266	202,486	209,287	215,067
G060 Legal Services	524,191	608,475	586,191	609,531	636,805
G086 Alliance	5,250	5,250	5,250	5,250	5,250
G100 Benefits	516,011	637,733	665,094	689,655	715,966
G103 Council Tax / NNDR	511,172	545,463	571,735	597,462	618,154
G105 Council Tax Energy Rebate	65,000	0	0	0	0
G111 Shared Procurement	70,747	95,060	99,099	103,320	107,733
G117 Payroll	107,075	116,069	121,890	125,590	129,402
G118 Union Convenor	38,116	41,485	42,879	44,194	45,548
G155 Customer Services	37,735	64,178	67,464	69,945	72,985
G157 Controlling Migration Fund	4,000	0	0	0	0
G161 Rent Rebates	(48,721)	(49,681)	(50,205)	(50,859)	(51,632)
G162 Rent Allowances	50,751	28,745	38,220	30,141	22,064
G164 Support Recharges	(5,558,673)	(5,735,653)	(5,805,339)	(6,002,894)	(6,114,537)
G168 Multifunctional Printers	37,600	37,600	37,600	37,600	37,600
G177 Discretionary Housing Payments	0	0	0	0	0
G191 Bolsover Community Lottery	0	0	0	0	0
G192 Scrutiny	39,020	44,832	47,390	50,077	52,020
G195 Director of Governance + Monitoring Officer	112,919	117,478	120,997	124,622	128,355
G197 Director of Finance + Section 151 Officer	111,526	116,430	119,949	123,574	127,307
G211 UK Shared Prosperity Fund	19,857	0	0	0	0
G216 Raising Aspirations	51,250	0	0	0	0
G218 I-Venture/Namibia Bound	12,500	12,500	0	0	0
G220 Locality Funding	67,500	0	0	0	0
G241 Community Rail	97,051	0	0	0	0
G248 This Girls Code	938	0	0	0	0
G250 Rail Safety & ASB	3,321	0	0	0	0
G251 Youth Based Intervention Programme	2,242	0	0	0	0
G257 Employee Engagement	47,538	43,880	46,854	49,166	50,670
G264 Support Recharges - Dragonfly	(447,798)	(499,755)	(499,755)	(499,755)	(499,755)
<b>Total for Corporate Resources Directorate</b>	<b>2,519,400</b>	<b>2,596,972</b>	<b>2,714,154</b>	<b>2,793,731</b>	<b>2,867,066</b>
G077 LGA Housing Advisers Programme (HAP)	7,963	0	0	0	0
G078 LGA Net Zero Innovation Programme (NZIP)	8,158	0	0	0	0
G080 Engineering Services (ESRM)	93,572	95,432	97,023	98,617	100,253
G082 Tourism Promotion + Development	65,649	68,191	70,246	72,363	74,543
G083 Building Control Consortium	55,000	55,000	55,000	55,000	55,000
G085 Economic Development	191,032	162,936	162,936	162,936	162,936
G088 Derbyshire Economic Partnership	15,000	15,000	15,000	15,000	15,000
G089 Premises Development	37,908	(55,500)	(64,594)	(63,660)	(62,667)
G090 Pleasley Vale Mills	(142,843)	(140,497)	(123,060)	(104,198)	(84,211)
G092 Pleasley Vale Electricity Trading	(32,701)	(81,132)	(86,269)	(85,133)	(81,477)
G095 Estates + Property	854,662	1,076,370	1,051,435	1,084,929	1,099,833

List of General Fund net budgets per cost centre per directorate

	<b>Revised Budget 2024/25 £</b>	<b>Original Budget 2025/26 £</b>	<b>Forecast 2026/27 £</b>	<b>Forecast 2027/28 £</b>	<b>Forecast 2028/29 £</b>
G096 Building Cleaning (General)	146,705	158,677	164,516	170,588	176,691
G099 Catering	500	500	500	500	500
G109 Chief Executive Officer - Dragonfly	154,368	160,292	164,910	169,667	174,566
G110 Director of Development - Dragonfly	122,497	130,896	138,194	145,815	153,316
G114 Strategic Investment Fund	260,508	0	0	0	0
G133 The Tangent Business Hub	(16,616)	(27,030)	(8,038)	1,515	15,362
G138 Bolsover TC Regeneration Scheme	1,870	0	0	0	0
G151 Street Lighting	78,293	80,565	80,641	81,019	82,235
G156 The Arc	276,085	279,842	287,863	295,667	305,762
G167 Facilities Management	23,069	26,253	17,022	21,951	16,971
G169 Closed Churchyards	10,000	10,000	10,000	10,000	10,000
G188 Cotton Street Contact Centre	24,059	32,771	33,109	33,462	33,891
G193 Economic Development Management + Admin	589,905	586,190	478,074	494,961	508,059
G200 Director of Construction - Dragonfly	0	0	0	0	0
G212 Net Zero Hyper Innovation Programme UK SPF	43,265	0	0	0	0
G222 Visitor Economy Business Support	28,071	0	0	0	0
G246 Business Grants Growth Scheme	25,048	0	0	0	0
<b>Total for Dragonfly Services</b>	<b>2,921,027</b>	<b>2,634,756</b>	<b>2,544,508</b>	<b>2,660,999</b>	<b>2,756,563</b>
<b>Total Net Cost of Services</b>	<b>16,879,223</b>	<b>15,609,240</b>	<b>15,732,867</b>	<b>16,349,025</b>	<b>16,903,706</b>



# Appendix 3

## APPENDIX 3

### Housing Revenue Account

	Revised Budget 2024/25 £	Original Budget 2025/26 £	Forecast Budget 2026/27 £	Forecast Budget 2027/28 £	Forecast Budget 2028/29 £
<b>Expenditure</b>					
Repairs and Maintenance	7,492,560	7,898,006	8,117,438	8,352,263	8,495,790
Director of Property + Construction - Dragonfly	96,073	99,924	108,574	114,384	117,810
Rents, Rates, Taxes + Other Charges	411,638	357,804	316,764	300,724	309,685
Supervision and Management	7,848,241	7,312,674	7,362,524	7,589,882	7,739,826
Special Services	501,293	523,979	518,755	523,912	529,801
Housing Related Support - Wardens	780,479	822,686	842,648	872,760	892,429
Housing Related Support - Central Control	489,625	432,540	442,295	451,247	459,803
Tenants Participation	91,521	91,409	93,878	96,421	99,038
New Build Schemes Evaluations	322,594	250,000	0	0	0
HRA Health & Safety	52,479	57,299	61,259	64,275	66,202
Debt Management Expenses	9,875	10,601	11,142	11,700	12,285
<b>Total Expenditure</b>	<b>18,096,378</b>	<b>17,856,922</b>	<b>17,875,277</b>	<b>18,377,568</b>	<b>18,722,669</b>
<b>Income</b>					
Dwelling Rents	(24,862,985)	(25,846,450)	(27,026,860)	(27,837,666)	(28,672,796)
Non-dwelling Rents	(93,951)	(94,909)	(97,744)	(100,663)	(103,671)
Leasehold Flats Income	(7,000)	(7,000)	(7,000)	(7,000)	(7,000)
Repairs and Maintenance	(1,278,411)	(1,337,898)	(1,340,393)	(1,343,035)	(1,345,883)
Supervision and Management	(17,859)	0	0	0	0
Special Services	(20,899)	(22,813)	(18,975)	(19,142)	(19,313)
Housing Related Support - Wardens	(149,121)	(164,523)	(154,668)	(159,196)	(163,041)
Housing Related Support - Central Control	(225,412)	(258,023)	(265,756)	(273,722)	(281,926)
Tenants Participation	(2,465)	0	0	0	0
<b>Total Income</b>	<b>(26,658,103)</b>	<b>(27,731,616)</b>	<b>(28,911,396)</b>	<b>(29,740,424)</b>	<b>(30,593,630)</b>
<b>Net Cost of Services</b>	<b>(8,561,725)</b>	<b>(9,874,694)</b>	<b>(11,036,119)</b>	<b>(11,362,856)</b>	<b>(11,870,961)</b>
<b>Appropriations:</b>					
Movement in Impairment Provision	130,000	100,000	80,000	70,000	60,000
Capital Interest Costs	4,934,217	5,227,034	6,079,677	6,291,414	6,214,519
Investment Interest Income	(644,535)	(390,227)	(371,645)	(371,645)	(371,645)
Depreciation	5,348,200	5,348,200	5,348,200	5,348,200	5,348,200
Contribution to HRA Reserves	49,887	49,887	49,887	49,887	619,887
Use of Earmarked Reserves	(1,586,706)	(460,200)	(150,000)	(25,000)	0
Contribution from Grant A/cs	(32,056)	0	0	0	0
Contribution to/(from) HRA Balance	362,718	0	0	0	0
<b>Net Operating (Surplus)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Housing Revenue Account

List of net budgets per cost centre per directorate	Revised	Original	Forecast	Forecast	Forecast
	Budget 2024/25	Budget 2025/26	2026/27	2027/28	2028/29
	£	£	£	£	£
H002 Treasury Management Advisor	9,875	10,601	11,142	11,700	12,285
H004 Supervision + Management	7,830,382	7,312,674	7,362,524	7,589,882	7,739,826
H005 Dwelling Rents Income	(24,862,985)	(25,846,450)	(27,026,860)	(27,837,666)	(28,672,796)
H006 Non-Dwelling Rents Income	(93,951)	(94,909)	(97,744)	(100,663)	(103,671)
H010 Tenants Participation	89,056	91,409	93,878	96,421	99,038
H011 Special Services	480,394	501,166	499,780	504,770	510,488
H017 Leasehold Flats	(7,000)	(7,000)	(7,000)	(7,000)	(7,000)
H021 Housing Related Support - Wardens	631,358	658,163	687,980	713,564	729,388
H022 Housing Related Support - Central Control	264,213	174,517	176,539	177,525	177,877
H025 HRA Health & Safety	52,479	57,299	61,259	64,275	66,202
<b>Total for Community Services Directorate</b>	<b>(15,606,179)</b>	<b>(17,142,530)</b>	<b>(18,238,502)</b>	<b>(18,787,192)</b>	<b>(19,448,363)</b>
H001 Repairs + Maintenance	6,214,149	6,560,108	6,777,045	7,009,228	7,149,907
H003 Rents, Rates, Taxes + Other Charges	411,638	357,804	316,764	300,724	309,685
H019 New Build Schemes Evaluations	322,594	250,000	0	0	0
H024 Director of Property + Construction	96,073	99,924	108,574	114,384	117,810
<b>Total for Dragonfly Services</b>	<b>7,044,454</b>	<b>7,267,836</b>	<b>7,202,383</b>	<b>7,424,336</b>	<b>7,577,402</b>
<b>Total Net Cost of BDC Housing Revenue Account Services</b>	<b>(8,561,725)</b>	<b>(9,874,694)</b>	<b>(11,036,119)</b>	<b>(11,362,856)</b>	<b>(11,870,961)</b>

**APPENDIX 4, table 1**

**HRA - Fees and Charges 2025/26**

Weekly Charge unless otherwise specified

September 2024 Consumer Price Index was 1.7%

	Current £	Proposed £	Change £	Change %
Garages (tenant)	14.19	14.57	0.38	2.7%
Garage - Direct Debit Payment	10.71	11.00	0.29	2.7%
Garage (in curtilage) (Set at 50% of garage DD payment)	5.35	5.50	0.14	2.7%
Garage plots (billed annually)	248.51	255.22	6.71	2.7%
Parking Bay (annual charge)	200.00	205.40	5.40	2.7%
New Bolsover Service Charge (applies to new tenants only)	2.27	2.33	0.06	2.7%
Special Services Charge (See Note1)	18.56	19.06	0.50	2.7%
Reduced special service (Reduced special services for scheme other than Cat 2 who receive reduced service)	12.37	12.71	0.33	2.7%
Heating Service Charge (See Note 2)				
Bedsits	3.22	3.31	0.09	2.7%
1 bed flat	4.40	4.51	0.12	2.7%
Heating Charge (See Note 3)				
Bedsits	4.46	4.46	0.00	0.0%
1 bed flat	6.08	6.08	0.00	0.0%
Support Charges	15.83	16.26	0.43	2.7%
Mobile Warden (long-term aim to reach cost, increase capped at 10% per year)	8.04	8.26	0.22	2.7%
Lifeline - bronze	5.94	6.10	0.16	2.7%
Lifeline - gold	9.14	9.38	0.25	2.7%
Lifeline - RSL	5.69	5.85	0.15	2.7%
Buggy Parking (including charging facilities)	4.84	4.97	0.13	2.7%
Choice Based Lettings Postage (suggested cost is twice the cost of a second class stamp)	1.50	3.30	1.80	120.0%

## HRA - Fees and Charges 2025/26

### Note 1

**Special Services Charge** includes the heating, cleaning and furnishing of communal areas, provision of laundry and kitchen facilities and other costs. The charge is a contribution to the full cost of these services. This charge is added to the rent amount and is covered by housing benefit if appropriate.

**The Heating Charge is split into two separate charges.**

### Note 2

**Heating Service Charge** is the cost for the provision and maintenance of a communal heating system. This includes an allowance for electricity to circulate heat within the system. This charge is added to the rent amount and is covered by housing benefit if appropriate.

### Note 3

**The Heating Charge** reflects the cost of fuel only, this is not covered by housing benefit and is charged and monitored to a sub account on the main rent account.

This split is intended to make it easier to understand how we charge for heating.

# Appendix 5

<b>CAPITAL PROGRAMME SUMMARY</b>	<b>Revised Budget 2024/25 £</b>	<b>Original Programme 2025/26 £</b>	<b>Forecast Programme 2026/27 £</b>	<b>Forecast Programme 2027/28 £</b>	<b>Forecast Programme 2028/29 £</b>
<b>General Fund</b>					
<b>Asset Management Plan</b>					
Investment Properties	42,428	-	-	-	-
Leisure Buildings	30,456	-	-	-	-
Pleasley Vale Business Park	138,365	-	-	-	-
Riverside Depot	30,287	-	-	-	-
The Arc	49,787	-	-	-	-
The Tangent	58,986	-	-	-	-
Contact Centres	28,452	-	-	-	-
Asset Management Plan not yet allocated to an individual scheme	32,614	260,000	260,000	260,000	260,000
	<b>411,375</b>	<b>260,000</b>	<b>260,000</b>	<b>260,000</b>	<b>260,000</b>
<b>Engineering Asset Management Plan</b>					
Car Parks	25,000	25,000	25,000	25,000	25,000
Shelters	12,000	10,000	10,000	10,000	10,000
Lighting	13,000	15,000	15,000	15,000	15,000
	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>
<b>Assets</b>					
Pleasley Vale - Storm Babet	496,784	-	-	-	-
Pleasley Vale Mill - Dam Wall	432,493	-	-	-	-
Pleasley Vale Grease works CCTV	50,000	-	-	-	-
Land at Portland Street	27,168	-	-	-	-
Shirebrook Crematorium	5,994,676	-	-	-	-
Shirebrook Market Place	359,911	-	-	-	-
Changing Places	53,000	-	-	-	-
Tangent Hub - Reinstate Stonework	20,000	-	-	-	-
Mine Water Project	180,020	-	-	-	-
Bolsover Loop infrastructure project	77,000	-	-	-	-
South Normanton Mural project	20,000	-	-	-	-
Rural Fund	360,318	-	-	-	-
Mobile CCTV Cameras	15,000	-	-	-	-
	<b>8,086,370</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>ICT Schemes</b>					
ICT infrastructure	529,350	469,000	150,000	100,000	100,000
Council chamber audio visual equipment	180,000	-	-	-	-
Civica Workflow360	78,635	-	-	-	-
	<b>787,985</b>	<b>469,000</b>	<b>150,000</b>	<b>100,000</b>	<b>100,000</b>
<b>Leisure Schemes</b>					
Pleasley Vale Leisure Equipment	20,000	-	-	-	-
Pleasley Vale Cycle Path	86,771	-	-	-	-
Go Active Café Equipment	10,201	-	-	-	-
Go Active Equipment	16,822	15,000	15,000	15,000	15,000
Combined Heating & Power	655,000	-	-	-	-
Gym Equipment & Spin Bikes	-	-	392,100	-	-
Go-Active Gym flooring	-	-	40,000	-	-
Wellness Hub equipment	-	-	80,000	-	-
	<b>788,794</b>	<b>15,000</b>	<b>527,100</b>	<b>15,000</b>	<b>15,000</b>
<b>Private Sector Schemes</b>					
Disabled Facility Grants	650,000	650,000	650,000	650,000	650,000
	<b>650,000</b>	<b>650,000</b>	<b>650,000</b>	<b>650,000</b>	<b>650,000</b>
<b>Investment Activities</b>					
Parish Council Loans	533,000	-	-	-	-
	<b>533,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Vehicles and Plant</b>					
Vehicle Replacements	3,532,124	222,000	951,500	347,000	-
District CCTV	52,171	-	-	-	-
CAN Rangers Equipment	14,231	-	-	-	-
	<b>3,598,526</b>	<b>222,000</b>	<b>951,500</b>	<b>347,000</b>	<b>0</b>
<b>Total General Fund</b>	<b>14,906,050</b>	<b>1,666,000</b>	<b>2,588,600</b>	<b>1,422,000</b>	<b>1,075,000</b>

<b>CAPITAL PROGRAMME SUMMARY</b>	<b>Revised Budget 2024/25 £</b>	<b>Original Programme 2025/26 £</b>	<b>Forecast Programme 2026/27 £</b>	<b>Forecast Programme 2027/28 £</b>	<b>Forecast Programme 2028/29 £</b>
<b>Housing Revenue Account</b>					
<b>New Build Properties</b>					
Alfreton Rd Pinxton	513,360	-	-	-	-
Bolsover Homes-yet to be allocated	573,132	10,000,000	-	-	-
Glapwell - Meadow View Homes	30,000	-	-	-	-
Jubilee Court Bungalows	300,000	-	-	-	-
Keepmoat Properties at Bolsover	30,000	-	-	-	-
Market Close Shirebrook	300,000	-	-	-	-
Moorfield Lane Whaley Thorns	83,000	-	-	-	-
Park Lane Pinxton	3,100,000	-	-	-	-
Sandy Lane/Thorpe Ave Whitwell	34,860	-	-	-	-
Woburn Close Cluster	6,342,336	4,609,312	-	-	-
The Woodlands	156,631	-	-	-	-
Valley View (2 Bungalows & extension)	461,070	-	-	-	-
West Street Langwith	40,809	-	-	-	-
	<b>11,965,198</b>	<b>14,609,312</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Vehicle Replacements</b>	<b>1,398,300</b>	<b>245,000</b>	<b>20,000</b>	<b>-</b>	<b>198,000</b>
	<b>1,398,300</b>	<b>245,000</b>	<b>20,000</b>	<b>0</b>	<b>198,000</b>
<b>Public Sector Housing</b>					
Electrical Upgrades	400,000	400,000	400,000	400,000	400,000
External Door Replacements	200,000	70,000	70,000	70,000	70,000
External Wall Insulation	411,500	-	-	-	-
Bramley Vale	500,000	1,000,000	1,000,000	1,000,000	-
Flat Roofing	55,000	40,000	40,000	40,000	40,000
Heating Upgrades	225,000	225,000	255,000	255,000	255,000
Kitchen Replacements	750,000	300,000	300,000	300,000	300,000
Re Roofing	1,000,000	800,000	800,000	800,000	800,000
Property Services Mgmt. & Admin	130,936	134,182	138,252	142,446	146,764
Safe & Warm	1,714,595	-	-	-	-
Unforeseen Reactive Capital Works	50,000	70,000	50,000	50,000	50,000
Welfare Adaptations	600,000	600,000	600,000	600,000	600,000
Wet Rooms (Bungalows)	300,000	300,000	300,000	300,000	300,000
House Fire / Flood Damage (Insurance)	50,000	-	-	-	-
Outbuilding removal project	25,000	-	-	-	-
Concrete surrounds	135,000	150,000	150,000	150,000	150,000
Victoria House - fire doors/scooter store	150,000	-	-	-	-
Yet to be allocated to a scheme	457,264	1,259,018	1,244,948	1,240,754	2,236,436
Garage site & footpath resurfacing	100,000	100,000	50,000	50,000	50,000
Damp Proof Course	175,000	-	-	-	-
	<b>7,429,295</b>	<b>5,448,200</b>	<b>5,398,200</b>	<b>5,398,200</b>	<b>5,398,200</b>
<b>ICT Schemes</b>					
Open Housing	41,821	-	-	-	-
	<b>41,821</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total HRA</b>	<b>20,834,614</b>	<b>20,302,512</b>	<b>5,418,200</b>	<b>5,398,200</b>	<b>5,596,200</b>
<b>TOTAL CAPITAL EXPENDITURE</b>	<b>35,740,664</b>	<b>21,968,512</b>	<b>8,006,800</b>	<b>6,820,200</b>	<b>6,671,200</b>

<b>CAPITAL PROGRAMME SUMMARY</b>	<b>Revised Budget 2024/25 £</b>	<b>Original Programme 2025/26 £</b>	<b>Forecast Programme 2026/27 £</b>	<b>Forecast Programme 2027/28 £</b>	<b>Forecast Programme 2028/29 £</b>
<b>Capital Financing</b>					
<b>General Fund</b>					
Better Care Fund	(650,000)	(650,000)	(650,000)	(650,000)	(650,000)
Prudential Borrowing	(6,424,334)	-	-	-	-
Reserves	(4,979,560)	(1,016,000)	(1,938,600)	(772,000)	(115,000)
Capital Receipts	(215,132)	-	-	-	(310,000)
External Funding	(2,637,024)	-	-	-	-
	<b>(14,906,050)</b>	<b>(1,666,000)</b>	<b>(2,588,600)</b>	<b>(1,422,000)</b>	<b>(1,075,000)</b>
<b>HRA</b>					
Major Repairs Allowance	(6,737,795)	(5,348,200)	(5,348,200)	(5,348,200)	(5,348,200)
Prudential Borrowing	(9,254,853)	(14,609,312)	-	-	-
Capital Receipts	(2,025,465)	(345,000)	(70,000)	(50,000)	(248,000)
External Funding	(2,816,501)	-	-	-	-
	<b>(20,834,614)</b>	<b>(20,302,512)</b>	<b>(5,418,200)</b>	<b>(5,398,200)</b>	<b>(5,596,200)</b>
<b>TOTAL CAPITAL FINANCING</b>	<b>(35,740,664)</b>	<b>(21,968,512)</b>	<b>(8,006,800)</b>	<b>(6,820,200)</b>	<b>(6,671,200)</b>

**Bolsover District Council**

**Meeting of the Executive on 27th January 2025**

**Lease of 3 / 4 Vernon Street, Shirebrook**

**Report of the Portfolio Holder for Growth**

<b>Classification</b>	Open
<b>Report By</b>	Lorri Darby Developments and Contracts Officer, Dragonfly Management (Bolsover) Limited

**PURPOSE/SUMMARY OF REPORT**

- To seek Member's approval to enter into a lease agreement on 3 / 4 Vernon Street, Shirebrook on the terms detailed in the report.

**REPORT DETAILS**

**1. Background**

- 1.1 The tenancy agreement for 3 / 4 Vernon Street, Shirebrook ended by mutual surrender on 5 September 2022. The unit was reclaimed back in its existing condition with plans to utilise it as a green skills hub. The green skills hub did not come to fruition, leaving the premises vacant.
- 1.2 The property has not been advertised on the local market during the period of vacancy.
- 1.3 The building is seemingly in a good structural condition, with the roof being replaced in 2017. The internal of the premises requires improvement. There are, however, no dilapidation funds available for works, subject to the nature of the mutual surrender.
- 1.4 A recent valuation by the Senior Valuer suggests an achievable rental per annum of £15,500.
- 1.5 As a result of the period of vacancy, the compound is looking unkempt and attracting anti-social behaviour to the site.

**2. Details of Proposal or Information**

- 2.1 The interested party purchased the neighbouring property 10 years ago and has grown sufficiently to need a new premises so that they can expand their business operation. This unit presents an opportunity to grow their operation without the need to relocate, disrupt staffing, and incur significant relocation costs.



- 2.2 The Developments and Contracts Officer has received a proposal for a 10-year lease term, at a rental value of £15,000 per annum, fully repairing and insuring. The proposal suggests a minimum one-year rent-free period to offset a proportion of the improvements which the interested party is proposing for the building and wider site.
- 2.3 An upwards only rent review will be completed in the 5<sup>th</sup> year of the term. This will be based on market value.

### 3. **Reasons for Recommendation**

- 3.1 Securing the tenancy will both provide a suitable premises for a SME business to grow within the district and ensure occupation of the premises avoiding it falling into disrepair.
- 3.2 Agreeing the tenancy will secure rental income of at least £15,000 per annum for the 10-year term. In addition, the business rate liability, currently £7,500 per annum will be passed onto the tenant.
- 3.3 With the Council's permission, the tenant proposes to complete extensive improvements to the internal of the building and the site compound. Necessitating the Council to complete only mandatory compliance works. An itemised list of works is attached in **Appendix 1**, this list is not exhaustive. It is proposed that necessary compliance works are funded via the Council's Transformation Reserve, as the Capital Budget allocated to the Facilities Management Team has been fully utilised on other projects for this financial year. A delegated decision will be completed to authorise and access the reserve funding, when the itemised list is fully costed. This ensures the premises can be let and generate an immediate revenue stream. A proportion of the costs incurred for improvements will be offset within the rent-free period.
- 3.4 The timescales for completing the improvement works will be agreed between the interested party and the Council and will be written as a clause within the lease agreement. This will give the Council assurance that works will be completed within a specified time frame.
- 3.5 All the works will be documented in a schedule of works on completion. This ensures, at the end of the tenancy, that the Council recovers premises in a better condition than originally let, subject to general wear and tear.

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

- 4.1 Not to proceed with the new tenancy may result in the interested party choosing to relocate their business to alternative premises and this could potentially fall outside the district. This would result in a loss of revenue income.
- 4.2 Should the authority not proceed with the letting of the premises, they will need to complete dilapidation works to the premises to bring it up to the desirable standard for letting, this would be at a cost to the Council, as well as delaying any new tenancy.
- 4.3 The Council opt to dispose of the premises, foregoing any repairs. This would however lead to the loss of a revenue generating asset from within the Council's portfolio.

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## **RECOMMENDATION(S)**

That Executive delegate authority to the Monitoring Officer to finalise the heads of terms, including the schedule of works, and enter into a lease agreement based on the Heads of Terms negotiated which include a 12 month rent free period.

Approved by Councillor John Ritchie, Portfolio Holder for Growth

### **IMPLICATIONS.**

**Finance and Risk:**            Yes             No

**Details:**

Although the annual rental proposed is lower than the recent valuation, it is felt the extensive improvements to the premises by the tenant and saving from business rate liability for the Council, mean the lower rental income for the first 5 years is justified.

On behalf of the Section 151 Officer

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

**Details:**

Legal Services will prepare a lease agreement for the tenant to sign. The Council's surveyor is satisfied that lease meets the requirements of Section 123 of the Local Government Act 1972 in terms of best consideration that can be reasonably obtained.

On behalf of the Solicitor to the Council

**Environment:**

**Details:**

**Staffing:**            Yes             No

**Details:**

There are no staffing implications arising as a result of this report.

On behalf of the Head of Paid Service

## **DECISION INFORMATION**

<b>Is the decision a Key Decision?</b> A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:  <b>Revenue - £75,000 <input checked="" type="checkbox"/> Capital - £150,000 <input type="checkbox"/></b> <b><input checked="" type="checkbox"/> Please indicate which threshold applies.</b>	Yes
<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	Yes

<b>District Wards Significantly Affected</b>	Pleasley wards
<b>Consultation:</b> <b>Leader / Deputy Leader</b> <input type="checkbox"/> <b>Executive</b> <input type="checkbox"/> <b>SLT</b> <input type="checkbox"/> <b>Relevant Service Manager</b> <input type="checkbox"/> <b>Members</b> <input type="checkbox"/> <b>Public</b> <input type="checkbox"/> <b>Other</b> <input type="checkbox"/>	No  Details:

<b>Links to Council Ambition: Customers, Economy and Environment.</b>
This letting contributes to the Economic priorities of: Making the best use of our assets; and ensuring financial sustainability and increasing revenue streams.

<b>DOCUMENT INFORMATION</b>	
<b>Appendix No</b>	<b>Title</b>
1	Itemised List of Works

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

Tenant Itemised List of Works

1. Remove all of the existing poor condition plumbing. Replace with new where required = **£1,000.**
2. Remove both existing kitchens and both toilet facilities and replace with one new kitchen and one new accessible toilet at one end = **£4,000.**
3. Remove all existing stud walls and suspended ceiling (predominantly in unit 3). **Unknown cost.**
4. Remove and brick up all external windows for security purposes (apart from the 2 on the front elevation that have roller shutters). = **£5,000.**
5. Remove existing extraction unit(s). = **£300.**
6. Replace external steps with compliant/accessible ramp type. **£1,200.**
7. Remove all existing floor coverings to take back to concrete and then have a professional industrial clean. Replace floor coverings where required. = **£2,000.**
8. Remove all existing flora and fauna where required. = **£1,200.**
9. Repair/replace palisade fencing where required. = **£1,800.**

**Estimated total: 16,500**

Council Itemised List of Works

1. Remove redundant wiring. **Cost pending.**
2. Remove and replace 2 x external fire doors. = **£8,000.**
3. Remove non-compliant roller shutter door and replace with electrically operated roller shutter door. Installation inclusive of electrical relocation = **£5,000.**
4. Repair / replace broken entrance step. **Cost pending.**

**Not taking into consideration compliance work such as fire strategy, asbestos testing, EICR etc.**

**Estimated total: £13,000**

**BOLSOVER DISTRICT COUNCIL**

**Meeting of the Executive on 27th January 2025**

**New Dwellings – Alder Close, Shirebrook**

**Report of the Portfolio Holder for Housing**

<b>Classification</b>	This report is Public
<b>Contact Officer</b>	Steve Brunt Strategic Director of Services

**PURPOSE/SUMMARY OF REPORT**

- To seek approval to construct 9 new dwellings at Alder Close, Shirebrook.
- To seek approval to appoint Dragonfly Development Limited to deliver the new builds.

**REPORT DETAILS**

**1. Background**

Bolsover Homes programme

- 1.1 As members of Executive will be aware the previous programme of residential developments across the district, B@Home, ended in 2019. To build on this success the Bolsover Homes framework was approved in July 2020 to meet social housing need and deliver the aims and objectives of the Council. The Bolsover Homes Council Report outlined the framework and approved the overall budget.
- 1.2 In order to allocate the budget, give clear information regarding future schemes, and to compliment the Bolsover Homes Council Report, a brochure was compiled and shared with all Members to illustrate the Bolsover Homes pipeline. The schemes ranged from the Whitwell cluster which had planning permission, to other sites that had not been looked at in detail. The document outlined the standards the properties were to be built to, subject to agreed changes by the Design Team and gave estimated costs to deliver the schemes.
- 1.3 Linked to this was the Council’s Ambition of “Enabling Housing Growth: increasing the supply, quality and range of housing to meet the needs of the growing population and support economic growth.” Also linked was the target set out in the Business Growth Strategy ECO-07 which aspired to deliver 150 new homes through the Bolsover Homes Programme by March 2024.

### Design Team

- 1.4 The Design Team currently consists of Members, Architects, Engineers, Principal Designer, and officers from BDC Housing and the Dragonfly Development Limited New Builds team, who assess the available sites, demand, and timescales to bring a programme of suitable developments forward. Dragonfly Development Limited has directly employed staff into its New Builds department in the roles of Operations Manager, Preconstruction Manager, Estimator, Project Manager, Quantity Surveyor, Site Manager, Quality Manager and Business Support Officer. William Saunders Partnership are appointed as architects and engineers to provide a robust, flexible team ready to deliver Council schemes more efficiently and effectively than would be achieved using private principal contractors.
- 1.5 It was a condition of the budget allocation that a further report was required to be brought for each scheme once planning permission had been awarded, viability study presented, independent market assessment received, and costs agreed. Only once approved by the Executive could contracts for schemes be entered into.
- 1.6 Having reviewed the Bolsover Homes Council Report and brochure, the Council agreed to allocate capital funds of £36.2m to deliver Bolsover Homes schemes over the period to March 2024. During this timeframe, the budget was increased with 1:4:1 capital receipts and Homes England and other external funding. Members have already approved the construction or purchase of 191 new Council properties through the Bolsover Homes framework.

### Council Plan - The Future

- 1.7 In March 2024 the Council approved a new Council Plan – “the Future”. This outlines the priority of “Delivering 200 new homes through the Bolsover Homes Programme using Dragonfly Development Ltd by March 2028.”
- 1.8 Approximately £14m remains in the Bolsover Homes budget. This could be increased with 1:4:1 receipts and funding if schemes are brought forward. Using this remaining budget to continue with the Bolsover Homes pipeline aligns with the priority set out in the Council Plan.

### Demand for Affordable Housing

- 1.9 The Housing Management Team have identified the need for housing in Shirebrook and have confirmed that development at Alder Close would partially meet this need as well as contributing towards the Council’s strategic priority.

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

### Proposed development at Alder Close, Shirebrook

- 2.1 At the time of writing this report the scheme brought forward has not been granted planning permission but is listed for decision at Planning Committee on 22 January with a recommendation for approval. If planning permission is granted the scheme will provide a mix of 9 houses at Alder Close, Shirebrook comprising of 2 x 3 Bed Semi-Detached, 2 x 2 Bed Semi-Detached, 2 x 1 Bed Semi-Detached and 3 x 1 Bed Terraced. A site layout is shown at **Appendix 1**.

- 2.2 The properties will meet National Design Guide Characteristics and are built to Design Team preferences. The external elevations of the properties have been designed to complement and enhance the surrounding area of Shirebrook.
- 2.3 The costs put forward by Dragonfly Development Limited have been independently assessed by Whiteley Eaves Ltd, who are appointed by the Council to act as Managing Agent, Quantity Surveyor and Principal Designer for Bolsover Homes schemes, in a value for money assessment and confirmed them to be competitive.

#### Meeting the Council's Priorities

- 2.4 The construction of these new homes would provide the first 9 of the 200 homes to meet the Council's priority of delivering 200 new homes through the Bolsover Homes Programme using Dragonfly Development Ltd by March 2028. It should be noted that this scheme was not included within the Bolsover Homes work programme when agreed by the Council in July 2020. However, following a review of available owned land by the Design Team it was decided that this was the optimal site to develop next. Should Executive agree that this scheme can proceed a report requesting its inclusion in the Bolsover Homes pipeline will be submitted to Council for approval before the scheme can proceed.

#### Funding and timelines

- 2.5 Homes England (HE) have indicated that they are likely to offer funding towards the scheme from their current funding pot in the amount of £500,000, subject to grant of planning permission and sign off at national panel which is expected by the end of February 2025. HE have indicated that it will not be possible to provide this funding if the scheme completion date goes beyond March 2026 as this is when the current round of funding must be spent. HE have also stated that there is no certainty that Bolsover Homes schemes would be eligible for any new funding rounds that may become available beyond March 2026.
- 2.6 Brownfield Housing Funding for this scheme was applied for from EMCCA, who have indicated they would contribute £170,000 towards the scheme provided it meets their funding criteria and can be defrayed by March 2026.
- 2.7 Both Homes England and EMCCA aware of these two separate funding applications and have confirmed that both funding streams can be used for this scheme.
- 2.8 If planning permission is granted on 22 January 2025 and if Executive and Council approval is given, Dragonfly would be able to start on site in March 2025 which would allow time for the construction to be completed by March 2026 in line with funding deadlines.

#### **Financial Implications - on behalf of the Section 151 Officer**

- 2.9 To give an indication of the whole-life financial implications of a capital scheme, a spreadsheet model developed over a number of years is used. The model is based on assumptions made at a point in time and potentially subject to change, but it is an estimate of future costs and income streams for the Housing Revenue Account (HRA).
- 2.10 Inputs to the model are initial capital build costs (usually the loan amount); the ongoing revenue costs such as supervision and management, and repairs and

maintenance; the rental income receivable and the borrowing costs associated with financing the capital scheme. Any grant funding received towards the cost are also included.

- 2.11 This is then spread over a 50-year period, being the maximum period, the Council is allowed to borrow funds from the Public Works Loan Board (PWLB) over, and also the maximum number of years our properties can be depreciated over, under current accounting regulations.
- 2.12 When rental income exceeds the costs of maintaining and managing the properties, plus all of the borrowing costs and the initial capital build costs, the scheme is said to break-even. The model calculates how many years it will take for the rent to reach this level. At break-even point, the original cost to build the properties has been recouped.
- 2.13 If this happens at or before year 50, we class this as a viable scheme as there should be sufficient income within the HRA to repay the principal to the PWLB when it is due in year 50.
- 2.14 However, there is often a time before the scheme breaks even where the scheme makes a positive contribution to the HRA in-year. This means the rental income exceeds the costs as above, but not enough income has been earned overall, to repay the principal amount borrowed.
- 2.15 The risk in accepting schemes that do not break-even by year 50 or sooner, is that it cannot be guaranteed that the HRA will be able to repay the borrowing to the PWLB when it becomes due in year 50.
- 2.16 If this were limited to 1 scheme, the HRA would probably have enough of a cash balance to make the repayment, but if Members allowed a number of schemes to be approved that didn't break-even, this could cause the HRA to need to borrow and incur extra borrowing costs. Eventually, this could cause the HRA to be unsustainable.
- 2.17 There are 4 possible scenarios for the financing of this proposed scheme:
  - 1) If both the Homes England and EMCCA funding requests are successful, the borrowing to fund the balance of the cost, chargeable to the HRA, will be at its lowest amount.
  - 2) If neither of the funding requests are successful, the borrowing chargeable to the HRA for the cost of the scheme, will be at its highest.

Scenarios 3 and 4 are where only one of the funding requests is successful and these borrowing amounts will be between the level of cost for scenarios 1 and 2. **Table 1** below shows the costs associated with each scenario.



Table 1

	Scenario 1 – all funding secured	Scenario 2 – no funding secured	Scenario 3 – HE funding secured only	Scenario 4 – EMCCA funding secured only
Build costs	£2,035,877	£2,035,877	£2,035,877	£2,035,877
Homes England	(£500,000)	0	(£500,000)	0
EMCCA	(£170,000)	0	0	(£170,000)
Balance to be borrowed	<b>£1,365,877</b>	<b>£2,035,877</b>	<b>£1,535,877</b>	<b>£1,865,877</b>
Positive contribution made to HRA in year	<b>18</b>	<b>30</b>	<b>21</b>	<b>28</b>

Break-even

- 2.18 Scenario 1, where both Homes England and EMCCA funding is received is the only scenario that breaks-even at year 50. The other 3 scenarios take longer than 50 years, each having a higher scheme borrowing requirement.
- 2.19 **Table 1** shows the year that each of the scenarios starts to make a positive contribution to the HRA. Scenario 1 would make the scheme produce a positive contribution at year 18 and meet its full development costs at year 50. This then helps to maintain the sustainability of the Housing Revenue Account (HRA).
- 2.20 Without receiving both sources of funding this scheme takes longer than 50 years to fully recoup its capital cost. Should funding not be received in an amount to make the scheme sustainable for the HRA, Executive would be asked to reconsider approval under a further report which would assess these implications.

**3. Reasons for Recommendation**

- 3.1 To continue to meet the growing demand for affordable housing in the district.
- 3.2 To deliver a more affordable rental residential development in the district.
- 3.3 To help to meet the Council Priority of delivering 200 new homes through the Bolsover Homes Programme using Dragonfly Development Ltd by March 2028.
- 3.4 To meet the timeline criteria of funders.

**4 Alternative Options and Reasons for Rejection**

- 4.1 The Council could decide not to proceed with the scheme. This is rejected as there is budget to proceed and not proceeding would not help to meet the

Council's priority of delivering 200 new homes through the Bolsover Homes Programme using Dragonfly Development Ltd by March 2028.

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### **RECOMMENDATION(S)**

1. That, subject to planning approval, Executive approves the capital expenditure budget as outlined within the report to deliver the Alder Close affordable housing building scheme in the amount of £2,035,877 (less £670,000) – Scenario 1, Table 1.
2. That, subject to planning approval, a report be submitted to Council to update the schemes included in the Bolsover Homes pipeline funding envelope of £36.2m for this Alder Close, Shirebrook scheme which is currently not included.
3. That, subject to planning approval, Executive agrees that the Council enters into contract with Dragonfly Development Limited for the development of Alder Close as outlined in the report, subject to Council approval for inclusion in Bolsover Homes pipeline funding.

Approved by Councillor Sandra Peake, Portfolio Holder for Housing

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### **IMPLICATIONS:**

<b>Finance and Risk</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
<b>Details:</b> Covered in paragraphs 2.9 – 2.20 of the report.		
On behalf of the Section 151 Officer		
<b>Legal (including Data Protection)</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
<b>Details:</b> The Council will need to enter into a formal contract with Dragonfly Development Limited.		
On behalf of the Solicitor to the Council		
<b>Staffing</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
<b>Details:</b> There are no staffing implications within this report.		
On behalf of the Head of Paid Service		

**Equality and Diversity Impact and Consultation**

Yes  No

**Details:**

The two and three bedroom homes will meet Category 2 of the Building Regulations - Accessible and adaptable dwellings which have a higher level of accessibility that is beneficial to a wide range of people who occupy or visit the dwelling with particular benefit to older and disabled people including some wheelchair users.

On behalf of the Information, Engagement and Performance Manager

**Environment**

Yes  No

**Details:**

The newly built properties will help the Council to transition to net zero by 2050 through decarbonisation of its housing stock. The properties will be constructed with enhanced u-values, to meet the recently enhanced requirements of Building Regulations, in order to reduce heat loss and carbon emissions. The properties will incorporate renewable technologies such as air source heat pumps and solar panels dependent on viability. Electric Vehicle charge points will be installed at all dwellings to encourage the use of electric vehicles. The scheme includes biodiversity enhancements to offset any ecological impact from the development. Where possible energy expended during the construction of the properties will be kept to a minimum.

**DECISION INFORMATION:**

**Please indicate which threshold applies:**

**Is the decision a Key Decision?**

A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds:

Yes  No

**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.

(a)  (b)

**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.

(a)  (b)

**District Wards Significantly Affected:**

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

Please state below which wards are affected or tick **All** if all wards are affected:

All

<b>Is the decision subject to Call-In?</b> <i>(Only Key Decisions are subject to Call-In)</i>	<b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> <input type="checkbox"/>
If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? <i>(decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)</i>	<b>Yes</b> <input type="checkbox"/> <b>No</b> <input type="checkbox"/>
<b>Consultation carried out:</b> <i>(this is any consultation carried out prior to the report being presented for approval)</i>	<b>Yes</b> <input type="checkbox"/> <b>No</b> <input type="checkbox"/>
<b>Leader</b> <input type="checkbox"/> <b>Deputy Leader</b> <input type="checkbox"/> <b>Executive</b> <input type="checkbox"/> <b>SLT</b> <input type="checkbox"/> <b>Relevant Service Manager</b> <input type="checkbox"/> <b>Members</b> <input type="checkbox"/> <b>Public</b> <input type="checkbox"/> <b>Other</b> <input type="checkbox"/>	

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

**DOCUMENT INFORMATION:**

Appendix No	Title
1	Site Layout

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

DECEMBER 2024



**Schedule of Accommodation**

2no. 3B5P Semi-Detached - 93m<sup>2</sup>  
 2no. 2B4P Semi-Detached - 79m<sup>2</sup>  
 2no. 1B2P Semi-Detached - 58m<sup>2</sup>  
 3no. 1B2P Terraced - 58m<sup>2</sup>

Total Number of Dwellings = 9  
 Total Site Area = 0.2 hectares  
 45 Dwellings Per Hectare.

- Key**
- Red Line Boundary
  - xxx.xx Existing Site Levels
  - +xxx.xx Proposed Site Levels
  - 1.8m(h) Close Boarded Fence
  - - - 1m(h) Bow top metal railing
  - Retaining Wall
  - Slab on Edge
  - Gravelboard
  - Local Authority Wheelie Bins
  - Rotary Dryer
  - 2.25x1.8m Concrete Flagstone Shed Base

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Contractors must verify all dimensions, levels and co-ordinates at the site before commencing any work or making any shop drawings: no dimensions shall be measured from the drawing if in doubt, ask William Saunders for confirmation.

Hard copies or PDF versions of drawings will always take precedence over CAD data. Furthermore, William Saunders does not undertake to issue data revisions as a matter of course. It is the recipient's responsibility to assess the impact of hard copy or PDF versions of drawings and request updated data if required.

Nothing on this drawing confers or purports to confer on any third party any benefit under the Contracts (Rights of Third Parties) Act 1999.

Rev	Description	Drn	Vf'd	Date
P08	Pathway added between plot 1 drive and garden.	LCB		10.2024
P07	Bay window added to plot 9	LCB	CD	07.2024

As outlined in section 2.3 of the CITB Industry Guidance to Designers, insignificant risks can usually be ignored, as can risks arising from routine construction activities, unless the design compounds or significantly alters these risks. In accordance with CDM Regulations 8, 9 and 11, any significant risks relating to the design features shown on this drawing have been identified and are annotated thus:

No significant risks have been identified.

Significant risks have been identified - refer to notes on drawing for information on residual risks and any control measures to be employed.

Refer to the current Designer's Risk Assessment sheets for further details.

Designer's Signature LCB Date July '24

Drawing Status  
**PRELIMINARY**

**williamsaunders**  
 architecture: engineering: building consultancy

Newark Beacon Tel: 01636 704361  
 Cafferata Way W: wm-saunders.co.uk  
 Newark-on-Trent  
 Nottinghamshire. NG24 2TN

Also at Leeds, Lincoln & Wirksworth

Project  
 Alder House, Shirebrook.

Client  
 Dragonfly Developments Ltd.

Title  
 Proposed Alder House Site Plan

WmS Project Ref.	Drawn	Date	Scale	
12213	LCB	May 2023	1:200	@ A2

Drawing/Document Reference						
Project	Originator	Zone	Level	Type	Role	Status
12213	WMS	11	XX	D	A	11102 - S2 - P08

Scale Bar  
 1:200

**Bolsover District Council**

**Meeting of the Executive on 27th January 2025**

**Lease of 8a Cavendish Walk, Bolsover**

**Report of the Portfolio Holder for Growth**

<b>Classification</b>	Open
<b>Report By</b>	Lorri Darby Developments and Contracts Officer, Dragonfly Management (Bolsover) Limited

**PURPOSE/SUMMARY OF REPORT**

- To seek Member’s approval to enter into a lease agreement with Bolsover Community and Voluntary Service (BCVS) on 8a Cavendish Walk, Bolsover on the terms detailed in the report.

**REPORT DETAILS**

**1. Background**

- 1.1 The tenancy agreement for 8a Cavendish Walk, Bolsover with Stephen Aldersley ended on 10 April 2024. The property has not been advertised on the local market during this period of vacancy as the property was identified as an alternative premises for BCVS.
- 1.2 BCVS have occupied a prominent location within Bolsover’s market square for the past 2 years. As part of the programmed regeneration projects, the Council will purchase BCVS’ current premise – 36/36a Market Place, which necessitates BCVS to relocate to an alternative property.
- 1.3 Furthermore, the current premises are in a state of disrepair, with the current private landlord failing to complete the necessary repairs, which is reflecting badly on BCVS to its customers.
- 1.4 A recent valuation of 8a Cavendish Walk, Bolsover, undertaken by the Senior Valuer, suggests an achievable rental of £5,250 per annum.
- 1.5 Following recent viewings of the property, BCVS have submitted an offer for market value rent, subject to a 12-month rent-free period.

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

- 2.1 BCVS are a vital voluntarily service working within communities across the Bolsover District. The service supports local community groups, enhances social mobility, provides signposting, delivers funding surgeries and supports Voluntary Community and Social Enterprise (VCSE). In addition, BCVS offer training and personal development opportunities for young adults and those at risk within the local area. Rather than profit, their objective is to create social, cultural and environmental value within the community.
- 2.2 BCVS have recently been successful in obtaining funding to support Green Volunteering and new Green focused groups, such as Green Generation. Green Generation is an initiative aimed at young people helping build a sustainable, inclusive and healthy voluntary sector within Bolsover.
- 2.3 The services provided by BCVS have now expanded to the extent that they require larger premises to accommodate further growth. The expansion will facilitate additional staffing to enhance service delivery for new and existing services.
- 2.4 BCVS have submitted a proposal for a 5-year lease, based on the market value of £5,250 per annum. The proposal suggests a 12-month rent free period following 100% cuts in discretionary grants by Derbyshire County Council. These cuts have directly impacted the voluntarily sector.

## **3. Reasons for Recommendation**

- 3.1 Securing the tenancy will ensure occupation of the premises and avoid it falling into disrepair.
- 3.2 Agreeing the tenancy will secure rental income of at least £5,250 per annum for the 5-year term. In addition, the business rate liability, currently £4,191.60 per annum will be passed onto the tenant.
- 3.3 Supporting the relocation ensures BCVS are able to continue delivering vital services within the community.
- 3.4 Accommodating the services expansion, supports the Council's priority in strengthening the local communities' skills by delivering training and development opportunities. Retaining BCVS within the Bolsover high street demonstrates the Council's support of the voluntary sector and how it recognises the benefit it brings to the community.
- 3.5 Post Regeneration Fund project works, it is envisaged that BCVS will work alongside the Council within the community-based business hub proposed for the former White Swan public house, allowing 8a Cavendish Walk to be advertised on the open market for a further commercial letting.

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

4.1 Not to proceed with the new tenancy may result in BCVS needing to relocate their services to alternative premises. Given the absence of alternative accommodation within the district, this could result in relocation outside of the Bolsover district. Not only would this be a financial cost to the authority, should the building remain empty, but also a loss of a vital support service, potentially causing significant adverse effects to unmet needs and decreased support.

4.2 Should the authority not proceed with the letting of the premises, they will need to advertise the property on the open market, delaying any new tenancy and its potential revenue stream.

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### **RECOMMENDATION(S)**

Executive agree to enter in to a lease agreement on a 5-year lease term with a 12 month rent-free period.

Approved by Councillor John Ritchie, Executive Member for Growth

### **IMPLICATIONS.**

**Finance and Risk:**            Yes             No

**Details:**

The proposal will deliver an annual rental income to the Council and remove the business rate liability from the Council.

On behalf of the Section 151 Officer

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

**Details:**

Legal Services will be instructed to prepare a lease agreement aligned to the heads of terms agreed between the Council and the tenant.

On behalf of the Solicitor to the Council

**Environment:**

**Details:**

**Staffing:**            Yes             No

**Details:**

There are no staffing implications as a result of this report.

On behalf of the Head of Paid Service



## DECISION INFORMATION

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

<p><b>District Wards Significantly Affected</b></p>	Pleasley wards
<p><b>Consultation:</b>  <b>Leader / Deputy Leader</b> <input type="checkbox"/> <b>Executive</b> <input type="checkbox"/>  <b>SLT</b> <input type="checkbox"/> <b>Relevant Service Manager</b> <input type="checkbox"/>  <b>Members</b> <input type="checkbox"/> <b>Public</b> <input type="checkbox"/> <b>Other</b> <input type="checkbox"/></p>	No  Details:

<p><b>Links to Council Ambition: Customers, Economy and Environment.</b></p>
<p>This letting contributes to the Economic priorities of: Making the best use of our assets; and ensuring financial sustainability and increasing revenue streams. Alongside a priority of actively working with partners to support jobs and skills.</p>

DOCUMENT INFORMATION	
Appendix No	Title

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

**BOLSOVER DISTRICT COUNCIL**

**Meeting of the Executive on 27<sup>th</sup> January 2025**

**Feasibility Study for Green Skills Hub**

**Report of the Portfolio Holder for Growth**

<b>Classification</b>	This report is Public
<b>Contact Officer</b>	Richard Winter Climate Change Officer

**PURPOSE/SUMMARY OF REPORT**

To seek approval to accept funding from East Midlands Investment Zone to complete a feasibility study into the proposed Green Skills Hub at Portland Drive Shirebrook

To seek approval to appoint consultants to deliver the feasibility study.

**REPORT DETAILS**

**1. Background**

- 1.1 As members of the Executive are aware, Bolsover District Council is developing a Green Skills Hub at Portland Drive, Shirebrook that is funded through the UK Government Regeneration Fund. The Green Skills Hub is being developed as part of the long-term strategy to develop green and retrofit skills across the district and follows on from the successful retrofit skills projects that Bolsover District Council has led on including Phases 1 and 2 of the Retrofit Pilot.
- 1.2 In November 2024 Bolsover District Council submitted a bid to EMIZ (East Midlands Investment Zone) Strand A process for £249,914.25 for the development of the feasibility study into the Green Skills Hub, this bid was submitted with our partners RLB (Rider Levett Bucknall) and is in partnership with local colleges, universities, and businesses. The bid was successful and, subject to EMCCA scrutiny, the support will be funded by EMCCA.
- 1.3 The money awarded through the EMIZ process must be spent by March 2025. Though due to delays in awarding the funds this is being negotiated further into 2025-2026.

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

2.1 The feasibility project will have several objectives that will develop the Green Skills Hub. Its main aim will be to develop the 'offering' of the Green Skills Hub. This includes:

- Development of the education strand of the project, working with local colleges and universities developing a local needs analysis.
- Development of careers support, promoting the Hub and driving recruitment for courses.
- Community liaison to develop courses and training relevant to the local community. The Green Skills Hub could offer 'one day' style courses for Bolsover district residents.
- Development of private course strategy, provide a low carbon private and public sector training delivery hub for local businesses to use, using support from NAPIT and Elmhurst Energy etc.
- Developing an employer needs analysis with EMCCA businesses through partnership with East Midlands Chamber therefore linking programme plans to industry needs and capital design plans.
- Options developed to examine future funding of the centre and long-term resource roadmap.

2.2 Funding for the project has been awarded by EMCCA via EMIZ Strand A. This funding is being matched 'in kind' by projects and activities already funded in Bolsover. The funding award is for £249,914.25. The funding needs to be accepted by Bolsover District Council.

2.3 The funding will pay for outside consultants to deliver the project on behalf of Bolsover District Council, using local organisations and partners to deliver individual elements and the activities and outputs from EMIZ activity to March 2025 will include:

- Project coordination and Project Management of the EMIZ effort, and technical input for refined Hub Proof of Concept and theory of change, and Hub activity structure.
- Bolsover Staff FTE Buy out for coordination and input, 2.5 FTE for 5 months.
- Education provider provision design input up to £11,000 for each public sector provider partner for programme and provision design input (University of Derby, Nottingham Trent University, Vision West Notts, North Notts College, Chesterfield College).
- Careers and Schools System Engagement – DEBP (Direct Education Business Partnership) careers officer engagement and school engagement to support delivery planning, including Hub careers engagement strategy development.
- Community liaison and engagement support by Bolsover Community and Voluntary Service -- community liaison and Local young people and family survey and needs assessment and hub community strategy, prioritising Hub activity based on community input.
- Hub employer engagement strategy and activity coordination from East Midlands Chamber of Commerce (EMCC), employer sector forums and engagement for hub, including establishing Hub employer forums for two additional green

industries sectors (in addition to retrofit employer forum Bolsover, RLB and EMCC launched in September 2024).

- Private course Hub strategy provider low carbon private and public sector training delivery hub strategy, MCS, PAS2035 and other short courses, support provided by Napit and Elmhurst Energy.
- Education provision analysis -- Hub education needs analysis and local provision feasibility and gap analysis, engagement and coordination.
- Employer needs analysis -- Employer Stakeholder Research and Local D2N2 business analysis for at least three green industry sectors, link programme plans to industry needs and capital design plans.
- Hub Delivery Options Development, Feasibility and Cost / Benefit / Impact analysis
- Options developed to Hub Revenue Business Case and related Activity Delivery Planning against different funding scenarios.
- Sector Hub activity plans, roadmaps and workstream revenue resource plans and roadmaps.
- Establish Hub Advisory group, terms and governance.
- EMIZ Project reporting, combined findings and plans summary report and PowerPoint, stakeholder presentations.

2.4 In addition, the application includes a 'follow on' project that if funded by EMIZ will fund the kit out of the Hub and resource funding for training and 1 x FTE to co-ordinate activities to accelerate delivery of activities following completion of the build out.

2.5 In order to deliver the outcomes it will be necessary to award a contract for the project management of the scheme. It is proposed that the Council appoints RLB under a direct award. The value of the contract is £91,000.75 which will be paid for from the EMIZ funding.

2.6 Normally for a contract of this nature the Council would need to undertake a procurement exercise by way of a formal Invitation to Tender. However the Council's Contract Procedure Rules does allow for contracts to awarded without following a competitive process in exceptional circumstances.

2.7 It is considered that the following exemptions as set out in paragraph 4.8.4 justify a direct award to RLB:

- 4.8.4 (1) (a) The preferred contractor RLB has co-commissioned the project building on the work they did in Phase 1 &2 to design the programme for Phase 2 and this programme meets the funding body's requirements and so there is no reasonable alternative to the consented scheme which includes the contractor's own propriety materials.
- 4.8.4(1) (c) The work, goods or services to be supplied amounts to a continuation of an existing contract and it would not be in the interests of the service to retender in that the preferred contractor has designed a bespoke programme and have set in motion various parts of this programme because of their involvement in the intervening design part of Phase 2 of the Pilot.
- 4.8.4(1)(d) A contractor is required so urgently so as to preclude tenders because the design process and the approval associated process is in part ongoing and the goods and services need to be delivered by no later than 30 September to be able to draw down the funding from DESNZ via the Midlands Net Zero Hub.

3. **Reasons for Recommendation**

- 3.1 The first phase of the project will support officers across the Council and Dragonfly develop the Green Skills Hub proposals at Portland Drive Shirebrook, maximise its potential by ensuring the training and the facilities it will offer drives inclusive growth within the local economy and wider region by making sure the services it will offer are directly relevant to our local residents, our local communities, our local colleges and universities and our local businesses.
- 3.2 If the first phase of the project is successful, there is the potential to obtain additional funding for a follow-on project that will support the kit out of the building and its future operations including delivery of training courses.
- 3.3 However, the short timelines for award of the grant and spend mean that making a direct award of a contract to RLB to undertake part of the project is the only viable option, also considering the appointment of RLB to deliver the project will build on the recent projects they have delivered across green skills and retrofit.

4 **Alternative Options and Reasons for Rejection**

- 4.1 To withdraw the application for funding and return the award, would not stop the development of the Green Skills Hub, but would reduce its potential, and the development of the curriculum, and courses would still need to be undertaken. Additional resource funding, staff time and additional capital expenditure on kit would be needed to complete this exercise without the funding from EMIZ.

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**RECOMMENDATION(S)**

- 1. To accept the funding of £249,914.25 from East Midlands Investment Zone
- 2. To appoint RLB Rider Levett Bucknall to deliver the project on behalf of Bolsover District Council

Approved by Councillor John Ritchie, Portfolio Holder for Growth

**IMPLICATIONS:**

<b><u>Finance and Risk</u></b> Yes <input type="checkbox"/> No <input type="checkbox"/>		
Details: There should be no cost to the Council from this report as all expenditure will be funded by the grant income received.		
On behalf of the Section 151 Officer		
<b>Legal (including Data Protection)</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Details: A direct award of a contract to RLB is considered justified using exemptions contained in part 4.8.4 of the Contract Procedure Rules		
On behalf of the Solicitor to the Council		

<b>Staffing</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	
Details: There are no staffing implications within this report.	
On behalf of the Head of Paid Service	
<b>Equality and Diversity, and Consultation</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	
Details: Equality and diversity will be considered at delivery stages throughout the project life cycle.	
<b>Environment</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	
Details: The Green Skills Hub development will support the ambition of Bolsover District Council to meet its Carbon Neutral Target. This feasibility project will enhance the centre and its course development. With targeted courses and resources, the Hub will reach more students, businesses and residents and raise awareness of climate change and encourage Low Carbon / Green skills. The additional skills and training will also raise the potential of Bolsover residents.	

**DECISION INFORMATION:**

<input checked="" type="checkbox"/> Please indicate which threshold applies:	
Is the decision a Key Decision? A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Revenue (a)</b> Results in the Council making Revenue Savings of £75,000 or more or <b>(b)</b> Results in the Council incurring Revenue Expenditure of £75,000 or more.	(a) <input checked="" type="checkbox"/> (b) <input checked="" type="checkbox"/>
<b>Capital (a)</b> Results in the Council making Capital Income of £150,000 or more or <b>(b)</b> Results in the Council incurring Capital Expenditure of £150,000 or more.	(a) <input type="checkbox"/> (b) <input type="checkbox"/>
District Wards Significantly Affected: (to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District) Please state below which wards are affected or tick <b>All</b> if all wards are affected:	All <input checked="" type="checkbox"/>
<b>Site of Green Skills Hub = Shirebrook South Ward</b>	

<p>Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)</p>	<p>Yes <input checked="" type="checkbox"/>    No <input type="checkbox"/></p>
<p>If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? (decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)</p>	<p>Yes <input type="checkbox"/>    No <input type="checkbox"/></p>
<p>Consultation carried out: (this is any consultation carried out prior to the report being presented for approval)</p>	<p>Yes <input type="checkbox"/>    No <input type="checkbox"/></p>
<p>Leader <input type="checkbox"/>    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>Links to Council Ambition: Customers, Economy, Environment, Housing</p>

**DOCUMENT INFORMATION:**

Appendix No	Title

<p>Background Papers</p>
<p>(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).</p>

DECEMBER 2024