

The Arc
High Street
Clowne
S43 4JY

To: Chair & Members of the Council

Tuesday, 20 January 2026

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Dear Councillor

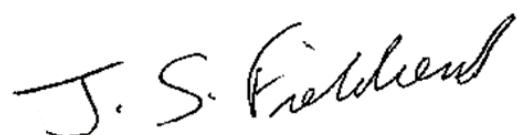
COUNCIL

You are hereby summoned to attend a meeting of the Council of the Bolsover District Council to be held in the Council Chamber, The Arc, Clowne on Wednesday, 28th January, 2026 at 10:00 hours.

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

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

Yours faithfully



Solicitor to the Council & Monitoring Officer

Equalities Statement

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

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

Access for All statement

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

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

**COUNCIL
AGENDA**

Wednesday, 28th January, 2026 at 10:00 hours taking place in the Council Chamber, The Arc, Clowne

Item No.		Page No.(s)
1.	Apologies For Absence	
2.	Declarations of Interest	
	Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of:	
	a) any business on the agenda	
	b) any matters arising out of those items	
	and if appropriate, withdraw from the meeting at the relevant time.	
3.	Chair's Announcements	
	To receive any announcements that the Chair of the Council may desire to lay before the meeting.	
4.	Minutes of Council held on 3rd December 2025	5 - 15
	To approve the Minutes of the Council meeting held on 3 rd December 2025 as a true record.	
5.	Minutes of the Extraordinary Council meeting held on 16th December 2025	16 - 17
	To approve the Minutes of the Extraordinary Council meeting held on 16th December 2025 as a true record.	
6.	Electronic Voting Change to the Council's Constitution	18 - 21
7.	Medium Term Financial Plan 2025/26 to 2029/30	22 - 49
8.	Treasury Strategy 2026/27 - 2029/30	50 - 92
9.	Rent Convergence	93 - 97
10.	Local Government Reorganisation - Update	
11.	Chairman's Closing Remarks	

PART TWO - EXEMPT ITEMS

12. Exclusion of the Public

To move:-

That the public be excluded from the meeting during the discussion of the following items of business to avoid the disclosure to them of exempt information as defined in Part 1 of Schedule 12A to the Local Government Act 1972, (as amended by the Local Government (Access to Information) (Variation) Order 2006).

13. Councillor Dispensation

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Agenda Item 4

COUNCIL

Minutes of a meeting of the Council of the Bolsover District Council held in the Council Chamber, The Arc, Clowne on Wednesday, 3 December 2025 at 10:00 hours.

PRESENT:-

Members:-

Councillor Duncan Haywood in the Chair

Councillors Duncan McGregor (Vice-Chair), David Bennett, Anne Clarke, Rowan Clarke, Amanda Davis, Mary Dooley, Will Fletcher, Louise Fox, Steve Fritchley, Justin Gilbody, Donna Hales, Tom Munro, Rob Hiney-Saunders, Mark Hinman, Cathy Jeffery, Chris Kane, Tom Kirkham, Clive Moesby, Sandra Peake, Lisa Powell, Jeanne Raspin, Sally Renshaw, John Ritchie, Phil Smith, Janet Tait, Ashley Taylor, Catherine Tite, Rita Turner, Deborah Watson, Jen Wilson and Jane Yates.

Officers:- Karen Hanson (Chief Executive), Steve Brunt (Strategic Director of Services), Theresa Fletcher (Director of Finance & Section 151 Officer), Jim Fieldsend (Director of Governance and Legal Services & Monitoring Officer), Sarah Kay (Interim Director of Planning, Devolution & Corporate Policy), Peter Wilmot (HR Business Partner), Angelika Kaufhold (Governance and Civic Manager) and Matthew Kerry (Governance and Civic Officer).

CL47-25/26 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Lucy King, Emma Stevenson and Vicky Waplington.

CL48-25/26 DECLARATIONS OF INTEREST

There were no declarations made at the meeting.

CL49-25/26 MINUTES

Moved by Councillor Haywood and seconded by Councillor McGregor

RESOLVED that the minutes of the Council meeting held on 8th October 2024 be approved as a true and correct record.

Moved by Councillor Haywood and seconded by Councillor Munro

RESOLVED that the minutes of the Extraordinary Council meeting held on 5th November 2025 be approved as a true and correct record.

CL50-25/26 CHAIR'S ANNOUNCEMENTS

There were no announcements made by the Chair to Council.

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CL51-25/26 MOTIONS

In accordance with Council Procedure Rule 10, Councillors were able to submit Motions on Notice for consideration at meetings of Council.

a) The following motion was submitted for consideration by Councillor Bennett:

"Bolsover District Council calls on the government to make the display of food hygiene ratings mandatory for establishments preparing and selling food in England, as it is in Wales and Northern Ireland, and will write to the Secretary of State for Environment, Food and Rural Affairs lobbying for the necessary legislative changes to be made. The ratings must be displayed prominently at all public entrances to the establishment and prominently on the entry to every online portal.

In England establishments with good ratings tend to display them, whilst many of those with lower ratings don't do so. In England only 69% of business display their food hygiene ratings sticker. In addition, it was reported by the BBC in October last year that some businesses in England are displaying inaccurate food hygiene ratings. Without an enforcement function in relation to food hygiene display this is not being policed.

*We agree with the Chartered Institute of Environment Health who have also called for the display of hygiene ratings to be mandatory. In England more than four in five businesses surveyed were happy to support mandatory display of hygiene ratings.**

Food Hygiene Rating Schemes provide consumers with information about the hygiene standards at food establishments, enabling them to make informed choices about where they eat and purchase food. We believe the public mandatory display of food hygiene ratings supports this, is beneficial to public health and will likely drive up the quality of food for the public.

The Food Standards Hygiene team at the Food Standards Agency (FSA) have said that food hygiene ratings are published and can be checked on the FSA's website. However, that presupposes that the customer has access to the internet. Many senior citizens, who are likely to be most vulnerable from a health perspective, are least likely to have access to the internet and so wouldn't even have the ability to check hygiene ratings. In any case very few people will check hygiene ratings prior to visiting the establishment, so the display of hygiene ratings at the entrance is crucial for informing customer behaviour.

This is an issue of both consumer information and public health."

Moved by Councillor Bennett and seconded by Councillor Hiney-Saunders and on being put to the vote the motion was carried.

RESOLVED that the Council supported the motion and call on the government to make the display of food hygiene ratings mandatory for establishments preparing and selling food in England, as it is in Wales and

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Northern Ireland, and will write to the Secretary of State for Environment, Food and Rural Affairs lobbying for the necessary legislative changes to be made. The ratings must be displayed prominently at all public entrances to the establishment and prominently on the entry to every online portal.

b) The following motion was submitted for consideration by Councillor Yates:

"This Council notes:

- *The increasing number of Houses in Multiple Occupation (HMOs) within the Bolsover District Council area.*
- *That HMOs can play a positive role in providing affordable accommodation, but may also raise issues relating to parking, waste management, anti-social behaviour, property maintenance, and impacts on community cohesion.*
- *That local residents and community groups have valuable first-hand experience of how HMOs affect their neighbourhoods.*

This Council believes:

- *That decisions on HMO licensing, planning, and regulation should be informed by a clear understanding of their local impacts.*
- *That residents' experiences are essential in shaping effective local policy and ensuring balanced, sustainable communities.*

This Council therefore resolves to:

1. *Invite evidence and experiences from residents, tenants, landlords, the police and community organisations regarding the impact of HMOs on local neighbourhoods, including both positive and negative experiences, by way of a consultation with the public.*
2. *Request that officers prepare a report summarising the findings, identifying recurring themes or concerns, and outlining options for improving regulation, enforcement, and community engagement.*
3. *Ask Executive to consider whether existing policies and resources are adequate to manage the growth and impact of HMOs, and to recommend any necessary changes (e.g. Article 4 Direction, enhanced licensing, or improved communication channels).*
4. *Publish and promote information about how residents can report HMO-related concerns and participate in consultations on housing and planning policy."*

- During discussion it was highlighted that care should be taken not to stigmatise people who lived in HMO's as it was not always the case that anti-social behaviour originated from this type of accommodation. There was also a need for affordable accommodation for people who could not afford to rent properties by themselves

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and the only option was to rent in an HMO which in previous years were similar to bedsits or lodging rooms.

- It was confirmed that the purpose of the motion was not to stigmatise any groups but to establish the facts and to create an evidence base.

Moved by Councillor Yates and seconded by Councillor Smith and on being put to the vote the motion was carried.

RESOLVED (1) to invite evidence and experiences from residents, tenants, landlords, the police and community organisations regarding the impact of HMOs on local neighbourhoods, including both positive and negative experiences, by way of a consultation with the public;

(2) that officers prepare a report summarising the findings, identifying recurring themes or concerns, and outlining options for improving regulation, enforcement, and community engagement;

(3) to ask the Executive to consider whether existing policies and resources were adequate to manage the growth and impact of HMOs, and to recommend any necessary changes (eg Article 4 Direction, enhanced licensing, or improved communication channels); and

(4) to publish and promote information about how residents can report HMO-related concerns and participate in consultations on housing and planning policy.

c) The following motion was submitted for consideration by Councillor Hiney-Saunders:

"This Council notes:

- *Gambling addiction is an escalating national issue with serious social and economic implications. According to Public Health England, the estimated annual cost to society now exceeds £1 billion.*
- *Gambling harms extend far beyond the individual, affecting families, public services, and communities – particularly in areas experiencing socio-economic deprivation.*
- *Many local authorities are now witnessing a concerning proliferation of betting shops, adult gaming centres and casinos – often in areas with higher vulnerability – and are effectively powerless to stop it due to outdated legislation.*
- *Section 153 of the Gambling Act 2005 enshrines the 'Aim to Permit' principle, which requires councils to approve gambling licenses where minimum criteria are met, regardless of local community opposition or concerns over public health, crime, or social impact.*
- *The surge in online gambling and the widespread nature of gambling advertisements across the sporting world has only deepened these harms and*

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normalised gambling in everyday life.

- *The recent intervention by Gordon Brown, calling for a “Child Fairness Guarantee” funded in part by the introduction of a unified online gambling tax, bringing Britain’s unusually low tax rate in line with the international average.*
- *When last surveyed, almost three quarters of the British public (73%) suggested that they would not want a betting shop on their ideal high-street.*

This Council believes:

- *For too long, the gambling industry had been extracting ever more profit from our high streets, while entrenching financial addiction among their players.*
- *Bolsover already has more than enough betting shops and bookmakers on our High Streets.*
- *That gambling for some may be fun, but for others it’s a serious addiction which can lead to financial ruin for individuals and families.*

This Council resolves to:

- *Join a growing coalition of over 40 (now over 50) other local authorities, that have now written to the Secretary of State for Culture, Media and Sport calling for urgent reforms to tackle the harms caused by gambling and to restore decision-making powers to local authorities. Specifically calling on Government to:*
 - *Reform the ‘Aim to Permit’ policy to allow councils to refuse gambling premises that pose risks to local welfare and safety.*
 - *Place all gambling premises (including adult gaming centres and bingo halls) in a single planning category to prevent loopholes.*
 - *Give councils the power to consider local social and health factors, such as debt and proximity to schools, when reviewing planning applications.*
 - *Direct the proceeds from the new statutory levy on gambling operators, to independent public bodies and local health authorities for harm prevention and treatment.*
 - *Introduce greater restrictions on gambling advertising, sponsorships, and promotions – especially those reaching children and vulnerable groups.*
 - *Halt any proposals that further liberalise adult gaming centres, including spin speeds and staking levels on B3 machines.*
- *Write to the Secretary of State for Culture, Media and Sport and relevant government departments expressing our full support for these proposals and urging immediate legislative reform to protect our communities.*
- *Join and promote the Coalition to End Gambling Ads (CEGA) and any similar*

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national or local campaigns aimed at reducing gambling harm and reforming the law.

- *Work with local health and voluntary sector partners to signpost residents to gambling addiction support and education initiatives.”*

It was suggested that advertising of gambling should be banned whether on TV and on phones etc due to the level of the misery and harm caused by gambling addiction.

Moved by Councillor Hiney-Saunders and seconded by Councillor Hales and on being put to the vote the motion was carried.

RESOLVED that Council joins a growing coalition of over 50 other local authorities, that have now written to the Secretary of State for Culture, Media and Sport calling for urgent reforms to tackle the harms caused by gambling and to restore decision-making powers to local authorities. Specifically calling on Government to:

- (1) reform the 'Aim to Permit' policy to allow councils to refuse gambling premises that pose risks to local welfare and safety;
- (2) place all gambling premises (including adult gaming centres and bingo halls) in a single planning category to prevent loopholes;
- (3) give councils the power to consider local social and health factors, such as debt and proximity to schools, when reviewing planning applications;
- (4) direct the proceeds from the new statutory levy on gambling operators, to independent public bodies and local health authorities for harm prevention and treatment;
- (5) introduce greater restrictions on gambling advertising, sponsorships, and promotions – especially those reaching children and vulnerable groups;
- (6) halt any proposals that further liberalise adult gaming centres, including spin speeds and staking levels on B3 machines;
- (7) write to the Secretary of State for Culture, Media and Sport and relevant government departments expressing our full support for these proposals and urging immediate legislative reform to protect our communities;
- (8) join and promote the Coalition to End Gambling Ads (CEGA) and any similar national or local campaigns aimed at reducing gambling harm and reforming the law; and
- (9) work with local health and voluntary sector partners to signpost residents to gambling addiction support and education initiatives.

d) The following motion was submitted for consideration by Councillor Peake:

This Council notes:

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“Along with its statutory duty to scrutinise council decisions, one of the fundamental roles of scrutiny is to consider any matter which affects the district and its constituents.

As the local and national political scenes are now dramatically changing, I feel that one single scrutiny committee would be better able to fulfil these duties and would enable scrutiny members to have full oversight of and to participate in all scrutiny matters.

Furthermore, this would allow members with a particular interest in certain topics to work within task and finish groups. So, for this reason I propose that Council agrees to change the constitution to facilitate the creation of one single scrutiny committee.

This Council resolves:

To change the constitution to facilitate the creation of one single scrutiny committee.”

During discussion Council was advised that a review of the scrutiny structure was taking place and it was queried why Scrutiny Members were not being involved. One option was to establish two Scrutiny Committees rather than one. The Leader confirmed that the options would be shared once available.

The Monitoring Officer clarified that any proposed structural changes to the Scrutiny Committees would have to be considered by the Standards Committee and then submitted to Council.

Moved by Councillor Peake and seconded by Councillor Fritchley and on being put to the vote the motion was lost.

e) The following motion was submitted for consideration by Councillor Watson:

This Council notes

“In recent months there have been significant changes in the composition of the membership of this Council, meaning that for the first time in several years there is now an organised large group of opposition Councillors.

It is disappointing that this has triggered a problematic situation within the Council and resulted in a clear and unworkable schism between the controlling group - Labour - and the largest opposition group - the Independents.

The definition of the role of Leader of the Opposition within this Council's Constitution does not acknowledge the need for the Leader of the Opposition to formulate alternative policies and more pertinently, to be assisted in this role by Council officers. Many other local authorities do in fact acknowledge (within their constitution), this element as part the role of the opposition and thereby facilitate a more meaningful and constructive opposition, indeed many encourage and include the role of Shadow Cabinets.

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In order to improve the quality of constructive opposition within this authority and thereby create a healthier and better functioning environment within this Council, I believe the description and understanding of the role of the Leader of the Opposition, and indeed opposition members, should be revised within this Council's constitution.

This can only encourage more meaningful debate within the Council, which ultimately will benefit the residents of Bolsover during this Council's final years.

This Council resolves:

to require the Standards Committee to review the defined role of Leader of the Opposition within the Council's Constitution.”

Motion moved by Councillor Watson and seconded by Councillor Peake and on being put to the vote the motion was lost.

CL52-25/26 APPPOINTMENTS TO COMMITTEES

Council considered a report presented by the Monitoring Officer relating to the request received from the Independent Group that their nomination to the Housing Liaison Board be changed with Councillor Peake replacing Councillor Tait.

Appendix 1 to the report detailed the membership of the Council's Committees and Advisory Groups including the change requested by the Independent Group.

Moved by Councillor Hales and seconded by Councillor Smith and
RESOLVED that Councillor Peake be appointed to the Housing Liaison Board
in place of Councillor Tait.

CL53-25/26 DOMESTIC ABUSE POLICY

Councillor Moesby Portfolio Holder for Resources moved for the report to be withdrawn following receipt of new information and confirmed that a revised report would be submitted to a future meeting of Council.

Moved by Councillor Moesby and seconded by Councillor Ritchie **RESOLVED** that the report be withdrawn.

CL54-25/26 SUCCESSFUL HEALTHY PLACES SUPPLEMENTARY PLANNING DOCUMENT

Council considered a report presented by Councillor Munro Portfolio Holder for Growth recommending the adoption of the Successful Healthy Places Supplementary Planning Document (SPD) as a material consideration in planning decisions.

The responses to a public consultation on the Draft Successful Healthy Places SPD were considered by Planning Committee on 29th October 2025 and resulted in a number of

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revisions being approved. The Planning Committee recommended that Council adopt the Successful Healthy Places Supplementary Planning Document as a material consideration in planning decisions.

Moved by Councillor Munro and seconded by Councillor Ritchie

RESOLVED that the Successful Healthy Places Supplementary Planning

Document at Appendix 1 be approved as a material consideration in planning decisions.

CL55-25/26 ACQUISITION OF SECTION 106 PROPERTIES FROM WOODALL HOMES LIMITED, BOLEAPPLETON FARM

Council considered a report presented by Councillor Smith Portfolio Holder for Housing relating to the purchase of 12 affordable 1 bedroom semi-detached houses from Woodall Homes Limited at Boleappleton Farm. These properties were part of a S106 planning condition.

The Council's Executive on 3rd November 2025 resolved to purchase the properties and Council approval was sought for the scheme to be added to the capital programme, to be funded by capital receipts.

The purchase price for these properties was £1.26m (excluding fees and Stamp Duty Land Tax) based on the Valuation detailed in Appendix 1 to the report.

The Council had an ambition to add 200 new homes to the Council's housing stock by a mixture of new development through the housing development programme and by appropriate acquisition. The proposal offered value for money, met local housing need and would increase the Council's housing stock.

Moved by Councillor Smith and seconded by Councillor Ritchie

RESOLVED that approval be given to add the 12 properties at Boleappleton

Farm for affordable rent within the Housing Revenue Account, to the Capital Programme by utilising the 1-4-1 Right to Buy receipts.

CL56-25/26 BOLSOVER NEURODIVERSITY CHAMPION

Council considered a report of the Chief Executive presented by the Monitoring Officer relating to the appointment of a Member Champion for Neurodiversity. The Neurodiversity Policy was approved by Council on 31st July 2024 and created an environment where neurodiverse employees could thrive and contribute their unique perspectives and access the support and accommodations to fully participate in society. The aim was to foster a culture of acceptance, understanding and equal opportunities for all members of the community.

Following a request from a Bolsover District Council Member it was proposed to create the Member Champion role and appoint a Member as a Neurodiversity Champion. The role would work closely with the Council's Human Resources Team to support the policy and ensure the focus of the policy was maintained.

Expressions of interest to volunteer for the Neurodiversity Champion Role were sought from Members with Councillors R Clarke and Hales confirming their interest prior to the

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meeting.

It was suggested by Members that both Councillors could share the role as was the case for another of the Member Development Champions.

An amendment to the recommendation was moved by Councillor Fritchley and seconded by Councillor Peake to appoint both Councillors to share the role

RESOLVED to agree the establishment of the Neurodiversity Champion Role and that Councillors R Clarke and Hales be appointed to share the role for the remainder of the Municipal Year.

CL57-25/26 LOCAL GOVERNMENT REORGANISATION - VERBAL UPDATE

Council considered the latest update relating to Local Government Reorganisation presented jointly by Councillor Ritchie Portfolio Holder for Devolution and the Interim Director of Planning, Devolution and Corporate Policy.

Councillor Ritchie confirmed that agreement had been reached and submissions made by the eight boroughs and districts and Derby City Council agreed on the submission to Government with four different proposals namely:

- Proposal A - by Amber Valley Borough Council to join the Northern Unitary as a whole authority as led by their public consultation.
- Proposal - A1 to split Amber Valley Borough Council between the Northern and Southern Unitaries with Belper, Denby and Kilburn remaining in the North.
- Proposal B - Amber Valley Borough Council joining the Southern Unitary as a whole authority.
- Proposal B1 - Amber Valley Borough Council being split between the Northern and Southern Unitary Authorities with Belper, Denby and Kilburn in the Southern Unitary.

Stage 3 Statutory Consultations had started and was anticipated to run until the end of December 2025. Stage 4 was for Ministers to decide on a proposal with or without modification as splitting Amber Valley would require modifications to boundaries. It was anticipated that a decision would not be made until Summer 2026. Stage 5 was to make Secondary Legislation for Parliamentary approval namely the Structural Changes Order (SCO). The SCO will specify arrangements for the first elections for the new Unitaries. Derby City Council has decided they want 94 councillors not 74 as previously indicated.

The SCO will identify the elections for the Unitaries, number of councillors and the function of the new Council during the transition and establish suitable governance arrangements which could take six to nine months to go through the parliamentary process. Councillors can stand for the new Unitary as well as being a councillor in their existing council. The order will also state whether the existing council would be extended or not and the transition arrangements until the existing councils were abolished.

Stage 6 was the transition period with existing councils continuing to deliver services whilst preparing for 'Go live' day (Vesting Day) when all services, functions, assets and

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staff would be transferred to the new Unitary. The transition body will be responsible for all arrangements and decisions relating to the new authority to ensure it was safe and legal from Day One. An implementation plan was required by Government to include Council tax harmonisation plan and the aggregation or disaggregation of services.

Stage 7 the new Unitary goes 'live' on vesting day and the process continue.

The Interim Director of Planning, Devolution and Corporate Policy informed Council of the next steps:

- Stage 3 Statutory Consultation, it was anticipated this would commence in Spring 2026 with stakeholders.
- The Derby and Derbyshire Consultation Co-ordination Group met weekly and would be looking at putting together an implementation plan to maintain momentum. Working Groups would continue and several new groups focussed on specialisms would be established eg People, Finance, Legal, Technology, Assets data, Communication, Governance arrangements, Social Services, Environmental Health, Housing and Highways etc.
- A key priority was to set up the project management office with key officers appointed to the implementation team to ensure dedicated resource.
- A clear list of proprietary activities had been received from the Local Government Association on activities that could take place.

Councillor Ritchie added that that they were looking to appoint an external candidate for the Project Manager post.

CL58-25/26 CHAIRMAN'S CLOSING REMARKS

The Chair thanked everyone for their attendance and closed the meeting.

The meeting concluded at 11:19 hours.

Agenda Item 5

COUNCIL

Minutes of a meeting of the Council of the Bolsover District Council held in the Council Chamber, The Arc, Clowne on Tuesday, 16 December 2025 at 10:00 hours.

PRESENT:-

Members:-

Councillor Duncan Haywood in the Chair

Councillors Duncan McGregor (Vice-Chair), David Bennett, Anne Clarke, Rowan Clarke, Amanda Davis, Mary Dooley, Will Fletcher, Louise Fox, Steve Fritchley, Justin Gilbody, Donna Hales, Tom Munro, Cathy Jeffery, Chris Kane, Tom Kirkham, Lisa Powell, Jeanne Raspin, Sally Renshaw, Phil Smith, Janet Tait, Ashley Taylor, Rita Turner, Vicky Wapplington, Deborah Watson, Jen Wilson and Jane Yates.

Officers:- Karen Hanson (Chief Executive), Steve Brunt (Strategic Director of Services), Theresa Fletcher (Director of Finance & Section 151 Officer), Jim Fieldsend (Director of Governance and Legal Services & Monitoring Officer), Sarah Kay (Interim Director of Planning, Devolution & Corporate Policy), Angelika Kaufhold (Governance and Civic Manager), Coby Bunyan (Scrutiny Officer) and Matthew Kerr (Governance and Civic Officer).

CL59-25/26 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Hiney-Saunders, Hinman, Moesby, Peake, Ritchie, Stevenson and Wood.

CL60-25/26 DECLARATIONS OF INTEREST

There were no declarations made at the meeting.

CL61-25/26 CHAIR'S ANNOUNCEMENTS

There were no announcements from the Chair to Council.

CL62-25/26 APPOINTMENTS UNDER SECTION 91 OF THE LOCAL GOVERNMENT ACT 1972

Council considered a report presented by the Monitoring Officer requesting appointments to be made under Section 91 of the Local Government Act 1972 which provides that a district council can make temporary appointments to a Town Council, where there are so many vacancies on that council that they are unable to act, until other councillors are elected or co-opted to take up office.

In August 2025 nine councillors resigned from Shirebrook Town Council and a Notice of Vacancy was received but no election was called. The process to co-opt new councillors commenced however, on 4th December 2025 Bolsover District Council was informed that

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two more councillors had resigned from Shirebrook Town Council. This effectively meant that Shirebrook Town Council was unable to act as it was now inquorate. The total number of councillors who could sit on Shirebrook Town Council was sixteen with at least six councillors needed to for the council to be quorate.

The Monitoring Officer had written to all Bolsover District Councillors seeking expressions of interest to be appointed by Council. Due to the timescales, the recommendation within the report was to provide delegated authority to the Monitoring Officer, in consultation with the group leaders to appoint the Town Councillors. During discussion it was suggested that Council could now appoint the Councillors as five expressions of interest had been received rather than delaying the process by giving delegated authority. It was also confirmed that those Councillors who had expressed an interest were able to vote on the appointments as they were volunteering for the position and would not gain any advantage.

Moved by Councillor Fritchley and seconded by Councillor Watson

RESOLVED that the Monitoring Officer made the Order to appoint Councillors

Davis, Dooley, Fletcher, Munro and Ritchie to Shirebrook Town Council to ensure it was quorate and could continue to act.

CL63-25/26 CHAIRMAN'S CLOSING REMARKS

The Chair thanked everyone for their attendance and wished everyone a Merry Christmas and closed the meeting.

The meeting concluded at 10:08 hours.

BOLSOVER DISTRICT COUNCIL

Meeting of Council on 28th January 2026

Electronic Voting Change to the Council's Constitution

Report of the Director of Governance and Legal Services & Monitoring Officer

Classification	Open
Contact Officer	Jim Fieldsend, Director of Governance and Legal Services & Monitoring Officer

PURPOSE/SUMMARY OF REPORT

REPORT DETAILS

1. Background

- 1.1 The Constitution is the Council's 'rulebook'. It sets out how the Council operates and how it makes decisions.
- 1.2 The Council is required by law to prepare and keep up to date a Constitution which explains how the Council operates, how decisions are made and the procedures which are to be followed to ensure that these are efficient, transparent and accountable to local people.
- 1.3 Article 1 of the Constitution stipulates that the Monitoring Officer must monitor and review how it is working to make sure it gives full effect to its purpose.

2. Details of Proposal or Information

- 2.1 The voting rules in the Council Procedure Rules do not specifically state that voting can be done by the Council's electronic voting system.
- 2.2 It is recommended that the Council Procedure Rules be amended as follows with the bold wording being the proposed additions

14.3 Show of Hands/ **Electronic Voting**

*Unless a recorded vote is demanded (under rule 14.4) the Chair of the Council will take the vote by a show of **hands or by way of the electronic voting system**, or if there is no dissent by the affirmation of the meeting.*

- 2.3 The proposals do not change the rules relating to a recorded vote which will continue to be taken by roll-call.

3. Reasons for Recommendation

3.1 To ensure that the Council Procedure Rules allow for voting to be undertaken using the electronic voting system

4 Alternative Options and Reasons for Rejection

4.1 Not to agree to the change. This is rejected as the changes are required to clarify that voting can be undertaken electronically.

RECOMMENDATION(S)

That Council agrees to the changes to the Council Procedure Rules as set out in paragraph 2.2 of this report

Approved by Councillor Donna Hales, Deputy Leader & Portfolio Holder for Corporate Governance

<u>Finance and Risk</u>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Details: There are no financial implications arising from this report.		
On behalf of the Section 151 Officer		

<u>Legal (including Data Protection)</u>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Details: As set out in the report.		
On behalf of the Solicitor to the Council		

<u>Staffing</u>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Details: There are no staffing implications arising from this report.		
On behalf of the Head of Paid Service		

<u>Equality and Diversity, and Consultation</u>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Details: There are no Equality and Diversity, and Consultation implications arising from this report.		

<u>Environment</u>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Details: There are no Environmental implications arising from this report.		

DECISION INFORMATION

<p><input checked="" type="checkbox"/> <i>Please indicate which threshold applies:</i></p> <p>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:</p> <p>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.</p> <p>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.</p> <p>District Wards Significantly Affected: (<i>to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District</i>) Please state below which wards are affected or tick All if all wards are affected: None.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>(a) <input type="checkbox"/> (b) <input type="checkbox"/></p> <p>(a) <input type="checkbox"/> (b) <input type="checkbox"/></p> <p>All <input type="checkbox"/></p>
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<p>Is the decision subject to Call-In? (<i>Only Key Decisions are subject to Call-In</i>)</p> <p>If Yes, 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>)</p> <p>Consultation carried out: (<i>this is any consultation carried out prior to the report being presented for approval</i>)</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>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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Links to Council Ambition: Customers, Economy, Environment, Housing	
Customers	

DOCUMENT INFORMATION	
Appendix No	Title

Background Papers

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

None.

Bolsover District Council



Council

28th January 2026

MEDIUM-TERM FINANCIAL PLAN 2025/26 to 2029/30

Report of the Portfolio Holder for Resources

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

PURPOSE / SUMMARY

To seek approval of the current budget for 2025/26 and the proposed budget 2026/27, for the General Fund, Housing Revenue Account and Capital Programme as part of the Council's Medium-Term Financial Plan covering the years 2025/26 to 2029/30.

To provide Elected Members with an overview of the Council's medium-term 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:

- 2025/26 Current Budget Position – this is the current year budget, revised to take account of changes during the financial year that will end on 31st March 2026.
- 2026/27 Original Budget – this is the proposed budget for the next financial year, on which the Council Tax will be based, and will commence from 1st April 2026.
- 2026/27 Original Budget, this includes proposed increases to rents and fees and charges for the next financial year for the Housing Revenue Account.

- 2027/28 to 2029/30 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 This report and appendices have been considered by the Finance and Corporate Overview Scrutiny Committee, and Executive at their respective meetings during January 2026.

1.3 Members will be aware that a number of Council services have been provided by Dragonfly Management (Bolsover) Ltd for the last 3 years, and that the project Eiffel Tower has been established to ‘Manage the transition of Dragonfly staff and services to the Council by the 31st of March 2026.’ The figures within this report for the years 2026/27 – 2029/30 have been produced as though this is successfully achieved from the 1st of April 2026. For the purposes of this report the figures have been provided under the existing reporting structure. Once the new structure is implemented the figures for all of the Council’s services will be shown under the new structure.

General Fund

2025/26 Current Budget

1.4 In January 2025, Members agreed a budget for 2025/26 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.

1.5 The Revised Budget was considered by Executive at its meeting on the 1st of December 2025 and by the Finance and Corporate Overview Scrutiny Committee at its meeting on the 27th of November. There have been no material changes to the overall budget position since this time. Where budgets have been moved from Dragonfly to the Council as part of the Eiffel Tower project, a corresponding reduction has been made to the BDC budgets providing funding to the Company.

1.6 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.

1.7 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.

2026/27 Original Budget and 2027/28 to 2029/30 Financial Plan

1.8 The financial projection for 2026/27 to 2028/29 was approved by Members in January 2025. The 2025/26 budget process has updated those projections and established a base for 2029/30.

1.9 The proposed budget for 2026/27 is balanced with a transfer to the NNDR Growth Protection Reserve of £1.030m. Estimates for future years transfers into the reserve are; 2027/28 £0.846m, 2028/29 £0.782m. It is estimated that in 2029/30 there is a shortfall in funding, and there will be a transfer back to general fund of £3.643m. This reserve will be discussed in more detail in paragraphs 1.29 – 1.32 of this report. 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.

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

Table 1

	2025/26 Revised Budget £000	2026/27 Forecast £000	2027/28 Forecast £000	2028/29 Forecast £000	2029/30 Forecast £000
Net Cost of Services	19,955	17,388	17,630	18,446	19,155
Net debt charges + investment interest	(1,787)	(1,729)	(2,006)	(2,200)	(2,425)
Net t/f to/(from) reserves + balances	(2,509)	1,270	1,497	957	1,469
Net t/f to/(from) NNDR Growth Protection Reserve	2,750	1,030	846	782	(3,643)
Parish Precept	5,196	5,196	5,196	5,196	5,196
Funding from council tax, business rates, and government grants	(23,605)	(23,155)	(23,163)	(23,181)	(19,752)
Shortfall	0	0	0	0	0

1.11 The main factors taken into account in developing the Council's financial plans are set out within the sections below.

Level of Government Funding

1.12 The provisional local government finance settlement for 2026/27 was issued for consultation on the 17th of December 2025. This was a three-year settlement which gives some certainty to us in the second and third year, although each of the latter 2 years will still be subject to an annual settlement process, but any changes will be upwards within the three-year settlement. We have made assumptions for 2029/30 based on our consultant's advice.

1.13 As discussed in the quarterly budget monitoring reports, on the 20th of June 2025 the government published a major consultation on the reform of local

government funding. The consultation was referred to as the Fair Funding Review 2.0, emphasising the links between this consultation and the previous government's consultation in December 2018.

- 1.14 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.
- 1.15 The estimate of our losses by the Government was such that we were included in a group of Councils, initially 49 but later 61, who were contacted by MHCLG on a number of occasions and warned about the 'larger losses we may need to manage'. This was in line with what our consultants had been predicting for many years and was the reason we established the NNDR Growth Protection Reserve many years ago.
- 1.16 The Policy Statement published by the Government on the 20th of November, provided an update on the consultation paper and gave the outline of the policy setting that would be used in the provisional settlement. This is a higher-level document that doesn't give individual authority figures, more the methodology and purely the headline figures. This gave an expansive definition of how business rates income would be calculated and included pooling gains for the first time. This was unexpected and threatened to make a huge difference to how the transitional protection payments would be calculated, and how the Business Rates baseline would be reset.
- 1.17 The following paragraphs show our government funding for the next 3 years from the provisional settlement and the assumptions we have had to make for the final year:

Council Tax

- 1.18 The settlement assumes that council tax will rise with the maximum uplift in Band D, and that the taxbase will grow in line with the 4-year increase in taxbase. The maximum increase for a district council is 2.99% or £5, whichever is the higher. Taxbase growth is based on the change between the 2021-22 and 2025-26 CTR1s, which are the council tax requirement returns submitted every October.

New Homes Bonus

- 1.19 We assumed in last years' MTFP that from 2026/27 onwards no New Homes Bonus income would be received, and this was confirmed in the settlement.

Business Rates Baseline Reset

- 1.20 As expected, the Business Rates baseline has been reset from 2026/27, and the reductions in our business rates income were largely in line with the estimates included in our 2024/25 – 2028/29 MTFP. Our estimate for income from Business Rates has changed from £10.4m in 2025/26, to £3.9m in 2026/27 increasing to £4.9m by 2029/30.

Derbyshire Business Rates Pool

1.21 Members will be aware that the Council has been a member of the Derbyshire Business Rates Pool since its establishment in 2015/16. Being a member of the pool allowed us to retain more of our Business Rates income locally, and as a Council with high growth in this area, the pool has benefit us greatly over the last few years. However, the changes to the Business Rates Retention System mean there is unlikely to be enough growth transferred into the pool to cover the administrative costs of its operation. Therefore, from 2026/27 all councils have elected to cease being members. This has been the picture nationally and only a few pools now remain.

Revenue Support Grant (RSG)

1.22 The government has changed how this grant will be distributed in line with the consultation outcome. Allocations of RSG will reflect the net amount required to move every local authority towards its 2028/29 fair funding share in yearly increments of a third after factoring in the immediate reset of the business rates retention system in 2026/27. Only by 2028/29 will the provisional RSG allocations fully reflect the distribution of the new Fair Funding Assessment through the gradual phasing out of 2025/26 legacy funding allocations.

1.23 In 2025/26 we received £1.6m in revenue support grant and the estimates for future years were £0.578m 2026/27; £0.531m 2027/28 and £0.480m for 2028/29. From the settlement our provisional allocations are £7.3m for 2026/27; £5.5m for 2027/28 and £3.6m for 2028/29. We have included an estimate of £3.7m for 2029/30 based on our consultants view, and in line with neighbouring councils.

Recovery Grant

1.24 The Recovery Grant was introduced in last years' settlement. 'It was 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 were allocated £0.328m for 2025/26 but assumed this would be its final year. The latest settlement has this grant continuing for all years at the same level. We have assumed no grant will be received in 2029/30.

Transitional Arrangements - Blending current and proposed funding shares

1.25 Councils will move towards their new fair funding share across the multi-year settlement in one-third increments. In 2026/27, we will receive allocations based on one-third of the new funding share and two-thirds of the current (2025/26) share. By 2028/29, our funding will be based wholly on the new funding share. In addition, there will also be a minimum funding floor to offer further protection.

Transitional Arrangements - Funding Floors

1.26 For all authorities where the difference between their pre-reform and post-reform income is 15% or less of their pre-reform income, the Government will ensure they receive 100% of their 2025/26 income. For councils where the difference between their pre-reform and post-reform income is more than 15% of their pre-reform income, the government will protect only 95% of their 2025/26 income. We are in this second class of councils and are therefore going to see income protection payments at 95%. Due to there being no information

regarding these arrangements when we prepared the MTFP last year we didn't include any amounts for this. The amounts we have been provisionally allocated that can now be included are: £0.494m 2026/27; £2m 2027/28 and £3.6m for 2028/29. We have not assumed any income for 2029/30.

Extended Producer Responsibility (EPR)

- 1.27 EPR aims to create a more sustainable and circular economy by ensuring that producers take responsibility for the environmental impacts of their products throughout their lifecycle, effectively shifting responsibility for the waste management from consumers and local government to the producers. Regulations requiring reporting of packaging data have been in place for producers since 2023 and from January 2025 producers are required to pay fees to the Department of Environment, Food and Rural Affairs (DEFRA), based on this data.
- 1.28 DEFRA are redistributing these fees to waste collection and disposal authorities to cover the costs associated with the disposal of packaging waste. It is also intended to help local authorities improve recycling services and reduce waste management costs under the Government's Simpler Recycling waste reforms. 2026/27 is the second year EPR payments have been received by the Council, the notification for the anticipated payment is for £1.048m. Whilst we have not received official notification of the allocations for future years, we believe that they will remain at the 2026/27 level for the life of the MTFP.

Mitigating Losses in Government Funding

- 1.29 To help mitigate losses we expected to be caused by future funding changes we set up the NNDR Growth Protection Reserve. We saved income from business rates growth, so we could plug gaps we expected to see when changes to business rates and other government funding were introduced.
- 1.30 The current balance we are expecting to have accumulated in this reserve by 31st of March 2026, is £16.9m, and we were expecting to fully utilise the reserve over the life of this new MTFP and still have a gap in funding. However, changes announced in the Policy Statement in November have made a significant difference to our actual funding, now the detail has been received in the provisional settlement.
- 1.31 As discussed in paragraph 1.16, an unexpected change in the Policy Statement has meant the growth we received each year as a result of us being in the business rates pool has been included in the estimate of our usual annual income. This inflated level of income has then been used to assess our income needs, and we, along with other high business rates growth district councils, have received much more income than was expected.
- 1.32 As there is only a limited amount of funding available, this means some councils, probably counties, have lost significant funding because of this change. Although it would be rare for the final settlement to reduce funding allocations given in the provisional settlement, it may be necessary in this instance if a mistake needs rectifying, for the Government to lower our income. It is therefore the Section 151 Officer's recommendation that until the final local government finance settlement is received in early February, that plans for the

use of the NNDR Growth Protection Reserve, other than as discussed within this report, are put on hold.

Expenditure, income levels, and efficiencies

1.33 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, 3.5% has been included in staffing budgets as an estimate for a pay award.
- Investment income as a result of treasury management decisions, and debt charges resulting from capital programme financing, have both been calculated based on interest rates from our Treasury Management advisors, Arlingclose. Bank base rate is currently 3.75%, and future predictions of rates can be found within the Treasury Strategy Reports 2026/27 – 2029/30.
- An amount has been included in each year of the MTFP for the repayment of the Council's borrowing costs for the Crematorium at Shirebrook. As 2026/27 is the first year of operation, 50% of the estimated sum due has been included initially (£0.400m), with an estimate of 100% of the sum due included in every year thereafter (£0.800m). The situation will be reviewed at 2026/27 revised budgets, with a view to updating the plan to include the full cost in the year. No profit share has been included at this time.
- 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.
- Local Government Reorganisation will continue to be kept under close review and will be addressed through the annual plan refresh as further information becomes available. There are currently no changes reflected in the MTFP for this.

Council Tax Implications

Council Tax Base

1.34 In preparation for the budget, the Section 151 Officer under delegated powers has determined the Tax Base at Band D for 2026/27 as 23,642.83. This is an overall increase on the 2025/26 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

1.35 The Council's part of the Council Tax bill in 2025/26 was set at £208.95 for a Band D property. This was an increase of 2.99%.

1.36 The Council has a range of options when setting the Council Tax but in calculating our funding allocation in the settlement, the government assumes we will increase Council Tax by the maximum allowed. The government indicate what upper limit they consider acceptable. For 2026/27 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.

1.37 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%	213.13	4.18	0.08	98,875
2.39%	213.95	5.00	0.10	118,284
2.99%	215.20	6.25	0.12	147,783

1.38 The level of increase each year affects the base for future years and the proposed increase for 2026/27 is 2.99%, or £6.25 per year for this Council's part of the Council Tax bill, generating additional revenue of £147,783. This ensures we do not accidentally trigger a referendum.

1.39 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

1.40 The Council's main uncommitted Financial Reserves are the General Fund Working Balance of £2.001m, the uncommitted element of the Transformation Reserve of £0.700m and the NNDR Growth Protection Reserve which had a balance of £16.9m 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)

2025/26 Current Budget

1.41 In January 2025, Members agreed a budget for 2025/26. Rent levels were set in line with government regulations with an increase of 2.7%, effective from the 1st of April 2025. HRA fees and charges were also set, effective from the same date.

1.42 The Revised Budget was considered by Executive at its meeting on the 1st of December 2025 and by the Finance and Corporate Overview Scrutiny Committee at its meeting on the 27th of November. There have been no changes to the budget position since this time.

1.43 The revised budget for 2025/26 showed a balanced budget with neither a surplus nor deficit.

2026/27 Original Budget and 2027/28 to 2029/30 Financial Plan

1.44 The proposed budget for 2026/27 is balanced with a transfer into the HRA Revenue Reserve of £0.706m. Estimates for future year transfers into the reserve are; 2027/28 £0.535m, 2028/29 £0.746m and 2029/30 £0.710m. 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.

1.45 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

1.46 The MHCLG Policy Statement on rents for social housing states:

'From 1 April 2026, providers may generally increase the rent on both Social Rent and Affordable Rent properties by up to CPI plus 1 percentage point each year. The policy is to remain in effect for at least five years; to provide the stability that providers need to borrow and invest in new and existing homes, while ensuring appropriate protection for tenants. It is the intention of the government that any rent settlement that follows the one set out in this policy will also be in place for at least five years.'

1.47 For 2026/27 the income for dwelling rents has been included in the budget at CPI rate 3.8% (for September 2025), plus 1% (4.8%). 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.

1.48 The government consultation in relation to social housing rent policy was concluded in August 2025. The proposal was to re-introduce rent convergence mechanisms whereby an optional £1 or £2 weekly convergence may be added to rent for those properties where formula rent has not been achieved. The Council has properties which are not at formula rent under the previous rent convergence system, and properties which remain reduced due to previous capped rent increases in 2023/24.

1.49 A report on rent convergence giving full details of the implications for tenants and the Council, will be provided to the Council meeting on 28th January 2026.

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
4.8%	£105.68	£251.68	£4.84	£73.70 - £141.10
Average for Social Rent				
4.8%	£142.64	£339.72	£6.53	£94.13 - £299.60
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 2026/27 the estimate for voids which has been included in the MTFP is 2.5%, we have used the same estimate for the years 2027/28 to 2029/30.

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 2026/27 in all cases the charges are recommended to be increased by 4.8%. It is also recommended to remove the discount for paying by Direct Debit for garage rent since this is now standard practice.

Financial Reserves - HRA

1.55 The Council's main uncommitted Financial Reserves are the Housing Revenue Account Working Balance of £2.006m. 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 28th of January 2026 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 2025, Members approved a Capital Programme in respect of 2025/26 to 2028/29. 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 2025/26 the equivalent amount of funding was not applied during 2024/25 and is therefore available in 2025/26 to meet the delayed payments.
- 1.58 The Revised Capital Programme was considered by Executive at its meeting on the 1st of December 2025 and by the Finance and Corporate Overview Scrutiny Committee at its meeting on 27th November. There have been no changes to the budget position since this time.

General Fund Capital Programme 2026/27 to 2029/30

- 1.59 The proposed Capital Programme for the General Fund totals £6.387m for 2026/27; £4.874m for 2027/28; £1.249m for 2028/29 and £1.929m for 2029/30 (**Appendix 5**).

Housing Revenue Account Capital Programme 2026/27 to 2029/30

- 1.60 The proposed Capital Programme for the Housing Revenue Account totals £11.608m for 2026/27; £10.303m for 2027/28; £10.898m for 2028/29 and £5.801m for 2029/30 (**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 This section of the report is prepared in accordance with Section 25 of the Local Government Act 2003, which requires the Council's Section 151 Officer to report on the robustness of the estimates made for the purposes of budget setting and on the adequacy of the financial reserves.
- 1.63 In forming an opinion on the robustness of the estimates, the Section 151 Officer has considered the following factors:
 - The robustness of the budget setting process and the assumptions underpinning the budget such as inflation. This includes the consultation with all budget managers and senior management.
 - Employee costs are based on an approved establishment.
 - Investment income is in line with the Treasury Management Strategy.
 - Income budgets are achievable.
 - The financial management and control frameworks in place.
 - The risks associated with the budget and the measures in place to mitigate those risks.

- The alignment of the budget with the Council's strategic priorities and objectives.
- The impact of external influences on the estimates such as changes in government policy or legislation.

1.64 In consideration of the above, the Council's Section 151 Officer (The Director of Finance) is satisfied that the estimates are robust and prudent. Estimates in respect of national policy change are based on best available data at the time of setting the budgets and funding has not been included where there is insufficient certainty to do so.

1.65 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.

1.66 Financial Resilience has become a significant issue for local authorities over recent years. CIPFA issued their Financial Management Code in 2019, designed to support good practice in financial management and to assist local authorities in demonstrating their financial sustainability. One of the key areas of focus in the Code is financial performance monitoring and demonstrating that financial resilience is being assessed on an ongoing basis. Three key areas are analysed to aid this:

- Revenue Health
- Capital Health
- Funding Sensitivities

1.67 Performance against these metrics will be monitored and benchmarked on a regular basis and reported to the Members as part of the quarterly budget monitoring process.

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.

RECOMMENDATIONS

1 That in the view of the Section 151 Officer, that the estimates included in the Medium-Term Financial Plan 2025/26 to 2029/30 are robust and that the level of financial reserves whilst at minimum levels are adequate, be accepted.

2 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

3 A Council Tax increase of £6.25 is levied in respect of a notional Band D property (2.99%).

4 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 2025/26, as the Original Budget in respect of 2026/27, and the financial projection in respect of 2027/28 to 2029/30.

5 That any further under spend in respect of 2025/26 is transferred to the Council's General Fund Reserves.

6 On the basis that income from Planning Fees may exceed £0.500m in 2025/26, 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

7 That Council increases its rent levels by 4.8% to apply from 1st April 2026.

8 That the increase in respect of other charges as outlined in **Appendix 4 Table 1** be implemented with effect from 1st April 2026.

9 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 2025/26, as the Original Budget in respect of 2026/27, and the financial projection in respect of 2027/28 to 2029/30.

10 That under spends in respect of 2025/26 to 2029/30 are transferred to the HRA Development Reserve.

CAPITAL PROGRAMME

11 That the Capital Programme as set out in **Appendix 5** be approved as the Revised Budget in respect of 2025/26, and as the Approved Programme for 2026/27 to 2029/30.

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.

The capital programme identifies and recognises the need to maintain the Council's assets in a fit for purpose state, and to retain and attract income streams for the Council. The financing of the capital programme is secured for the duration of the MTFP, minimising the risk of any additional unplanned borrowing.

Section 25 of the Local Government Act 2003 requires that the Section 151 Officer reports on the robustness of the estimates made and the adequacy of reserves in this financial plan. These requirements are addressed at 1.62 – 1.67 of this report.

All other financial implications are covered in the relevant sections throughout the report.

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details:

The Council is legally obliged to set and deliver a balanced budget prior to the commencement of the new financial year in April 2026, 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

Staffing: Yes No

Details:

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

On behalf of the Head of Paid Service

Equality, Diversity, and Consultation: Yes No

Details:

Not applicable to this report.

Environment: Yes No

Details:

Not applicable to this report.

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:

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.

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.

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:

Yes No

(a) (b)

(a) (b)

All

Is the decision subject to Call-In?

(Only Key Decisions are subject to Call-In)

Yes No

Yes No

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)*

Consultation carried out:

(this is any consultation carried out prior to the report being presented for approval)

Yes No

Leader Deputy Leader Executive SLT

Relevant Service Manager Members Public

Other

Portfolio Holder for Resources

Links to Council Ambition: Customers, Economy, and Environment.

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 2026/27
5	Capital Programme

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

Appendix 1

BOLSOVER DISTRICT COUNCIL GENERAL FUND

Description	Revised Budget 2025/26	Original Budget 2026/27	Forecast 2027/28	Forecast 2028/29	Forecast 2029/30
	£	£	£	£	£
Community Services Directorate	11,198,004	11,427,421	11,942,258	12,473,531	12,923,412
Corporate Resources Directorate	3,389,757	4,117,186	4,115,282	4,257,033	4,385,711
Dragonfly Services	3,386,567	1,842,986	1,572,703	1,715,257	1,845,652
<u>S106 Expenditure</u>					
Community Services Directorate	1,980,738	0	0	0	0
Net Cost of Services	19,955,066	17,387,593	17,630,243	18,445,821	19,154,775
Debt Charges	723,934	914,493	900,428	848,197	857,361
Investment Interest	(2,510,865)	(2,643,390)	(2,907,104)	(3,048,399)	(3,282,583)
Appropriations:					
Contributions to Reserves	2,451,325	1,816,014	1,769,014	1,218,014	1,738,014
Contribution from Earmarked Reserves	(1,125,067)	(403,104)	(173,267)	(180,982)	(186,270)
Contribution (from)/to NNDR Growth Protection Reserve	2,750,296	1,029,714	845,867	782,056	(3,642,744)
Contribution from Grant Accounts	(7,355)	(5,220)	(5,220)	(5,220)	(5,220)
Contribution from Revenue Grants	(1,457,025)	(51,872)	(8,000)	0	0
Contribution (from)/to Holding Accounts	(390,661)	(85,225)	(85,241)	(75,261)	(77,261)
Contribution from S106 Holding A/cs	(1,980,738)	0	0	0	0
TOTAL EXPENDITURE	18,408,910	17,959,003	17,966,720	17,984,226	14,556,072
Parish Precepts	5,196,508	5,196,509	5,196,510	5,196,511	5,196,512
TOTAL SPENDING REQUIREMENT	23,605,418	23,155,512	23,163,230	23,180,737	19,752,584
Revenue Support Grant	(1,629,311)	(7,273,655)	(5,461,912)	(3,592,159)	(3,720,536)
Business Rates Retention	(10,395,503)	(3,875,920)	(4,186,818)	(4,510,667)	(4,847,794)
New Homes Bonus Grant	(282,413)	0	0	0	0
Recovery Grant	(327,644)	(327,644)	(327,644)	(327,644)	0
Extended Producer Responsibility Grant	(693,861)	(1,047,577)	(1,047,577)	(1,047,577)	(1,047,577)
Transitional Protection 95%	0	(494,039)	(2,002,602)	(3,566,013)	0
Employers NIC Grant	(89,315)	0	0	0	0
Local Audit Reform Grant	(34,265)	0	0	0	0
COUNCIL TAX - BDC precept	(4,882,554)	(4,940,169)	(4,940,169)	(4,940,169)	(4,940,169)
Council tax - Parish element from above	(5,196,508)	(5,196,508)	(5,196,508)	(5,196,508)	(5,196,508)
Council Tax Collection Fund (Surplus)/Deficit	(74,044)	0	0	0	0
TOTAL FUNDING	(23,605,418)	(23,155,512)	(23,163,230)	(23,180,737)	(19,752,584)
FUNDING GAP / (SURPLUS)	0	0	0	0	0

Appendix 2

General Fund Detail - 2025/26 - 2029/30

List of General Fund net budgets per cost centre per directorate

			Revised	Original			
			Budget	Budget	Forecast	Forecast	Forecast
			2025/26	2026/27	2027/28	2028/29	2029/30
			£	£	£	£	£
Comm S G007	Community Safety - Crime Reduction		76,760	85,577	88,987	92,533	96,884
Comm S G010	Neighbourhood Management		87,007	89,917	92,532	95,225	97,999
Comm S G013	Community Action Network		374,002	410,841	429,924	449,027	469,391
Comm S G017	Private Sector Housing Renewal		87,663	104,900	109,140	113,571	117,993
Comm S G018	Environmental Health Covid Team		31,819	0	0	0	0
Comm S G020	Public Health		(70,000)	(70,000)	(70,000)	(70,000)	(70,000)
Comm S G021	Pollution Reduction		297,032	297,531	309,261	323,108	339,013
Comm S G022	Env Health - Health + Safety		(430)	0	0	0	0
Comm S G023	Pest Control		47,487	51,981	53,969	56,048	58,225
Comm S G024	Street Cleansing		447,541	467,126	486,443	503,911	523,333
Comm S G025	Food, Health & Safety		159,707	164,951	173,622	181,389	188,199
Comm S G026	Animal Welfare		120,914	142,088	147,934	154,035	159,958
Comm S G027	Emergency Planning		20,439	21,022	21,622	22,241	23,041
Comm S G028	Domestic Waste Collection		1,684,767	1,769,089	1,854,577	1,936,747	2,017,760
Comm S G031	S106 - Biodiversity		8,030	0	0	0	0
Comm S G032	Grounds Maintenance		1,135,831	1,184,393	1,238,329	1,289,659	1,341,298
Comm S G033	Vehicle Fleet		1,326,186	1,424,827	1,458,707	1,508,716	1,549,301
Comm S G036	Environmental Health Mgmt & Admin		347,557	336,377	346,508	356,802	367,225
Comm S G037	BDC Air Quality No2		393,075	0	0	0	0
Comm S G042	Asylum Dispersal		489,588	42,413	47,098	50,162	52,847
Comm S G046	Homelessness		264,857	273,638	289,042	302,943	316,728
Comm S G048	Town Centre Housing		(10,600)	(10,600)	(10,600)	(10,600)	(10,600)
Comm S G049	Temporary Accommodation Officer		66,514	50,975	53,142	55,594	57,959
Comm S G053	Licensing		74,490	73,717	79,257	84,997	90,590
Comm S G056	Land Charges		42,477	65,316	67,445	69,643	72,327
Comm S G061	Bolsover Wellness Programme		157,635	162,189	171,724	181,301	193,038
Comm S G062	Extreme Wheels		12,778	11,993	12,525	16,883	21,994
Comm S G064	Bolsover Sport		172,157	180,550	191,465	202,816	213,684
Comm S G065	Parks, Playgrounds & Open Spaces		54,948	56,922	58,477	60,092	62,039
Comm S G067	Shirebrook TC Regeneration		31,170	0	0	0	0
Comm S G068	Biodiversity NG + LNR Work		35,141	0	0	0	0
Comm S G069	Arts Projects		61,151	62,048	63,889	67,594	69,959
Comm S G070	Outdoor Sports & Recreation Facilities		30,743	31,035	31,487	31,940	32,407
Comm S G072	Leisure Services Mgmt & Admin		303,458	319,784	330,403	333,304	341,414
Comm S G073	Planning Policy		360,930	338,255	352,844	367,993	380,363
Comm S G074	Planning Development Control		166,804	197,419	203,390	228,792	254,087
Comm S G076	Planning Enforcement		119,126	123,837	129,336	134,258	139,787
Comm S G079	Senior Urban Design Officer		68,366	69,599	72,052	74,592	77,733
Comm S G097	Groundwork & Drainage Operations		94,806	101,198	105,418	109,150	113,724
Comm S G106	Housing Anti Social Behaviour		142,095	144,745	148,235	155,952	161,747
Comm S G112	Creswell Health + Wellbeing Centre		0	(1)	1	0	1
Comm S G113	Parenting Practitioner		62,997	64,038	66,197	68,433	71,202
Comm S G123	Riverside Depot		282,846	274,585	280,695	286,914	293,558
Comm S G124	Street Servs Mgmt & Admin		92,211	80,727	81,812	83,982	87,161
Comm S G125	S106 Percent for Art		133,072	0	0	0	0
Comm S G126	S106 Formal and Informal Recreation		402,827	0	0	0	0
Comm S G131	Bolsover Community Woodlands Project		28,396	10,000	10,000	10,000	10,000
Comm S G132	Planning Conservation		54,644	55,674	57,641	59,673	62,191

General Fund Detail - 2025/26 - 2029/30

List of General Fund net budgets per cost centre per directorate

			Revised	Original			
			Budget	Budget	Forecast	Forecast	Forecast
			2025/26	2026/27	2027/28	2028/29	2029/30
			£	£	£	£	£
Comm S G135	Domestic Violence Worker		52,341	56,129	57,995	59,926	62,317
Comm S G139	Proptech Engagement Fund		9,825	0	0	0	0
Comm S G142	Community Safety - CCTV		5,735	3,404	3,433	3,462	3,491
Comm S G143	Housing Strategy		65,419	68,463	72,898	77,643	80,798
Comm S G144	Enabling (Housing)		49,995	52,057	54,469	56,396	58,781
Comm S G146	Pleasley Vale Outdoor Activity Centre		57,429	50,561	52,983	54,484	57,529
Comm S G148	Commercial Waste		(262,000)	(275,500)	(275,500)	(275,500)	(275,500)
Comm S G149	Recycling		185,120	217,103	228,073	238,623	252,728
Comm S G153	Housing Advice		22,125	26,335	27,911	29,335	30,571
Comm S G170	S106 Outdoor Sports		606,173	0	0	0	0
Comm S G172	S106 - Affordable Housing		195,418	0	0	0	0
Comm S G176	Affordable Warmth		26,671	27,497	28,208	28,938	29,581
Comm S G179	School Sports Programme		11,143	8,263	9,624	11,031	12,776
Comm S G182	Community Outreach Programmes		4,548	0	0	0	0
Comm S G196	Assistant Director of Planning & Planning Policy		101,304	99,367	105,381	110,818	115,459
Comm S G198	Assistant Director of Housing (GF)		40,463	41,179	42,624	44,117	45,971
Comm S G199	Assistant Director of Street Scene		92,158	96,230	102,139	108,344	114,640
Comm S G202	Assistant Director of Leisure, Health & Wellbeing		93,953	98,076	104,076	109,499	114,126
Comm S G210	Strategic Director of Services		125,607	131,159	139,338	147,624	154,916
Comm S G223	Contracts Administrator (QS)		60,205	61,241	63,400	65,636	68,404
Comm S G226	S106 - Highways		498,645	0	0	0	0
Comm S G227	S106 - Public Health		136,573	0	0	0	0
Comm S G228	Go Active Clowne Leisure Centre		304,947	323,238	370,308	418,586	371,566
Comm S G229	Housing Standards		(111)	0	0	0	0
Comm S G238	HR Health + Safety		126,021	112,999	125,706	126,224	124,848
Comm S G239	Housing + Comm Safety Fixed Penalty Acc		5,000	5,000	4,676	0	0
Comm S G260	Weekly Food Waste Collections		193,021	963,944	989,986	1,018,925	1,054,850
Total for Community Services Directorate			13,178,742	11,427,421	11,942,258	12,473,531	12,923,412
Corp R G001	Audit Services		173,300	181,810	185,880	191,500	197,200
Corp R G002	I.C.T.		1,389,710	1,456,694	1,494,461	1,535,884	1,575,764
Corp R G003	Communications, Marketing + Design		373,521	362,903	379,273	389,439	402,484
Corp R G006	Partnership, Strategy & Policy		640,806	809,548	826,960	843,410	863,784
Corp R G011	Director of Leader's Executive Team		54,461	55,623	57,581	59,608	62,121
Corp R G012	Community Champions		14,609	16,707	17,139	17,582	18,037
Corp R G014	Customer Contact Service		1,037,750	1,106,214	1,149,729	1,194,363	1,249,230
Corp R G015	Customer Service + Improvement		154,359	176,905	182,393	189,384	196,952
Corp R G016	Skills Audit		26,633	0	0	0	0
Corp R G038	Concessionary Fares & TV Licenses		(13,742)	(14,382)	(14,784)	(15,200)	(15,627)
Corp R G039	Children and YP Emotional Well-being		50,000	0	0	0	0
Corp R G040	Corporate Management		331,539	356,717	360,577	374,763	384,031
Corp R G041	Non Distributed Costs		290,214	258,979	264,427	269,903	274,571
Corp R G043	Chief Executive Officer		197,028	201,229	204,947	212,057	220,872
Corp R G044	Financial Services		546,600	528,424	556,611	578,680	600,873
Corp R G050	Executive Support		103,014	126,078	134,665	140,614	147,655
Corp R G051	Senior Valuer		69,614	70,847	73,314	75,868	79,027
Corp R G052	Human Resources		285,393	292,021	276,662	285,775	290,970
Corp R G054	Electoral Registration		238,437	215,768	221,284	226,359	233,295
Corp R G055	Democratic Representation & Management		572,326	571,783	571,896	572,008	572,124

General Fund Detail - 2025/26 - 2029/30

List of General Fund net budgets per cost centre per directorate

			Revised	Original			
			Budget	Budget	Forecast	Forecast	Forecast
			2025/26	2026/27	2027/28	2028/29	2029/30
			£	£	£	£	£
Corp R	G057	District Council Elections	0	25,000	50,000	0	0
Corp R	G058	Democratic Services	205,206	246,017	258,456	269,616	279,698
Corp R	G060	Legal Services	462,796	569,505	523,469	549,954	576,063
Corp R	G086	Alliance	5,250	5,250	5,250	5,250	5,250
Corp R	G100	Benefits	542,200	683,637	689,779	708,273	744,555
Corp R	G103	Council Tax / NNDR	600,228	647,101	634,739	655,008	684,267
Corp R	G108	Local Government Reorganisation	500	0	0	0	0
Corp R	G111	Procurement	95,376	98,625	103,429	108,350	112,868
Corp R	G117	Payroll	116,254	121,211	126,160	131,317	137,610
Corp R	G118	Union Convenor	41,697	42,532	44,050	45,620	47,564
Corp R	G155	Customer Services	75,379	70,748	75,262	79,410	82,737
Corp R	G157	Controlling Migration Fund	6,000	0	0	0	0
Corp R	G161	Rent Rebates	55,922	23,111	18,307	79,598	74,673
Corp R	G162	Rent Allowances	67,766	76,822	67,493	104,137	94,808
Corp R	G164	Support Recharges	(5,735,653)	(5,628,729)	(5,799,975)	(6,010,388)	(6,211,710)
Corp R	G168	Multifunctional Printers	27,200	30,000	30,000	30,000	30,000
Corp R	G192	Scrutiny	40,518	45,683	49,422	52,039	54,197
Corp R	G195	Director of Governance + Monitoring Officer	117,742	120,261	123,996	128,328	133,698
Corp R	G197	Director of Finance + Section 151 Officer	117,003	119,102	123,298	127,642	133,024
Corp R	G211	UK Shared Prosperity Fund	4,975	0	0	0	0
Corp R	G216	Raising Aspirations	3,125	0	0	0	0
Corp R	G218	I - Venture/Namibia Bound	12,500	0	0	0	0
Corp R	G220	Locality Funding	90,850	0	0	0	0
Corp R	G224	Mine Water Heat Network	32,970	0	0	0	0
Corp R	G251	Youth Based Intervention Programme	3,327	0	0	0	0
Corp R	G255	Skills to Thrive 16 - 24	3,591	0	0	0	0
Corp R	G257	Employee Engagement	50,685	47,442	49,132	50,882	53,046
Corp R	G259	East Midlands Investment Zone	235,533	0	0	0	0
Corp R	G261	Engaging Supply Chain SME's	75,000	0	0	0	0
Corp R	G264	Support Service Recharge - Dragonfly	(499,755)	0	0	0	0
Total for Corporate Resources Directorate			3,389,757	4,117,186	4,115,282	4,257,033	4,385,711
D/Fly	G077	LGA Housing Advisers Programme (HAP)	21	0	0	0	0
D/Fly	G078	LGA Net Zero Innovation Programme (NZIP)	2,761	0	0	0	0
D/Fly	G080	Engineering Services (ESRM)	100,550	104,683	106,801	108,973	110,899
D/Fly	G082	Tourism Promotion + Development	68,948	69,583	72,027	74,556	77,689
D/Fly	G083	Building Control Consortium	55,000	55,000	55,000	55,000	55,000
D/Fly	G085	Economic Development	141,546	25,445	25,445	25,445	25,445
D/Fly	G088	Derbyshire Economic Partnership	15,000	15,000	15,000	15,000	15,000
D/Fly	G089	Premises Development	(19,620)	(59,918)	(58,654)	(57,369)	(56,442)
D/Fly	G090	Pleasley Vale Mills	378,400	(75,654)	(64,087)	(44,577)	(40,857)
D/Fly	G092	Pleasley Vale Electricity Trading	(38,213)	(58,327)	(53,222)	(48,015)	(42,704)
D/Fly	G095	Estates + Property	1,028,774	931,607	975,386	1,022,160	1,077,681
D/Fly	G096	Building Cleaning (General)	167,480	172,470	178,129	184,025	191,231
D/Fly	G099	Catering	500	500	500	500	500
D/Fly	G109	Chief Executive Officer - Dragonfly	160,769	480	500	519	538
D/Fly	G110	Director of Development - Dragonfly	131,175	157,334	166,492	175,638	183,039
D/Fly	G114	Strategic Investment Fund	187,548	0	0	0	0
D/Fly	G133	The Tangent Business Hub	(7,091)	516	10,907	25,040	28,306

General Fund Detail - 2025/26 - 2029/30

List of General Fund net budgets per cost centre per directorate

			Revised	Original			
			Budget	Budget	Forecast	Forecast	Forecast
			2025/26	2026/27	2027/28	2028/29	2029/30
			£	£	£	£	£
D/Fly	G138	Bolsover TC Regeneration Scheme	1,854	0	0	0	0
D/Fly	G151	Street Lighting	70,000	71,365	72,692	74,046	75,427
D/Fly	G156	The Arc	329,686	286,351	296,485	307,730	316,255
D/Fly	G167	Facilities Management	36,330	18,150	19,991	18,065	20,000
D/Fly	G169	Closed Churchyards	10,000	10,000	10,000	10,000	10,000
D/Fly	G188	Cotton Street Contact Centre	16,574	26,429	26,764	27,102	27,448
D/Fly	G193	Economic Development Management + Admin	546,770	475,896	499,590	523,867	552,907
D/Fly	G200	Director of Construction - Dragonfly	0	16,076	16,957	17,552	18,290
D/Fly	G209	Tourism + Culture	162	0	0	0	0
D/Fly	G212	Net Zero Hyper Innovation Programme	18	0	0	0	0
D/Fly	G222	Visitor Economy Business Support	1,625	0	0	0	0
D/Fly	G263	Crematorium LLP	0	(400,000)	(800,000)	(800,000)	(800,000)
Total for Dragonfly Services			3,386,567	1,842,986	1,572,703	1,715,257	1,845,652
Total Net Cost of Services			19,955,066	17,387,593	17,630,243	18,445,821	19,154,775

Appendix 3

Housing Revenue Account

	Revised Budget 2025/26	Original Budget 2026/27	Forecast Budget 2027/28	Forecast Budget 2028/29	Forecast Budget 2029/30
	£	£	£	£	£
Expenditure					
Repairs and Maintenance	7,943,957	6,942,917	7,199,267	7,402,188	7,571,512
Director of Property + Construction	103,229	122,004	129,155	133,676	138,353
Rents, Rates, Taxes + Other Charges	358,224	342,653	332,082	341,512	350,941
Supervision and Management	7,436,761	7,365,554	7,593,105	7,859,381	8,113,946
Special Services	476,853	512,076	522,195	532,323	542,699
Housing Related Support - Wardens	781,906	798,505	826,367	851,107	876,045
Housing Related Support - Central Control	460,547	449,491	459,829	470,346	480,626
Tenants Participation	131,757	104,643	111,015	114,055	117,732
New Build Schemes Evaluations	167,272	0	0	0	0
HRA Health & Safety	57,575	61,192	64,507	66,757	69,084
Debt Management Expenses	10,601	11,142	11,700	12,285	12,650
Corporate Management	89,152	0	0	0	0
Total Expenditure	18,017,834	16,710,177	17,249,223	17,783,630	18,273,588
Income					
Dwelling Rents	(25,706,450)	(26,927,740)	(27,775,770)	(28,730,670)	(29,405,340)
Non-dwelling Rents	(57,528)	(79,358)	(74,638)	(70,498)	(71,383)
Leasehold Flats Income	(7,000)	(20,000)	(20,000)	(20,000)	(20,000)
Repairs and Maintenance	(1,466,092)	(43,500)	(43,500)	(43,500)	(43,500)
Supervision and Management	0	0	0		
Special Services	(28,703)	(25,975)	(26,142)	(26,313)	(26,502)
Housing Related Support - Wardens	(164,694)	(169,852)	(174,950)	(180,195)	(191,170)
Housing Related Support - Central Control	(262,245)	(269,528)	(277,472)	(285,676)	(293,670)
Total Income	(27,692,712)	(27,535,953)	(28,392,472)	(29,356,852)	(30,051,565)
Net Cost of Services	(9,674,878)	(10,825,776)	(11,143,249)	(11,573,222)	(11,777,977)
Appropriations:					
Movement in Impairment Provision	100,000	100,000	100,000	100,000	100,000
Capital Interest Costs	4,647,151	4,771,949	5,116,216	5,290,754	5,521,357
Investment Interest Income	(466,507)	(240,462)	(220,962)	(201,462)	(191,712)
Depreciation	5,348,200	5,700,000	5,700,000	5,700,000	5,700,000
Contribution to Development Reserve	647,405	706,267	534,995	745,930	710,332
Use of Development Reserve	(553,036)	(212,000)	(87,000)	(62,000)	(62,000)
Use of Grant reserve	(48,565)	0	0	0	0
Transfer from Balances	230	22	0	0	0
Net Operating (Surplus)	0	0	0	0	0

Housing Revenue Account

		Revised Budget 2025/26	Original Budget 2026/27	Forecast Budget 2027/28	Forecast Budget 2028/29	Forecast Budget 2029/30
		£	£	£	£	£
H002	Treasury Management Advice	10,601	11,142	11,700	12,285	12,650
H004	Supervision and Management	7,436,761	7,365,554	7,593,105	7,859,381	8,113,946
H005	Dwelling Rents	(25,706,450)	(26,927,740)	(27,775,770)	(28,730,670)	(29,405,340)
H006	Non-dwelling Rents	(57,528)	(79,358)	(74,638)	(70,498)	(71,383)
H010	Tenants Participation	131,757	104,643	111,015	114,055	117,732
H011	Special Services	448,150	486,101	496,053	506,010	516,197
H017	Leasehold Flats and Shops Income	(7,000)	(20,000)	(20,000)	(20,000)	(20,000)
H021	Housing Related Support - Wardens	617,212	628,653	651,417	670,912	684,875
H022	Housing Related Support - Central Control	198,302	179,963	182,357	184,670	186,956
H025	HRA Health & Safety	57,575	61,192	64,507	66,757	69,084
Total for Community Services Directorate		(16,870,620)	(18,189,850)	(18,760,254)	(19,407,098)	(19,795,283)
H001	Repairs and Maintenance	6,477,865	6,899,417	7,155,767	7,358,688	7,528,012
H003	Rents, Rates, Taxes + Other Charges	358,224	342,653	332,082	341,512	350,941
H019	New Build Schemes Evaluations	167,272	0	0	0	0
H024	Director of Property & Construction	103,229	122,004	129,155	133,676	138,353
H040	Corporate Management Expenses	89,152	0	0	0	0
Total for Dragonfly Services		7,195,742	7,364,074	7,617,004	7,833,876	8,017,306
Total Net Cost of BDC Housing Revenue Account		(9,674,878)	(10,825,776)	(11,143,249)	(11,573,222)	(11,777,977)

HRA - Fees and Charges 2026/27

APPENDIX 4, Table 1

Weekly Charge over 52 Weeks unless otherwise specified

September 2025 Consumer Price Index 3.8% plus 1% = 4.8%

	2025/26	2026/27	Change	Change
	52 week	52 week		
	Current	Proposed		
	£	£	£	%
Garages (tenant)	14.57	15.27	0.70	4.8%
Garage (in curtilage)	5.50	5.76	0.26	4.8%
Garage plots (billed annually)	255.22	267.47	12.25	4.8%
Parking Bay (annual charge)	205.40	215.26	9.86	4.8%
New Bolsover Service Charge (applies to new tenants only)	2.33	2.44	0.11	4.8%
Special Services Charge (See Note1)	19.06	19.97	0.91	4.8%
Reduced special service	12.71	13.32	0.61	4.8%
(Reduced special services for scheme other than Cat 2 who receive reduced service)				
Heating Service Charge (See Note 2)				
1 bed flat	4.51	4.73	0.22	4.8%
Support Charges	16.26	17.04	0.78	4.8%
Mobile Warden	8.26	8.65	0.40	4.8%
(long term aim to reach cost, increase capped at 10% per year)				
Lifeline - Family First Response	6.10	6.40	0.29	4.8%
Lifeline - 24/7 Warden response	9.38	9.83	0.45	4.8%
Lifeline - RSL	5.85	6.13	0.28	4.8%
Buggy Parking (including charging facilities)	4.97	5.21	0.24	4.8%

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.

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.

Appendix 5

APPENDIX 5

CAPITAL PROGRAMME SUMMARY	Revised	Original	Forecast	Forecast	Forecast
	Budget	Programme	Programme	Programme	Programme
	2025/26	2026/27	2027/28	2028/29	2029/30
£ £ £ £ £ £					
General Fund					
Assets					
Pleasley Vale Mill - Dam Wall	667,937	-	-	-	-
Riverside Depot CCTV	35,000	-	-	-	-
Pleasley Vale Storm Babet	419,028	-	-	-	-
Land at Portland Street	22,083	-	-	-	-
Shirebrook Crematorium	6,254,189	-	-	-	-
3/4 Vernon St Shirebrook	22,273	-	-	-	-
Mine Water Project	6,250	-	-	-	-
Bolsover Loop Infrastructure Project	28,500	-	-	-	-
Glapwell Cricket Club	35,000	-	-	-	-
Pinxtion Community Hub	53,333	-	-	-	-
The Anchor, Clowne	40,000	-	-	-	-
Creative Hub Project	50,000	-	-	-	-
The Tangent - Stonework	9,037	-	-	-	-
Works to Construction Block	23,500	-	-	-	-
Business Growth Grants	301,824	-	-	-	-
	7,967,954	0	0	0	0
£15m Regeneration Funding					
Public Realm	815,000	1,120,000	2,065,000	-	-
Place Programme	260,000	38,000	360,000	-	-
Shopfront Scheme	163,000	345,000	493,000	-	-
Pinxtion Village Hall	488,000	212,000	-	-	-
Portland Skills Hub	2,000,000	-	-	-	-
Former Co-op, Bolsover	1,212,000	446,000	292,000	-	-
36/36a Creative Makers	588,000	177,000	85,000	-	-
White Swan	639,000	711,000	150,000	-	-
Shirebrook Market Place	2,000,000	-	-	-	-
	8,165,000	3,049,000	3,445,000	0	0
Asset Management Plan					
Investment Properties	350	-	-	-	-
Leisure Buildings	5,420	-	-	-	-
Pleasley Vale Business Park	13,844	-	-	-	-
Riverside Depot	5,152	-	-	-	-
The Arc	48,375	-	-	-	-
The Tangent	17,003	-	-	-	-
Contact Centres	32,645	-	-	-	-
Asset Management Plan not yet allocated to an individual scheme	125,058	260,000	260,000	260,000	260,000
	247,847	260,000	260,000	260,000	260,000

CAPITAL PROGRAMME SUMMARY	Revised	Original	Forecast	Forecast	Forecast
	Budget	Programme	Programme	Programme	Programme
	2025/26	2026/27	2027/28	2028/29	2029/30
Engineering Asset Management Plan					
Car Parks	37,000	25,000	25,000	25,000	25,000
Shelters	13,000	10,000	10,000	10,000	10,000
Lighting	-	15,000	15,000	15,000	15,000
	50,000	50,000	50,000	50,000	50,000
ICT Schemes					
ICT infrastructure	469,000	547,000	100,000	240,000	210,000
Council chamber audio visual equipment	106,558	-	-	-	-
	575,558	547,000	100,000	240,000	210,000
Leisure Schemes					
Pleasley Vale Leisure Equipment	20,000	-	-	-	-
Go Active Café Equipment	4,000	-	-	-	-
Go Active Equipment	23,232	15,000	15,000	15,000	15,000
Tennis Facility at The Arc	80,000	-	-	-	-
Gym Equipment & Spin Bikes	-	435,000	-	-	-
Go-Active Gym flooring	-	45,000	-	-	-
Wellness Hub equipment	-	90,000	-	-	-
	127,232	585,000	15,000	15,000	15,000
Private Sector Schemes					
Disabled Facility Grants	650,000	650,000	650,000	650,000	650,000
	650,000	650,000	650,000	650,000	650,000
Vehicles and Plant					
Vehicle Replacements	1,790,889	1,246,500	354,000	34,000	744,500
District CCTV	16,984	-	-	-	-
CAN Rangers Equipment	14,231	-	-	-	-
	1,822,104	1,246,500	354,000	34,000	744,500
Total General Fund	19,605,695	6,387,500	4,874,000	1,249,000	1,929,500
Housing Revenue Account					
New Build Properties					
Alder Close	2,035,877	-	-	-	-
Alfreton Rd Pinxton	12,000	-	-	-	-
Bolsover Homes-yet to be allocated	-	3,000,000	4,500,000	5,000,000	-
Boleapleton Farm S106 New Build	-	1,260,000	-	-	-
Harlesthorpe Ave Bungalow adaptation	3,873	-	-	-	-
Meadow View Homes - Glapwell	30,000	-	-	-	-
Sandy Lane/Thorpe Ave Whitwell	8,645	-	-	-	-
Woburn Close Cluster	5,630,516	-	-	-	-
	7,720,911	4,260,000	4,500,000	5,000,000	0
Vehicle Replacements					
	553,324	20,000	-	198,000	101,000
	553,324	20,000	0	198,000	101,000

CAPITAL PROGRAMME SUMMARY	Revised	Original	Forecast	Forecast	Forecast
	Budget	Programme	Programme	Programme	Programme
	2025/26	2026/27	2027/28	2028/29	2029/30
	£	£	£	£	£
Public Sector Housing					
Electrical Upgrades	500,000	400,000	400,000	400,000	400,000
External Door Replacements	122,467	75,000	50,000	60,000	40,000
External Wall Insulation	60,000	-	-	-	-
Bramley Vale	-	1,000,000	1,000,000	-	-
Flat Roofing	40,000	40,000	40,000	40,000	40,000
Heating Upgrades	190,000	255,000	255,000	255,000	255,000
Kitchen Replacements	720,000	1,375,000	935,000	975,000	925,000
Re Roofing	1,000,000	1,500,000	1,000,000	1,000,000	1,000,000
Property Services Mgmt. & Admin	134,182	137,754	142,628	147,672	153,296
Safe & Warm	3,628	-	-	-	-
Damp Proof Course	175,000	150,000	150,000	150,000	150,000
Unforeseen Reactive Capital Works	50,000	100,000	100,000	100,000	100,000
Welfare Adaptations	500,000	500,000	500,000	500,000	500,000
Wet Rooms (Bungalows)	250,000	300,000	300,000	300,000	300,000
House Fire / Flood Damage (Insurance)	35,960	-	-	-	-
Outbuilding project	24,750	80,000	80,000	80,000	80,000
Concrete surrounds	100,000	150,000	150,000	150,000	-
Victoria House - fire doors/scooter store	374,202	-	-	-	-
Garage site & footpath resurfacing	163,304	-	-	-	-
Yet to be allocated to a scheme	1,895,180	-	-	867,328	1,056,704
Bathrooms	-	550,000	275,000	275,000	325,000
Windows	-	450,000	225,000	225,000	200,000
Wall Finish	-	265,000	200,000	175,000	175,000
	6,338,673	7,327,754	5,802,628	5,700,000	5,700,000
ICT Schemes					
Open Housing	175,521	-	-	-	-
	175,521	0	0	0	0
Total HRA	14,788,429	11,607,754	10,302,628	10,898,000	5,801,000
TOTAL CAPITAL EXPENDITURE	34,394,124	17,995,254	15,176,628	12,147,000	7,730,500
Capital Financing					
General Fund					
Better Care Fund	(650,000)	(650,000)	(650,000)	(650,000)	(650,000)
Prudential Borrowing	(6,254,189)	-	-	-	-
Reserves	(2,528,249)	(2,688,500)	(779,000)	(599,000)	(1,279,500)
Capital Receipts	(626,115)	-	-	-	-
External Funding	(9,547,142)	(3,049,000)	(3,445,000)	-	-
	(19,605,695)	(6,387,500)	(4,874,000)	(1,249,000)	(1,929,500)

CAPITAL PROGRAMME SUMMARY	Revised	Original	Forecast	Forecast	Forecast
	Budget	Programme	Programme	Programme	Programme
	2025/26	2026/27	2027/28	2028/29	2029/30
	£	£	£	£	£
HRA					
Major Repairs Allowance	(6,143,282)	(6,327,754)	(5,602,628)	(5,700,000)	(5,700,000)
Prudential Borrowing	(7,005,038)	(3,000,000)	(4,500,000)	(5,000,000)	-
Reserves	(20,000)	(20,000)	-	(198,000)	(101,000)
Capital Receipts	(934,149)	(2,260,000)	(200,000)	-	-
External Funding	(685,960)	-	-	-	-
	(14,788,429)	(11,607,754)	(10,302,628)	(10,898,000)	(5,801,000)

Bolsover District Council

Council

28th of January 2026

TREASURY STRATEGY REPORTS 2026/27 – 2029/30

Report of the Portfolio Holder for Resources

Classification	This report is Public
Contact Officer	Theresa Fletcher Director of Finance and Section 151 Officer

PURPOSE/SUMMARY OF REPORT

To provide Council with the necessary information to approve the Authority's suite of Treasury Strategies for 2026/27 to 2029/30.

REPORT DETAILS

1. Background

- 1.1 Treasury risk management at the Authority is conducted within the framework of the Chartered Institute of Public Finance and Accountancy's *Treasury Management in the Public Services: Code of Practice 2021 Edition* (the CIPFA Code) which requires the Authority to approve a treasury management strategy before the start of each financial year. This report fulfils the Authority's legal obligation under the *Local Government Act 2003* to have regard to the CIPFA Code.
- 1.2 Since 2019/20 there has been a requirement to produce three separate treasury strategies. This report, therefore, includes the strategy for Treasury Management, The Capital Strategy and the Corporate Investment Strategy.
- 1.3 As in previous years, the Authority's Treasury Management Strategy provides the framework for managing the Authority's cash flows, borrowing and investments, and the associated risks for the years 2026/27 to 2029/30. The Treasury Management Strategy sets out the parameters for all borrowing and lending as well as listing all approved borrowing and investment sources. Prudential indicators aimed at monitoring risk are also included (**Appendix 1**).
- 1.4 The Capital Strategy is intended to be a high level, concise overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of the Authority's services. The report also provides an overview of the associated risk, its management and the implications for future financial

sustainability. The Capital Strategy sets out the capital expenditure plans for the period and how they will be financed. It also provides information of the minimum revenue provision, capital financing requirement and prudential indicators aimed at monitoring risk (**Appendix 2**).

1.5 The Corporate Investment Strategy focuses on investments made for service purposes and commercial reasons, rather than those made for treasury management. Investments covered by this strategy include earning investment income through commercial investments or by supporting local services by lending to or buying shares in, other organisations (**Appendix 3**).

2. Reasons for Recommendation

2.1 This report outlines the Authority's proposed suite of Treasury Strategies for the period 2026/27 to 2029/30 for consideration and approval by Council. It contains:

- The Treasury Management Strategy which provides the framework for managing the Authority's cash flows, borrowing and investments for the period.
- The Capital Strategy, which is intended to provide a high level, concise overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of the Authority's services.
- The Corporate Investment Strategy which focuses on investments made for service purposes and commercial reasons, rather than those made for treasury management.

The above strategies provide an approved framework within which the officers undertake the day-to-day capital and treasury activities.

3 Alternative Options and Reasons for Rejection

3.1 Alternative options are considered throughout the report.

RECOMMENDATION(S)

1. It is recommended that Council approve the Treasury Management Strategy at **Appendix 1** and in particular:
 - a) Approve the Borrowing Strategy.
 - b) Approve the Treasury Management Investment Strategy.
 - c) Approve the use of the external treasury management advisors Counterparty Weekly List, or similar, to determine the latest assessment of the counterparties that meet the Authority's Criteria before any investment is undertaken.
 - d) Approve the Prudential Indicators.

2. It is recommended that Council approve the Capital Strategy as set out in **Appendix 2** and in particular:

- Approve the Capital Financing Requirement.
- Approve the Minimum Revenue Provision Statement for 2026/27.
- Approve the Prudential Indicators for 2026/27 detailed in the Capital Strategy, in particular:

Authorised Borrowing Limit	£155.738m
Operational Boundary	£150.738m
Capital Financing Requirement	£145.738m

3. It is recommended that Council approve the Corporate Investment Strategy as set out in **Appendix 3**.

Approved by the Portfolio Holder - Cllr Clive Moesby, Executive Member for Resources

IMPLICATIONS:

Finance and Risk Yes No

Details:

Financial implications are covered throughout this report.

On behalf of the Section 151 Officer

Legal (including Data Protection) Yes No

Details:

As part of the requirements of the CIPFA Treasury Management Code of Practice the Authority is required to produce every year a Treasury Management Strategy and Capital Strategy which requires approval by full Council prior to the commencement of each financial year. This report is prepared in order to comply with these obligations.

There are no data protection implications arising directly from this report.

On behalf of the Solicitor to the Council

Staffing: Yes No

Details:

There are no human resource implications arising directly from this report.

On behalf of the Head of Paid Service

<u>Equality and Diversity, and Consultation</u>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Details: Not applicable to this report.		
<u>Environment:</u>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Details: Not applicable to this report		

DECISION INFORMATION

<i>☒ Please indicate which threshold applies:</i>		
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 type="checkbox"/>	No <input checked="" type="checkbox"/>
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) <input type="checkbox"/>	(b) <input type="checkbox"/>
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) <input type="checkbox"/>	(b) <input type="checkbox"/>
District Wards Significantly Affected: <i>(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)</i> Please state below which wards are affected or tick All if all wards are affected:	All <input type="checkbox"/>	

Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i>		Yes <input type="checkbox"/>	No <input checked="" 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>		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i>		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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"/>		Portfolio Holder	

Links to Council Ambition: Customers, Economy and Environment.

DOCUMENT INFORMATION	
Appendix No	Title
1	Treasury Management Strategy
1A	Arlingclose Economic & Interest Rate Forecast
1B	Existing Investment & Debt Portfolio Position
2	Capital Strategy
2A	Capital Programme
2B	Annual Minimum Revenue Provision Statement
3	Corporate Investment Strategy

Background Papers

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

None

Bolsover District Council

Treasury Management Strategy 2026/27 - 2029/30

1 Strategy Details

- 1.1 Treasury risk management at the Authority is conducted within the framework of the Chartered Institute of Public Finance and Accountancy's *Treasury Management in the Public Services: Code of Practice 2021 Edition* (the CIPFA Code) which requires the Authority to approve a Treasury Management Strategy before the start of each financial year. This strategy fulfils the Authority's legal obligation under the *Local Government Act 2003* to have regard to the CIPFA Code.
- 1.2 The strategy outlines the Authority's Treasury Management Strategy for the years 2026/27 to 2029/30 for consideration and approval by Council.
- 1.3 Investments held for service purposes or for commercial profit are considered in a different strategy, the Corporate Investment Strategy.
- 1.4 A further strategy, the Capital Strategy, sets out the Authority's Capital Expenditure programme and Minimum Revenue Provision policy (MRP).

Introduction

- 1.5 Treasury management is the management of the Authority's cash flows, borrowing and investments, and the associated risks. The Authority has borrowed and invested substantial sums of money and is therefore exposed to financial risks including the loss of invested funds and the revenue effect of changing interest rates. The successful identification, monitoring and control of financial risk are therefore central to the Authority's prudent financial management.

External Context

- 1.6 **Economic background:** The impact on the UK from the government's Autumn Budget will influence the Authority's treasury management strategy for 2026/27. Other influences will include lower short-term interest rates alongside higher medium and longer-term rates, slower economic growth, together with ongoing uncertainties around the global economy, stock market sentiment, and ongoing geopolitical issues.
- 1.7 The Bank of England's Monetary Policy Committee (MPC) cut Bank Rate by 0.25% in December 2025 to 3.75%.

1.8 The November 2025 Monetary Policy Report projected modest economic growth, with GDP expected to rise by 0.2% in the final calendar quarter of 2025. Annual growth is forecast to ease from 1.4% before improving again later, reflecting the delayed effects of lower interest rates, looser monetary conditions, stronger global activity, and higher consumer spending. The view of modest economic growth going forward was echoed by the Office for Budget Responsibility in its Economic and fiscal outlook published in line with the Autumn Statement which revised down its estimate of annual real GDP to around 1.5% on average between 2025 and 2030.

1.9 CPI inflation was 3.8% in September 2025, unchanged from the previous two months and below the 4.0% expected. Core CPI eased to 3.5% from 3.6%, contrary to forecasts of a rise to 3.7%. The Bank of England's November Monetary Policy Report projected inflation to fall from this level - expected to mark the peak - to 3.2% by March 2026, before steadily returning to the 2% target by late 2026 or early 2027.

1.10 The labour market continues to ease with rising unemployment, falling vacancies and flat inactivity. In the three months to September 2025, the unemployment rate increased to 5.0%, while the employment rate slipped to 75%. Pay growth for the same period eased modestly, with total earnings (including bonuses) rising by 4.8% and regular pay up 4.6%. Going forward, the Bank predicts the unemployment rate will increase modestly to around 5.0% by around the end of 2025 before trending downwards at a gradual pace over the rest of the time horizon.

1.11 The US Federal Reserve also continued to cut rates, most recently reducing the target range for the Federal Funds Rate by 0.25% at its October 2025 meeting, to 3.75% - 4.00%, in line with expectations. Financial markets anticipate a further 0.25% cut in December, although Chair Jerome Powell has cautioned that this is not guaranteed, signalling the Fed may pause before any additional easing. A factor influencing a potential pause is the ongoing government shutdown, which has delayed the publication of several important data releases used to inform monetary policy decisions.

1.12 The European Central Bank (ECB) kept its key interest rates unchanged in October for a third consecutive month, maintaining the deposit rate at 2.0% and the main refinancing rate at 2.15%. The ECB reiterated that future policy decisions will remain data-dependent, noting that inflation is close to its 2% target and that the euro area economy continues to expand despite a challenging global environment, including heightened geopolitical risks and trade tensions.

1.13 **Credit outlook:** Credit Default Swap (CDS) prices, which spiked in April 2025 following President Trump's 'Liberation Day' tariff announcements, have since trended lower, returning to levels broadly consistent with their 2024 averages. Although CDS prices rose modestly in October, the overall credit outlook remains stable, and credit conditions are expected to remain close to the range seen over the past two years.

1.14 While lower interest rates may weigh on banks' profitability, strong capital positions, easing inflation, steady economic growth, low unemployment, and reduced borrowing costs for households and businesses all support a favourable outlook for the creditworthiness of institutions on (the authority's treasury management advisor) Arlingclose's counterparty list. Arlingclose's advice on approved counterparties and

recommended investment durations is kept under continuous review and will continue to reflect prevailing economic and credit conditions.

- 1.15 **Interest rate forecast:** Arlingclose currently forecasts that the Bank of England's Monetary Policy Committee will continue to reduce Bank Rate through 2025 and 2026, reaching around 3.25%. This forecast reflects amendments made following the Autumn Budget and an assessment of the fiscal measures and their market implications.
- 1.16 Long-term gilt yields, and therefore interest rates payable on long-term borrowing, are expected to remain broadly stable on average, though with continued volatility, and to end the forecast period marginally lower than current levels. Yields are likely to stay higher than in the pre-quantitative tightening era, reflecting ongoing balance sheet reduction and elevated bond issuance. Short-term fluctuations are expected to persist in response to economic data releases and geopolitical developments.
- 1.17 A more detailed economic and interest rate forecast provided by Arlingclose is attached at **Appendix 1A**.
- 1.18 For the purpose of setting the budget, it has been assumed that new treasury management investments will be made at an average rate of 3.25%.

Local Context

- 1.19 On the 31st of December 2025, the Authority held £76.8m of borrowing and £29.7m of treasury investments. This is set out in further detail at **Appendix 1B**. Forecast changes in these sums are shown in the balance sheet analysis in **table 1** below.

Table 1: Balance sheet summary and forecast

	31.3.25 Actual £m	31.3.26 Estimate £m	31.3.27 Forecast £m	31.3.28 Forecast £m	31.3.29 Forecast £m	31.3.30 Forecast £m
General Fund CFR	11.8	17.9	17.4	16.9	16.4	16.0
HRA CFR	118.1	125.3	128.3	132.8	137.8	137.8
Total CFR	129.9	143.2	145.7	149.7	154.2	153.8
Less: Actual External borrowing	(86.0)	(76.8)	(73.8)	(66.0)	(62.0)	(58.0)
Internal borrowing	43.9	66.4	71.9	83.7	92.2	95.8
Less: Balance sheet resources	(61.9)	(61.9)	(61.9)	(61.9)	(61.9)	(61.9)
Treasury Investments (net of new borrowing)	18.0	(4.5)	(10.0)	(21.8)	(30.3)	(33.9)

- 1.20 The underlying need to borrow for capital purposes is measured by the Capital Financing Requirement (CFR), while balance sheet resources are the underlying sums available for investment. The Authority has an increasing CFR due to the capital

programme and may therefore be required to borrow up to £33.9m over the forecast period. CIPFA's *Prudential Code for Capital Finance in Local Authorities* recommends that the Authority's total debt should be lower than its highest forecast CFR over the next three years. Table 1 shows that the Authority expects to comply with this recommendation during 2026/27.

1.21 **Liability benchmark:** To compare the Authority's actual borrowing against an alternative strategy, a liability benchmark has been calculated showing the lowest risk level of borrowing. This assumes the same forecasts as table 1 above, but that cash and investment balances are kept to a minimum level of £10m at each year-end to maintain sufficient liquidity but minimise credit risk.

1.22 The liability benchmark is an important tool to help establish whether the Council is likely to be a long-term borrower or long-term investor in the future and so shape its strategic focus and decision making. The liability benchmark itself represents an estimate of the cumulative amount of external borrowing the Council must hold to fund its current capital and revenue plans while keeping treasury investments at the minimum level required to manage day-to-day cash flow.

1.23 If the external loans are less than the liability benchmark, then this indicates that the Authority may need to borrow money to finance the capital programme. If the external loans are higher than the liability benchmark then the Authority will have more cash that could be invested.

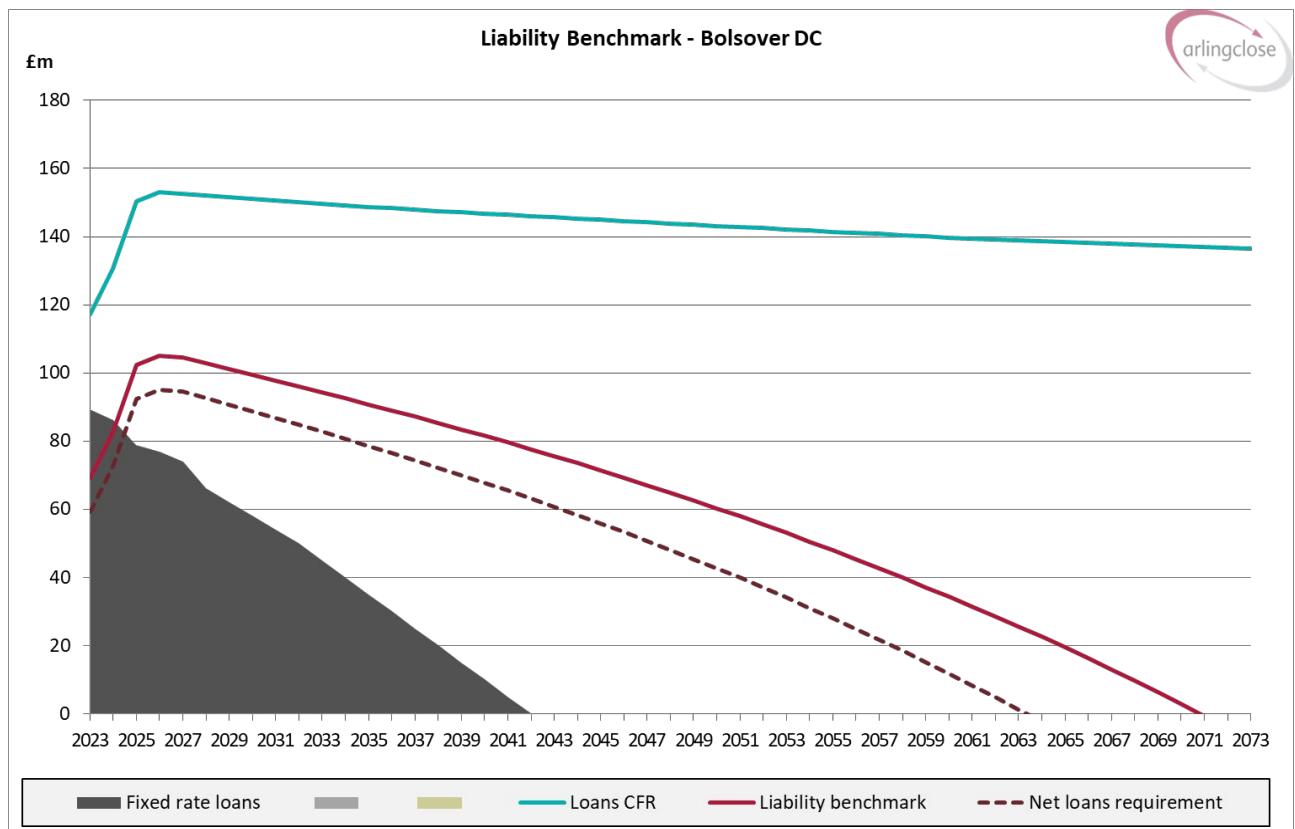
1.24 The information in table 1 and table 2 shows that for 2024/25 to 2029/30 the liability benchmark is higher than the external loans. This means that the Authority may need to borrow and the amount of cash available to invest may be less than in previous years. This corresponds to the capital programme borrowing to fund Bolsover Homes and the Crematorium at Shirebrook.

Table 2: Liability benchmark

	31.3.25 Actual £m	31.3.26 Estimate £m	31.3.27 Forecast £m	31.3.28 Forecast £m	31.3.29 Forecast £m	31.3.30 Forecast £m
CFR	129.9	143.2	145.7	149.7	154.2	153.8
Less: Balance sheet resources	(61.9)	(61.9)	(61.9)	(61.9)	(61.9)	(61.9)
Net loans requirement	68.0	81.3	83.8	87.8	92.3	91.9
Plus: Liquidity allowance	10.0	10.0	10.0	10.0	10.0	10.0
Liability Benchmark	78.0	91.3	93.8	97.8	102.3	101.9

1.25 Following on from the medium-term forecasts in table 2 above, the long-term liability benchmark assumes capital expenditure funded by borrowing of £13.6m 25/26; £3.0m 26/27; £4.5m 27/28; £5.0m 28/29; minimum revenue provision on new capital expenditure based on a 5-to-50-year asset life and income, expenditure, and reserves all increasing by inflation of 2.5% a year.

This is shown in the chart below together with the maturity profile of the Authority's existing borrowing:



Borrowing Strategy

1.26 As at the 31st of December 2025 the Authority holds £76.8m of loans, a decrease of £5.4m on the previous year, as part of its strategy for funding previous years' capital programmes. The balance sheet forecast in table 1 shows that the Authority may utilise the approval to undertake both General Fund and HRA borrowing during the period 2025/26 to 2029/30 to fund the Bolsover Homes programme, and the Crematorium at Shirebrook.

1.27 **Objectives:** The Authority's chief objective when borrowing money is to strike an appropriately low risk balance between securing low interest costs and achieving certainty of those costs over the period for which funds are required. The flexibility to renegotiate loans should the Authority's long-term plans change, is a secondary objective.

1.28 **Strategy:** Given the significant cuts to public expenditure and in particular to local government funding, the Authority's borrowing strategy continues to address the key issue of affordability without compromising the longer-term stability of the debt portfolio. Short-term interest rates have fallen over the past year, and are expected to fall a little further, and it is therefore likely to be more cost effective over the medium-term to either use internal resources, or to borrow using short-term loans instead. The risk of this approach will be managed by keeping the Authority's interest rate exposure within the limit set in the treasury management prudential indicators, see below.

1.29 By doing so, the Authority is able to reduce net borrowing costs (despite foregone investment income) and reduce overall treasury risk. The benefits of internal or short-term borrowing will be monitored regularly against the potential for incurring additional costs by deferring borrowing into future years when long-term borrowing rates are

forecast to rise modestly. Arlingclose will assist the Authority with this 'cost of carry' and breakeven analysis. Its output may determine whether the Authority borrows additional sums at long-term fixed rates in 2026/27 with a view to keeping future interest costs low, even if this causes an additional cost in the short-term.

- 1.30 The Authority has previously raised all of its long-term borrowing from the finds but will consider long-term loans from other sources including banks, pension and local authorities, and may investigate the possibility of issuing bonds and similar instruments, in order to lower interest costs and reduce over-reliance on one source of funding in line with the CIPFA Code. PWLB loans are no longer available to local authorities planning to buy investment assets primarily for yield; the Authority intends to avoid this activity in order to retain its access to PWLB loans.
- 1.31 Alternatively, the Authority may arrange forward starting loans, where the interest rate is fixed in advance, but the cash is received in later years. This would enable certainty of cost to be achieved without suffering a cost of carry in the intervening period. In addition, the Authority may borrow short-term loans to cover unplanned cash flow shortages.
- 1.32 **Sources of borrowing:** The approved sources of long-term and short-term borrowing are:
 - HM Treasury's PWLB lending facility (formerly the Public Works Loan Board)
 - National Wealth Fund Ltd (formerly UK Infrastructure Bank Ltd)
 - any institution approved for investments (see below)
 - any other bank or building society or insurance company authorised to operate in the UK
 - any other UK public sector body
 - UK public and private sector pension funds (except Derbyshire County Council Pension Fund)
 - capital market bond investors
 - retail investors via a regulated peer-to-peer platform
 - special purpose companies created to enable local authority bond issues
- 1.33 **Other sources of debt finance:** In addition, capital finance may be raised by the following methods that are not borrowing, but may be classed as other debt liabilities:
 - leasing
 - hire purchase
 - Private Finance Initiative
 - sale and leaseback
 - similar asset-based finance
- 1.34 The Authority has previously raised all of its long-term borrowing from the PWLB, but it continues to investigate other sources of finance, such as local authority loans and bank loans that may be available at more favourable rates.
- 1.35 **LOBOs:** The Authority doesn't hold or intend to hold any LOBO (Lender's Option Borrower's Option) loans.

- 1.36 **Short-term and variable rate loans:** These loans leave the Authority exposed to the risk of short-term interest rate rises and are therefore subject to the interest rate exposure limits in the treasury management indicators below.
- 1.37 **Debt rescheduling:** The PWLB allows authorities to repay loans before maturity and either pay a premium or receive a discount according to a set formula based on current interest rates. The Authority may take advantage of this and replace some loans with new loans, or repay loans without replacement, where this is expected to lead to an overall cost saving or a reduction in risk.

Treasury Management Investment Strategy

- 1.38 The Authority holds significant invested funds, representing income received in advance of expenditure plus balances and reserves held. In the past 12 months, the Authority's investment balance has ranged between £32.5m and £17.0m, and slightly lower levels are expected to be maintained in the forthcoming year.
- 1.39 **Objectives:** The CIPFA Code requires the Authority to invest its treasury funds prudently, and to have regard to the security and liquidity of its investments before seeking the highest rate of return, or yield. The Authority's objective when investing money is to strike an appropriate balance between risk and return, minimising the risk of incurring losses from defaults and the risk of receiving unsuitably low investment income.
- 1.40 Where balances are expected to be invested for more than one year, the Authority will aim to achieve a total return that is equal or higher than the prevailing rate of inflation, in order to maintain the spending power of the sum invested. The Authority aims to be a responsible investor and will consider environmental, social and governance (ESG) issues when investing.
- 1.41 **Strategy:** Given the increasing risk and very low returns from short-term unsecured bank investments, the Authority may wish to diversify into more secure and higher yielding asset classes during 2026/27. This is especially the case for the estimated £10m that is available for longer-term investment. The majority of the Authority's surplus cash is currently invested in short-term unsecured bank deposits, short-term fixed deposits with local authorities and money market funds. This diversification would represent a substantial change in strategy.
- 1.42 **ESG policy:** Environmental, social and governance (ESG) considerations are increasingly a factor in global investors' decision making, but the framework for evaluating investment opportunities is still developing and therefore the Authority does not currently include ESG scoring or other real-time ESG criteria at an individual investment level. When investing in banks and funds, the Authority will prioritise banks that are signatories to the United Nations Principles for Responsible Banking and funds operated by managers that are signatories to the United Nations Principles for Responsible Investment, the Net Zero Asset Manager's Alliance and/or the UK Stewardship Code.
- 1.43 **Business models:** Under IFRS 9, the accounting for certain investments depends on the Authority's "business model" for managing them. The Authority aims to achieve value from its internally managed treasury investments by a business model of

collecting the contractual cash flows and therefore, where other criteria are also met, these investments will continue to be accounted for at amortised cost.

1.44 **Approved counterparties:** The Authority may invest its surplus funds with any of the counterparty types in **table 3** below, subject to the cash limits (per counterparty) and the time limits shown.

Table 3: Approved investment counterparties and limits

Sector	Time limit	Counterparty limit	Sector limit
The UK Government	50 years	Unlimited	n/a
Local authorities & other government entities	25 years	£5m	Unlimited
Secured investments *	25 years	£5m	Unlimited
Banks (unsecured) *	13 months	£5m	Unlimited
Building societies (unsecured) *	13 months	£5m	£5m per society
Registered providers (unsecured) *	5 years	£5m	£10m
Money market funds *	n/a	£5m	Unlimited
Strategic pooled funds	n/a	£5m	£10m per manager
Real estate investment trusts	n/a	£5m	£5m
Other investments *	5 years	£5m	£5m

1.45 **Minimum Credit rating:** Treasury investments in the sectors marked with an asterisk (*) will only be made with entities whose lowest published long-term credit rating is no lower than A-. Where available, the credit rating relevant to the specific investment or class of investment is used, otherwise the counterparty credit rating is used. However, investment decisions are never made solely based on credit ratings, and all other relevant factors including external advice will be taken into account.

1.46 **Government:** Loans to, and bonds and bills issued or guaranteed by, other national governments, regional and local authorities and multilateral development banks. These investments are not subject to bail-in, and there is generally a lower risk of insolvency, although they are not zero risk. Sterling-denominated investments with or explicitly guaranteed by the UK Government, including the Debt Management Account Deposit Facility, treasury bills and gilts. Investments with the UK Government are deemed to be zero credit risk due to its ability to create additional currency and therefore may be made in unlimited amounts for up to 50 years.

1.47 **Secured investments:** Investments secured on the borrower's assets, which limits the potential losses in the event of insolvency. The amount and quality of the security will be a key factor in the investment decision. Covered bonds, secured deposits and reverse repurchase agreements with banks and building societies are exempt from bail-in. Where there is no investment specific credit rating, but the collateral upon which the investment is secured has a credit rating, the higher of the collateral credit rating and the counterparty credit rating will be used. The combined secured and unsecured investments with any one counterparty will not exceed the cash limit for

secured investments. A higher limit applies for investments fully secured on UK or other government collateral.

- 1.48 **Banks and building societies (unsecured):** Accounts, deposits, certificates of deposit and senior unsecured bonds with banks and building societies, other than multilateral development banks. These investments are subject to the risk of credit loss via a bail-in should the regulator determine that the bank is failing or likely to fail. See below for arrangements relating to operational bank accounts.
- 1.49 **Registered providers (unsecured):** Loans to, and bonds issued or guaranteed by, registered providers of social housing or registered social landlords, formerly known as housing associations. These bodies are regulated by the Regulator of Social Housing (in England), the Scottish Housing Regulator, the Welsh Government and the Department for Communities (in Northern Ireland). As providers of public services, they retain the likelihood of receiving government support if needed.
- 1.50 **Money market funds:** Pooled funds that offer same-day or short notice liquidity and very low or no price volatility by investing in short-term money markets. They have the advantage over bank accounts of providing wide diversification of investment risks, coupled with the services of a professional fund manager in return for a small fee. Although no sector limit applies to money market funds, the Authority will take care to diversify its liquid investments over a variety of providers to ensure access to cash at all times.
- 1.51 **Strategic pooled funds:** Bond, equity and property funds, including exchange traded funds, which offer enhanced returns over the longer term but are more volatile in the short-term. These allow the Authority to diversify into asset classes other than cash without the need to own and manage the underlying investments. Because these funds have no defined maturity date, but are either withdrawn after a notice period, or sold on an exchange, their performance and continued suitability in meeting the Authority's investment objectives will be monitored regularly.
- 1.52 **Real estate investment trusts:** Shares in companies that invest mainly in real estate and pay the majority of their rental income to investors in a similar manner to pooled property funds. As with property funds, REITs offer enhanced returns over the longer term but are more volatile especially as the share price reflects changing demand for the shares as well as changes in the value of the underlying properties.
- 1.53 **Other investments:** This category covers treasury investments not listed above, for example unsecured corporate bonds, company or university loans. Non-bank companies cannot be bailed-in but can become insolvent placing the Authority's investment at risk.
- 1.54 **Operational bank accounts:** The Authority may incur operational exposures, for example through current accounts, collection accounts and merchant acquiring services, to any UK bank with credit ratings no lower than BBB- and with assets greater than £25 billion. These are not classed as investments but are still subject to the risk of a bank bail-in, and balances will therefore be kept below £5m per bank. The Bank of England has stated that in the event of failure, banks with assets greater than £25 billion are more likely to be bailed-in than made insolvent, increasing the chance of the Authority maintaining operational continuity.

1.55 **Risk assessment and credit ratings:** Credit ratings are obtained and monitored by the Authority's treasury advisers, who will notify changes in ratings as they occur. The credit rating agencies in current use are listed in the Treasury Management Practices document. Where an entity has its credit rating downgraded so that it fails to meet the approved investment criteria then:

- no new investments will be made,
- any existing investments that can be recalled or sold at no cost will be, and
- full consideration will be given to the recall or sale of all other existing investments with the affected counterparty.

1.56 Where a credit rating agency announces that a credit rating is on review for possible downgrade (also known as "rating watch negative" or "credit watch negative") so that it may fall below the approved rating criteria, then only investments that can be withdrawn on the next working day will be made with that organisation until the outcome of the review is announced. This policy will not apply to negative outlooks, which indicate a long-term direction of travel rather than an imminent change of rating.

1.57 **Other information on the security of investments:** The Authority understands that credit ratings are good, but not perfect, predictors of investment default. Full regard will therefore be given to other available information on the credit quality of the organisations in which it invests, including credit default swap prices, financial statements, information on potential government support, reports in the quality financial press and analysis and advice from the Authority's treasury management adviser. No investments will be made with an organisation if there are substantive doubts about its credit quality, even though it may otherwise meet the above criteria.

1.58 **Reputational aspects:** The Authority is aware that investment with certain counterparties, while considered secure from a purely financial perspective, may leave it open to criticism, valid or otherwise, that may affect its public reputation, and this risk will therefore be taken into account when making investment decisions.

1.59 When deteriorating financial market conditions affect the creditworthiness of all organisations, as happened in 2008, 2020 and 2022, this is not generally reflected in credit ratings, but can be seen in other market measures. In these circumstances, the Authority will restrict its investments to those organisations of higher credit quality and reduce the maximum duration of its investments to maintain the required level of security. The extent of these restrictions will be in line with prevailing financial market conditions. If these restrictions mean that insufficient commercial organisations of high credit quality are available to invest the Authority's cash balances, then the surplus will be deposited with the UK Government via the Debt Management Office or invested in government treasury bills for example, or with other local authorities. This will cause investment returns to fall but will protect the principal sum invested.

1.60 **Investment limits:** In order to minimise investments that will be put at risk in the case of a single default, the maximum that will be lent unsecured to any one organisation (other than the UK Government) will be £5m. A group of entities under the same ownership will be treated as a single organisation for limit purposes. Limits will also be placed on fund managers, investments in brokers' nominee accounts, foreign countries and industry sectors as below. Investments in pooled funds and multilateral

development banks do not count against the limit for any single foreign country since the risk is diversified over many countries.

Table 4: Additional Investment limits

	Cash limit
Any group of pooled funds under the same management	£10m per manager
Negotiable instruments held in a broker's nominee account	£10m per manager
Foreign countries (excluding MMF where there are no limits)	£10m per country
Lloyds Bank (as providers of operational banking services)	£5m overnight

1.61 **Liquidity management:** The Authority uses its own cash flow forecasting techniques to determine the maximum period for which funds may prudently be committed. The forecast is compiled on a prudent basis to minimise the risk of the Authority being forced to borrow on unfavourable terms to meet its financial commitments. Limits on long-term investments are set by reference to the Authority's medium-term financial plan and cash flow forecast. The Authority will spread its liquid cash over at least four providers (e.g. bank accounts and money market funds) of which two will be UK domiciled, to ensure that access to cash is maintained in the event of operational difficulties at any one provider.

Treasury Management Prudential Indicators

1.62 The Authority measures and manages its exposures to treasury management risks using the following indicators:

1.63 **Interest rate exposures:** This indicator is set to control the Authority's exposure to interest rate risk. The upper limits on the one-year revenue impact of a 1% rise or fall in interest rates will be:

Interest rate risk indicator	Limit each year
Upper limit on one-year revenue impact of a 1% <u>rise</u> in interest rates	£643,473
Upper limit on one-year revenue impact of a 1% <u>fall</u> in interest rates	(£643,473)

1.64 The impact of a change in interest rates is calculated on the assumption that maturing loans and investments will be replaced at new market rates.

1.65 **Maturity structure of borrowing:** This indicator is set to control the Authority's exposure to refinancing risk. This indicator used to be for fixed rate borrowing only but now includes all borrowing. The upper and lower limits on the maturity structure of borrowing will be:

Refinancing rate risk indicator	Upper limit	Lower limit
Under 12 months	20%	0%
12 months and within 24 months	40%	0%
24 months and within 5 years	60%	0%

5 years and within 10 years	80%	0%
10 years and above	100%	0%

1.66 Time periods start on the first day of each financial year. The maturity date of borrowing is the earliest date on which the lender can demand repayment.

1.67 **Long-term treasury management investments:** The purpose of this indicator is to control the Authority's exposure to the risk of incurring losses by seeking early repayment of its investments. The limits on the long-term principal sum invested to final maturities beyond the period end will be:

Price risk indicator	2026/27	2027/28	2028/29	2029/30
Limit on principal invested beyond year end	£5m	£4m	£3m	£2m

Related Matters

1.68 The CIPFA Code requires the Authority to include the following in its treasury management strategy.

1.69 **Financial Derivatives:** Local authorities have previously made use of financial derivatives embedded into loans and investments both to reduce interest rate risk (e.g. interest rate collars and forward deals) and to reduce costs or increase income at the expense of greater risk (e.g. LOBO loans and callable deposits). The general power of competence in Section 1 of the *Localism Act 2011* removes much of the uncertainty over local authorities' use of standalone financial derivatives (i.e. those that are not embedded into a loan or investment).

1.70 The Authority will only use standalone financial derivatives (such as swaps, forwards, futures and options) where they can be clearly demonstrated to reduce the overall level of the financial risks that the Authority is exposed to. Additional risks presented, such as credit exposure to derivative counterparties, will be taken into account when determining the overall level of risk. Embedded derivatives, including those present in pooled funds and forward starting transactions, will not be subject to this policy, although the risks they present will be managed in line with the overall treasury risk management strategy.

1.71 Financial derivative transactions may be arranged with any organisation that meets the approved investment criteria, assessed using the appropriate credit rating for derivative exposures. An allowance for credit risk calculated using the methodology in the Treasury Management Practices document will count against the counterparty credit limit and the relevant foreign country limit. In line with the CIPFA code, the Authority will seek external advice and will consider that advice before entering into financial derivatives to ensure that it fully understands the implications.

1.72 **Housing Revenue Account:** The Authority completed the HRA self-financing settlement in March 2012 which resulted in an increase in housing debt of £94.386m. Interest payable and other costs/income arising from long-term loans which existed prior to this settlement (e.g. Premiums and discounts on early redemption) will be charged / credited to the respective revenue account based on the average CFR of the General Fund and HRA. Where the value of the HRA loans pool is below the HRA

capital financing requirement, interest on this “under-borrowing” will be charged to the HRA at the Authority’s average rate of short-term borrowing. Interest on any “over-borrowing” above the HRA capital financing requirement, and on balances in the HRA, its earmarked reserves and the major repairs reserve will be credited to the HRA at the Authority’s average interest rate on treasury investments excluding strategic pooled funds and real estate investment trusts, adjusted for credit risk.

1.73 **Markets in Financial Instruments Directive:** The Authority has opted up to professional client status with its providers of financial services, including advisers, banks, brokers and fund managers, allowing it access to a greater range of services but without the greater regulatory protections afforded to individuals and small companies. Given the size and range of the Authority’s treasury management activities, the Section 151 Officer believes this to be the most appropriate status.

1.74 **Financial Implications:** The budget for investment income in 2026/27 is £487,500, based on an average investment portfolio of £15 million at an interest rate of 3.25%. The budget for debt interest paid in 2026/27 is £2.655 million, based on an average debt portfolio of £76.8 million at an average interest rate of 3.41%. If actual levels of investments and borrowing, or actual interest rates, differ from those forecast, performance against budget will be correspondingly different.

1.75 **Other Options Considered:** The CIPFA Code does not prescribe any particular treasury management strategy for local authorities to adopt. The Section 151 Officer believes that the above strategy represents an appropriate balance between risk management and cost effectiveness. Some alternative strategies, with their financial and risk management implications, are listed below.

Alternative	Impact on income and expenditure	Impact on risk management
Invest in a narrower range of counterparties and/or for shorter times	Interest income will be lower	Lower chance of losses from credit related defaults, but any such losses may be greater
Invest in a wider range of counterparties and/or for longer times	Interest income will be higher	Increased risk of losses from credit related defaults, but any such losses may be smaller
Borrow additional sums at long-term fixed interest rates	Debt interest costs will rise; this is unlikely to be offset by higher investment income	Higher investment balance leading to a higher impact in the event of a default; however long-term interest costs may be more certain
Borrow short-term or variable loans instead of long-term fixed rates	Debt interest costs will initially be lower	Increases in debt interest costs will be broadly offset by rising investment income in the medium term, but long-term costs may be less certain

Reduce level of borrowing	Saving on debt interest is likely to exceed lost investment income	Reduced investment balance leading to a lower impact in the event of a default; however long-term interest costs may be less certain

Appendix 1A – Arlingclose Economic & Interest Rate Forecast – December 2025

Underlying assumptions:

- The Budget signaled further fiscal (tax/spend) tightening across this parliament. Most tax changes take effect from 2028, while welfare and spending start from April 2026. Taken together, the timing of these announcements means the fiscal stance is likely to be slightly looser than expected for the next two years (with increased government spending), before tightening sharply from 2028 (with large tax rises).
- Despite the near-term looser fiscal stance, the new policies add little support for activity in 2026. Even before the Budget, economic data pointed to a slower growth outlook. Meanwhile, disinflation has been evident and planned government actions on train fares and energy bills will also dampen inflation next year.
- Inflation fell to 3.6% in October. Business surveys point to weaker pricing power and household inflation expectations are easing, although they remain high. Wage growth is moderating amid rising unemployment, and overall activity is flat. Confidence has been hit by the run-up to the Budget, and a strong rebound seems improbable in the near term.
- Weak growth and softer inflation strengthen the case for dovish MPC members to push for further Bank Rate cuts, while undermining arguments of more hawkish members. There will still be questions over whether Government can deliver the fiscal tightening it set out, given a history of U-turns, and timing ahead of the next General Election.
- Risks to the growth and inflation outlook lie to the downside, which if crystallized may ultimately deliver lower Bank Rate than our central case.
- Lower inflation expectations and a tighter fiscal stance have helped bring down gilt yields, especially at the long end. Even so, sustained heavy borrowing across advanced economies, the DMO's move towards issuing more short-dated gilts and lingering doubts about the government's fiscal plans will keep short to medium yields above the levels implied by interest rate expectations alone.

Forecast:

- Continuing disinflation, rising unemployment, softening wage growth and low confidence suggests that monetary policy will be eased to stimulate activity ahead of incoming fiscal tightening post-2028.
- Arlingclose now expects Bank Rate to be cut to 3.25% by Q2 2026, with risks weighted to the downside.
- Medium and long-term gilt yields continue to incorporate premia for UK government credibility and global uncertainty. These issues may not be resolved quickly, and we expect yields to remain higher than would normally be consistent with Bank Rate expectations.
- However, the lower path for Bank Rate maintains the downside risks to Arling Close's gilt yield forecasts.

	Current	Dec-25	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27	Dec-27	Mar-28	Jun-28	Sep-28
Official Bank Rate													
Up side risk	0.00	0.25	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Central Case	4.00	3.75	3.50	3.25									
Down side risk	0.00	0.00	-0.25	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50
3-month money market rate													
Up side risk	0.00	0.25	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Central Case	3.90	3.65	3.50	3.40	3.35								
Down side risk	0.00	0.00	-0.25	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50
5yr gilt yield													
Up side risk	0.00	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.70	0.70	0.70	0.70	0.70
Central Case	4.48	4.40	4.35	4.30	4.25	4.30	4.30						
Down side risk	0.00	-0.50	-0.60	-0.70	-0.80	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85
10yr gilt yield													
Up side risk	0.00	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.70	0.70	0.70	0.70	0.70
Central Case	5.13	4.90	4.85	4.80	4.75	4.80	4.80						
Down side risk	0.00	-0.50	-0.60	-0.70	-0.80	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85
20yr gilt yield													
Up side risk	0.00	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.70	0.70	0.70	0.70	0.70
Central Case	4.73	4.50	4.50	4.45	4.50	4.50							
Down side risk	0.00	-0.50	-0.60	-0.70	-0.80	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85
50yr gilt yield													
Up side risk	0.00	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.70	0.70	0.70	0.70	0.70
Central Case	4.73	4.50	4.50	4.45	4.50	4.50							
Down side risk	0.00	-0.50	-0.60	-0.70	-0.80	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85

PWLB Standard Rate = Gilt yield + 1.00%

PWLB Certainty Rate = Gilt yield + 0.80%

PWLB HRA Rate = Gilt yield + 0.40%

National Wealth Fund (NWF) Rate = Gilt yield + 0.40%

Existing Investment & Debt Portfolio Position

	31.12.25 Actual Portfolio £m	31.12.25 Average Rate %
External borrowing:		
Public Works Loan Board	76.8	3.38%
Total external borrowing	76.8	3.38%
Other long-term liabilities:		
Finance Leases	0	0
Total other long-term liabilities	0	0
Total gross external debt	76.8	3.38%
Treasury investments:		
Banks & building societies (unsecured)	0	0
Government (incl. local authorities)	0	0
Money Market Funds	29.7	4.20%
Total treasury investments	29.7	
Net debt	47.1	

Bolsover District Council

Capital Strategy 2026/27 - 2029/30

1 Strategy Details

- 1.1 The Capital Strategy was introduced by the 2017 edition of the Prudential Code and is intended to give a high level, concise and comprehensible overview to all elected members of how capital expenditure, capital financing and treasury management activity, contribute to the provision of the Authority's services. The strategy also provides an overview of the associated risk, its management and the implications for future financial sustainability.
- 1.2 This Capital Strategy outlines the Authority's Capital Expenditure programme and Minimum Revenue Provision policy (MRP) for the years 2026/27 to 2029/30 for consideration and approval by Council before the start of each financial year.
- 1.3 Investments held for service purposes or for commercial profit are considered in a different strategy, the Corporate Investment Strategy.
- 1.4 A further strategy, the Treasury Management Strategy, details the Authority's plans to invest cash surpluses and borrow to cover cash shortfalls.

Introduction

- 1.5 This Capital Strategy gives a high-level overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of local public services along with an overview of how associated risk is managed and the implications for future financial sustainability. It has been written in an accessible style to enhance Members' understanding of these sometimes-technical areas.
- 1.6 Decisions made this year on capital and treasury management will have financial consequences for the Authority for many years into the future. They are therefore subject to both a national regulatory framework and to local policy framework, summarised in this report.

Capital Expenditure and Financing

- 1.7 Capital expenditure is where the Authority spends money on assets, such as property or vehicles that will be used for more than one year. In local government this includes spending on assets owned by other bodies, and loans and grants to other bodies enabling them to buy assets.

In 2026/27, the Authority is planning capital expenditure of £17.995m as summarised below:

Table 1: Prudential Indicator: Estimates of Capital Expenditure

	2024/25 actual £m	2025/26 forecast £m	2026/27 budget £m	2027/28 budget £m	2028/29 budget £m	2029/30 budget £m
General Fund services	8.113	19.606	6.387	4.874	1.249	1.929
Council housing (HRA)	13.548	14.788	11.608	10.303	10.898	5.801
Capital investments	0	0	0	0	0	0
TOTAL	21.661	34.394	17.995	15.177	12.147	7.730

- 1.8 The main General Fund capital projects for 2026/27 include Grants for Disabled Facilities £0.650m, Asset Management Plan £0.310m, Leisure Facilities Equipment £0.585m, ICT infrastructure £0.547m and the purchase of Vehicles and Plant £1.247m. As well as the continuation of the £15m Regeneration Schemes.
- 1.9 The Housing Revenue Account (HRA) is a ring-fenced account which ensures that council housing does not subsidise, or is itself subsidised, by other local services. HRA capital expenditure is therefore recorded separately and includes the building of any new homes over the forecast period, as well as the enhancement and improvement of our existing stock.
- 1.10 Capital investments include loans and shares made for service purposes and property to be held primarily for financial return in line with the definition in the *CIPFA Treasury Management Code*.
- 1.11 **Governance:** Projects are included in the Authority's capital programme usually as a result of a committee report throughout the year. The vehicle replacement programme is updated each year, and the new requirements are included in the revised capital programme. The final capital programme is then presented to Executive and Council in January / February each year.
 - For full details of the Authority's capital programme see **Appendix 2A** to this strategy.
- 1.12 All capital expenditure must be financed, either from external sources (government grants and other contributions), the Authority's own resources (revenue, reserves and capital receipts) or debt (borrowing and leasing). The planned financing of the above expenditure is as follows:

Table 2: Capital financing

	2024/25 actual £m	2025/26 forecast £m	2026/27 budget £m	2027/28 budget £m	2028/29 budget £m	2029/30 budget £m
External sources	4.658	10.233	3.049	3.445	0.00	0.00
Own resources	10.573	10.902	11.946	7.232	7.147	7.730
Debt	6.430	13.259	3.000	4.500	5.000	0.000
TOTAL	21.661	34.394	17.995	15.177	12.147	7.730

1.13 Debt is only a temporary source of finance since loans and leases must be repaid, and this is therefore replaced over time by other financing, usually from revenue which is known as minimum revenue provision (MRP). Alternatively, proceeds from selling capital assets (known as capital receipts) may be used to replace debt finance. Planned MRP and use of capital receipts are as follows:

Table 3: Replacement of prior years' debt finance

	2024/25 actual £m	2025/26 forecast £m	2026/27 budget £m	2027/28 budget £m	2028/29 budget £m	2029/30 budget £m
MRP	0.278	0.380	0.501	0.481	0.477	0.469
Capital receipts	2.540	1.560	2.260	0.200	0.00	0.00
TOTAL	2.818	1.940	2.761	0.681	0.477	0.469

- The Authority's full minimum revenue provision statement is **Appendix 2B** to this strategy.

1.14 The Authority's cumulative outstanding amount of debt finance is measured by the capital financing requirement (CFR). This increases with new debt-financed capital expenditure and reduces with MRP, and capital receipts used to replace debt. The CFR is expected to increase by £2.499m during 2026/27. Based on the above figures for expenditure and financing, the Authority's estimated CFR is as follows:

Table 4: Prudential Indicator: Estimates of Capital Financing Requirement

	2024/25 actual £m	2025/26 forecast £m	2026/27 budget £m	2027/28 budget £m	2028/29 budget £m	2029/30 budget £m
General Fund services	11.843	17.917	17.416	16.934	16.458	15.989
Council housing (HRA)	118.117	125.322	128.322	132.822	137.822	137.822
Capital investments	0	0	0	0	0	0
TOTAL CFR	129.960	143.239	145.738	149.756	154.280	153.811

1.15 **Asset management:** To ensure that capital assets continue to be of long-term use, the Authority has an asset management strategy in place. The Authority developed this strategy to set the context for the Corporate Asset Management Plan. The purpose of the plan is to manage the Authority's corporate property and land portfolio effectively by providing buildings that meet the needs of the service, which are fit for purpose, sustainable, allow access for all, underpin corporate priorities and provide value for money.

1.16 **Asset disposals:** When a capital asset is no longer needed, it may be sold so that the proceeds, known as capital receipts, can be spent on new assets or to repay debt. Repayments of capital grants, loans and investments also generate capital receipts. The Authority is also currently permitted to spend capital receipts "flexibly" on service transformation projects up to and including 2029/30. The Authority has produced a Disposal and Acquisition Policy which documents the method and approval route for the disposal of an asset. The Authority does not set budgets for receipts due to the uncertain nature of disposals. The Authority estimates it will receive capital receipts in the coming financial years as follows:

Table 5: Capital receipts

	2024/25 actual £m	2025/26 forecast £m	2026/27 budget £m	2027/28 budget £m	2028/29 budget £m	2029/30 budget £m
Asset sales	2.359	3.000	1.000	0.500	0.300	0.300

Treasury Management

1.17 Treasury management is concerned with keeping sufficient but not excessive cash available to meet the Authority's spending needs, while managing the risks involved. Surplus cash is invested until required, while a shortage of cash will be met by borrowing, to avoid excessive credit balances or overdrafts in the bank current account. The Authority is typically cash rich in the short-term as revenue income is received before it is spent, but cash poor in the long-term as capital expenditure is incurred before being financed. The revenue cash surpluses are offset against capital cash shortfalls to reduce overall borrowing.

1.18 Due to decisions taken in the past, as at the 31st of December the Authority has £76.8m borrowing at an average interest rate of 3.38% and £29.7m treasury investments at an average rate of 4.20%.

1.19 **Borrowing strategy:** The Authority's main objectives when borrowing are to achieve a low but certain cost of finance while retaining flexibility should plans change in future. These objectives are often conflicting, and the Authority therefore seeks to strike a balance between cheap short-term loans and long-term fixed rate loans where the future cost is known but higher. The Authority does not borrow to invest for the primary purpose of financial return and therefore retains full access to the Public Works Loans Board.

1.20 Projected levels of the Authority's total outstanding debt are shown below, compared with the capital financing requirement (shown in table 4).

Table 6: Prudential Indicator: Gross Debt and the Capital Financing Requirement

	31.3.2025 actual £m	31.3.2026 forecast £m	31.3.2027 budget £m	31.3.2028 budget £m	31.3.2029 budget £m	31.3.2030 budget £m
Debt	80.770	79.977	76.977	69.177	65.177	61.177
Capital Financing Requirement	129.960	143.239	145.738	149.756	154.280	153.811

1.21 Statutory guidance is that debt should remain below the capital financing requirement, except in the short-term. As can be seen from **table 6**, the Authority expects to comply with this in the medium term.

1.22 **Liability benchmark:** To compare the Authority's actual borrowing against an alternative strategy, a liability benchmark has been calculated showing the lowest risk level of borrowing. This assumes that cash and investment balances are kept to a minimum level of £10m at each year-end. This benchmark was £78.0m at 31st March 2025 and is forecast to increase to £101.9m over the next four years. The table below shows the liability benchmark compared to the actual outstanding PWLB borrowing. As existing loans are repaid there may be the need to undertake new external borrowing to finance capital expenditure as discussed in 1.19 to 1.25 of the Treasury Management Strategy

Table 7: Borrowing and the Liability Benchmark

	31.3.2025 actual £m	31.3.2026 forecast £m	31.3.2027 budget £m	31.3.2028 budget £m	31.3.2029 budget £m	31.3.2030 budget £m
Actual Outstanding PWLB borrowing	78.8	76.8	73.8	66.0	62.0	58.0
Liability benchmark	78.0	91.3	93.8	97.8	102.3	101.9

1.23 **Affordable borrowing limit:** The Authority is legally obliged to set an affordable borrowing limit (also termed the authorised limit for external debt) each year and to keep it under review. In line with statutory guidance, a lower "operational boundary" is also set as a warning level, should debt approach the limit.

Table 8: Prudential Indicators: Authorised limit and operational boundary for external debt

	2025/26 limit £m	2026/27 limit £m	2027/28 limit £m	2028/29 limit £m	2029/30 limit £m
Authorised limit	153.239	155.738	159.756	164.280	163.811
Operational boundary	148.239	150.738	154.756	159.280	158.811

- Further details on borrowing are in paragraphs 1.26 to 1.37 of the Treasury Management Strategy.

1.24 **Corporate Treasury Investment strategy:** Treasury investments arise from receiving cash before it is paid out again. Investments made for service reasons or for pure financial gain are not generally considered to be part of treasury management.

1.25 The Authority's policy on treasury investments is to prioritise security and liquidity over yield. That is to focus on minimising risk rather than maximising returns. Cash that is likely to be spent in the near term is invested securely, for example with the government, other local authorities or selected high-quality banks, to minimise the risk of loss. Money that will be held for longer terms is invested more widely, including in bonds, shares and property, to balance the risk of loss against the risk of receiving returns below inflation. Both near-term and longer-term investments may be held in pooled funds, where an external fund manager makes decisions on which particular investments to buy, and the Authority may request its money back at short notice.

Table 9: Treasury management investments

	31.3.2025 actual £m	31.3.2026 forecast £m	31.3.2027 budget £m	31.3.2028 budget £m	31.3.2029 budget £m	31.3.2030 budget £m
Near-term investments	18.0	15.0	10.0	10.0	10.0	10.0
Longer-term investments	0	0	0	0	0	0
TOTAL	18.0	15.0	10.0	10.0	10.0	10.0

Further details on treasury investments are in paragraphs 1.38 to 1.61 of the Treasury Management Strategy.

1.26 **Risk management:** The effective management and control of risk are prime objectives of the Authority's treasury management activities. The treasury management strategy therefore sets out various indicators and limits to constrain the risk of unexpected losses and details the extent to which financial derivatives may be used to manage treasury risks. The treasury management prudential indicators are included in paragraphs 1.62 – 1.67 of the treasury management strategy

1.27 **Governance:** Decisions on treasury management investment and borrowing are made daily and are therefore delegated to the Section 151 Officer and staff, who must act in line with the Treasury Management Strategy approved by Council. Quarterly reports on treasury management activity are presented to Executive. The Finance and Corporate Overview Scrutiny committee is responsible for scrutinising treasury management decisions.

Investments for Service Purposes

1.28 The Authority makes investments to assist local public services, including making loans to parish/town councils or local community organisations to promote economic growth. In light of the public service objective, the Authority is willing to take more

risk than with treasury investments, however it still plans for such investments to at least break even after all costs.

1.29 **Governance:** Decisions on service investments are made by the relevant service manager and submitted to Council/Executive in consultation with the Section 151 Officer and must meet the criteria and limits laid down in the Corporate Investment Strategy. Most loans and shares are capital expenditure and purchases will therefore also be approved as part of the capital programme.

- Further details on service investments are in paragraphs 1.10 to 1.18 of the Corporate Investment strategy.

Commercial Activities

1.30 With central government financial support for local public services declining, the Authority developed a Commercial Property Investment Strategy based around expanding its existing non-housing property portfolio. This was in order to develop revenue streams that provide a required level of return to offset the forecast budget deficits for forthcoming years. This approach also supports economic development and regeneration in the District through targeted investment.

1.31 With financial return being the main objective, the Authority accepts higher risk on commercial investment than with treasury investments. The financial viability of each individual potential investment opportunity will be fully assessed within a comprehensive business case. This is in order to reflect the potential risk that may arise as a consequence of undertaking commercial property investment and provide a sufficient financial contribution to the Authority's General Fund. A minimum Internal Rate of Return (IRR) will be set in the Commercial Property Investment Strategy.

1.32 **Governance:** It is acknowledged that commercial investment opportunities may require agile and quick decision making. However, in order to ensure appropriate governance arrangements are maintained, investment decisions will be made in accordance with the Authority's existing decision-making process, threshold levels and Scheme of Delegation contained within the Authority's Constitution. Where it is not possible to wait until the next Executive and/or Council meeting, an extra-ordinary meeting will be arranged as soon as practicably possible.

- Further details on commercial investments and limits on their use are in paragraphs 1.19 to 1.23 of the Corporate Investment Strategy.
- Further details on the risk management of commercial investments are in the Commercial Property Investment Strategy.

Table 10: Prudential indicator: Net income from commercial and service investments to net revenue stream

	2024/25 actual	2025/26 forecast	2026/27 budget	2027/28 budget	2028/29 budget	2029/30 budget
Total net income from service & commercial investments (£m)	0.314	0.205	0.250	0.237	0.216	0.211
Proportion of net revenue stream	2.29%	1.12%	1.39%	1.32%	1.20%	1.45%

Other Liabilities

1.33 In addition to debt of £80.770m detailed above, the Authority is committed to making future payments to cover its net pension fund deficit (valued at £4.475m). It has also set aside £0.845m to cover risks of future legal costs and Business Rates Appeals. (All figures are as at 31/3/25).

1.34 **Governance:** Decisions on incurring new discretionary liabilities are taken to Council for approval. The risk of liabilities crystallising and requiring payment is monitored as part of the year-end process.

- Further details on liabilities are in notes 21 and 38 of the 2024/25 Statement of Accounts document, which is available on our website.

Revenue Budget Implications

1.35 Although capital expenditure is not charged directly to the revenue budget, interest payable on loans and MRP are charged to revenue. The net annual charge is known as financing costs; this is compared to the net revenue stream i.e. the amount funded from Council Tax, business rates and general government grants.

Table 11: Prudential Indicator: Proportion of financing costs to net revenue stream

	2024/25 actual	2025/26 forecast	2026/27 budget	2027/28 budget	2028/29 budget	2029/30 budget
Financing costs (£m)	0.278	0.380	0.501	0.481	0.477	0.469
Proportion of net revenue stream	1.45%	2.06%	2.79%	2.68%	2.65%	3.22%

1.36 **Sustainability:** Due to the long-term nature of capital expenditure and financing, the revenue budget implications of expenditure incurred in the next few years will extend for up to 50 years into the future. The Section 151 Officer is satisfied that the proposed capital programme is prudent, affordable and sustainable.

Knowledge and Skills

- 1.37 The Authority employs professionally qualified and experienced staff in senior positions with responsibility for making capital expenditure, borrowing and investment decisions. For example, the Section 151 Officer is a qualified accountant.
- 1.38 Where Authority staff do not have the knowledge and skills required, use is made of external advisers and consultants that are specialists in their field. The Authority currently employs Arlingclose Limited as treasury management advisors. This approach is more cost effective than employing such staff directly and ensures that the Authority has access to knowledge and skills commensurate with its risk appetite.

Treasury Management Operations

- 1.39 As mentioned above the Authority uses external treasury management advisors. The company provides a range of services which include:
 - Technical support on treasury matters, capital finance issues and the drafting of Member reports;
 - Economic and interest rate analysis;
 - Debt services which includes advice on the timing of borrowing;
 - Debt rescheduling advice surrounding the existing portfolio;
 - Generic investment advice on interest rates, timing and investment instruments;
 - A number of free places at training events offered on a regular basis;
 - Credit ratings/market information service, comprising the three main credit rating agencies;
- 1.40 Whilst the advisers provide support to the internal treasury function, under current market rules and the CIPFA Code of Practice the final decision on treasury matters remains with the Authority. This service is subject to regular review. It should be noted that the Authority has Arlingclose Ltd as external treasury management advisors until 31st August 2028.
- 1.41 It is important that both Members and Officers dealing with treasury management are trained and kept up to date with current developments. This Authority has addressed these requirements by:
 - a. Members' individual training and development needs are addressed by a Member Development Programme.
 - b. Officers attend training seminars held by the external treasury management advisors and CIPFA.

Banking Contract

- 1.42 The Council's contract with our banking provider Lloyds Bank, is until the 31st of January 2035.

APPENDIX 2A

CAPITAL PROGRAMME SUMMARY	Revised	Original	Forecast	Forecast	Forecast
	Budget	Programme	Programme	Programme	Programme
	2025/26	2026/27	2027/28	2028/29	2029/30
	£	£	£	£	£
General Fund					
Assets					
Pleasley Vale Mill - Dam Wall	667,937	-	-	-	-
Riverside Depot CCTV	35,000	-	-	-	-
Pleasley Vale Storm Babet	419,028	-	-	-	-
Land at Portland Street	22,083	-	-	-	-
Shirebrook Crematorium	6,254,189	-	-	-	-
3/4 Vernon St Shirebrook	22,273	-	-	-	-
Mine Water Project	6,250	-	-	-	-
Bolsover Loop Infrastructure Project	28,500	-	-	-	-
Glapwell Cricket Club	35,000	-	-	-	-
Pinxton Community Hub	53,333	-	-	-	-
The Anchor, Clowne	40,000	-	-	-	-
Creative Hub Project	50,000	-	-	-	-
The Tangent - Stonework	9,037	-	-	-	-
Works to Construction Block	23,500	-	-	-	-
Business Growth Grants	301,824	-	-	-	-
	7,967,954	0	0	0	0
£15m Regeneration Funding					
Public Realm	815,000	1,120,000	2,065,000	-	-
Place Programme	260,000	38,000	360,000	-	-
Shopfront Scheme	163,000	345,000	493,000	-	-
Pinxton Village Hall	488,000	212,000	-	-	-
Portland Skills Hub	2,000,000	-	-	-	-
Former Co-op, Bolsover	1,212,000	446,000	292,000	-	-
36/36a Creative Makers	588,000	177,000	85,000	-	-
White Swan	639,000	711,000	150,000	-	-
Shirebrook Market Place	2,000,000	-	-	-	-
	8,165,000	3,049,000	3,445,000	0	0
Asset Management Plan					
Investment Properties	350	-	-	-	-
Leisure Buildings	5,420	-	-	-	-
Pleasley Vale Business Park	13,844	-	-	-	-
Riverside Depot	5,152	-	-	-	-
The Arc	48,375	-	-	-	-
The Tangent	17,003	-	-	-	-
Contact Centres	32,645	-	-	-	-
Asset Management Plan not yet allocated to an individual scheme	125,058	260,000	260,000	260,000	260,000
	247,847	260,000	260,000	260,000	260,000

CAPITAL PROGRAMME SUMMARY	Revised	Original	Forecast	Forecast	Forecast
	Budget	Programme	Programme	Programme	Programme
	2025/26	2026/27	2027/28	2028/29	2029/30
	£	£	£	£	£
Engineering Asset Management Plan					
Car Parks	37,000	25,000	25,000	25,000	25,000
Shelters	13,000	10,000	10,000	10,000	10,000
Lighting	-	15,000	15,000	15,000	15,000
	50,000	50,000	50,000	50,000	50,000
ICT Schemes					
ICT infrastructure	469,000	547,000	100,000	240,000	210,000
Council chamber audio visual equipment	106,558	-	-	-	-
	575,558	547,000	100,000	240,000	210,000
Leisure Schemes					
Pleasley Vale Leisure Equipment	20,000	-	-	-	-
Go Active Café Equipment	4,000	-	-	-	-
Go Active Equipment	23,232	15,000	15,000	15,000	15,000
Tennis Facility at The Arc	80,000	-	-	-	-
Gym Equipment & Spin Bikes	-	435,000	-	-	-
Go-Active Gym flooring	-	45,000	-	-	-
Wellness Hub equipment	-	90,000	-	-	-
	127,232	585,000	15,000	15,000	15,000
Private Sector Schemes					
Disabled Facility Grants	650,000	650,000	650,000	650,000	650,000
	650,000	650,000	650,000	650,000	650,000
Vehicles and Plant					
Vehicle Replacements	1,790,889	1,246,500	354,000	34,000	744,500
District CCTV	16,984	-	-	-	-
CAN Rangers Equipment	14,231	-	-	-	-
	1,822,104	1,246,500	354,000	34,000	744,500
Total General Fund	19,605,695	6,387,500	4,874,000	1,249,000	1,929,500
Housing Revenue Account					
New Build Properties					
Alder Close	2,035,877	-	-	-	-
Alfreton Rd Pinxton	12,000	-	-	-	-
Bolsover Homes-yet to be allocated	-	3,000,000	4,500,000	5,000,000	-
Boleapleton Farm S106 New Build	-	1,260,000	-	-	-
Harlesthorpe Ave Bungalow adaptation	3,873	-	-	-	-
Meadow View Homes - Glapwell	30,000	-	-	-	-
Sandy Lane/Thorpe Ave Whitwell	8,645	-	-	-	-
Woburn Close Cluster	5,630,516	-	-	-	-
	7,720,911	4,260,000	4,500,000	5,000,000	0
Vehicle Replacements					
	553,324	20,000	-	198,000	101,000
	553,324	20,000	0	198,000	101,000

CAPITAL PROGRAMME SUMMARY	Revised	Original	Forecast	Forecast	Forecast
	Budget	Programme	Programme	Programme	Programme
	2025/26	2026/27	2027/28	2028/29	2029/30
	£	£	£	£	£
Public Sector Housing					
Electrical Upgrades	500,000	400,000	400,000	400,000	400,000
External Door Replacements	122,467	75,000	50,000	60,000	40,000
External Wall Insulation	60,000	-	-	-	-
Bramley Vale	-	1,000,000	1,000,000	-	-
Flat Roofing	40,000	40,000	40,000	40,000	40,000
Heating Upgrades	190,000	255,000	255,000	255,000	255,000
Kitchen Replacements	720,000	1,375,000	935,000	975,000	925,000
Re Roofing	1,000,000	1,500,000	1,000,000	1,000,000	1,000,000
Property Services Mgmt. & Admin	134,182	137,754	142,628	147,672	153,296
Safe & Warm	3,628	-	-	-	-
Damp Proof Course	175,000	150,000	150,000	150,000	150,000
Unforeseen Reactive Capital Works	50,000	100,000	100,000	100,000	100,000
Welfare Adaptations	500,000	500,000	500,000	500,000	500,000
Wet Rooms (Bungalows)	250,000	300,000	300,000	300,000	300,000
House Fire / Flood Damage (Insurance)	35,960	-	-	-	-
Outbuilding project	24,750	80,000	80,000	80,000	80,000
Concrete surrounds	100,000	150,000	150,000	150,000	-
Victoria House - fire doors/scooter store	374,202	-	-	-	-
Garage site & footpath resurfacing	163,304	-	-	-	-
Yet to be allocated to a scheme	1,895,180	-	-	867,328	1,056,704
Bathrooms	-	550,000	275,000	275,000	325,000
Windows	-	450,000	225,000	225,000	200,000
Wall Finish	-	265,000	200,000	175,000	175,000
	6,338,673	7,327,754	5,802,628	5,700,000	5,700,000
ICT Schemes					
Open Housing	175,521	-	-	-	-
	175,521	0	0	0	0
Total HRA	14,788,429	11,607,754	10,302,628	10,898,000	5,801,000
TOTAL CAPITAL EXPENDITURE	34,394,124	17,995,254	15,176,628	12,147,000	7,730,500
Capital Financing					
General Fund					
Better Care Fund	(650,000)	(650,000)	(650,000)	(650,000)	(650,000)
Prudential Borrowing	(6,254,189)	-	-	-	-
Reserves	(2,528,249)	(2,688,500)	(779,000)	(599,000)	(1,279,500)
Capital Receipts	(626,115)	-	-	-	-
External Funding	(9,547,142)	(3,049,000)	(3,445,000)	-	-
	(19,605,695)	(6,387,500)	(4,874,000)	(1,249,000)	(1,929,500)

CAPITAL PROGRAMME SUMMARY	Revised	Original	Forecast	Forecast	Forecast
	Budget 2025/26	Programme 2026/27	Programme 2027/28	Programme 2028/29	Programme 2029/30
	£	£	£	£	£
HRA					
Major Repairs Allowance	(6,143,282)	(6,327,754)	(5,602,628)	(5,700,000)	(5,700,000)
Prudential Borrowing	(7,005,038)	(3,000,000)	(4,500,000)	(5,000,000)	-
Reserves	(20,000)	(20,000)	-	(198,000)	(101,000)
Capital Receipts	(934,149)	(2,260,000)	(200,000)	-	-
External Funding	(685,960)	-	-	-	-
	(14,788,429)	(11,607,754)	(10,302,628)	(10,898,000)	(5,801,000)
TOTAL CAPITAL FINANCING	(34,394,124)	(17,995,254)	(15,176,628)	(12,147,000)	(7,730,500)

Annual Minimum Revenue Provision Statement 2026/27

Where the Authority finances capital expenditure by debt, it must put aside resources to repay that debt in later years. The amount charged to the revenue budget for the repayment of debt is known as the Minimum Revenue Provision (MRP), although there has been no statutory minimum since 2008. The Local Government Act 2003 requires the Authority to have regard to the Ministry for Housing, Communities and Local Government's *Guidance on Minimum Revenue Provision* (the MHCLG Guidance) most recently issued in April 2024.

The broad aim of the MHCLG Guidance is to ensure that capital expenditure is financed over a period that is reasonably commensurate with that over which the capital expenditure provides benefits.

The MHCLG Guidance requires the Authority to approve an Annual MRP Statement each year and recommends a number of options for calculating a prudent amount of MRP. The following statement incorporates options recommended in the Guidance:

MRP is calculated by reference to the capital financing requirement (CFR) which is the total amount of past capital expenditure that has yet to be permanently financed, noting that debt must be repaid and therefore can only be a temporary form of funding. The CFR is calculated from the Authority's balance sheet in accordance with the Chartered Institute of Public Finance and Accountancy's *Prudential Code for Capital Expenditure in Local Authorities*, 2021 edition.

For capital expenditure incurred before 1 April 2008 the Minimum Revenue Provision policy will be:

- **Historic Debt** - MRP will follow the existing practice outlined in former MHCLG Regulations (Option 1) - capital financing requirement minus "adjustment A" multiplied by 4%.

From 1 April 2008 for all capital expenditure funded by borrowing the Minimum Revenue Provision policy will be:

- **Asset Life Method** - MRP will be based on the estimated useful life of the asset starting in the year after the asset becomes operational. MRP on purchases of freehold land will be charged over 50 years. MRP on expenditure not related to fixed assets but which has been capitalised by regulation or direction will be charged over 20 years.

For assets acquired by finance leases or the Private Finance Initiative, MRP will be determined as being equal to the element of the rent or charge that goes to write down the balance sheet liability.

Capital Loans

- For capital expenditure on loans to third parties which were made primarily for financial return rather than direct service purposes, MRP will be charged in accordance with the policy for the assets funded by the loan, including where appropriate, delaying MRP until

the year after the assets become operational. This MRP charge will be reduced by the value any repayments of loan principal received during the year, with the capital receipts so arising, applied to finance the expenditure instead.

- For capital expenditure on loans to third parties which were made primarily for service purposes, the Authority will make zero MRP except as detailed below for expected credit losses. Instead, the Authority will apply the capital receipts arising from the repayments of the loan principal to finance the expenditure in the year they are received.
- For capital loans made on or after the 7th of May 2024 where an expected credit loss is recognised during the year, the MRP charge in respect of the loan will be no lower than the loss recognised. Where expected credit losses are reversed, for example on the eventual repayment of the loan, this will be treated as an overpayment.
- For capital loans made before the 7th of May 2024 and for loans where expected credit losses are not applicable, where a shortfall in capital receipts is anticipated, MRP will be charged to cover that shortfall over the remaining life of the assets funded by the loan.

Housing Revenue Account

- No MRP will be charged in respect of assets held within the Housing Revenue Account but depreciation on those assets will be charged instead in line with regulations.

Capital expenditure incurred during 2026/27 will not be subject to the MRP charge until 2027/28 or later.

In 2019/20 the Authority took steps to reduce the amount of MRP charged by swapping the financing of the capital programme from borrowing to the use of reserves. The Council's current capital programme still contains some of the projects included in this exercise, which are still to be spent. The Council's Medium Term Financial Strategy states that '*Borrowing costs will be incurred (on capital projects) only where the cost is covered by new income as part of a business case.*'

Based on the Authority's latest estimate of its Capital Financing Requirement on 31st March 2026, the budget for MRP for borrowing incurred in previous years' has been set as follows:

	31.03.2026 Estimated MRP £m	2026/27 Estimated MRP £
Capital expenditure before 01.04.2008	0.129	0.123
Unsupported capital expenditure incurred 31.03.2008 – 31.03.2019	0.251	0.378
Total General Fund	0.380	0.501
Total Housing Revenue Account	0	0
Total	0.380	0.501

Capital receipts

Proceeds from the sale of capital assets are classed as capital receipts and are typically used to finance new capital expenditure. Where the Authority decides instead to use capital receipts to repay debt and hence reduce the CFR, the calculation of MRP will be adjusted as follows:

- Capital receipts arising on the repayment of principal on capital loans to third parties will be used to lower the MRP charge in respect of the same loans in the year of receipt, if any.
- Capital receipts arising on the repayment of principal on finance lease receivables will be used to lower the MRP charge in respect of the acquisition of the asset subject to the lease in the year of receipt, if any.
- Capital receipts arising from other assets which form an identified part of the Authority's MRP calculations will be used to reduce the MRP charge in respect of the same assets over their remaining useful lives, starting in the year after the receipt is applied.
- Any other capital receipts applied to repay debt will be used to reduce MRP in 10 equal instalments starting in the year after receipt is applied.

Bolsover District Council

Corporate Investment Strategy 2026/27 - 2029/30

1 Strategy Details

- 1.1 The Corporate Investment Strategy was introduced by the 2018 edition of the government's Guidance on Local Government Investments. It focuses on investments made for service purposes and commercial reasons, rather than those made for treasury management.
- 1.2 This strategy outlines the Authority's Corporate Investment Strategy for the years 2026/27 to 2029/30 for consideration and approval by Council before the start of each financial year.
- 1.3 The Authority's Capital expenditure programme and Minimum Revenue Provision policy (MRP) are considered in a different strategy, the Capital Strategy.
- 1.4 A further strategy, the Treasury Management Strategy, details the Authority's plans to invest cash surpluses and borrow to cover cash shortfalls.

Introduction

- 1.5 The Authority invests its money for three broad purposes:
 - because it has surplus cash as a result of its day-to-day activities, for example when income is received in advance of expenditure (known as **treasury management investments**),
 - to support local public services by lending to or buying shares in other organisations (**service investments**), and
 - to earn investment income (known as **commercial investments** where this is the main purpose).
- 1.6 This Corporate Investment Strategy meets the requirements of statutory guidance issued by the government in January 2018, and focuses on the second and third of these categories.

Treasury Management Investments

- 1.7 The Authority typically receives its income in cash (e.g. from taxes and grants) before it pays for its expenditure in cash (e.g. through payroll and invoices). It also holds reserves for future expenditure and collects local taxes on behalf of other local authorities and central government. These activities, plus the timing of borrowing decisions, lead to a cash surplus which is invested in accordance with guidance from the Chartered Institute of Public Finance and Accountancy. The balance of treasury management investments is expected to fluctuate between £10m and £30m during the 2026/27 financial year.

1.8 **Contribution:** The contribution that these investments make to the objectives of the Authority is to support effective treasury management activities.

1.9 **Further details:** Full details of the Authority's policies and its plan for 2026/27 for treasury management investments are covered in a separate document, the Treasury Management Strategy.

Service Investments: Loans

1.10 **Contribution:** The Authority has the power to lend money to business partners, parish/town councils, local charities, housing associations, and community groups to support local public services and stimulate local economic growth. For example, we may give a loan to a parish council who are undertaking a large building project to help with cash flow until external monies are received.

1.11 **Security:** The main risk when making service loans is that the borrower will be unable to repay the principal lent and/or the interest due. In order to limit this risk, and ensure that total exposure to service loans remains proportionate to the size of the Authority, upper limits on the outstanding loans to each category of borrower have been set as follows:

Table 1: Loans for service purposes

Category of borrower	31.3.2025 actual			2026/27
	Balance owing	Loss allowance	Net figure in accounts	
Business Partners	0	0	0	£5m
Parish / Town Councils (limit per individual Council)	£0.536m	0	£0.536m	£5m
Local charities	0	0	0	£5m
Housing associations	0	0	0	£5m
Community Groups	0	0	0	£5m
TOTAL	£0.536m	0	£0.536m	

1.12 Accounting standards require the Authority to set aside a loss allowance for loans, reflecting the likelihood of non-payment. The figures for loans in the Authority's statement of accounts are shown net of this loss allowance. However, the Authority makes every reasonable effort to collect the full sum lent and has appropriate credit control arrangements in place to recover overdue repayments.

1.13 **Risk assessment:** The Authority assesses the risk of loss before entering into and whilst holding service loans by undertaking a comprehensive business case for each individual potential investment opportunity. This will include a market analysis focusing on competition, demand and current market trends. External advisors will be used where appropriate to ensure that the Authority has access to quality advice and expertise in specialist areas. Each potential investment will undergo qualitative and quantitative appraisal to establish its suitability to the Authority's core values and the legal and financial implications of the purchase.

Service Investments: Shares

- 1.14 **Contribution:** The Authority has invested in the shares of its wholly owned company, Dragonfly Development Limited to enable economic growth and community regeneration through direct commercial action and to generate an income for the Authority. No new shares will be purchased as the companies will cease to operate from 1/4/2026.
- 1.15 **Security:** In line with 1.14, there are expected to be no new investments in shares.
- 1.16 **Risk assessment:** The Authority assesses the risk of loss before entering into and whilst holding shares by undertaking a comprehensive business case for each individual potential investment opportunity. This will include a market analysis focusing on competition, demand and current market trends. External advisors will be used where appropriate to ensure that the Authority has access to quality advice and expertise in specialist areas. Each potential investment will undergo qualitative and quantitative appraisal to establish its suitability to the Authority's core values and the legal and financial implications of the purchase.
- 1.17 **Liquidity:** No new funds will be required.
- 1.18 **Non-specified Investments:** Shares are the only investment type that the Authority has identified that meets the definition of a non-specified investment in the government guidance. The Authority has not adopted any procedures for determining further categories of non-specified investment since none are likely to meet the definition.

Commercial Investments: Property

- 1.19 **Contribution:** The Authority's current investment in commercial property is characterised by the larger investments, Pleasley Vale Mills and The Tangent Business Hub which are aimed to provide appropriate commercial accommodation to support local small businesses to develop and grow. The Authority has developed a Commercial Property Investment Strategy which looks to expand its existing non-housing property portfolio with the intention of making a profit wherever possible that will be spent on local public services.
- 1.20 **Security:** In accordance with government guidance, the Authority considers a property investment to be secure if its accounting valuation is at or higher than its purchase cost including taxes and transaction costs.
- 1.21 A fair value assessment of the Authority's investment property portfolio has been made within the past twelve months, and the underlying assets provide security for capital investment. Should the 2025/26 year-end accounts preparation and audit process value these properties below their purchase cost, then an updated Corporate Investment Strategy will be presented to full Council detailing the impact of the loss on the security of investments and any revenue consequences arising therefrom.
- 1.22 **Risk assessment:** The Authority assesses the risk of loss before entering into and whilst holding property investments by undertaking a comprehensive business case for each individual potential investment opportunity. This will include a market

analysis focusing on competition, demand and current market trends. External advisors will be used where appropriate to ensure that the Authority has access to quality advice and expertise in specialist areas. Each potential investment will undergo qualitative and quantitative appraisal to establish its suitability to the Authorities core values and the legal and financial implications of the purchase.

1.23 **Liquidity:** Compared with other investment types, property is relatively difficult to sell and convert to cash at short notice and can take a considerable period to sell in certain market conditions. To ensure that the invested funds can be accessed when they are needed, for example to repay capital borrowed, the Authority will only invest cash that is not needed in the short-term based on current cash flow predictions. In addition to this a well-diversified property portfolio will be held, spread across different property sectors.

Loan Commitments and Financial Guarantees

1.24 Although not strictly counted as investments, since no money has exchanged hands yet, loan commitments and financial guarantees carry similar risks to the Authority and are included here for completeness.

1.25 In the past the Authority has agreed to guarantee payment of some invoices by Dragonfly Development Limited or Dragonfly Management (Bolsover) Limited to individual suppliers who have requested a guarantee as part of their contract with the company. The amount of the Guarantee is limited by the approved budget and contract value, and individual letters of guarantee are sent to the relevant companies by the Section 151 Officer.

Borrowing in Advance of Need

1.26 Government guidance is that local authorities must not borrow more than or in advance of their needs purely in order to profit from the investment of the extra sums borrowed.

Capacity, Skills and Culture

1.27 **Elected Members and statutory officers:** This Authority recognises the importance of ensuring that all Elected Members and Officers involved in investment decisions are fully equipped to undertake the duties and responsibilities allocated to them. It will therefore seek to appoint individuals who are both capable and experienced and will provide training for staff to enable them to acquire and maintain an appropriate level of expertise, knowledge and skills. Elected Members' individual training and development needs are addressed by a Member Development Programme. The Authority's Treasury Management Advisors Arlingclose can provide both Elected Members and Officers with training in relation to all areas of Treasury Management.

1.28 **Commercial deals:** The Authority has a decision-making framework which is aligned to the requirements of the Statutory Guidance Relating to Local Authority Investments. A dedicated Property Investment Panel, made up of Cabinet Members and the relevant Officers, including legal and financial Officers will prepare a business case for each potential Commercial Investment.

1.29 **Corporate governance:** The Commercial Property Investment Strategy sets out a number of core principles the Authority will require in a commercial investment. All investments will need to align with Corporate Plan priorities.

Investment Indicators

1.30 The Authority has set the following quantitative indicators to allow Elected Members and the public to assess the Authority's total risk exposure as a result of its investment decisions.

1.31 **Total risk exposure:** The first indicator shows the Authority's total exposure to potential investment losses. This includes amounts the Authority is contractually committed to lend but have yet to be drawn down and guarantees the Authority has issued over third-party loans.

Table 2: Total investment exposure

Total investment exposure	31.03.2025 Actual	31.03.2026 Forecast	31.03.2027 Forecast
Treasury management investments	£18.000	£15.000	£10.000
Service investments: Loans	£0	£0	£0
Service investments: Shares	£0	£0	£0
Commercial Investments	£0	£0	£0
TOTAL INVESTMENTS	£18.100	£15.000	£10.000
TOTAL EXPOSURE	£18.100	£15.000	£10.000

1.32 **How investments are funded:** Government guidance is that these indicators should include how investments are funded. Since the Authority does not normally associate particular assets with particular liabilities, this guidance is difficult to comply with. However, it is considered probable that the Authority's investments are funded by usable reserves and income received in advance of expenditure.

1.33 **Rate of return received:** This indicator shows the investment income received less the associated costs, including the cost of borrowing where appropriate, as a proportion of the sum initially invested. Note that due to the complex local government accounting framework, not all recorded gains and losses affect the revenue account in the year they are incurred.

Table 3: Investment rate of return (net of all costs)

Investments net rate of return	2024/25 Actual	2025/26 Forecast	2026/27 Forecast
Treasury management investments	4.45%	3.96%	3.72%
ALL INVESTMENTS	4.45%	3.96%	3.72%

BOLSOVER DISTRICT COUNCIL

Meeting of the Council on 28th January 2026

Rent Convergence

Report of the Portfolio Holder for Housing

Classification	This report is Public
Contact Officer	Victoria Dawson, Assistant Director Housing Management

PURPOSE/SUMMARY OF REPORT

The purpose of this report is for Council to consider and approve implementing rent convergence as set out by Government.

REPORT DETAILS

1. Background

- 1.1 On 30 June 2025, the Government announced a 10 year social housing rent settlement from April 2026 at Consumer Price Inflation (CPI) +1%. Council will consider the proposed rent increase to council tenants of 4.8% elsewhere on the agenda as part of the Medium-Term Financial Plan report.
- 1.2 Alongside the 10-year rent settlement, the Government announced consultation would follow on how to implement Rent Convergence to bring all social rents into line with a standard formula rent creating greater fairness for tenants.
- 1.3 The Rent Convergence consultation ended on 27 August 2025. The key choices the Government sought views on were to increase rent each year by £1 or £2 over and above CPI+1% limit, and the length of time of convergence.
- 1.4 The outcome of the consultation was expected to be announced on 26 November 2025 in the Government Autumn Policy Statement as part of the Budget, however the government said it remained committed to bringing in social rent convergence but an announcement on how it will be implemented would be announced in January 2026. At the time of writing the report, no information has been provided.

2. Details of Proposal or Information

- 2.1 The Council may amend the rent for its tenants by giving at least 28-days' notice. The notice period arises from s.102 (1)(b) of the Housing Act 1985 and in the terms of the Council's standard tenancy agreement. As the new financial year commences on 6th April. We need to have all letters sent by the end of February 2026 to be able to rely on the rent changes. Whilst at the time of writing we haven't

received the detail about the rent convergence from Government, if we don't agree to the principal now, we run the risk of not being able to implement rent convergence until April 2027.

- 2.2 The Council applies two types of rents on its housing stock: Social Housing Rents (Formula) and Affordable Rent.
- 2.3 Formula rents consider various attributes such as post code area, type of property, local earnings, and number of bedrooms; this ensures similar rents are charged for similar properties. The rents for new tenants letting existing stock are set using formula rent and it is proposed that this policy continues.
- 2.4 Affordable Rents are set at 80% of the market rent, inclusive of service charges. Affordable rent is charged on new builds under the affordable homes programme and any additional stock such as buy backs from previous Right to Buy or private acquisitions, or appropriated stock from the general fund.
- 2.5 The Council has properties which are not at formula rent under the previous rent convergence system and properties which remain reduced due to previous capped rent increases in 2023/24. This is mainly because of the low rents we've historically charged on our properties. The caps and limits on the previous rent convergence system prevented many of our properties increasing sufficiently enough each year to reach formula rent.
- 2.6 As at 1st January 2026 we had 4,901 Council properties, 4,156 tenants have a rent which is less than the formula rent. More importantly we have tenants on the same street in 3-bedroom properties, paying less rent than tenants on the same street occupying a 2-bedroom property. Once all tenants are paying formula rent there will be greater fairness for tenants.
- 2.7 Should we apply the rent convergence principles, at the lower scale of £1 per week, this would generate approximately £216,112 additional HRA revenue each year. Initial calculations suggest it would be more than 5 years before a property reaches formula rent if we applied rent convergence at £1 per week.
- 2.8 The Government consultation also suggested that rent could be increased by £2 per week, which would move tenants quicker towards formula rent. This would generate approximately £432,224 additional HRA revenue per year.
- 2.9 It is estimated that 40% of our tenants are in receipt of full benefit. This represents a mix of customers on Housing Benefit and Universal Credit. These would not be adversely affected by this additional increase, however those on partial benefit or who pay their rent in full would be.
- 2.10 The Council must achieve the right balance between supporting tenants to mitigate the continued cost of living pressures and protecting the Housing Revenue Account (HRA) to ensure we can continue to provide affordable social housing for our residents. However, we have multiple addresses across the district where neighbours are paying different rents yet receiving the same service. In most instances the difference is 7%.
- 2.11 The rental income is vital to the financial well-being of the HRA. Rental income offsets operational costs and financial charges incurred as part of financing the capital improvements on the housing stock. Any surplus is used to fund emergency expenditure or extra capital work through the Development Reserve. HRA funds

are essential in enabling the Council to respond to regulatory requirements of the Decent Homes Standards as well as fund the Council's affordable homes new build project.

- 2.12 The HRA has high priority capital investment to achieve and maintain housing decency levels, we must have Energy Performance Certificate (EPC) rating C by 2030 (in accordance with Government requirements), ensure compliance with Awaabs Law around damp and mould, as well as be able to deliver an ongoing Stock Condition Survey programme to meet Regulator Social Housing Consumer Standards, by ensuring our stock is maintained at a good standard for tenants.
- 2.13 As well as addressing the unfairness between the different rents being paid, any additional income generated from implementing rent convergence will contribute to the upkeep of our existing stock as well as enabling us to build more high-quality housing to meet the needs of our residents.

3. Reasons for Recommendation

- 3.1 Moving all rents to formula rent will eventually be fairer for our tenants. In addition, the Council must achieve the right balance between supporting tenants to mitigate the continued cost of living pressures and protecting the Housing Revenue Account (HRA), to ensure the Council can continue to provide affordable social housing for our residents. Rent convergence would mean we can achieve all of this.

4. Alternative Options and Reasons for Rejection

- 4.1 Not applying rent convergence in addition to CPI+1% would mean the current unfairness between properties at formula rent and not, remains.

RECOMMENDATION(S)

1. That Council agree to implement rent convergence at £2 per week for the next rent period, and all subsequent years, until formula rent is achieved.

Approved by Councillor Smith, Portfolio Holder for Housing

IMPLICATIONS

A. Finance and Risk	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Details:		
The implications are written throughout the report.		

On behalf of the Section 151 Officer

B. Legal (including Data Protection)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Details: Local authorities must set rents from 1 April 2020 in accordance with the Government's Policy Statement on Rents for Social Housing 2019. For rents set from 1 April 2024 onwards the 2020 Rent Standard applies in full and it sets out requirements around the increase of rents in line with the Government Policy Statement on Rents for Social Housing as updated on 14 December 2022. The Council must comply with all of the requirements and expectations set out in the Rent Standard and the Government's Rent Policy Statement. A failure to do so will leave the Council open to legal challenge from both the Regulator and tenants	
On behalf of the Solicitor to the Council	
C. Staffing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Details: There are no staffing implications arising from this report.	
On behalf of the Head of Paid Service	
D. Environment	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Details: N/A	
E. Equality and Diversity	
<i>You can assess the impact by considering whether the equality evidence indicates potential differential impact on each protected characteristic group or provides an opportunity to improve equality in an area.</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>We ask colleagues to do an Equality Impact Assessment (EIA) when refreshing policies/guidance/plans or creating new ones.</i>	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
Have you considered equality impacts in relation to the topic of this report?	
If this is a new or refresh of a policy, guidance or plan, have you carried out an EIA?	

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 type="checkbox"/> No <input checked="" type="checkbox"/>
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) <input type="checkbox"/> (b) <input type="checkbox"/>
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) <input type="checkbox"/> (b) <input type="checkbox"/>

District Wards Significantly Affected: <i>(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)</i>	
Please state below which wards are affected or tick All if all wards are affected:	All <input type="checkbox"/>
All key decisions are subject to Scrutiny call-in unless the call-in period is to be waived, however, exemption from call-in is only with the agreement of the Monitoring Officer)	
Is this Key Decision subject to Scrutiny Call-In?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If No, has the Monitoring Officer agreed?	Yes <input type="checkbox"/>
Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Leader <input type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input checked="" type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input checked="" type="checkbox"/>	Housing Stock Management Group,

Links to Council Ambition: Customers, Economy, Environment, Housing
Ambition: Housing Priority:
<ul style="list-style-type: none"> ○ Building more, good quality, affordable housing, and being a decent landlord

DOCUMENT INFORMATION

Appendix No	Title

Background Papers <i>(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive, you must provide copies of the background papers).</i>
November 2025

Agenda Item 13

By virtue of paragraph(s) 1 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted