

To: All Members

The Arc
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Date: 8th October 2025

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Dear Councillor

EXECUTIVE MEETING MONDAY, 6TH OCTOBER 2025 – DECISION NOTICE

I have pleasure in enclosing herewith, for your attention, a copy of the Decision Notice of the Executive held on Monday, 6th October 2025.

Set out below is the procedure for calling in decisions of the Executive. **Only Key Decisions may be called in.** Request forms to call in a decision of the Executive may be obtained from the Governance Team.

Deadline date for calling in Key Decisions contained in this Decision Notice.

N/A

Number of Members required to call in an item.

Three Scrutiny Members

Method by which items may be called in.

By completion of the form available from the Governance Team

Recording of called in items.

The Governance Manager shall be responsible for keeping and maintaining a log of called in items. In practice this log will be kept by the Governance Officers who are themselves authorised to accept notifications from Members.

A log shall be maintained in chronological order according to when requests are received. This log will be open for inspection by any Member of the Council, upon request.

Yours sincerely



Solicitor to the Council & Monitoring Officer

DECISION NOTICE OF THE EXECUTIVE

MONDAY 6TH OCTOBER 2025

NON KEY DECISIONS

AGENDA ITEM		DECISION
5	Welfare Adaptations Policy	<p>RESOLVED that the updated Welfare Adaptations Policy be approved.</p> <p>REASON FOR DECISION: It was considered good practice to have a policy which set out the Council's approach to Welfare Adaptations. Having a robust policy protected the Council, both when it made decisions to make adaptations and in those limited circumstances when there was no alternative but to refuse a request.</p> <p>OTHER OPTIONS CONSIDERED: The policy was considered necessary so that members of the public were aware of the adaptations the Council was able to undertake, the process to be followed and provision of an appeals process. The changes made were based on the Ombudsman's recommendations and comments from tenants.</p>
6	Local Retrofit Strategy	<p>RESOLVED that the East Midlands Combined Counties Retrofit Strategy be endorsed.</p> <p>REASON FOR DECISION: Endorsing the strategy showed support to officers across the Council who had worked to develop the regional strategy, and for working with regional councils, colleges & universities, local health services and businesses / organisations, to improve approaches to retrofit.</p> <p>OTHER OPTIONS CONSIDERED: The Council could reject the endorsement of the strategy, but this would result in reputational damage for the Authority at a time were local councils were being encouraged to work together.</p> <p>The retrofit strategy would be the basis for regional working and funding bids, a lack of endorsement would weaken any funding bids regionally that would then affect ability to support retrofit locally.</p>

7	<p>Engagement Hub - 8 Cotton Street, Bolsover</p>	<p>RESOLVED that 8 Cotton Street, Bolsover, be used as a regeneration engagement hub and ‘show property’ for a minimum two-year period.</p> <p>REASON FOR DECISION: Repurposing 8 Cotton Street as a regeneration engagement hub offered a unique opportunity to visibly demonstrate the Council’s commitment to improving Bolsover’s town centre. The upgraded façade would serve not only as a visual enhancement but as a live example of what was possible through the Shop Front Improvements Scheme. This would inspire other property owners and businesses to participate, creating a ripple effect of improvement across the town centre. Using this Council-owned asset to support the regeneration programme showed a practical and value-focused approach that would benefit the community.</p> <p>By the end of the engagement period, the building would be upgraded and ready for open market letting. Marketing activity could also begin ahead of the engagement conclusion, helping to generate interest and ensure a smooth transition to future occupancy.</p> <p>Using the property as a regeneration hub allowed the public to feel heard and involved. It created a space where people could engage with the programme, share views, and see progress first-hand, helping build trust, pride, and a sense of shared ownership in the town’s future.</p> <p>OTHER OPTIONS CONSIDERED: Taking no action would avoid immediate costs but would leave the property in its current condition, making it unsuitable for public-facing use or commercial letting. This would also fail to support the Council’s regeneration objectives.</p> <p>Once let, the property would generate rental income, however, it would limit the Council’s ability to use the site for strategic engagement and demonstration. It would also require immediate investment in repairs and upgrades.</p> <p>Selling the property would provide a one-off capital receipt, however, it would eliminate the Council’s opportunity to use the site as a regeneration hub or for future commercial letting.</p>
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8	Mill Lane Bolsover, Pre-construction Funding Arrangements	<p>RESOLVED that 1) the reduction in the dividend receivable from Dragonfly Development for the 2023\24 financial year by £275,362.13, to allow pre-construction works at Mill Lane Bolsover, to be undertaken and paid for by the company be approved,</p> <p>2) a further report be submitted to Executive and Council to include Mill Lane, Bolsover within the Bolsover Homes funding pipeline, following viability of the scheme being established.</p> <p>REASON FOR DECISION: To undertake pre-construction works for development at Mill Lane, Bolsover, to assess viability of a scheme for inclusion in the Bolsover Homes pipeline, which would be subject to a further report to Council.</p> <p>OTHER OPTIONS CONSIDERED: Members could choose not to consider Mill Lane, Bolsover for inclusion in the Bolsover Homes envelope; however, this would mean that much needed housing would not be developed, undermining the potential to meet the Council's current strategic plan target to increase the number of affordable social housing units by 200 during (The Future) 2024 to 2028 period.</p>
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Only Key Decisions may be called in. All other decisions will be actioned immediately with the exception of those referred to Council.