

The Arc
High Street
Clowne
S43 4JY

To: Chair & Members of the Executive

Friday, 8 May 2026

Contact: Alison Bluff
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Dear Councillor

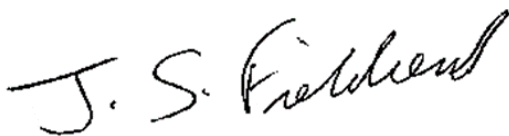
EXECUTIVE

You are hereby summoned to attend a meeting of the Executive of the Bolsover District Council to be held in the Council Chamber, The Arc, Clowne on Monday, 18th May, 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

EXECUTIVE AGENDA

*Monday, 18th May, 2026 at 10:00 hours taking place in the Council Chamber, The Arc,
Clowne*

Item No.		Page No.(s)
1.	Apologies For Absence	
2.	Urgent Items of Business	
	To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4(b) of the Local Government Act 1972.	
3.	Declarations of Interest	
	Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of:	
	a) any business on the agenda	
	b) any urgent additional items to be considered	
	c) any matters arising out of those items	
	and if appropriate, withdraw from the meeting at the relevant time.	
4.	Minutes	5 - 14
	To consider the minutes of the last meeting held on 13th April 2026	
	<u>MATTERS REFERRED FROM SCRUTINY</u>	
5.	Climate Change and Communities Scrutiny Committee: Pre-Decision Scrutiny: Spotlight Review of GMB's Informal Recognition Application	15 - 49
6.	Climate Change & Communities Scrutiny Committee: Request for Withdrawal of Recommendation CCCSC 23-24-25	50 - 53
	<u>KEY DECISIONS</u>	
7.	Briar Close, Shirebrook and High Street, Tibshelf - Pre Construction Funding Arrangements	54 - 58
8.	Purchase of Section 106 Properties from Forge Homes Limited, Park Avenue, Glapwell	59 - 62
9.	Extension of existing agreement with Derbyshire Building Control Partnership (DBCP)	63 - 67

10. Contract Award Surveying Repair and Replacement External Doors and Windows 68 - 71

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Minutes of a meeting of the Executive of the Bolsover District Council held in the Council Chamber, The Arc, Clowne, Monday 13th April 2026 at 1000 hours.

PRESENT:-

Members: -

Councillor Jane Yates in the Chair

Councillors: - Mary Dooley, Tom Munro, John Ritchie and Phil Smith.

Officers: - Karen Hanson (Chief Executive), Theresa Fletcher (Section 151 Officer), Jim Fieldsend (Monitoring Officer), Steve Brunt (Strategic Director of Services), Mark Giles (Assistant Director Streetscene) (to Minute No. EX209-25/26.), Victoria Dawson (Assistant Director of Housing Management) (to Minute No. EX209-25/26.), Ian Barber (Strategic Director Property, Construction & Assets), Sarah Kay (Interim Strategic Director Economic Growth), Natalie Etches (Head of Business Growth), Caroline Daghsh (Senior Economic Development Officer (Growth and Investment) (to Minute No. EX209-25/26.), Cheryl Staples (Programme & Projects Officer, Corporate Policy and Devolution Team) (to Minute No. EX205-25/26.), Jessica Clayton (Programme & Major Projects Manager, Planning, Devolution & Corporate Policy Directorate) (to Minute No. EX205-25/26.), and Alison Bluff (Senior Governance Officer)

Also in attendance at the meeting was Councillor Vicky Waplington (Chair of Customer Services Scrutiny Committee) (to Minute No. EX206-25/26.), Coby Bunyan (Scrutiny Officer) (to Minute No. EX206-25/26., and Junior Executive Members Councillors Jeanne Raspin, Cathy Jeffery, (to Minute No. EX209-25/26. and Councillor Duncan McGregor (to Minute No. EX209-25/26.)

EX199-25/26.

APOLOGIES

Apologies for absence were received on behalf of Councillors Donna Hales, Rob Hiney-Saunders and Clive Moesby.

EX200-25/26.

URGENT ITEMS OF BUSINESS

There were no urgent items of business to consider.

EX201-25/26.

DECLARATIONS OF INTEREST

There were no declarations of interest made.

EX202-25/26.

MINUTES – 2ND MARCH 2026

Moved by Councillor Tom Munro and seconded by Councillor John Ritchie
RESOLVED that the Minutes of an Executive meeting held on 2nd March 2026 be approved as a correct record.

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EX203-25/26. CUSTOMER SERVICES SCRUTINY COMMITTEE: REQUEST FOR WITHDRAWAL OF TWO POST SCRUTINY MONITORING RECOMMENDATIONS

Executive considered a detailed report, presented by the Chair of Customer Services Scrutiny Committee, Councillor Vicky Waplington, which sought Member's approval to withdraw the following two recommendations which had arisen from previous Customer Service Scrutiny Committee Reviews.

At its meeting held on 23rd March 2026, Customer Services Scrutiny Committee considered two post scrutiny monitoring reports, which related to 1) the Review of Members ICT & Support and ICT Service Delivery, and 2) the Review of Effectiveness of Council's Waste Collection and Disposal Education.

1) CSSC22-23 1.4

“That the necessary works are completed in the Chamber to upgrade the power supply. This will future proof the space enabling all those in attendance to access power and accommodate the move to use of electronic devices for committee papers. This would also likely be required should alternative speaker/chamber systems were purchased.”

Officer advice had been received which was to withdraw this recommendation due to the high cost of installation, and the alternative options available such as extension leads if these were required.

2) CSSC23-24 1.10

“That the Council considers the development of an ‘app’ as a long-term investment, modelled on systems used by the top performing waste authorities through benchmarking and comparing business processes and performance metrics.”

Officer advice had been received to withdraw this recommendation due to the anticipated Local Government Reorganisation (LGR) which would lead to structural changes at Bolsover District Council.

Moved by Councillor Tom Munro and seconded by Councillor Jane Yates

RESOLVED that recommendations CSSC22-23 1.4 and CSSC23-24 1.10 as detailed above, be withdrawn for the reasons given in the report.

REASON FOR DECISION

CSSC22-23 1.4 - the high cost of providing power supplies to the tables within the chamber was not considered to be value for money when alternative options such as the provision of extension leads to the existing power points in the floor could be used. The lifespan for laptops, when fully charged should exceed the average duration of meetings held in the chamber.

CSSC23-24 1.10 - this recommendation was unlikely to be taken forward due to potential structural changes at Bolsover District Council which would result following Local Government Reorganisation.

OTHER OPTIONS CONSIDERED:

Not to withdraw the recommendations – not recommended for the reasons detailed in the report.

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EX204-25/26. COUNCIL PLAN TARGETS & KPI PERFORMANCE UPDATE – OCT TO DEC 2025 (Q3)

Executive considered a detailed report, introduced by the Portfolio Holder for Health and Wellbeing, Councillor Mary Dooley, in relation to the Council Plan targets 2024-2028 for Quarter 3 of 2025/26.

The Programme & Projects Officer presented the report which provided the performance outturns as of 31st December 2025 for the 2025/26 Quarter 3 outturns for Council Plan targets

Out of the 33 targets; 3 (9%) had been achieved, 3 (9%) were behind target, 23 (70%) were on track, 2 (6%) were not on track and 2 (6%) had been extended.

Out of the 55 key performance indicators; 40 (73%) had a positive outturn, 6 (11%) had a negative outturn and 9 (17%) were within target.

A summary of Dragonfly performance against their key performance indicators was appended to the report. This would change at Quarter 4 as Dragonfly had since moved into the Council.

In relation to EH 03 Percentage of planned Local Auth Pollution Prevention Control (LA-PPC) inspections carried out against programme (EH07), Scrutiny had queried this target as Q2 comments had noted a target of 17 inspections and Q3 had noted 16 inspections. The explanation received was that a premises was due for inspection but had then become inactive. Officers had noted that due to inspection cycles (12 months and 36 months), it would be better to report on this target annually, however, Scrutiny had requested that it remained to be reported quarterly.

Councillor Dooley referred to HR01 Days sickness per full time employee, and if sickness absence was an upward trend in all local authorities. Councillor Yates noted that she was committed to the health and wellbeing of all BDC staff, however, she did not feel this was an area of particular concern as sickness absence was high across the East Midlands region. A lot of work was carried out at the Council to support staff as much as possible with their health and wellbeing.

Councillor Dooley referred to RS 11 % HB overpayment arrears and queried if a lack of staff was an issue. The Section 151 Officer replied that collection of sundry debtors arrears had been moved into Revenues and Benefits, and staff had spent a lot of time carrying this out. Also, there had not been many housing benefit overpayment arrears.

Councillor Dooley referred to ENV.05 - Carry out 155 targeted proactive littering dog fouling patrols per year and queried how many fines had been issued. The Assistant Director Streetscene advised that since environmental enforcement staff had been brought back into the Council, more patrols were carried out in key areas, including signs and stencils put out also in key areas, such as parks. Unfortunately, a patrol officer needed to witness an incident to be able to issue a fine. The Assistant Director Streetscene would advise Councillor Dooley after the meeting of the number of fines issued.

Councillor Dooley referred to SS 02 Remove 95% of non-hazardous Fly Tipping within 5 working days of being reported (Quarterly) and queried if more flytipping was being experienced. The Assistant Director Streetscene advised that environmental enforcement staff were concentrating on fly tipping hotspots in the District and a number of

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operations were currently underway and serious offences being investigated which would eventually be reported in the press.

Councillor Munro referred to residents who put waste out on pavements in front of their homes to be collected by waste collectors and noted that when waste was physically put on the pavement this was classed as fly tipping. He requested that all Members be advised to be diligent regarding this and also to report any fly tipping they see.

Councillor Dooley referred to ECO.06 - Deliver a fully operational crematorium and manage this facility to generate income from 2025 and queried if this should be 2026, she also queried if all the work listed on the report had now been finished. The Head of Business Growth advised that the year should read 2026 and advised that all works had been completed on the building, which would be opened in Spring this year.

Councillor Yates referred to CSP 07. % of External Satisfaction (Realtime) and the outturn of 58% against a target of 85% (24 surveys received) which was a low response rate. She noted that this had been due to a system error in November 2025, and queried at what point this had been discovered, and if measures had been put in place if this were to happen again. The Assistant Director Housing Management advised that the system error had been resolved relatively quickly, and Quarter 4 figures would be accurate. Councillor Yates noted she was pleased to see that customers had been contacted and were happy with the outcome.

Moved by Councillor Mary Dooley and seconded by Councillor Phil Smith

RESOLVED that quarterly outturns against the Council Plan 2024-2028 targets, be noted.

REASON FOR DECISION

This was an information report to keep Members informed of progress against the Council Plan 2024-2028 noting progress and any areas of concern.

OTHER OPTIONS CONSIDERED

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

The Programme & Projects Officer, and the Programme & Major Projects Manager, left the meeting.

EX205-25/26. LOCAL GOVERNMENT REORGANISATION – STATUTORY CONSULTATION RESPONSE

Executive considered a report, presented by the Portfolio Holder for Devolution, Councillor John Ritchie, in relation to the response to the Derbyshire LGR Statutory Consultation, submitted by the Chief Executive on 18th March 2026 under the Constitution provisions 4.10.9 (19).

On 5th February 2026, the Government launched the statutory consultation for LGR proposals in Derbyshire. The consultation ran for six weeks and closed on 26th March 2026.

Under the provisions of the Council's Constitution 4.10.9 (19), "*To represent the views of the Council in responding to consultations with the Council by any outside body where it is expedient to do so or where the period for a response does not allow the consultation*

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paper to be reported to Members, subject to contacting the relevant Portfolio Holder or the Leader and Deputy Leader where the matter is politically contentious and where appropriate reporting to Executive/Council subsequently”, the Chief Executive (in consultation with the Leader of the Council and the Portfolio Holder for Devolution, prepared a formal response to the Derbyshire LGR consultation. The response reflected the support given by the previous Executive decision to support the ‘Case for Change’ submission, and option A1 in particular.

As required by the Constitution, a copy of the consultation response was appended to the report.

Members thanked the Chief Executive, specifically the Interim Strategic Director Economic Growth, and the rest of the team, for the phenomenal amount of work put into the consultation response.

Moved by Councillor John Ritchie and seconded by councillor Jane Yates

RESOLVED that the Executive note the statutory consultation response submitted on 18th March 2026 by the Chief Executive.

REASON FOR DECISION:

The statutory consultation process for LGR formally sought the Council’s responses to the LGR proposals for Derbyshire. Submitting a response ensured that the Council’s position, including its support for Option A1, was clearly and consistently articulated to the Government.

OTHER OPTIONS CONSIDERED:

An alternative option was to not submit a response; however, this was rejected as to not submit a response would have meant that the Council’s position on LGR for Derbyshire was not recorded as part of the formal statutory consultation process.

Councillor Vicky Waplington and the Scrutiny Officer left the meeting.

EX206-25/26.

ANALYTICAL RENT ARREARS SOFTWARE

Executive considered a detailed report presented by the Portfolio Holder for Housing, Councillor Phil Smith, which sought Members approval to enter into a 2 year contract with Mobyssoft for RentSense, an analytical rent arrears product.

Recent performance reporting from Mobyssoft continued to provide confirmation that the system was making an impact on rent recovery which was also confirmed in Housing Key Performance Indicators. There was an annual target of 92% rent recovery and at the end of Quarter 3 (25/26) this was at 96%.

A new short term 2 year fixed contract was now sought, and after this period, the Housing Case Management system would be able to offer the same analytical functionality in time, at little or no additional costs.

The Monitoring Officer referred to paragraph 2.4 in the report and noted that there was no Assistant Director Governance on the Council’s establishment, and this should read, the Strategic Director Legal, Governance & Monitoring Officer.

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Moved by Councillor Phil Smith and seconded by Councillor Tom Munro

RESOLVED that the contract for 2 years to Mobyssoft for the RentSense software, be approved.

REASON FOR DECISION

Mobyssoft were identified as the best supplier through a procurement exercise, and the direct award offers a cost-effective solution as a short 2 year contract. This system is ensuring that we achieve a better rent collection rate, and we are seeing a reduction in arrears.

OTHER OPTIONS CONSIDERED

None, as Mobyssoft were identified as the best supplier through an agreed procurement exercise.

EX207-25/26. EXTENSION OF THE BUSINESS SUPPORT PROGRAMME 2026-2027

Executive considered a detailed report, presented by the Portfolio Holder for Growth, Councillor Tom Munro, which sought Members approval for a two-year extension to the Business Support Programme from 2026/27, and agree to commit £200,000 from the transformation reserve for continuation of current business support activities.

In April 2022, the UK Government launched the UK Shared Prosperity Fund (UKSPF) which provided £2.6 billion of new funding for local investment through to March 2025.

Through the UKSPF allocation 2022 - 2025, the Council received £1,963,993. In April 2025 it was announced that UKSPF funding would be extended and an additional allocation of £803,023 for the 12-month period April 2025 - March 2026 was received by the Council.

There were three investment priorities that the UKSPF funding aimed to address: Community and Place, Supporting Local Business and People and Skills.

Through UKSPF funding, over the past three years (March 2023 - March 2026), the Business Growth Team had been delivering successful grant schemes and had also commissioned projects to meet the objectives of the three priorities, including three business support programmes:

- Hyper Local Business Support (delivered by Clowne Enterprise)
- Business Detox and Female Business Owners Monthly Training and Networking Events (delivered by Filter Free Business)
- Creative Women's Network (delivered by PlatformThirty1)

All three of these programmes had been extremely successful as detailed in the report and had met or exceeded the majority of their outputs and outcomes. However, despite the announcement that UKSPF allocation expenditure could be extended until the end of September 2026, no further grant funding had been allocated and therefore the current business support programmes in place were set to end on 31st March 2026.

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Executive was requested that a funding budget of £200,000 be established using transformation reserves to enable the business support programmes to be continued for a period of up to two years, commencing in April 2026.

In response to a question from Councillor Phil Smith regarding the budget status, the Section 151 Officer advised that Economic Loan Fund monies which were no longer required could be repurposed for this request.

Moved by Councillor Tom Munro and seconded by Councillor John Ritchie

RESOLVED that a two-year extension to the Business Support Programme from 2026/27 be approved, and £200,000 be committed from the Transformation Reserve for continuation of current business support activities.

REASON FOR DECISION:

Given all three business support programmes had been able to evidence their value over the past 3 years it was considered that for them to not be able to continue due to the lack of funding would be detrimental to so many of the Bolsover businesses that have taken advantage of all the support delivered by each programme.

The cost of delivering the programmes for the year April 2025 – March 2026 was £96,000:

- Hyper Local Business Support - £50,000
- Business Detox and Female Business Owners Events - £34,000
- Creative Women's Network - £12,000

It was therefore requested that a funding budget of £200,000 was established using transformation reserves to enable the business support programmes to be continued for a period of up to two years, commencing in April 2026. This would see the business support programmes continue to be made available to local businesses in Bolsover until the end of March 2028, by which time there was likely to be more certainty on the grant support available through EMCCA and as any new unitary authority across Derbyshire enters vesting day.

OTHER OPTIONS CONSIDERED:

An alternative option was to do nothing and allow current business support programmes to come to an end as of the 31st of March 2026. However this had been rejected as this may see some businesses reduce activity or stagnate, potentially impacting on future employment opportunities for residents and reducing the attractiveness of businesses remaining in the district.

A further alternative was to only offer sufficient funding to extend the business support programme for 12 months (£100,000), however it was preferable that funding was extended to 24 months to take the programme up to the potential vesting day of a new unitary authority.

EX208-25/26. APPROVAL OF APPOINTMENT FOR WORKS AT PLEASLEY VALE

Executive considered a detailed report, introduced by the Portfolio Holder for Growth, which sought Members approval for the appointment of A2 Maritime for the survey, design, technical documentation, technical supervision, and principal designer services, for the

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high and medium priority recommended works to the culverts and associated infrastructure at Pleasley Vale.

The Head of Business Growth presented the report, which provided details of works previously approved by Executive, which had been undertaken and continued to be undertaken, at Pleasley Vale. Following on from this, it had been identified from works and surveys carried out in the culverts that a number of repairs were now necessary, and these were detailed at paragraph 1.7 of the report.

A schedule and scope of works were now required based on the survey results by A2 Maritime as set out in paragraph 2.3 of the report.

As landowner of the site, the Council were legally responsible for the upkeep of watercourses, including culverts and pipes situated on or under their property and should a culvert collapse or become blocked, resulting in the obstruction of an "online" watercourse, the landowner faced substantial legal and financial repercussions, which may include enforcement actions initiated by authorities such as the Lead Local Flood Authority (LLFA), the Environment Agency, or Internal Drainage Board (IDB), who could issue legal notices under the Land Drainage Act 1991 compelling the landowner to remove any obstruction. If the landowner failed to comply within a reasonable period, the responsible authority may enter the land, carry out the necessary remedial works, and recover all associated costs from the landowner.

Moved by Councillor Tom Munro and seconded by Councillor Jane Yates

RESOLVED that 1) £153,900 + £15,000 (10% project contingency) of funding be allocated from the Transformation Reserve for the survey, design, technical documentation, technical supervision, and principal designer services for the high and medium priority recommended works to the culverts and associated infrastructure at Pleasley Vale,

2) the appointment of A2 Maritime to undertake the works as set out in the report, be approved,

3) £10,000 of funding be allocated from the Transformation Reserve for P&D Environmental to accompany A2 Maritime, as a requirement when undertaking inspections within the culverts under the confined spaces regulations,

4) a further report be brought back to the Executive detailing the scope of services for the repairs and works to be carried out.

REASON FOR DECISION

Riparian landowners were legally responsible for the upkeep of watercourses, including culverts and pipes situated on or under their property. Should a culvert collapse or become blocked, resulting in the obstruction of an "online" watercourse, the landowner faces substantial legal and financial repercussions. These may include enforcement actions initiated by authorities such as the Lead Local Flood Authority (LLFA), the Environment Agency, or Internal Drainage Board (IDB), who could issue legal notices under the Land Drainage Act 1991 compelling the landowner to remove any obstruction. If the landowner failed to comply within a reasonable period, the responsible authority may enter the land, carry out the necessary remedial works, and recover all associated costs from the landowner.

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Further liabilities arise if flooding occurs due to neglected maintenance, as the landowner may be sued for negligence or nuisance by affected neighbours, businesses, or the highway authority. Additionally, failing to act on a legal notice or leaving a watercourse blocked may constitute a criminal offence under Section 25 of the Land Drainage Act. Breaches of these obligations can be formally recorded and disclosed to third parties during property searches, potentially impacting future land sales.

It was important to note that the duty to maintain culverts remained with the current landowner, regardless of who originally installed the structure or whether the owner was aware of its existence. While maintenance was mandatory, common law generally did not require landowners to upgrade the capacity of culverts, only to ensure their proper upkeep. In cases of significant failure, a culvert may be classified as a "flood risk management asset" by the local council, highlighting the importance of regular maintenance to mitigate risks and comply with legal requirements.

OTHER OPTIONS CONSIDERED

The Council could consider the procurement of a specialist marine structural engineer to undertake these works through an open procurement route. However, due to the extent, and knowledge, of the site that has been established through work and surveys undertaken to date there was an efficiency of continuing with the same structural engineer who had completed the surveys to date. There was also an urgency to carrying out these works before the winter to prevent further damage from a high volume of water flow through the culverts.

Junior Executive Members Councillors Jeanne Raspin, Cathy Jeffery, and Councillor Duncan McGregor, the Assistant Director of Housing Management, the Assistant Director Streetscene, and the Senior Economic Development Officer (Growth and Investment) left the meeting.

EX209-25/26. THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Moved by Councillor Jane Yates and seconded by Councillor Tom Munro
RESOLVED that under Section 100(A)(4) of the Local Government Act 1972 (as amended), the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in the stated Paragraph of Part 1 of Schedule 12A of the Act and it is not in the public interest for that to be revealed.

EX210-25/26. PLEASLEY VALE BUSINESS PARK OPTIONS APPRAISAL EXEMPT PARAGRAPH 3

Executive considered a detailed report presented by the Portfolio Holder for Growth, Councillor Tom Munro, in relation to options for Pleasley Vale Business Park.

Members raised questions and a discussion took place.

Moved by Councillor Tom Munro and seconded by Councillor Jane Yates
RESOLVED that the recommendations in the report be approved.

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REASON FOR DECISION:

As set out in the report.

OTHER OPTIONS CONSIDERED:

As set out in the report.

The meeting concluded at 1051 hours.

BOLSOVER DISTRICT COUNCIL

Meeting of the Executive on 18th May 2026

Climate Change and Communities Scrutiny Committee

Pre-Decision Scrutiny: Spotlight Review of the GMB Union’s Informal Recognition Application - Recommendations of The Committee

Report of the Scrutiny Officer

Classification	This report is Public.
Contact Officer	The Scrutiny Officer, Coby Bunyan.
Presenting	The Vice Chair of the Climate Change and Communities Scrutiny Committee, Councillor A. Clark.

PURPOSE/SUMMARY OF REPORT

To inform the Executive of the findings, outcomes and recommendation of the Climate Change and Communities Scrutiny Committee (CCCSC) Pre-Decision Scrutiny of the Review of the GMB Union’s (General, Municipal, Boilermakers and Allied Trade Union) Informal Recognition application.

REPORT DETAILS

1. Background

- 1.1 The Leader of Bolsover District Council informed the Strategic Director of Legal and Governance Services that an informal request for recognition of GMB had been made. The Leader requested pre-decision Scrutiny on the matter. Therefore, the Strategic Director instructed the Scrutiny officer to inform the Chair of the CCCSC, as this type of request falls under the functions of the CCCSC.
- 1.2 The Chair informed the Scrutiny Officer of the Review Scope and instructed the Scrutiny Officer to commence a spotlight review and feedback the findings to the Committee on the 14th of April 2026.

2. Details of Proposal or Information

- 2.1 **Appendix 1** presents the Spotlight Review of GMB’s Recognition Application with the recommendation in favour of their forthcoming formal application.

3. Reasons for Recommendation

- 3.1 Following the conclusion of pre-decision scrutiny spotlight review at the request of an Executive member. It is recommended that the Executive approve the pre-decision scrutiny recommendation of approving the formal application when received under Schedule A1 of the Trade Union and Labour Relations

(Consolidation) Act 1992 as the Committee deems it appropriate to add an additional Trade Union to strengthen the representation of Council Employees.

4 Alternative Options and Reasons for Rejection

4.1 There are no alternative options.

RECOMMENDATION(S)

That the Executive approve the pre-decision scrutiny recommendation. That the formal application of GMB when received for recognition under Schedule A1 of the Trade Union and Labour Relations (Consolidation) Act 1992, is approved.

IMPLICATIONS:

<u>Finance and Risk</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details: Not applicable. <p style="text-align: right;">On behalf of the Section 151 Officer</p>		
<u>Legal (including Data Protection)</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Details: When the formal application is received under Schedule A1 of the Trade Union and Labour Relations (Consolidation) Act 1992. The Council will act within the legally obligated timeframe for considering and responding to GMBs application. <p style="text-align: right;">On behalf of the Solicitor to the Council</p>		
<u>Staffing</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details: Not applicable at this time. <p style="text-align: right;">On behalf of the Head of Paid Service</p>		
<u>Equality and Diversity, and Consultation</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details: Not applicable		
<u>Environment</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details: Not applicable		

DECISION INFORMATION:

<input checked="" type="checkbox"/> <i>Please indicate which threshold applies:</i>	
Is the decision a Key Decision?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<p>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:</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>
<p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p> <p>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></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 checked="" type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input checked="" type="checkbox"/> Relevant Service Manager <input checked="" type="checkbox"/> Members <input checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/></p>

Links to Council Ambition: Customers, Economy, Environment, Housing

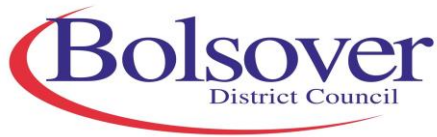
DOCUMENT INFORMATION:

Appendix No	Title
1	Spotlight Review: GMB Union Recognition Application

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).

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Spotlight Review: GMB Union Recognition Application

March 2026 – April 2026

Climate Change and Communities Scrutiny Committee

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Declaration of Interest:

The Scrutiny Officer who is conducting and writing the extraordinary mini review is disclosing an interest within the review. The Scrutiny Officer is a member of Unison. One of the two recognised unions within Bolsover District Council. The Scrutiny Officer has no decision-making authority within the review and is bound by contract to be impartial and apolitical. The Scrutiny Officer is a member of Unison and has no official role within the organisation beyond being a member.

1. Introduction

On the 17th of March 2026 notification was made to the Scrutiny Officer that Bolsover District (BDC) had received an expression of interest from General, Municipal, Boilermakers and Allied Trade Union, which is represented as GMB. Regarding GMB's intention to request recognition under Schedule A1 of the Trade Union and Labour Relations (Consolidation) Act 1992.

A member of the Executive in line with the Constitution has referred this potential application to scrutiny. Within the terms of reference Part 3 states that the application would fall under the functions of the Climate Change and Communities Scrutiny Committee (CCCSC). 3.6.5 and 3.6.3 states the relevant function this application falls under and what actions the committee can take. Part 5.6 states the role and responsibilities of members of a Scrutiny Committee. This includes pre-decision scrutiny.

Pre-decision scrutiny enables a Scrutiny Committee to scrutinise a decision before it is formally made if the decision is referred from the Executive to a Scrutiny Committee. It enables the Scrutiny Committee with the relevant functions to determine how they would like to proceed with scrutinising the referred decision.

The Strategic Director of Governance, Legal Services & Monitoring Officer informed the representee of GMB that their request will go through scrutiny with the objective of recommending to the Executive of whether or not GMB should be recognised.

The Chair of CCCSC agreed that this item should be brought to the attention of the Committee at its next meeting on the 14th of April 2026. The Scrutiny Officer and the Strategic Director of Governance, Legal Services & Monitoring Officer came to the conclusion that the most effective and efficient method of scrutinising this pre-decision was Spotlight Review.

The Scrutiny Officer passed this advice to the Chair, who agreed and instructed the Scrutiny Officer to commence the extraordinary mini-review and keep him apprised throughout.

This document contains the extraordinary mini-review report. The purpose of this document is to provide members of the committee with the necessary information to make an informed decision and recommendations on the application to recognise GMB as a union at BDC.

2. Recommendation

PERFORM Code	Recommendation	Desired Outcome	Target Date	Lead Officer/s	Resources	Service Response/Details
N/A	That the Executive Approve the Formal Application for recognition of GMB as a Trade Union. With full bargaining powers within the Council once the application is submitted formally.	That GMB receives recognition under Schedule A1 of the Trade Union and Labour Relations (Consolidation) Act 1992.	TBD	HR Business Partner Head of HR and Payroll	Staff Resources	<i>“Should GMB be formally recognised, we will review and strengthen our current consultation and negotiation framework to ensure it is fit for a tripartite model. This will include exploring what additional meeting structures, resources, and accommodation may be required to facilitate effective joint working between all recognised unions.”</i>

On the 14th of April 2026 the committee voted unanimously to recommend to the Executive that once a formal application is submitted by GMB under Schedule A1 of the Trade Union and Labour Relations (Consolidation) Act 1992. The application should be approved. During the CCCSC, two members of the committee stated on the public record whilst conducting pre-decision scrutiny through reviewing the application that:

“A Member noted it was always reassuring to know unions were present in the workplace.”

“A Member shared previous membership of the GMB Union and agreed it was most appropriate.”

3. Scope of the review

The Climate Change and Communities Scrutiny Committee agreed to undertake the extraordinary mini-review review of the GMB application for recognition, under the request of the Executive, as pre-decision scrutiny, under Part 5.6 of Bolsover District Council's Constitution.

This review related directly to the remit of the Climate Change and Communities Scrutiny Committee as per Part 3.6 of the Constitution. Per the terms of reference Human Resources (HR) and Legal and Governance, both fall within the functions of CCCSC. The referred pre-decision scrutiny item would have a direct effect on HR and Legal and Governance operations within the Council. Therefore, falls within the functions of CCCSC and can be scrutinised by the committee.

The aim of the review was:

- To review the application of GMB for recognition and determine if it is in the best interest of the Council to approve or deny this application. and to provide recommendations to the Executive.

The objectives agreed were:

1. To assess the demand for GMB.
2. To assess the position of the two recognised unions at BDC.
3. To assess the ethics of GMB, to determine if they align with the Council's values.
4. To determine the value GMB would add to employee representation compared to the current offering of Unite and Unison.
5. To determine if any employees (If the application was successful) would stand to be a union representative for GMB members within the Council.

The key issues identified for investigation included:

1. The demand for a third union.
2. If there would be willing Council GMB members to represent their interests at the Council.
3. What would GMB offer that is different to Unison and Unite?
4. How popular would GMB be if their application was successful amongst Council employees.
5. The potential changes to the bargaining unit if successful.

The Committee comprised the following Members from the Climate Change and Communities Services Scrutiny Committee:

Councillor Ashley Taylor (Chair)
Councillor Mark Hinman
Councillor Cathy Jeffery
Councillor Sandra Peake

Councillor Anne Clarke (Vice-Chair)
Councillor Catherine Tite
Councillor Deborah Watson

Support to the Committees was provided by the Scrutiny Officer, Coby Bunyan.

4. Methodology

4.1 Introduction

Chapter 4 sets out the methodology for the Spotlight Review. It is a mixture of primary and secondary data both qualitative and quantitative. The overall methodology is a mixed methods approach. Each section will outline the research methods and their purpose in relation to the objectives and key issues within the review scope.

4.2 Primary Survey

The Scrutiny Officer designed a survey that had been distributed to all frontline workers in the relevant professions that GMB would represent. At appendix 4 is a copy of the survey. It was aimed at addressing Objectives 1, 2 and 5. In addition to Key Issues 1,2 and 4 as set out in section 3. The survey was distributed as a paper survey.

4.3 Document Analysis

GMB's application and supporting documents were analysed to address all objectives and key issues within the review scope. This was conducted within the case study analysis. Alongside the analysis of documentation for Unite and Unison.

4.4 Secondary Data and Document Collection

The Scrutiny Officer collected pre-existing internal and external data on the offering of the two current unions that are recognised at the Council. This included writing to the only two recognised unions within the Council, Unison and Unite on their position on the potential application of GMB to join them as a recognised union. Addressing objective 2. The data and document collection included GMB. With all data and documents collected being analysed in the case study analysis.

4.5 Case Study Analysis

A case study analysis between all three unions was completed to compare what they all offer to what GMB is proposing. To assess the value GMB could offer the Council employees as well as if their ethics align with the values of BDC. Addressing objectives 3 and 4.

4.6 Validity and Reliability

The researcher who is the Scrutiny Officer has no association with the decision making of the committee nor with GMB. The sources of information cited and used in the research come from verified bodies that provide accurate sources of information in relation to the review scope. The Scrutiny Officer is committed to being objective The research includes the most up-to-date information to further make the findings of the review valid and reliable.

5. Literature Review: History and Background of GMB

5.1 Introduction

Chapter 5 provides background on GMB, their brief history, membership numbers and their aims and objectives.

5.2 GMB

GMB can trace its roots to 1889, where former MP Will James Thorne CBE founded the trade union back in 1889. However, it was first known as National Union of Gas Workers and General Labourers. Will James Thorne CBE was one of the first Labour Members of Parliament (UK Parliament, n.d) it has had four name changes since its founding and is now known as the GMB.

GMB has over 500,000 members in the United Kingdom and offer their services for a variety of public services (Union, n.d.). GMB also offers its services for members in the private sector. With over 10,000 trained representatives in over 800 branches GMB is one of the largest unions in the UK. GMB stands for better pay conditions, fair treatment of all employees, safety at work, better maternity, paternity, and care cover as well as specialist and legal representation at work if required. The above are some of the primary services GMB offers its members (Union, n.d.).

GMB has many active campaigns. The most common type of campaign GMB is involved in is equal pay or pay disputes. GMB also has campaigns on fair treatment of employees and suitable workplace environments (Union, n.d.).

5.3 GMB Locally and Union Recognition in Surrounding Authorities

Locally GMB has multiple branches in Derbyshire with its regional office being placed in Nottingham City Centre, around an hours' drive from most parts of Derbyshire.

There is a recently opened GMB Chesterfield C41 Branch which is much more local to Bolsover than the regional office (GMB Chesterfield C41 Branch, Experts in the World of Work, n.d.).

Derbyshire County Council has recognised GMB as per their facilities agreement, alongside five other trade unions. They are Unison, Unite, AEP, UCU and Aspect (Trade Union Time off and Facilities Agreement - Our Derbyshire, n.d.).

North East Derbyshire District Council recognises three Trade Unions. GMB is one of them alongside Unison and Unite (North East Derbyshire District Council, Joint Consultative Group, Terms of Reference, n.d)

The Scrutiny Officer made contact with a fellow LGA authority who has recognised GMB who also confirmed that the representative attends all applicable meetings regularly.

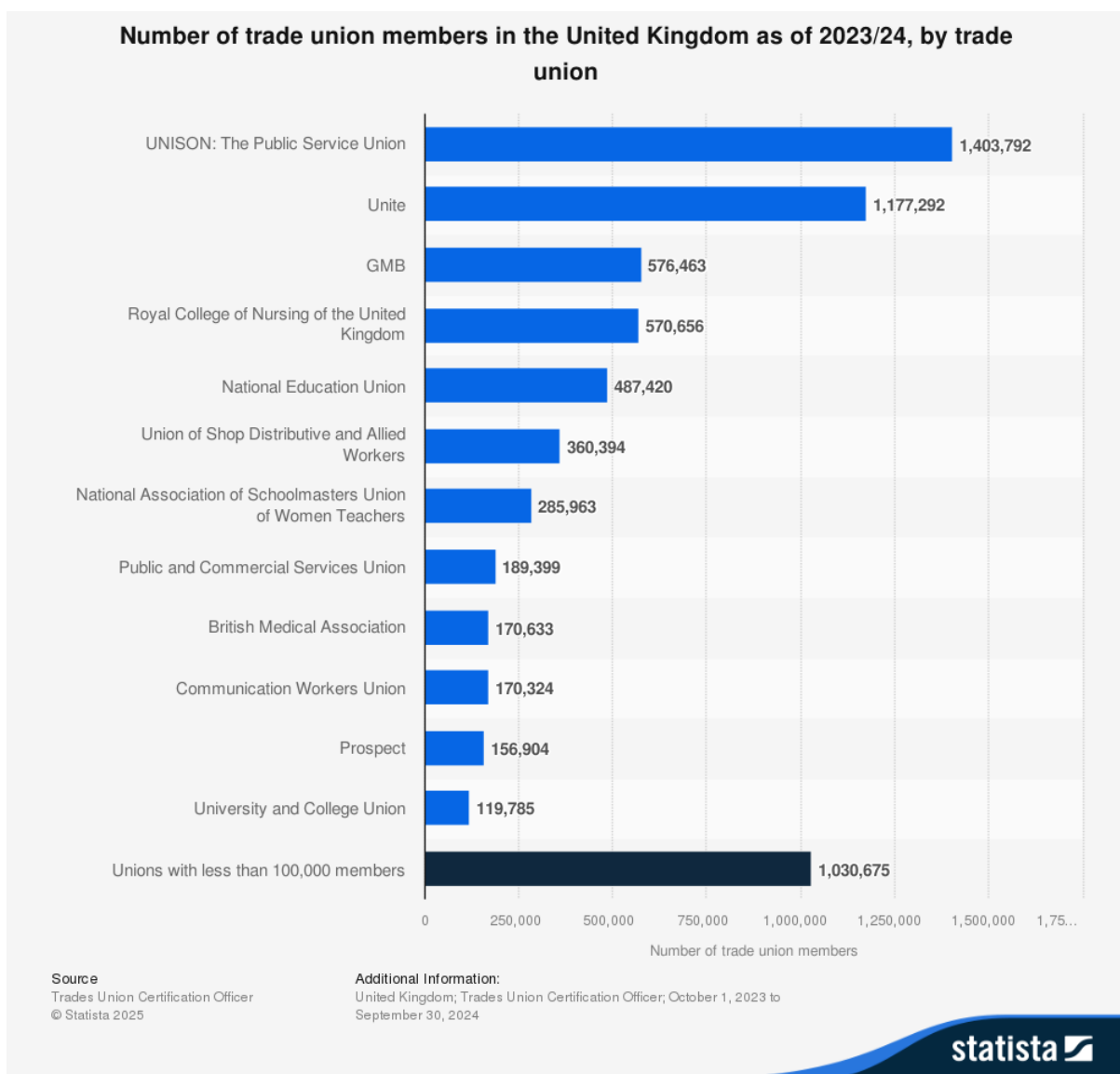
6. Case Study Comparative Analysis

6.1 Introduction

Chapter 6 conducts a comparative analysis between the current two recognised Unions at Bolsover District Council. Unions and Unite, to identify what each union offers or would offer the Council, to determine if GMB would bring value to the Council and to determine if GMB would be able to offer the same level of service and scope as Unison and Unite do to the Council.

6.2 Unison

Unison is the largest Trade Union within the country in terms of membership.



All unions offer similar services and benefits outlined in Chapter 5.

The Unison representative regularly attends the Union and Employee Consultation Committee alongside Unite. The committee contains an employee of the Council who is a member of Unison and is the designated representative and who plays a major role in the welfare of all employees across the Council. Reports from HR on sickness and absence from work are reported to this committee on a quarterly basis as support mechanisms that the Council has put in place for employees. In addition, updates on the benefit schemes at the Council such as the cycle to work scheme are reported. Pay agreements are also discussed at these meetings with members of this committee making up the bargaining unit.

In addition to this committee Unison is represented on the Safety Committee, which takes care of employee safety at the Council. The Chair of the Employee Consultation Committee is a Union member.

6.3 Unite

Just like GMB and Unison, Unite offer similar services being smaller than Unison but larger than GMB. Just like Unison, Unite sits on the Union and Employee Consultation Committee and the Safety Committee. Unite and Unison have both collaboratively worked together over the years in representing its members at the Council.

As mentioned previously Unite has been recognised in other local authorities, with the regional office based in Leicester. It should be noted that Unite's representative does not attend meetings as regularly as Unison's.

6.4 Conclusion

The services all unions offer their members similar. Benefits may vary union to union; however, their principles and values are the same. If GMB can guarantee regular representation at the quarterly committee meetings, it would add value to the Council.

7 . GMB's Application

7.1 Introduction

The application is being made by the Regional Organiser for the Midlands Region based out of 542 Woodborough Road, Nottingham, NG3 5FJ. The application is informal and will be formalised following the conclusion of the pre-decision scrutiny of the CCCSC, and once its findings have been delivered to the Executive.

7.2 GMB Application

The below extracts are from the GMB application document that was delivered to the Scrutiny Officer via email on the 8th of April 2026.



MIDLANDS REGION

Our ref: CM/SD
Email:

07th April 2026

Coby Bunyan
Bolsover District Council
The Arc
High Street
Clowne
S43 4JY

Emailed to: Coby.Bunyan@bolsover.gov.uk

Dear Coby,

The GMB welcomes the opportunity to submit this informal application, in support of its request for recognition at Bolsover District Council for collective bargaining, negotiation and consultation purposes.

GMB is one of the UK's largest general trade unions, representing over half a million members nationwide, with a long-established presence in local government. The GMB

sits on the National Joint Council for Local Government Services (NJC), where decisions and agreements are reached on pay and other conditions within the Green Book. The GMB is the second largest union sitting on the NJC, holding 16 seats. Bolsover District Council recognises the NJC and Green book for the Terms and Conditions of their employees and we therefore believe that including GMB within your recognition agreement will reflect the union's existing and growing membership within the authority and would support the Council's commitment to the Green Book and positive industrial relations with its unions.

Recognition of GMB would provide a broader and more inclusive representation framework for staff, particularly for our current members and other employees who may not currently be represented or engaged with our 2 sister unions. This can help improve participation in consultation processes and increase trust between staff and management.

Our union has a strong track record of working collaboratively with employers to resolve issues early, reduce conflict, and promote stable industrial relations. At Mansfield District Council, as a local example, the GMB is the majority membership union and has worked proactively and positively with the Council's officers over recent years in relation to an array of topics including pay and grading and notably, the Council's pledge to support the TUC's 'Dying to Work' Charter

- www.dyingtowork.co.uk/?s=mansfield+district+Council&check_employer=check_employer

We understand that the current climate is presenting some real challenges for local authorities. The GMB continues to work with Councils who recognise us through their financial pressures, to review services and support in workforce transformation consultation processes. At Ashfield District Council, where GMB holds a majority membership in the refuse department, we helped navigate the Council and our membership through a tricky consultation which saw them move from a 5-day working week, based on 'banking of hours', onto a more set 4-day working week model. Our local shop stewards, regional GMB officials and Council officers worked together throughout this process to ensure an outcome which was favourable for the Council and its employees. We also note the uncertainty Local Government Reorganisation is bringing to our members and, at times, Council officers. We believe that as Councils begin to merge, recognising all 3 NJC unions for TUPE transfer and merger consultations, will benefit the authorities and the employees of these Councils.

GMB recognises the importance of partnership working and would operate within existing joint negotiating and consultative arrangements. We sit on the NJC nationally, where we work collaboratively with our sister unions to represent our respective membership. On a local level, our shop stewards and regional officials work in the same manner, all with the goal of voicing our members concerns and opinions, to reach an amicable agreement with Council officials.

GMB believes that recognition at Bolsover District Council would add clear value to both the Council and its employees. It would strengthen employee engagement, support effective consultation, and contribute positively towards industrial relations.

GMB would welcome the opportunity to support the Committee's review further and to engage constructively with officers, Members and other recognised unions as part of any future arrangements.

Your sincerely,

Regional Organiser

 **0330 165 5585**  **@GMBMidlands**  **GMB Midlands**

Regional Secretary : Martin Allen

Website: www.gmb.org.uk

8 . Unison and Unite's Response to GMB's Application

8.1 Introduction

As part of the review methodology a letter was sent out to both recognised unions within the Council by email, to establish their position on GMB potentially becoming the third recognised union at the Council. This letter is at appendix 3. Below is Unison's and Unite's Response.

8.2 Unison's Response

The Scrutiny Officer had received a response from the Unison Regional Officer (URO) for Unison East Midlands. The URO discussed the matter with elected Branch officials, whom unanimously agreed that they do not oppose the idea of an introduction of another Trade Union Congress affiliated union that already has places in the local government sector elsewhere.

Unison is confident that they could work in partnership with GMB to try and present a consensus view to the employer (Bolsover District Council). Unison accepts that this may not always be possible but is certain that in the majority of circumstances it could.

The only concern Unison has is that currently there is no structure to support a tripartite relationship as building a relationship and a consensus is straightforward with two parties. However, with three parties it becomes more difficult, a need for a formal structure is required to provide additional resources and space to do so.

The request from Unison is that the Council facilitates such a structure in order to ensure continued efficient operation of industrial relations.

8.3 Unite's response

Unite see no reason why GMB should not be recognised by Bolsover District Council, as the Council falls under the National Joint Council (NJC) for Local Government Services. The NJC is the primary negotiating body for pay and employment conditions of over 1.4 million government employees (Local Government Services, Local Government Association, n.d)

The NJC recognises Unite, Unison and GMB. Based on this, Unite sees no reason to exclude GMB from the Council, thus being recognised.

8.4 Bolsover District Council's Response to Unison's Request

The below extract is from the HR Manager and the HR Business Partner at Bolsover District Council is following a discussion with the Scrutiny Officer in relation to Unisons request.

"We acknowledge the concern raised about moving from a bilateral to a tripartite arrangement. As noted, building relationships and reaching consensus is naturally more straightforward with two parties, and the introduction of a third representative

body will require the right structures to ensure continued clarity and effective communication.

The Council is committed to supporting this transition. Should GMB be formally recognised, we will review and strengthen our current consultation and negotiation framework to ensure it is fit for a tripartite model. This will include exploring what additional meeting structures, resources, and accommodation may be required to facilitate effective joint working between all recognised unions.

Our intention is to maintain efficient, transparent, and collaborative industrial relations, and we will work closely with Unison, Unite and, if recognised, GMB to agree an approach that provides the space and structure needed for constructive partnership working.

Thank you again for providing this helpful feedback. We look forward to continuing this positive dialogue as the process develops.”

9. Primary Survey Responses – GMB

9.1 Introduction

Chapter 9 contains the survey responses data from the physical surveys that were distributed at the Depot which asked four questions, please see appendix 4.

9.2 Survey Responses

Unfortunately, to date there have been no responses received to the survey, which is located where employees sign in and out every day.

9.3 Conclusion

Either there is no demand for GMB, or employees do not feel the need to complete the survey as there are already two Unions who are recognised.

10. Analysis of GMB's Application

10.1 Introduction

Chapter 10 presents an analysis of GMB's application based on the research findings in all previous chapters.

10.2 Unite and Unison

Both recognised unions do not oppose the recognition of GMB into BDC. This factor supports their application.

10.3 National Joint Council

The NJC is comprised of both Unison and Unite. Additionally, GMB is also a member, a factor Unite highlighted in their response for comment on the GMB application, a supporting factor in favour of GMB's application.

10.4 BDC Facilitation of Tripartite Arrangement

As Chapter 8 states, the Council is able to adapt to the change if GMB's application for recognition is approved. This would require changes to the Constitution and the policy attached at **Appendix 5** to address suggestions made by Unison.

10.5 Primary Survey Data

As outlined in Chapter 9, no responses to the survey were received. This could suggest there is not a desire for GMB. A contributing factor to this may be that fact that GMB are not recognised so employees may be unaware who GMB are or what they stand for.

10.6 GMB's application

The application sets out the values of GMB, alongside their aims and objectives. GMB have gained an increase in memberships in the Derbyshire region and are recognised at North East Derbyshire District Council and Derbyshire County Council. The application sets out how GMB would add value to the Council and the employees of the Council whom they may represent.

North East Derbyshire District Council has confirmed GMB representatives are in regular and consistent attendance at all applicable meetings, showing a strong commitment to those whom they represent. Being the third largest union in the country, GMB has the resources to support its members.

10.7 Conclusion

The analysis has found no objections to GMBs recognition application. None of the stakeholders have objected to the application. The only concern raised by one of the stakeholders has been addressed. A positive is GMB's large membership and a growing membership in Derbyshire. However, the lack of a response to the survey may indicate a lack of appetite for GMB within the Council which could be due to GMB not currently being recognised within the Council and therefore have no bargaining powers.

11. Conclusion

11.1 Introduction

This chapter presents the conclusion of the review based on its findings. The purpose of the recommendation is to provide the committee with valuable information to assist it to make an informed decision.

11.2 Conclusion

The review has found no opposition to GMB application for recognition. The review has also found insufficient evidence to support any recommendation for rejection of the application. The only concern found through the attempted primary research was the zero respondents to the survey. As stated in prior chapters, there are mitigating factors to this that should be considered. Specifically, the fact GMB not being recognised, which could result in employees not knowing what they offer. Therefore, not filling out the survey. The committee should consider these factors when coming to a decision on whether or not to approve the forthcoming application under Schedule A1 of the Trade Union and Labour Relations (Consolidation) Act 1992 for GMB recognition at Bolsover District Council.

Appendix 1: Stakeholders

Stakeholders engaged during the Review:

- Assistant Director of Streetscene
- Bolsover District Council Employees
- HR Manager
- HR Business Partner
- GMB Representatives
- Unison Representatives
- Unite Representatives
- Executive Member of Bolsover District Council
- Strategic Director of Governance, Legal Services and Monitoring Officer

Stakeholders impacted by the Review:

- Assistant Director of Streetscene
- Bolsover District Council Employees
- HR Manager
- HR Business Partner
- GMB Representatives
- Unison Representatives
- Unite Representatives
- Executive Member of Bolsover District Council
- Strategic Director of Governance, Legal Services and Monitoring Officer

Appendix 2: References

1. **Birks, C.** (2025) 'Bringing Bolsover's services back in house is the right call', UNISON East Midlands, 29 July. Available at: <https://eastmidlands.unison.org.uk/news/article/2025/07/bringing-services-back-in-house-is-the-right-call-says-unison/> (Accessed: 1 April 2026).
2. **Derbyshire County Council** (no date) Trade union time off and facilities agreement, Our Derbyshire. Available at: <https://staff.derbyshire.gov.uk/working-here/trade-unions/trade-union-time-off-and-facilities-agreement/trade-union-time-off-and-facilities-agreement.aspx> (Accessed: 1 April 2026).
3. **GMB Chesterfield C41 Branch** (no date) GMB Chesterfield C41 Branch | Experts in the world of work. Available at: <https://www.gmbchesterfield1.org.uk/> (Accessed: 1 April 2026).
4. **GMB Union** (no date) GMB Union website. Available at: <https://www.gmb.org.uk/> (Accessed: 1 April 2026).
5. **Local Government Association** (no date) Local government services. Available at: <https://www.local.gov.uk/our-support/finance-and-business/local-government-services> ([local.gov.uk in Bing](#)) (Accessed: 1 April 2026).
6. **Statista** (2025) Number of trade union members in the UK 2023/24, by trade union, 28 November. Available at: <https://www.statista.com/statistics/285256/union-membership-in-the-united-kingdom-uk-by-union/> (Accessed: 1 April 2026).
7. **UK Parliament** (no date) Will Thorne (1857–1946). Available at: <https://members.parliament.uk/member/4440/contact> ([members.parliament.uk in Bing](#)) (Accessed: 1 April 2026).

Appendix 3: Letter to Unions



Please Ask For: Coby Bunyan
Direct Line: 01246 242520
E-mail: coby.bunyan@bolsover.gov.uk
Date: 17/03/2026

The Arc
High Street
Clowne
Chesterfield
Derbyshire
S43 4JY

Potential Union Recognition

To whom is my concern,

I am writing to today to inform you that Bolsover District Council is expecting a formal request to recognise General, Municipal, Boilermakers and Allied Trade Union, more commonly known as GMB. As a Union with collective bargaining purposes. Through Schedule A1 of the Trade Union and Labour Relations (Consolidation) Act 1992.

As you may be aware the council currently only recognises two Unions, Unison and Unite which both represent employees within the Bargaining Unit.

In anticipation of this application. It is due to be referred to a Scrutiny Committee by the Executive for review. Within the Council to scrutinise the application and advise the Executive whether the application should or should not be accepted along with any recommendations contingent on the application being accepted or recommendations why it should be denied.

Per Part 3 of the Constitution. Within the terms of reference Part 3 states that the application would fall under the functions of the Climate Change and Communities Scrutiny Committee (CCCSC). 3.6.5 and 3.6.3 states the relevant function this application falls under and how the actions the committee can take. Part 5.6 of the Constitution states the role and responsibilities of members of a Scrutiny Committee. Which includes pre-decision scrutiny which is why this application has been referred from the Executive to the CCCSC for review.

As part of the review the CCCSC would like to understand your position on this application. As you may be aware the Council have 10 working days to respond to the request once submitted under the Trade Union and Labour Relations (Consolidation) Act 1992.

If you could either write to me or email me your formal response for the review as soon as possible that would be greatly appreciated.

Looking Forward to hearing from you.

Yours Sincerely,

A handwritten signature in black ink that reads "Coby Bunyan".

Coby Bunyan, MSc, BA (Hons)
Scrutiny Officer
Governance and Civic Team



Tel 01246 242424 Email enquiries@bolsover.gov.uk Web www.bolsover.gov.uk

Appendix 4: Employee GMB Survey

GMB - REVIEW

The Council is expecting a request from GMB to recognise them as a Union. A review is being prepared to scrutinise the application. To assist the review please answer the following questions.

	Yes	No
Would you be in favour of GMB being recognised as a Union at the Council?	<input type="radio"/>	<input type="radio"/>
If recognised would consider becoming a member?	<input type="radio"/>	<input type="radio"/>
If you became a member, would you consider becoming a GMB Union Representative at the Council?	<input type="radio"/>	<input type="radio"/>
Had you heard of GMB before this survey?	<input type="radio"/>	<input type="radio"/>

Your Name:

Date:

By The Scrutiny Officer

Appendix 5: Trade Union Facility Agreement

TIME OFF AND FACILITIES AGREEMENT

Between
Bolsover District Council
The Arc
High Street
Clowne
Derbyshire

and
UNISON, UNITE

DEFINITION OF TERMS

In this agreement:

The Council	refers to Bolsover District Council
The Unions	refers to: (i) the Bolsover Branch of UNITE and (ii) The Derbyshire Branch of UNISON

Employees refers to all employees of the Organisation.

1. COMMENCEMENT DATE

This Agreement commences from 1 March 2020.

2. INTRODUCTION

- 2.1 The Council supports the system of collective bargaining and the principle of solving employee relations problems by discussion and agreement.
- 2.2 All parties recognise that it is vital to good employee relations for the workforce to be properly represented by the recognised unions.
- 2.3 The Trade Union and Labour Relations (Consolidation) Act 1992 (S168 (1) and (2)) makes provision for employees to be given the right to time off under various circumstances. The following document sets out these provisions as recommended by the ACAS Code of Practice and agreed by the Unions and the Organisation in this respect.

3. DEFINITIONS

A trade union official (either a work place representative and/or a branch

executive officer) is a person who has been elected or appointed in accordance with the rules of the union.

Trade Union Learning Representatives (ULRs)/ Lifelong Learning Representatives are a type of lay union representative whose main function is to advise union members about their training, educational and developmental needs. They must be a member of a recognised independent trade union, they must be elected or appointed in accordance with the union's rules, they must have met a statutory training condition and the trade union must have given written notice to the employer that the employee is a ULR.

4. REPRESENTATION

- 4.1 The provisions of this agreement shall apply to accredited representatives of the Unions, who have been duly elected or appointed in accordance with the rules of their Union.
- 4.2 The Unions will determine the appropriate number of representatives they wish to appoint, having regard for the size and location of its membership. The Unions agree to inform the Council in writing of the names of all elected representatives at the earliest possible opportunity and to notify the Council of any subsequent changes. Persons whose names have been notified to the Council shall be the sole representatives of the Unions' membership.

5. TIME OFF FOR GENERAL TRADE UNION REPRESENTATION

- 5.1 This agreement seeks to establish a formal policy and procedure on trade union duties and activities in accordance with the legislative framework. It is recognised that it is not possible to be prescriptive about all duties and activities, or the time required to carry them out. It is agreed that requests for time off will not be unreasonably made or unreasonably refused.
- 5.2 Accredited representatives will be permitted reasonable paid time off during working hours to carry out duties that are concerned with any aspect of collective bargaining and representation of individual members, including but not limited to:
 - terms and conditions of employment including physical working conditions, job evaluation etc;
 - engagement, termination or suspension of employment and the duties of employment;
 - allocation of work or the duties of employment as between employees or groups of employees;

- discipline and grievance
- activities associated with trade union membership;
- facilities for officials of the union
- machinery for negotiation or consultation and other procedures;
- procedures for collective bargaining, disputes, joint consultation, communicating with members and other trade union branch officers.

7 TIME OFF FOR HEALTH AND SAFETY REPRESENTATIVES

7.1 Trade Unions are responsible for the appointment of health and safety representatives. The Organisation has the duty to permit safety representatives such reasonable time off with pay as necessary for the purposes of:

- Performing their functions under health and safety legislation;
- Undergoing such training as is reasonable
- Attending health and safety meetings at local, regional and national levels where appropriate and with prior agreement with management.

8 TIME OFF FOR LIFELONG LEARNING ADVISERS / UNION LEARNING REPRESENTATIVES

8.1 Accredited lifelong learning advisers / learning representatives are entitled to take reasonable paid time off for the following specific purposes:

- Analysing learning or training needs;
- Providing information and advice about learning or training matters;
- Arranging learning or training;
- Promoting the value of learning or training;
- Consulting the employer in relation to such activities;
- Preparation in relation to such activities;
- Undergoing training relevant to their functions as a ULR

It should be noted that trade union members have the right to reasonable UNPAID time off to avail themselves of the services of a Union Learning Adviser/ Learning Representative, but can ask the Council to consider granting paid leave.

9 TIME OFF FOR TRADE UNION ACTIVITIES

9.1 To ensure that workplace meetings are fully representative, paid time off for trade union representatives and members may be considered for the following, but it is agreed that requests for time off will not be unreasonably made or unreasonably refused.:

- Attending workplace meetings to discuss and vote on the outcome of negotiations;
- Meeting full-time officials to discuss issues relevant to the workplace;
- Conducting union elections.

9.2 BDC and the Unions also recognise that it is in the interests of the effective and democratic operation of the Unions that representatives or officials participate in other activities of the Trade union. Reasonable time off without pay during working hours will be granted for these purposes which may include:

- Participation, as a representative, in meetings of official policy making and consultative bodies of the Union such as regional meetings, annual conference etc. (NB BDC allows paid time off for one nominated representative to attend the annual conference of each Union).
- Representing the union on external bodies such as committees or working parties within the official union structure;
- Holding office on official bodies of the union;

The Unions will notify the Organisation at the beginning of each year of the anticipated calendar of such events wherever possible and the likely number of representatives who wish to attend.

The form attached at Appendix 1 should be used to request time off.

10 TIME OFF FOR CONVENORS, BRANCH CHAIRS AND SECRETARIES

10.1 The Convenor for the Bolsover members of UNISON will be allowed to take two days contractual employment time per week (two days in total if shared between officials) for the purpose of carrying out trade union duties.

The Branch Chair and/or Secretary of UNITE will be allowed to take half a day's contractual employment time per week (half a day in total if shared between officials) for the purpose of carrying out trade union duties.

It is recognised that on occasion when there is a particularly high level of issues, it may be necessary to agree to additional paid facility time, either on a one-off or a longer term basis. Such cases will be subject to agreement between the appropriate Branch Secretary, the Head of Corporate Governance & Monitoring Officer, and appropriate management. It is agreed that requests for time off will not be unreasonably made or unreasonably refused.

10.2 The Council understands the positive contribution that local UNISON members can make to the wider Derbyshire Branch

and the importance of Bolsover having a voice within the Branch Committee. In recognition of that the Council will permit one day per week of paid time off for one employee elected to one of the following recognised branch officer roles:

- Branch chair
- Branch secretary
- Branch treasurer
- Branch health and safety officer
- Branch young members' officer
- Branch equalities co-ordinator
- Branch education co-ordinator
- Branch lifelong learning co-ordinator
- Branch communications officer
- Branch membership officer
- Branch welfare officer
- Branch women's officer
- Labour Link officer

Facilities time for other union branch officers (in addition to existing entitlement to time off where those branch officers are also accredited representatives and/or are the Learning and/or Health and Safety Representative) will be subject to agreement between the appropriate Branch Secretary/Convenor, the Head of Corporate Governance and Monitoring Officer and appropriate management.

- 10.3 At the end of a period in office, the Convenor/Chair/Branch Secretary shall:

EITHER return to their substantive post subject to availability of the post, or subject to some other arrangement agreed either prior to or during the term of office;

OR be redeployed under the Council's Redeployment Procedure, and shall be no better off nor worse off as a result of their period of office as Convenor/Chair/Branch Secretary.

- 10.4 Representatives appointed as described in paragraph 5.1 will be given reasonable paid time off during normal working hours to carry out functions related to their responsibilities as representative.

It is recognised that within some service areas ad hoc facility time can make service planning difficult. In recognition of this fixed minimum periods of facility time for representation may be agreed for individual representatives.

11. SPECIAL ARRANGEMENTS FOR TIME OFF

- 11.1 In the case of employees who work shifts or unsocial hours, the Council will allow reasonable time off for trade union duties and normally will make suitable arrangements when the duties fall outside their on-duty hours (see 11.2 – 11.5 below).
- 11.2 Where representatives attend meetings called by management, management will make every effort to ensure that the meetings take place at a mutually convenient time, and where this is not possible will try to facilitate the amending of rotas by agreement with the individual concerned.
- 11.3 When representatives, other than those on full-time secondment, attend meetings called by management during their normal working hours which extend beyond normal finishing time / the end of the flexitime band width, they will be paid at plain time rates. Where earnings vary with the work done, the amount will be calculated by reference to the average hourly earnings for the work they are employed to do.
- 11.4 Where representatives attend meetings called by management which occur in their off-duty time or on their day off, they will be reimbursed for the hours spent at the meetings at plain time rates.
- 11.5 If a meeting is to take place on the representative's day off or while the representative is not on duty and the proposals mentioned in 11.2 above are not possible, then an equivalent amount of time off in lieu will be given at a time agreeable to both parties, subject to the contingencies of the service. If it is impossible to arrange time in lieu then payment for this time will be made.
- 11.6 In the case of disabled representatives, the Council will allow additional time and facilities, if necessary, and make suitable arrangements to allow them to carry out their responsibilities.

12. PAYMENT FOR TIME OFF

- 12.1 Where it is indicated that Trade Union representatives on recognised duties should receive paid time off, they will be paid either the amount they would have earned had they worked during the time taken or, where earnings vary with the work done, an amount calculated by reference to the average hourly earnings for the work they are employed to do. This amount will include average overtime payments where these are contractual.
- 12.2 Senior branch officers who spend the majority or whole of their contractual time on trade union duties will be entitled to the full package of pay and conditions which they would normally have received had they been working, including all

allowances and any rights to professional training or registration.

- 12.3 Travelling and subsistence costs will be reimbursed to accredited representatives for periods of work approved in accordance with this agreement.

13. COVER AND BACKFILL

- 13.1 During the approved absence of UNISON and UNITE workplace representatives carrying out their duties under this agreement, the Council will make every effort, where necessary, to provide alternative cover at the representative's workplace. However it is acknowledged that there may be rare occasions when suitable cover is not available, eg within the Leisure Services. In these circumstances discussion between the management and trade unions should take place with a view to arriving at a way forward, which may include rearranging the meeting, or the employee not being released.
- 13.2 Where major projects (such as, for example, single status) require sustained time off for workplace representatives, the project plan will take account of, and fully fund backfill, for the duration of the project. The Council and the unions will jointly agree the numbers of trade union representatives to be involved.

14. TRAINING

- 14.1 Reasonable time off with pay will be granted to attend training courses relevant to the official's duties at the workplace and which are approved by the TUC or the official's union.
- 14.2 This would include but is not limited to:
- initial basic training
 - training for changes in legislation
 - training for changes in structure or topics of negotiation
- 14.3 The Trade Unions will give as much advance notice as possible (preferably at least 21 days) of course dates in writing to relevant line managers and co-operate in making arrangements to cover jobs during their absence on courses. Details of the course should be provided on request.
- 14.4 Where attendance at an approved course of training falls outside of an employee's normal hours, then this will be dealt with in accordance with the Council's general agreement on training.

15. PROCEDURES

- 15.1 Before taking time off, the accredited representatives must obtain the permission of their line manager, informing the manager of

the general purpose of the time off, the intended location, the expected timing and the duration of time off required. The form attached at Appendix 1 should be used for this purpose.

- 15.2 Representatives will be required to complete and submit facility time recording sheets on a regular basis to the relevant Branch Secretary, who will forward the recording sheets to the appropriate manager.

16. TRADE UNION FACILITIES

- 16.1 The Council agrees to provide defined facilities to the Union representatives to enable them to discharge their duties including: provision of secure office space where appropriate; a notice board; access to confidential telephone, fax, internal mail, email, and intranet; reasonable use of equipment such as telephones, franking machines, photocopiers and PCs; reasonable accommodation for meetings and trade union education, and reasonable access to administrative support.

17. NO DETRIMENT

- 17.1 Individuals will not be discriminated against during the course of their employment for membership of a trade union or activities as a trade union representative.

18. DISPUTES

- 18.1 The Council and Unions agree to make every effort to resolve disputes in relation to time off for trade union duties and activities.
- 18.2 Where permission to take time off is withheld, an explanation for the reason(s) will be given by the appropriate management representative.
- 18.3 If the Union official is dissatisfied with the decision, the matter may be referred to the Head of Corporate Governance and Monitoring Officer.
- 18.4 If agreement cannot be reached, the matter may be referred to the Council UECC.
- 18.5
- 18.6 The Council recognises that individual union representatives have the right to take a claim to an Employment Tribunal if internal procedures fail to resolve a dispute related to time off for trade union duties.

19. AMENDMENT OR TERMINATION OF AGREEMENT

- 19.1 Either side may submit proposals in order to amend this agreement. Such proposals will be in writing to the sides concerned, and will be the subject of joint discussions.

19.2 Both sides agree to review this Agreement in twelve months, and annually thereafter.

APPLICATION FOR TIME OFF FOR TRADE UNION DUTIES AND ACTIVITIES

I request *paid/unpaid time off from work for the reason shown.

Name		Trade Union
Date of Duties:		Location of Duties
Purpose of Time Off:		
<hr/>		
<hr/>		
Time Start :	Time Finish if known:	Total Time:
Signature:		Date:

* delete as appropriate

Approved/Not Approved* Reason Not Approved

This form should be given to your Service Manager to give the maximum possible notice and if possible at least 14 days prior to the date on which time-off is requested. In the case of a union training course 21 days prior notice must be given, and your Service Manager will provide a response at least 10 days prior to commencement of the course. A copy of the form will be returned to you. This form cannot be authorised by another union member.



BOLSOVER DISTRICT COUNCIL

Meeting of the Executive on the 18th of May 2026

**Climate Change and Communities Scrutiny Committee: Request for
Withdrawal of Recommendation CCCSC 23-24 2.5**

Review of the Council’s Energy Policy for Local Housing

**Report of the Scrutiny Officer on behalf of the Climate Change and
Communities Scrutiny Committee**

Classification	This report is Public
Contact Officer	The Scrutiny Officer, Coby Bunyan.
Presenting	The Vice Chair of the Climate Change and Communities Scrutiny Committee, Councillor A. Clark.

PURPOSE/SUMMARY OF REPORT

To submit a request to the Executive from the Climate Change and Communities Scrutiny Committee (CCCSC) to withdraw recommendation CCCSC 23-24 2.5.

REPORT DETAILS

1. Background

- 1.1 The CCCSC agreed to request the withdrawal of recommendation CCCSC 23-24 2.5 at its meeting on 14th April 2026 as it was confirmed that responsibility for recommendation CCCSC 23-24 2.5 actually sits with Derbyshire County Council (DCC) and not with the District Council.
- 1.2 Recommendation CCCSC 23-24 2.5 states *“That the Council consolidates all existing policies, strategies and plans regarding EV charging stations for Bolsover District into one clear document/ web page article dedicated to the topic of the Council’s approach to EV charging points.”*
- 1.3 Funding for new Electric Vehicle (EV) Chargers has to be bid for by the District Council as the funding is held at a County Council level. The County Council determines whether an EV Charger should be provided in the said location.
- 1.4 If a resident in Bolsover District would like an EV charger fitted through or under the pavement that is also a County Council function.
- 1.5 Policies, strategies and plans both present and future are determined by DCC which effectively means Bolsover District Council cannot fulfil this recommendation.

1.6 In light of this information the CCCSC are requesting the Executive withdraws the recommendation. Further information can be found on the agenda for this meeting [by clicking this link](#).

2. Details of Proposal or Information

2.1 The Communications Manager has delivered what was actionable within the functions of Bolsover District Council and published a webpage with a link to all the locations of EV charges in the District, which is hosted and managed by DCC by Zap Maps (a digital EV mapping platform).

3. Reasons for Recommendation

3.1 The responsibility for this lies with Derbyshire County Council and therefore CCCSC 23-24 2.5 falls outside the functions of the District Council and we cannot progress the recommendation any further.

4 Alternative Options and Reasons for Rejection

4.1 Not to withdraw the recommendations – not recommended for the reasons detailed in the report.

RECOMMENDATION(S)

1. That the Executive be recommended to withdraw recommendation CCCSC 23-24 2.5 for the reasons detailed in the report.

IMPLICATIONS:

Finance and Risk Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details: Not Applicable.		
On behalf of the Section 151 Officer		
Legal (including Data Protection) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details: Not Applicable.		
On behalf of the Solicitor to the Council		
Staffing Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details: Not Applicable.		
On behalf of the Head of Paid Service		

Equality and Diversity, and Consultation Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Details: Not Applicable.
Environment Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Details: The CCO is in agreement that CCCSC 23-24 2.5 should be withdrawn due to the functions falling outside of Bolsover District Council.

DECISION INFORMATION:

<input 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: (to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District) Please state below which wards are affected or tick All if all wards are affected:	All <input type="checkbox"/>

Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Consultation carried out: (this is any consultation carried out prior to the report being presented for approval)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Leader <input type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input checked="" type="checkbox"/> Members <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>		

Links to Council Ambition:
Customers and Environment.

DOCUMENT INFORMATION:

Appendix No	Title
None.	

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.

DECEMBER 2024



BOLSOVER DISTRICT COUNCIL

MEETING OF THE EXECUTIVE 19th May 2026

BRIAR CLOSE, SHIREBROOK & HIGH STREET, TIBSHELF, PRE-CONSTRUCTION FUNDING ARRANGEMENTS

REPORT OF THE PORTFOLIO HOLDER FOR HOUSING

Classification	This report is Public
Contact Officer	Strategic Director of Property, Assets & Construction

PURPOSE/SUMMARY OF REPORT

To seek approval to reduce the level of dividend to be returned to the Council arising from Dragonfly Development Ltd profit, achieved during the 2024/25 financial year, so as to fund pre-construction works at the above sites, to be completed before the 31st of September 2026.

REPORT DETAILS

1. Background

- 1.1 Dragonfly Development Ltd (DDL) during the 2024\25 financial year, realised a profit after tax of £1,898,495. This could be returned to the Council as a dividend as 100% shareholder of the Dragonfly group of companies.
- 1.2 DDL was one of the Council’s strategic vehicles in delivery of its Bolsover Homes pipeline ambitions by way of increasing its affordable social housing stock by 200 units within the Council’s current strategic plan, (The Future) 2024 to 2028.
- 1.3 The Council, in consultation with Dragonfly, had previously reviewed its schedule of potential development sites concluding that smaller sites limiting development potential to 3 units, are not viable. Therefore, other sites included in the original Bolsover Homes pipeline have been considered.
- 1.4 Two of these sites are Briar Close, Shirebrook & High Street, Tibshelf, which have potential to develop approximately 30+ units. However, pre-construction work (i.e. design\investigatory) is necessary to confirm scheme mix and viability.

2. Details of Proposal or Information

- 2.1 Before these schemes can be further considered for delivery through the Bolsover Homes funding pipeline and submitted to Members for approval, viability of the schemes needs to be undertaken.
- 2.2 Bolsover District Council’s newly formed Projects and Construction Team have provided high level cost estimates for these two schemes, and have shown that these schemes are viable, provided that funding can be obtained from Homes England.

- 2.3 Following this analysis, should the Council wish to proceed with the sites the next stage would be to commence pre-construction works so that planning permission can be obtained.
- 2.4 The costs for pre-construction services for these two schemes at **£488,500** excluding VAT is summarised as follows:

Briar Close, Shirebrook. Pre-construction Costs

Stage	Cost
RIBA Stage 2 Pre-Construction Services	£ 11,750
RIBA Stage 3 Pre-Construction Services	£ 27,530
RIBA Stage 4 & 5 Pre-Construction Services	£ 111,210
Additional Provisional allowances to cover design costs as RIBA stages are progressed	<u>£ 188,010</u>
Total Budget to be allocated for Briar Close (including provisional amounts)	<u>£ 338,500</u>

High Street, Tibshelf. Pre-construction Costs

Stage	Cost
RIBA Stage 2 Pre-Construction Services	£ 8,050
RIBA Stage 3 Pre-Construction Services	£ 15,100
RIBA Stage 4 & 5 Pre-Construction Services	£ 41,900
Additional Provisional allowances to cover design costs as RIBA stages are progressed	<u>£ 84,950</u>
Total Budget to be allocated for High Street (including provisional amounts)	<u>£ 150,000</u>

- 2.5 Should any scheme be identified as non-viable at any of the above stages, pre-construction work can be stopped at any RIBA stage with no further costs incurred.
- 2.6 Following the granting of planning permission the Council can proceed towards starting on site using the approved designs to provide a more detailed estimate of costs and allowing confirmation of funding available from Homes England.
- 2.7 It is proposed that the DDL profit from 2024/25 is used to fund pre-construction works for development at the above schemes, which would result in any dividend returned to the Council being lowered.
- 2.8 The Council’s Shareholder Agreement provides facility for the Council to agree the distribution of profit (i.e. dividend) it receives from the Dragonfly companies. This report seeks Executive approval to reduce the level of dividend received from Dragonfly’s 2024\25 profit after tax.

3. Reasons for Recommendation

- 3.1 To undertake pre-construction works, to assess viability of a scheme/s for inclusion in the Bolsover Homes pipeline, which would be subject to a further report to Council.

3.2 To enable the on-going pipeline of work for the Council's Construction team to be given the best chance of achieving the Council's vision of building 200 new homes by 2028, pre-construction work needs to start as soon as possible.

4 Alternative Options and Reasons for Rejection

4.1 Members could choose not to consider these pre-construction schemes for inclusion in the Bolsover Homes schemes; 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.

RECOMMENDATION(S)

1. Executive approves the reduction in the dividend receivable from Dragonfly Development Ltd for the 2024\25 financial year in the amount of £488,500 to allow pre-construction works at Briar Close, Shirebrook & High Street, Tibshelf, to be undertaken and paid for.
2. Further reports are submitted to Executive and Council for Bolsover Homes funding pipeline, following detailed viability of the scheme being established.

Approved by Councillor Phil Smith Portfolio Holder for Housing

IMPLICATIONS:

<u>Finance and Risk</u>			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Details:				
<p>Allowing Dragonfly Development Ltd to reduce the amount of dividend payable to the Council, will mean they are able to fund the necessary pre-construction works on Briar Close, Shirebrook and High Street, Tibshelf from their profit instead.</p> <p>Subject to viability, Briar Close, Shirebrook and High Street, Tibshelf could be included within the £36.2million Bolsover Homes funding stream but if both were to move forward additional funding would need to be approved, unless additional external funding is received.</p>				
On behalf of the Section 151 Officer				
<u>Legal (including Data Protection)</u>			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Details:				
<p>The Council's Shareholder Agreement provides facility for the Council to agree the distribution of profit (i.e., dividend) it receives from Dragonfly Development.</p>				
On behalf of the Solicitor to the Council				
<u>Staffing</u>		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Details:				

None arising from this report.

On behalf of the Head of Paid Service

Equality and Diversity Impact and Consultation

Yes

No

Details:

None arising from this report.

On behalf of the Information, Engagement and Performance Manager

Environment

Yes

No

Details:

Design and development of schemes will meet necessary environmental requirements, such as building energy efficiency standards and Biodiversity Net Gain.

DECISION INFORMATION:

Please indicate which threshold applies:

Is the decision a Key Decision?

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

Yes

No

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

(a)

(b)

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

(a)

(b)

District Wards Significantly Affected:

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

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

All

Is the decision subject to Call-In?

(Only Key Decisions are subject to Call-In)

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)*

Yes

No

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

Links to Council Ambition: Customers, Economy, Environment, Housing

Enabling Housing Growth: increasing the supply, quality, and range of housing to meet the needs of the growing population and support economic growth

DOCUMENT INFORMATION:

Appendix	Title
	N\a

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).

N\a

DECEMBER 2024



BOLSOVER DISTRICT COUNCIL

Meeting of the Executive on 18th May 2026

Purchase of Section 106 Properties from Forge Homes Limited, Park Avenue Glapwell

Report of the Portfolio Holder for Housing

Classification	This report is Public
Contact Officer	Assistant Director Housing Management

PURPOSE/SUMMARY OF REPORT

For Executive to recommend to Council to amend the Capital Programme to include the purchase of 6 properties for affordable rent within the Housing Revenue Account. To delegate authority to the Assistant Director Housing Management to agree the purchase subject to funding being available.

REPORT DETAILS

1. Background

- 1.1 Forge Homes Limited are building 49 properties at Park Avenue, Glapwell. including 5 affordable semi-detached houses as a S106 planning condition.
- 1.2 This report is to request Executive recommend to Council, to agree funding for the purchase of 6 properties from Forge Homes Limited. 5 of these will be purchased at affordable and 1 at market rate. The properties will be added to existing Council stock within the Housing Revenue Account and be funded using Right to Buy Receipts.

2. Details of Proposal or Information

- 2.1 The combined purchase price of these properties is £900K (excluding fees and SDLT).
- 2.2 Assuming the rents for these properties are set in line with the affordable rent levels (80% of market rent) the scheme will break even after 1 year if we use 1-4-1 receipts. As the scheme breaks even in year 1 it does not add any additional costs to the HRA revenue budgets.
- 2.3 The Council has an ambition of adding 200 new homes to the Council’s housing stock by a mixture of new development through the housing development

programme and by appropriate acquisition. This acquisition would greatly help with that target.

- 2.4 A report will be submitted to Council recommending that the scheme be added to the Capital Programme on 20th May 2026.

Reasons for Recommendation

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

4 Alternative Options and Reasons for Rejection

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

RECOMMENDATION(S)

1. That Executive recommend to Council to add the scheme to the Capital programme and to purchase 6 properties at Park Avenue for affordable rent within the Housing Revenue Account.
2. That, subject to Council approval of the financing, the Assistant Director of Housing Management is given delegated powers to approve the purchase of the properties from Forge Homes Limited.

Approved by Councillor Phil Smith, Portfolio Holder for Housing

IMPLICATIONS:

<u>Finance and Risk</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Details: To fund the purchase of the 6 properties, using HRA 1-4-1 receipts. Using capital receipts to fund the purchase of the properties means there is no revenue cost of the acquisition for such as debt charges. The income from year one onwards will make a positive contribution to the HRA, but eventually a cost will be included in the 30 year Business Plan for repair and maintenance of the properties in line with our working practices.		
On behalf of the Section 151 Officer		
<u>Legal (including Data Protection)</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Details: None directly. The current planning permission includes provision of		

Affordable Rent S106 properties

On behalf of the Solicitor to the Council

Staffing Yes No

Details: There are no staffing implications arising from the report.

On behalf of the Head of Paid Service

Equality and Diversity, and Consultation Yes No

(Please speak to the Equality and Diversity Officer for advice)

Details: None arising from this report

Environment Yes No

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment. *(Please speak to the Climate Change Officer for advice)*

Details:

DECISION INFORMATION:

Please indicate which threshold applies:

Is the decision a Key Decision?

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

Yes No

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

(a) (b)

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

(a) (b)

District Wards Significantly Affected:

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

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

All

Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? <i>(decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)</i>	Yes <input type="checkbox"/> No <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"/>	

Links to Council Ambition: Customers, Economy, Environment, Housing
Housing - Enabling housing growth by increasing the supply, quality, and range of housing to meet the needs of the growing population.

DOCUMENT INFORMATION:

Appendix No	Title
N/A	

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>
N/a

DECEMBER 2024

BOLSOVER DISTRICT COUNCIL

Meeting of the Executive

on 19th May 2026

Extension of existing agreement with Derbyshire Building Control Partnership (DBCP)

Report of the Portfolio Holder for Growth

Classification	This report is Public
Contact Officer	Strategic Director of Property, Construction & Assets

PURPOSE/SUMMARY OF REPORT

The Council has an existing Services Agreement with Derbyshire Building Control Partnership Limited for the provision of Building Control services. This report seeks approval to extend that agreement for a further period to 31 March 2029 and to agree service charge and funding arrangements. The extension will maintain service continuity, provide value for money, and support the Council’s statutory obligations.

REPORT DETAILS

1. Background

- 1.1 The Council is a shareholder in Derbyshire Building Control Partnership Limited (“the Company”), which delivers Building Control services on behalf of participating local authorities.
- 1.2 The Council and the Company originally entered into a Services Agreement on 1 June 2017 with an initial term of three years. This agreement has been extended on a number of occasions, including:
 - A one-year extension covering 2020–2021;
 - A three-year extension agreed in June 2021; and
 - A further extension which currently runs until March 2027.

2. Details of Proposal or Information

2.1 Extension of Service Charge

For the period 1 April 2026 to 31 March 2029, the annual service charge payable by the Council will be £54,500 plus VAT, which ensures the cost remains the same as the current arrangement for a longer period.

Officers consider this to represent a reasonable cost for the continued delivery of the service.

2.2 Levy Funding and New Burdens Funding

The Extension Agreement also formalises arrangements for the collection and administration of Levy Funding. These include:

- Collection of Levy Funding by the Company and payment to the relevant Government Department via an independent bank account and the DELTA system;
- Separate reporting arrangements for each participating authority; and
- Allocation of 100% of New Burdens Funding received by each Authority to the Company.

3. Reasons for Recommendation

3.1 The partnership model has provided resilience within a competitive Building Control market and has enabled the Council to continue to meet its statutory responsibilities efficiently and effectively.

3.2 Failure to approve the extension could result in service disruption, loss of expertise and reduced resilience in a statutory function. Extending the agreement mitigates these risks by maintaining an established and effective partnership arrangement.

3.3 These provisions ensure clarity, transparency, and regulatory compliance across all partner authorities.

4. Alternative Options and Reasons for Rejection

4.1 To not extend the Services Agreement - This could require the Council to identify and implement an alternative service delivery model, from 2027, such as bringing the service back in-house or undertaking a fresh procurement exercise. Officers consider this to present increased financial, operational, and reputational risk and therefore do not recommend this option.

RECOMMENDATION(S)

- (1) That Executive approves the extension of the Services Agreement with Derbyshire Building Control Partnership Limited to 31 March 2029;
- (2) That Executive approves the revised service charge of £54,500 per annum plus VAT for the period 1 April 2026 to 31 March 2029; and
- (3) That Executive authorises the Strategic Director of Property, Construction and Assets, in consultation with the Monitoring Officer and Section 151 Officer, to enter into and complete the Extension Agreement on behalf of the Council.

Approved by Councillor Tom Munro Portfolio Holder for Growth

IMPLICATIONS

A. Finance and Risk	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Details: The service charge of £54,500 per annum plus VAT can be accommodated within existing budgets. The extension provides cost certainty and avoids the potentially higher costs associated with alternative delivery arrangements. Discussions with neighbouring authorities regarding New Burdens Funding payments to be received from the government to implement the new Levy system, are that the funding should be transferred to the Building Control Partnership as it is they who are making all the changes to ensure the service meets the new requirements.		
On behalf of the Section 151 Officer		

B. Legal (including Data Protection)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Details: The Council has the necessary powers to enter into and extend the Services Agreement. The Extension Agreement has been drafted to ensure consistency with the original contract and to minimise legal risk.		
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 the recommendations within this report		
On behalf of the Head of Paid Service		

D. Environment Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
There are no direct climate change implications arising from this report. Continued delivery of Building Control services supports compliance with Building Regulations, including energy efficiency standards

E. Equality and Diversity	
<p><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></p> <p><i>We ask colleagues to do an Equality Impact Assessment (EIA) when refreshing policies/guidance/plans or creating new ones.</i></p> <p>Have you considered equality impacts in relation to the topic of this report?</p> <p>If this is a new or refresh of a policy, guidance or plan, have you carried out an EIA?</p> <p>An Equality Impact Assessment is not required. The proposals do not have any adverse equality implications.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

DECISION INFORMATION

<p>Is the decision a Key Decision?</p> <p>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>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
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<p><input checked="" type="checkbox"/> If the decision is a key decision, please indicate which threshold applies:</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>(a) <input type="checkbox"/> (b) <input checked="" type="checkbox"/></p> <p>(a) <input type="checkbox"/> (b) <input type="checkbox"/></p>
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<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></p> <p>Please state below which wards are affected or tick All if all wards are affected:</p>	<p>All <input checked="" type="checkbox"/></p>
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<p>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)</p> <p>Is this Key Decision subject to Scrutiny Call-In? (leave blank if not applicable)</p> <p>If No, has the Monitoring Officer agreed?</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>
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<p>Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i></p> <p>Leader <input checked="" type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input checked="" type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/> Details: -</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
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<p>Links to Council Ambition: Customers, Economy, Environment, Housing</p>
<p>Customer, Environment</p>

DOCUMENT INFORMATION

Appendix No	Title
	None

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

January 2026



BOLSOVER DISTRICT COUNCIL

Meeting of the Executive on 18th May 2026

Contract award Surveying Repair and Replacement External Doors and Windows

Report of the Portfolio Holder for Housing

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

PURPOSE/SUMMARY OF REPORT

To seek approval to enter a 4 year contract with Swinstead Enterprises Ltd (Trading as Evendine Utilities) for surveying, repair and replacement external doors and windows.

REPORT DETAILS

1. Background

- 1.1 The existing contract for the replacement and repair of doors, came to an end in July 2025.
- 1.2 The Capital Projects Team operating as part of Property Services, Dragonfly Management (Bolsover) Ltd, working with the Council’s procurement team commenced a re-tender exercise on 22nd April 2025.
- 1.3 Unfortunately the tender exercise had to be reissued which led to a delay in identifying a preferred bidder.

2. Details of Proposal or Information

- 2.1 This report seeks approval to grant the surveying, repair and replacement external doors and windows contract to Swinstead Enterprises Ltd (Trading as Evendine Utilities). This has arisen as part of the transition of the Dragonfly companies coming back in house.
- 2.2 The successful bidder, also the incumbent contractor, has been operating under a new contract arrangement since 5th January 2026. The contract is a 4

year contract based on 2 years plus 1, plus 1 year extension, with a total value of £240,000.

- 2.3 Procurement of the contract commenced under Dragonfly, however at the point the contract award was made, a decision had been made for Dragonfly to return in house, and it was agreed with the successful bidder that the contract would be in Bolsover District Councils name.
- 2.4 The Council's Procurement Team have been involved throughout and are satisfied a legal compliant procurement exercise has been followed. In addition, the Legal Team have been involved including drafting the JCT contract.

Reasons for Recommendation

- 3.1 Swinstead Enterprises Ltd (Trading as Evendine Utilities) were identified as the successful bidder through a legal complaint procurement exercise. They have been operating under contract terms and conditions since 5th January 2026 and we need to formalise the arrangements by way of a JCT contract.

4 Alternative Options and Reasons for Rejection

- 4.1 None, as Swinstead Enterprises Ltd (Trading as Evendine Utilities.) were identified as the best supplier through an agreed procurement exercise.

RECOMMENDATION(S)

- 1. Executive approves the contract for 4 years to Swinstead Enterprises Ltd (Trading as Evendine Utilities) for the provision of Surveying, Repair and Replacement, External Doors and Windows.

Approved by Portfolio Holder for Housing

IMPLICATIONS:

<u>Finance and Risk</u>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Details:		
There are sufficient funds within existing budgets to meet the contractual amount On behalf of the Section 151 Officer		
<u>Legal (including Data Protection)</u>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Details:		
Swinstead Enterprises Ltd (Trading as Evendine Utilities) were identified as the best supplier through a procurement exercise. On behalf of the Solicitor to the Council		

Staffing Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Details: There are no staffing implications rising directly from this report. On behalf of the Head of Paid Service	
Equality and Diversity, and Consultation Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Details:	
Environment Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment. Details:	

DECISION INFORMATION:

<input checked="" type="checkbox"/> Please indicate which threshold applies:	
Is the decision a Key Decision? A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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 checked="" 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"/>

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

Links to Council Ambition: Customers, Economy, Environment, Housing
<p>Housing - Building more, good quality, affordable housing, and being a decent landlord.</p> <p>Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for a</p> <p>Environment - Reducing our carbon footprint whilst supporting and encouraging residents and businesses to do the same.</p>

DOCUMENT INFORMATION:

Appendix No	Title

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