

Growth Strategy Action Plan: Making the best use of our assets (Land and Buildings)					March 2023
Projects	Description	Ambition	Recent Actions	Next Steps	Target Date
Future Green Skills Academy	A skills academy building, equipped with the latest technology and learning spaces, to provide training opportunities on the installation and maintenance of low-carbon / green tech	To deliver a programme of short courses dedicated to upskilling and teaching individuals in the use of and transition to green technologies, including installation of heat pumps, photo-voltaic and electric charging points.	The Council successfully bid for £500,000 of funding from the LEP (D2N2) to pay for the fit out of a business unit to include creation of classrooms and installation of appropriate training rigs. The proposal considered the new development at Portland Drive, but this has been delayed in Planning	Revise the business plan and re-submit to the LEP for approval	April 2023
Challenge Technology Hub NEW	A Creative Technology Hub building, supported by experienced in-house mentors, to provide learning and hands-on opportunities to work with the latest in digital and creative technologies.	Working in partnership with University of Derby to deliver a programme of short courses to enable creators, makers, and artists to try out new equipment and technology to grow their skills set and develop new and innovative products. To open up new career pathways and routes for FE and HE.	The Council has developed a business case and funding proposal, which was submitted to the Arts Council England in November 2022. A decision on funding award is expected April 2023.	Establish SLA with University of Derby and develop delivery model in anticipation of funding award April 2023. Continue to build working relationships with the 5 secondary schools and FE providers to support the Challenge Hub's delivery model.	Funding award April 2023. Commence project delivery June 2023.
Garage Sites	Identifying development potential of un-used and under-utilised garage sites earmarked for disposal.	Generate income of £1,000,000 through sales of surplus land. The total land sales has exceeded the target, by more than £400,000, with £1.4million going in to the housing revenue account as a result of this scheme.	A review of the final remaining sites has concluded there are no further disposal opportunities. Housing will continue to manage and maintain the remaining sites.	COMPLETE.	
Land on Portland Drive, Shirebrook	The development of a land parcel bought by the Council in 2020 and designated for employment uses.	Complete a design and build project on the land providing 14 commercial industrial units of c.14,000sq.ft. of employment space along with car parking, bin store, WCs, and kitchen.	Architectural drawings, costings, plan, surveys and pre-planning completed. Planning application submitted Jan 2023.	Review the cost of construction and borrowing costs based on final design submitted to Planning. Obtain planning permission. Complete detailed designs and draft tender pack.	April 2023.

Oxcroft House	Long term vacant office premises adjacent Morrisons in Bolsover town.	To bring the building back into commercial use generating a revenue stream for the authority.	Options appraisal completed, which identified a number of possible uses for the building. Interest from a third party for the letting the building on a commercial lease, and renovating it to provide office and learning spaces. Submitted a Levelling Up Fund (LUF) application, including this building to provide a cultural business hub to support the wider proposals of the LUF bid.	Complete negotiations with the third party interest, to sign a lease agreement for the letting of the building. The LUF application was unsuccessful, with feedback detailing the areas for improvement, and confirmation of round 3 late 2023, further development of the bid proposal is now underway	April 2023.
Pleasley Vale	Redevelopment of mill buildings and improved visitor attraction / leisure facilities.	Planning permission obtained for redevelopment of the site.	Appointment of a project manager. Complete flood risk modelling across the site to show the risks and opportunities for development. Procure a Statement of Significance for the buildings across the site.	Liaison with the Environment Agency for pre-planning advice on flood risk and mitigation. Complete the architectural statement of significance. Commence consultation events with partners and stakeholders. Progress internal discussions with Conservation Officer and Leisure.	December 2025.
Independent commercial property	A mix of office, industrial, and retail units peppered across the district, rented out on a range of commercial lease terms and lengths.	To achieve best value of the asset through retention (revenue income) or disposal (capital receipt).	NEW	Review the assets to obtain lease terms and rental values, as well as tenant / end user. Commission a condition schedule to better understand maintenance liability and anticipated future investment required. Confirm EPC rating, to better understand the implications of MEES regulations.	August 2023.
Grazing and non-Housing Revenue Account (HRA) land	Land owned by the Council, utilitised for grazing (under a grazing licence), or not	To achieve best value of the land through retention (revenue income) or disposal (capital receipt).	NEW	Establish a list of grazing land and non-HRA land owned by the Council.	August 2023.

	designated as housing land under the HRA.			Understand the occupancy, terms and rental levels of the grazing licences to appraise best value of the asset through retention (revenue income) or disposal (capital receipt).	
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