

**Bolsover District Council**

**Meeting of the Local Growth Scrutiny Committee on 1<sup>st</sup> August 2023**

**Dragonfly Development Limited (DDL) Delivery Update**

**Report of the Portfolio Holder for Growth**

<b>Classification</b>	This report is Public
<b>Report By</b>	Ian Barber Director of Property & Construction (DDL)
<b>Contact Officer</b>	As above

**PURPOSE/SUMMARY OF REPORT**

To update Members on DDL's delivery progress on new build schemes.

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**REPORT DETAILS**

**1. Background**

1.1 Update requested by Members of the committee.

**2. Details of Proposal or Information**

2.1 New construction Update – Aug 2023

**Completed Schemes**

Mill Lane, Bolsover – Managed the remediation of the old depot site leaving a developable site.

The Woodlands, Langwith – Completed the future homes scheme of 19 properties.

Creswell Healthy Living Centre – Completed the above scheme for an external client.

## **Sites currently under construction**

### **Client – BDC**

Market Close/Hereward Close, Shirebrook – Construction underway on 28 new properties with first handovers scheduled for late 2023.

West St, Langwith – Construction underway on 5 new properties.

Moorfield Lane, Langwith – Construction underway on 7 new properties.

### **Client – Bersahill**

Work started on the previously stalled Maddison Ct site, to construct 4 new properties and complete 7 partially completed properties.

## **On-going work to pipeline sites**

Woburn House cluster, Blackwell – Construction type to be agreed once packages priced.

Roseland Park – Designs to be finalised and packages agreed with sub-contractors. Risk's identified and Contract to be agreed.

Mill Lane, Bolsover – Boundary issue to be resolved, approved planning scheme to be reviewed, high level costing to be undertaken. Other options to be explored.

Rood Lane, Clowne – CPO to be resolved, remaining reports to be undertaken before looking at appropriate scheme.

Briar Close, Shirebrook – Remove meters to empty properties. Price up demolition costs. Review the site constraints, design properties that utilise the sloping nature of the site, Work on viability.

Rowan Drive, Alder Close and Brookfield Crescent, Shirebrook – Reviewed at DTM. Working on pre application submissions to Planning Dept.

## **Future Opportunities**

We are in discussions with external organisations around delivery of affordable homes using DDL and its open book methodology.

**3. Reasons for Recommendation**

3.1 To receive and note the report.

**4 Alternative Options and Reasons for Rejection**

4.1 N/A

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**RECOMMENDATION(S)**

1. For Members to note the update

Approved by Councillor John Ritchie Portfolio Holder for Growth

**IMPLICATIONS:**

**Finance and Risk:**            Yes             No

**Details:**

There are no financial implications arising directly from this report.

On behalf of the Section 151 Officer

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

**Details:**

There are no Legal arising directly from this report.

On behalf of the Solicitor to the Council

**Environment:**

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

**Details:** The schemes being undertaken on behalf of the council offer a higher quality of insulation and meet and or exceed current building regulations.

**Staffing:**            Yes             No

**Details:**

There are no staffing implications arising directly from this report.

On behalf of the Head of Paid Service

## DECISION INFORMATION

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

<p><b>District Wards Significantly Affected</b></p>	<p>(please state which wards or state All if all wards are affected)          All</p>
<p><b>Consultation:</b>  <b>Leader / Deputy Leader</b> <input type="checkbox"/> <b>Executive</b> <input type="checkbox"/>  <b>SLT</b> <input type="checkbox"/> <b>Relevant Service Manager</b> <input type="checkbox"/>  <b>Members</b> <input type="checkbox"/> <b>Public</b> <input type="checkbox"/> <b>Other</b> <input type="checkbox"/></p>	<p>Details:</p>

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

DOCUMENT INFORMATION	
Appendix No	Title

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