

**Bolsover District Council**

**Meeting of Council on 11<sup>th</sup> October 2023**

**Park Lane, Pinxton Development**

**Report of the Portfolio Holder for Growth**

<b>Classification</b>	Open
<b>Contact Officer</b>	Steve Brunt - Strategic Director of Services

**PURPOSE/SUMMARY OF REPORT**

To seek approval to update schemes included in the Bolsover Homes pipeline funding envelope of £36.2m so as to include the Park Lane, Pinxton scheme.

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**REPORT DETAILS**

**1. Background**

- 1.1 On 11<sup>th</sup> September 2023 the Executive agreed to proceed with a Bolsover Homes development at the Park Lane site at Pinxton, subject to certain conditions set out in the report's recommendations, as attached **Appendix 1**.
- 1.2 The Park Lane scheme is not currently included in agreed pipeline for Bolsover Homes and in order for it to be funded using the existing £36.2m funding envelope Council would have to agree to include it.
- 1.3 It is proposed that the development of Park Lane, Pinxton be included within the Bolsover Homes pipeline so that funding from the existing £36.2m envelope can be used to develop the site. If the decision is not made to include the scheme within the pipeline, then D2N2 funding applied for could not be achieved.

**3. Reasons for Recommendations**

- 3.1 To include the Park Lane, Pinxton scheme in the Bolsover Homes pipeline.
- 3.3 To secure D2N2 funding.

**4 Alternative Options and Reasons for Rejection**

- 4.1 Members could choose not to include the Park Lane, Pinxton scheme in the Bolsover Homes funding envelope; however, this would mean that much needed housing would not be developed and D2N2 not realised if the decision is delayed or not made.

4.2 Given sufficient budget is afforded within the funding envelope to develop the scheme and Executive having earlier approved its development, Council approval is now sought to include the Park Lane scheme within the schedule of development sites of the £36.2m funding envelope.

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**RECOMMENDATION(S)**

- 1. Council approves inclusion of Park Lane, Pinxton development within the previously approved £36.2m funding envelope for Bolsover Homes.

Approved by Councillor John Richie, Portfolio Holder for Growth

**IMPLICATIONS.**

**Finance and Risk:**

Yes  No

**Details:**

The funding is already in the approved Capital Programme.

On behalf of the Section 151 Officer

**Legal (including Data Protection):**

Yes  No

**Details:**

A contract and land transfer will need to be completed as set out in the Executive report at Appendix 1.

On behalf of the Solicitor to the Council

**Environment:**

Yes  No

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

**Details:**

Homes proposed for development will achieve better than net zero carbon emissions over the lifetime of the development, thus helping the district to transition to net zero by 2050 through decarbonisation of its housing stock.

**Staffing:**

Yes  No

**Details:**

There are no direct staffing implications arising from this report. All staff are in place to deliver the schemes.

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 checked="" type="checkbox"/>  <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	N/A
<p><b>Is the decision subject to Call-In?</b>  <i>(Only Key Decisions are subject to Call-In)</i></p>	N/A

<b>District Wards Significantly Affected</b>	Pinxton
<p><b>Consultation:</b>  <b>Leader / Deputy Leader</b> <input type="checkbox"/> <b>Executive</b> <input checked="" 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>	Details:

<b>Links to Council Ambition: Customers, Economy and Environment.</b>
Council Ambition – deliver a minimum of 150 new Council properties by March 2024 ECO-07

DOCUMENT INFORMATION	
Appendix No	Title
1	Park Lane, Pinxton, Report to Executive 11 <sup>th</sup> September 2023

<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>