

**BOLSOVER DISTRICT COUNCIL**

**Meeting of the Council on 29th January 2025**

**To add Alder Close, Shirebrook to the Bolsover Homes Pipeline**

**Report of the Portfolio holder for Housing**

<b>Classification</b>	This report is Public.
<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 Alder Close, Shirebrook scheme.

---

**REPORT DETAILS**

**1. Background**

- 1.1 On 29<sup>th</sup> January 2025 the Executive agreed to proceed with a Bolsover Homes development at the Alder Close site at Shirebrook, subject to certain conditions set out in the report's recommendations, as attached at **Appendix 1**.
- 1.2 The decision to proceed with schemes in the existing Bolsover Homes Pipeline is taken by Executive. Before schemes are proposed to Executive they are first considered by the Bolsover Homes Design Team which consists of Members, Architects, Engineers, Principal Designer, and officers from BDC Housing and the Dragonfly Development Limited New Builds team who assess the available sites, demand and timescales to bring a programme of suitable developments forward.
- 1.3 The Alder Close scheme is not currently included in the 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.

**2. Details of Proposal or Information**

**Proposed development at Alder Close, Shirebrook**

- 2.1 It is proposed that the development of Alder Close, Shirebrook 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 Homes England and Brownfield Housing Fund funding applied for (as outlined in the report at **Appendix 1**) is unlikely to be granted as there are timeline conditions to complete the development by March 2026 which may not be achievable.

- 2.2 The scheme at Alder Close would provide the first 9 of the 200 homes to meet the Council's Priority of delivering 200 new homes through the Bolsover Homes Programme using Dragonfly Development Ltd by March 2028. This scheme was not included within the Bolsover Homes work programme when agreed by the Council in July 2020. Following a recent review of available owned land by the Design Team it was decided that this was the optimal site to develop next.
- 2.3 Subject to funding being obtained, there is sufficient budget left in the Bolsover Homes budget to develop the scheme without potentially affecting the sustainability of the HRA, as the scheme would break even at year 50. 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 Alder Close scheme within the schedule of development sites of the £36.2m funding envelope.

### **3. Reasons for Recommendation**

- 3.1 To include the Alder Close, Shirebrook scheme in the Bolsover Homes pipeline.
- 3.2 To secure Homes England and Brownfield Housing Fund funding.

### **4 Alternative Options and Reasons for Rejection**

- 4.1 Members could choose not to include the Alder Close, Shirebrook scheme in the Bolsover Homes funding envelope; however, this would mean that much needed housing would not be developed and Homes England and EMCCA funding might not be realised if the decision is delayed or not made.

---

## **RECOMMENDATION(S)**

1. That Council approves inclusion of the Alder Close, Shirebrook development within the previously approved £36.2m funding envelope for Bolsover Homes.

Approved by Councillor Sandra Peake, Portfolio Holder for Housing

---



**DECISION INFORMATION:**

<p><input checked="" type="checkbox"/> <b>Please indicate which threshold applies:</b></p> <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 wards in the District or which results in income or expenditure to the Council above the following thresholds:</p> <p><b>Revenue (a)</b> Results in the Council making Revenue Savings of £75,000 or more or <b>(b)</b> Results in the Council incurring Revenue Expenditure of £75,000 or more.</p> <p><b>Capital (a)</b> Results in the Council making Capital Income of £150,000 or more or <b>(b)</b> Results in the Council incurring Capital Expenditure of £150,000 or more.</p> <p><b>District Wards Significantly Affected:</b> <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 <b>All</b> if all wards are affected:</p> <p><b>Is the decision subject to Call-In?</b> <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><b>Consultation carried out:</b> <i>(this is any consultation carried out prior to the report being presented for approval)</i></p> <p>Leader <input type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input 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>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>(a) <input type="checkbox"/> (b) <input type="checkbox"/></p> <p>(a) <input type="checkbox"/> (b) <input checked="" type="checkbox"/></p> <p>All <input checked="" type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p><b>Links to Council Ambition: Customers, Economy, Environment, Housing</b></p>
<p>Enabling Housing Growth: increasing the supply, quality and range of housing to meet the needs of the growing population and support economic growth</p>

**DOCUMENT INFORMATION:**

Appendix No	Title
1	Report to Executive – Alder Close – 27 January 2025

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>