

**Bolsover District Council**

**Meeting of the Local Growth Scrutiny Committee on Tuesday 18 March 2025**

**Update on Pleasley Vale Regeneration Project**

**Report of the Portfolio Holder for Growth**

<b>Classification</b>	This report is Public.
<b>Report By</b>	Natalie Etches – Head of Business Growth Dragonfly Management (Bolsover) Limited

**PURPOSE/SUMMARY OF REPORT**

- To update Members on activities which have been carried out on site around Pleasley Vale Business Park.
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**REPORT DETAILS**

**1. Update**

- 1.1. During the last two months, and since the Local Growth Scrutiny Committee (LGSC) held in January, P&D Environmental have commenced with works on site for the flood remediation works. Whilst this has been later than anticipated, work can start now the water levels have lowered.
- 1.2. The Business Estates Manager and Estates Officer have continued to: bring in new tenants to the business park; support those wanting additional accommodation to grow in to new premises; and, secure income through proactive debt recovery. As a result, four new tenants have recently located to Mill One, taking up available office space on the fourth floor, with a further six expressions of interest currently being progressed through to leases. This would increase the occupancy rate from 13% to 45% just for this floor of the Mill.
- 1.3. The outturn financial position of the business park is positive, with the rental income already exceeding its forecast budget for the year (as at 6 March 2025).
- 1.4. At its December meeting, the Council approved funds for investment into Pleasley Vale for the schemes identified above as well as additional repairs and works to the mill buildings. The Council further approved a recommendation for Members to delegate authority to the Chief Executive Officer to establish the post and budget of a Building Surveyor / Contractors Administrator into the Property Services Team of DMBL, to be appointed to manage and oversee the building works and repairs at Pleasley Vale Business Park. The vacancy was not appointed to, so recruitment is ongoing, and the Property Services Team have picked up the workload in the short-term, dealing with the major repairs needed across the site.

1.5. Quotes have been obtained for five areas of work, which are being evaluated and appointments made, to undertake the works in the spring.

## **2.0 Reasons for Recommendation**

2.1 The purpose of this report is to update Members on progress.

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

3.1 This report is for information only. There are no alternative options.

## **RECOMMENDATION(S)**

1. That members note the contents of the report.

Approved by Councillor Tom Munro Portfolio Holder for Growth

### **IMPLICATIONS:**

**Finance and Risk:**            Yes             No

**Details:**

There are no financial implications arising directly from this report. This report is for information only.

On behalf of the Section 151 Officer

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

**Details:**

There are no legal implication arising from this report. This report is for information only.

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 report sets out the work being done to address the risks of flooding within the Vale, and how opportunities to enhance biodiversity and natural flood water management will enhance the environment.

**Staffing:**            Yes             No

**Details:** There are no staffing implication arising from this report. This report is for information only.

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>	No
<p><b>Is the decision subject to Call-In?</b>  <i>(Only Key Decisions are subject to Call-In)</i></p>	No

<p><b>District Wards Significantly Affected</b></p>	Pleasley
<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 checked="" type="checkbox"/></p>	<p>Details:  None</p>

<p><b>Links to Council Ambition: Customers, Economy and Environment.</b></p>
<p>Economy - drive growth, promote the district and be business and visitor friendly.</p> <p>Environment - protect the quality of life for residents and businesses, meet environmental challenges and enhance biodiversity</p>

DOCUMENT INFORMATION	
Appendix No	Title