

**BOLSOVER DISTRICT COUNCIL**

**Meeting of the Executive on 23<sup>rd</sup> June 2025**

**Disposal of Land at Rowan Drive, Shirebrook**

**Report of the Assistant Director for Housing Management**

<b>Classification</b>	This report is Open
<b>Contact Officer</b>	Victoria Dawson Assistant Director Housing Management

**PURPOSE/SUMMARY OF REPORT**

To seek approval for the disposal of Land at Rowan Drive, Shirebrook.

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**REPORT DETAILS**

**1. Background**

- 1.1 The land in question is edged red on the Plan at Appendix 1. The site is located in Shirebrook approximately 0.6 of a mile to the north-east of the town centre on a Council housing estate. The site is situated between Rowan Drive and Recreation Road.
- 1.2 The former garages have been demolished largely due to their condition and there is minimal income generated from the parking bays which are currently let. The site has been considered for alternative uses, including biodiversity offset which was not suitable. Redevelopment by the Council has also been considered but this has been discounted as not being financially viable.



## **2. Details of Proposal or Information**

- 2.1 There are a number of vehicular and pedestrian accesses off the former garage site into the rear gardens of the properties on Recreation Road. An exercise has been undertaken to identify which of these accesses are by way terminable licences, and which permanent and this would need to be disclosed to any future purchaser. It is assumed that these accesses would not affect the viability of the development of the land.
- 2.2 In addition there are a number of privately owned garages on garage plots, land which is let to the owners by the Council. These are terminable upon notice.
- 2.3 Identified on the plan at Appendix A are the 3 red/hatched areas. These are 3 garage structures on the site which are not in the Council's possession and would be excluded from any Sale.
- 2.4 The site has previously been considered and subsequently discounted for Bolsover Homes development.
- 2.5 The land has been valued at £225,000 and in accordance with the Council's Disposal and Acquisition Policy this matter was referred to the Council's Assets Management Group who have recommended that the land be disposed of with any established access rights being made aware to the future buyer.

## **Reasons for Recommendation**

- 3.1 The former garages have been demolished largely due to their condition and there is minimal income generated from the parking bays which are currently let. The land requires ongoing maintenance by the Council. Disposal would generate a capital receipt for the Council.

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

- 4.1 Alternative uses for the site have been considered and discounted.

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## **RECOMMENDATION(S)**

That Executive approve disposal of the former garage site at Rowan Drive, Shirebrook .

Approved by Councillor Phil Smith, Portfolio Holder for Housing

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**IMPLICATIONS:**

<p><b><u>Finance and Risk</u></b>      Yes <input type="checkbox"/>      No <input type="checkbox"/></p> <p><b>Details:</b> The disposal of this land would result in a capital receipt for the Council. This will be used to finance future capital expenditure.</p> <p style="text-align: right;">On behalf of the Section 151 Officer</p>
<p><b><u>Legal (including Data Protection)</u></b>      Yes <input type="checkbox"/>      No <input type="checkbox"/></p> <p><b>Details:</b> The Council is required to sale the land for the best consideration possible in accordance with Section 123 of the Local Government Act 1972</p> <p style="text-align: right;">On behalf of the Solicitor to the Council</p>
<p><b><u>Staffing</u></b>      Yes <input type="checkbox"/>      No <input type="checkbox"/></p> <p><b>Details:</b></p> <p style="text-align: right;">On behalf of the Head of Paid Service</p>
<p><b><u>Equality and Diversity, and Consultation</u></b>      Yes <input type="checkbox"/>      No <input checked="" type="checkbox"/></p> <p><i>(Please speak to the Equality and Diversity Officer for advice)</i></p> <p><b>Details:</b> None arising from this report</p>
<p><b><u>Environment</u></b>      Yes <input type="checkbox"/>      No <input checked="" type="checkbox"/></p> <p>Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment. <i>(Please speak to the Climate Change Officer for advice)</i></p> <p><b>Details:</b> None arising from this report</p>

**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>Yes <input checked="" type="checkbox"/>      No <input type="checkbox"/></p> <p><b>(a)</b> <input type="checkbox"/>      <b>(b)</b> <input type="checkbox"/></p>
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<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>(a) <input checked="" type="checkbox"/>      (b) <input type="checkbox"/></p> <p>All <input type="checkbox"/></p>
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<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 checked="" type="checkbox"/> SLT <input type="checkbox"/>  Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/>  Other <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 checked="" type="checkbox"/>      No <input type="checkbox"/></p> <p>Asset Management Group</p>
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<p><b>Links to Council Ambition: Customers, Economy, Environment, Housing</b></p>
<p>Ambition: Economy  Priorities:   Ensuring financial sustainability, increasing revenue streams, achieving best value, and making the best use of our assets</p>

**DOCUMENT INFORMATION:**

Appendix No	Title
A	Plan of Rowan Drive, Shirebrook

<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>
<p>N/a</p>