

BOLSOVER DISTRICT COUNCIL

Meeting of the Executive on 3rd November 2025

Purchase of Section 106 Properties from Woodall Homes Limited, Boleappleton Farm, Bolsover Road, Shuttlewood Road, Bolsover

Report of the Assistant Director for Housing Management

Classification	This report is Open
Contact Officer	Victoria Dawson, Assistant Director Housing Management

PURPOSE/SUMMARY OF REPORT

For Executive to recommend to Council to amend the Capital Programme to include the purchase of 12 properties for affordable rent within the Housing Revenue Account. To delegate authority to the Assistant Director Housing Management to agree the purchase subject to funding being available.

REPORT DETAILS

1. Background

- 1.1 Woodall Homes Limited are building 161 properties at Boleappleton Farm, Shuttlewood Road, Bolsover, including 12 affordable 1-bedroom semi-detached houses as a S106 planning condition.
- 1.2 This report is to request Executive recommend to Council, to agree funding for the purchase 12 new properties from Woodall Homes Limited. The properties will be added to existing council stock within the Housing Revenue Account and be funded using Right to Buy Receipts.

2. Details of Proposal or Information

- 2.1 The combined purchase price of these properties is £1.26m (excluding fees and SDLT). This is based on the Valuation (appendix 1).
- 2.2 Assuming the rents for these properties are set in line with the affordable rent levels (80% of market rent) the scheme will break even after 1 year if we use 1-4-1 receipts. As the scheme breaks even in year 1 it does not add any additional costs to the HRA revenue budgets.
- 2.3 The Council has an ambition of adding 200 new homes to the Council's housing stock by a mixture of new development through the housing development programme and by appropriate acquisition. This acquisition would greatly help with that target.

- 2.4 A report will be submitted to Council recommending that the scheme be added to the Capital Programme on 3rd December 2025.

Reasons for Recommendation

- 3.1 That this proposal offers value for money, meets local housing need, and increases the Council's housing stock. Therefore, the Council should proceed with this purchase.

4 Alternative Options and Reasons for Rejection

- 4.1 To not purchase the properties has been rejected as the properties will fulfil a housing need in the area. This housing mix best supports that identified housing need.

RECOMMENDATION(S)

1. That Executive recommend to Council to add the scheme to the Capital programme for 12 properties at Boleappleton Farm for affordable rent within the Housing Revenue Account.
2. That, subject to Council approval of the financing, the Assistant Director of Housing Management is given delegated powers to approve the purchase of the properties from Woodall Homes Limited.

Approved by Councillor Phil Smith, Portfolio Holder for Housing

IMPLICATIONS:

<u>Finance and Risk</u>	Yes ☒	No ☐
Details: To fund the purchase of the 12 properties, using HRA 1-4-1 receipts. A report will be submitted to Council on Wednesday 3 rd December 2025 recommending that the scheme be added to the Capital Programme.		
On behalf of the Section 151 Officer		
<u>Legal (including Data Protection)</u>	Yes ☐	No ☒
Details: None directly. The current planning permission includes provision of Affordable Rent S106 properties		
On behalf of the Solicitor to the Council		

<u>Staffing</u> Yes ☐ No ☒
Details: There are no staffing implications arising from the report.
On behalf of the Head of Paid Service
<u>Equality and Diversity, and Consultation</u> Yes ☐ No ☒
<i>(Please speak to the Equality and Diversity Officer for advice)</i>
Details: None arising from this report
<u>Environment</u> Yes ☒ No ☐
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>
Details:
The 12 properties are located at the Shuttlewood Road end of the development, this gives the residents access to public transport that runs along Shuttlewood Road (Stagecoach 53 Route). This means they are less dependent on cars for travel.

DECISION INFORMATION:

☒ Please indicate which threshold applies:	
Is the decision a Key Decision? 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:	Yes ☒ No ☐
Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or (b) Results in the Council incurring Revenue Expenditure of £75,000 or more.	(a) ☐ (b) ☐
Capital (a) Results in the Council making Capital Income of £150,000 or more or (b) Results in the Council incurring Capital Expenditure of £150,000 or more.	(a) ☒ (b) ☐
District Wards Significantly Affected: <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 All if all wards are affected:	All ☐

Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i>	Yes ☒ No ☐
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>	Yes ☐ No ☐
Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i>	Yes ☒ No ☐
Leader ☐ Deputy Leader ☐ Executive ☒ SLT ☐ Relevant Service Manager ☐ Members ☐ Public ☐ Other ☒	

Links to Council Ambition: Customers, Economy, Environment, Housing
Housing - Enabling housing growth by increasing the supply, quality, and range of housing to meet the needs of the growing population.

DOCUMENT INFORMATION:

Appendix No	Title
1	Valuation
2	Site Layout drawing

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>
N/A