

BOLSOVER DISTRICT COUNCIL

Meeting of the Council on 3rd December 2025

**Acquisition of Section 106 Properties from Woodall Homes Limited,
Boleappleton Farm, Bolsover**

Report of the Portfolio Holder for Housing

Classification	This report is Open
Contact Officer	Assistant Director Housing Management

PURPOSE/SUMMARY OF REPORT

- To seek Council's approval for 12 properties at Boleappleton Farm to be added to the Capital Programme to be funded by capital receipts.
-

REPORT DETAILS

1. Background

- 1.1 Woodall Homes Limited are building 161 properties at Boleappleton Farm, Stanfree, including 12 affordable 1-bedroom semi-detached houses as a S106 planning condition.
- 1.2 On 3rd November 2025 the Council's Executive resolved to purchase the properties subject to Council approving the scheme to be added to the capital programme, to be funded by capital receipts.

2. Details of Proposal or Information

- 2.1 The combined purchase price of these properties is £1.26m (excluding fees and Stamp Duty Land Tax). This is based on the Valuation (**Appendix 1**).
- 2.2 Assuming 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; no borrowing costs are incurred when this funding is available to use. As the scheme breaks even in year 1 it does not add any additional costs to the HRA revenue budgets to finance the purchase. There will however be additional repair and maintenance costs over time.
- 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.

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 proceed with the purchase and add the scheme to the capital programme, 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 Council approve adding the 12 properties at Boleappleton Farm for affordable rent within the Housing Revenue Account, to the Capital Programme, utilising the 1-4-1 Right to Buy receipts.

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, and add the scheme to the capital programme. This will not add any costs to the HRA revenue account for the purchase of the properties, but eventually a cost will be included in the 30-year Business Plan for repair and maintenance of the properties in line with our working practices. 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		

Equality and Diversity, and Consultation Yes ☐ No ☒

(Please speak to the Equality and Diversity Officer for advice)

Details: None arising from this report

Environment Yes ☒ No ☐

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment. *(Please speak to the Climate Change Officer for advice)*

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:

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.

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.

District Wards Significantly Affected:

(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)

Please state below which wards are affected or tick **All** if all wards are affected:

Yes ☐ No ☒

(a) ☐ (b) ☐

(a) ☐ (b) ☐

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