

BOLSOVER DISTRICT COUNCIL

MEETING OF THE Council 20th May 2026

Pleasley Vale Business Park – Request for Budget Approval

REPORT OF THE PORTFOLIO HOLDER FOR GROWTH

Classification	This report is Public.
Contact Officer	Strategic Director of Property, Construction & Assets

PURPOSE/SUMMARY OF REPORT

The purpose of this report is to seek approval for a budget of £2.5m (this amount includes £82,082.80 already requested for scaffolding under a separate report to Council, at today's date – at Appendix 1) to address urgent and foreseeable risks associated with Council-owned assets at Pleasley Vale Business Park (PVBP), identified through structural reports, site inspections and a formal RAG-rated risk assessment exercise.

The net additional budget requested through this report is therefore £2,417,917.20, but the overall financial envelope required to address the identified risks remains at £2.5m.

The requested budget will enable the Council to:

- Undertake immediate urgent works, required to address high and medium risk structural and safety issues;
- Provide for follow-on capital works arising from the watercourse and pond improvement scheme currently underway;
- Fund associated enabling and mitigation costs, including potential compensation payments in respect of disruption to tenants, independent options appraisal, (scaffolding purchase – Appendix A) and further specialist structural surveys.

REPORT DETAILS

1. Background

- 1.1 A programme of structural inspections, consultant reports and site visits has been undertaken across the Council-owned assets at Pleasley Vale Business Park (PVBP). These inspections were commissioned in response to emerging concerns regarding asset condition, structural integrity, water ingress, and public safety.
- 1.2 The outcomes of these inspections have been reviewed by officers and assessed using a RAG (Red / Amber / Green) rating framework, focused on:

- Health and safety risk;
- Structural stability;
- Risk of further deterioration;
- Legal and reputational exposure;
- Impact on occupiers, tenants, and the public.

1.3 This exercise has confirmed that a number of risks require intervention, with further works highly likely to be required once current watercourse and pond improvement works are complete and full structural access is achieved.

1.4 Failure to act at this stage could expose the Council to future health and safety risks, potential future statutory breaches, escalation of future costs and reputational damage.

2. Details of Proposal or Information

2.1 The total budget requested is £2.5m, broken down as follows:

Table 1

Row	Budget Elements	Amount
A	Immediate works required following RAG-rated risk assessment	£1.0m
B	Anticipated follow-on works linked to watercourse and pond improvement scheme	£1.0m
C	Compensation, professional fees, scaffolding (already requested separately as per the report at Appendix A), external options appraisal and further surveys	£0.5m
Total Requested Budget	(including the £82,082.80 already requested under the scaffolding report)	£2.5m

Table 1 : Breakdown of Budget Request

2.2 The sum of £1.0m referred to in Row A of Table 1 is required to undertake urgent works arising directly from the RAG rating exercise was derived from consultant structural reports and on-site inspections. These works are necessary to ensure structural safety, prevent further deterioration, ensure high and medium risk items remain within an acceptable risk tolerance and ensure the Council is meeting its duties as landowner and building owner.

2.3 The scope of works includes (but is not limited to): structural stabilisation and making safe; localised repairs to address defects contributing to instability or water ingress; and enabling works required to remove or reduce immediate risk to occupiers and the public.

- 2.4 These works are non-discretionary in nature and reflect statutory and professional obligations placed on the Council.
 - 2.5 Initial watercourse and pond improvement works are currently underway. These works are critical to addressing broader drainage, environmental and structural interactions affecting adjacent Council assets.
 - 2.6 Based on professional advice and the design work to be undertaken imminently, it is likely that further capital works will be required once the watercourses including culverts are fully assessed.
 - 2.7 A provisional budget of £1.0m, shown in Row B of the above table, is therefore requested to enable the Council to respond promptly to remedial structural works, secondary defects revealed following completion of the current scheme and works required to avoid reoccurrence of water-related damage.
 - 2.8 Setting aside this budget now will reduce the likelihood of piecemeal and reactive decision making, which can lead to higher overall cost and increased risk.
 - 2.9 A further £0.5m, shown in Row C, is required to meet associated and unavoidable costs arising from the above works, such as compensation payments where occupation, access or use of buildings is disrupted and additional intrusive and specialist structural surveys required once access is available or conditions change.
 - 2.10 This provision enables the Council to maintain a strong evidential audit trail demonstrating that decisions are informed, proportionate and independently validated.
 - 2.11 The total budget cost associated with this report is £2.5m – however, this includes the amount of £82,082.80 which has been requested under a separate report of the same date – see attached at Appendix 1. Approval of this budget will provide financial certainty and enable timely procurement; cost control; reduction in emergency and reactive spend; and better value for money over the life of the assets.
 - 2.12 The cost of not approving the budget would likely result in escalation of defects; increased future capital and revenue costs; and potential claims, enforcement action or emergency works at significantly higher cost.
 - 2.13 Legally, the Council has statutory duties in relation to health and safety, Occupiers' Liability and management of dangerous structures.
 - 2.14 Failure to address known risks identified through professional surveys could expose the Council to legal challenge, enforcement action, and liability claims.
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3. Reasons for Recommendation

- 3.1 The Council has clear statutory obligations to maintain its assets in a safe condition and protect public safety.
- 3.2 Independent structural reports have identified foreseeable risks requiring immediate intervention.
- 3.3 Early investment will prevent further deterioration, reduce long-term costs, and avoid unplanned emergency works.
- 3.4 The budget provides a structured, planned and evidence-based approach to asset management, rather than reactive or piecemeal responses.
- 3.5 Including the previously requested scaffolding cost ensures full transparency and allows Members to consider the complete financial position.
- 3.6 The approach supports good governance, risk management, and long-term stewardship of Council-owned assets.

4 Alternative Options and Reasons for Rejection

- 4.1 Approve partial funding: Not recommended – Partial funding would leave known risks unaddressed, increase the likelihood of structural failure, escalate future costs, and expose the Council to legal, financial, and reputational risk.
- 4.2 Do nothing: Not recommended – This would fail to meet statutory duties, increase the risk of harm to tenants and the public, accelerate asset deterioration, and likely result in significantly higher emergency expenditure and potential enforcement action.

RECOMMENDATION(S)

- (1) That Council approve a budget of £2.5m (less the £82,082.80 outlined in the Scaffolding Report) as set out in this report to enable urgent works, associated follow-on investment and related mitigation measures to be undertaken in a controlled, proportionate, and legally compliant manner.

Approved by Councillor Tom Munro Portfolio Holder for Growth

IMPLICATIONS:

<u>Finance and Risk</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Details: There is a chance that not all of the works required in this report would meet the strict definition of capital expenditure. It is therefore proposed to fund this expenditure from the NNDR Growth Protection Reserve, and for finance to split the budget between capital and revenue as appropriate. The capital elements would then be included in the Council's capital programme, based on approval from Members on this whole report. <p style="text-align: right;">On behalf of the Section 151 Officer</p>
<u>Legal (including Data Protection)</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Details: The Council has clear statutory obligations to maintain its assets in a safe condition and protect public safety. Failure to undertake the works could result in the Council failing to meet both its statutory obligations and its obligations as landlord to its tenants. <p style="text-align: right;">On behalf of the Solicitor to the Council</p>
<u>Staffing</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Details: None arising from this report. <p style="text-align: right;">On behalf of the Head of Paid Service</p>
<u>Equality and Diversity Impact and Consultation</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Details: None arising from this report. <p style="text-align: right;">On behalf of the Information, Engagement and Performance Manager</p>
<u>Environment</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Details: None arising from this report

DECISION INFORMATION:

<p><input checked="" type="checkbox"/> Please indicate which threshold applies:</p> <p>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:</p> <p>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.</p> <p>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.</p> <p>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:</p> <p>Ault Hucknall Ward</p> <p>Is the decision subject to Call-In? <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>Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i></p> <p>Leader <input checked="" type="checkbox"/> Deputy Leader <input checked="" type="checkbox"/> Executive <input checked="" type="checkbox"/> SLT <input checked="" type="checkbox"/> Relevant Service Manager <input checked="" type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>(a) <input type="checkbox"/> (b) <input type="checkbox"/></p> <p>(a) <input type="checkbox"/> (b) <input type="checkbox"/></p> <p>All <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
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Links to Council Ambition: Customers, Economy, Environment, Housing

DOCUMENT INFORMATION:

Appendix	Title

Background Papers

(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).

N/a