

BOLSOVER DISTRICT COUNCIL

Meeting of the Council on 20th May 2026

Mill Lane, Bolsover

Report of the Portfolio Holder for Housing

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

PURPOSE/SUMMARY OF REPORT

To seek approval to update schemes included in the Bolsover Homes pipeline funding envelope of £36.2m so as to include the Mill Lane, Bolsover scheme.

REPORT DETAILS

1. Background

- 1.1. On 6th October 2025 the Executive agreed to proceed with pre-construction works at Mill Lane Bolsover, and that a further report be taken to Council to include Mill Lane, Bolsover within the Bolsover Homes funding pipeline
- 1.2. The Mill Lane scheme is not currently included in the agreed pipeline for Bolsover Homes and in order for it to be funded using the existing £36.2m funding envelope, Council would have to agree to include it. A further report would also need to be taken to Executive for approval to progress with the scheme following viability being established.
- 1.3. It is proposed that the development of Mill Lane, Bolsover be included within the Bolsover Homes pipeline so that funding from the existing £36.2m envelope can be used to develop the site, as long as viability is established in the Executive report,

2. Details of Proposal or Information

- 2.1 The Council has reviewed its schedule of potential development sites including those which were not included in the original Bolsover Homes pipeline. One such site is Mill Lane Bolsover, which offers potential to develop approximately 40 homes.
- 2.2 Of the £36.2m which was originally approved, £23.6m has been allocated to development sites, and expenditure has been incurred. A balance of £12.6m remains unallocated with the approved funding envelope.

- 2.3 A recent estimate for the Mill Lane scheme, based on the maximum risk price with no external funding contribution is approximately £10m.
- 2.4 Based on this estimate, the scheme is able to be afforded with the Bolsover Homes pipeline envelope of £36.2m, without incurring extra costs to the Housing Revenue Account which might have threatened its sustainability over the life of the 30 year business plan.

Reasons for Recommendation

- 3.1 To include the Mill Lane, Bolsover scheme in the Bolsover Homes pipeline, allows a potential further 40 homes to be built
- 3.2 Given sufficient budget is afforded within the funding envelope to develop the scheme and Executive having earlier approved its development, Council approval is now sought to include the Mill Lane scheme within the schedule of development sites of the £36.2m funding envelope.

4 Alternative Options and Reasons for Rejection

- 4.1 Members could choose not to include the Mill Lane, Bolsover scheme in the Bolsover Homes funding envelope; however, this would mean that much needed housing would not be developed.

RECOMMENDATION(S)

1. Council approves the inclusion of Mill Lane, Bolsover development within the previously approved £36.2m funding envelope for Bolsover Homes.

Approved by Councillor Phil Smith, Portfolio Holder for Housing

IMPLICATIONS:

<u>Finance and Risk</u>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Details:		
The revenue costs of funding this development are already included in the budget of the Housing Revenue Account. At an estimated maximum cost of £10m, there is enough in the Bolsover Homes pipeline unallocated amount, to fund this scheme.		
On behalf of the Section 151 Officer		
<u>Legal (including Data Protection)</u>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Details:		

On behalf of the Solicitor to the Council

Staffing 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:

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?

(Only Key Decisions are subject to Call-In)

Yes No

If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? *(decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)*

Yes No

Consultation carried out:

(this is any consultation carried out prior to the report being presented for approval)

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

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