

EXECUTIVE

Minutes of a meeting of the Executive of the Bolsover District Council held in the Council Chamber, The Arc, Clowne, on Monday 18th May 2026 at 1000 hours.

PRESENT:-

Members:-

Councillor Jane Yates in the Chair

Councillors:- Mary Dooley, Donna Hales, Clive Moesby, Tom Munro, Jeanne Raspin and Phil Smith.

Officers:- Karen Hanson (Chief Executive), Theresa Fletcher (Section 151 Officer), Jim Fieldsend (Monitoring Officer), Steve Brunt (Strategic Director of Services), Ian Barber (Strategic Director Property, Construction & Assets), Sarah Kay (Interim Strategic Director Economic Growth), Victoria Dawson (Assistant Director Housing Management), and Alison Bluff (Senior Governance Officer).

Also in attendance at the meeting was Councillor Anne Clarke, Vice Chair of Climate Change and Communities Scrutiny Committee), and Coby Bunyan (Scrutiny Officer).

EX211-25/26. APOLOGIES

Apologies for absence were received on behalf of Councillor Rob Hiney-Saunders and John Ritchie.

EX212-25/26. URGENT ITEMS OF BUSINESS

There were no urgent items of business to consider.

EX213-25/26. DECLARATIONS OF INTEREST

There were no declarations of interest.

EX214-25/26. MINUTES – 13TH APRIL 2026

Moved by Councillor Tom Munro and seconded by Councillor Mary Dooley
RESOLVED that the Minutes of an Executive meeting held on 13th April 2026 be approved as a correct record.

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NON KEY DECISIONS

MATTERS REFERRED FROM SCRUTINY

EX215-25/26. PRE DECISION SCRUTINY: SPOTLIGHT REVIEW OF THE GMB UNION'S INFORMAL RECOGNITION APPLICATION – RECOMMENDATIONS OF THE CLIMATE CHANGE AND COMMUNITIES SCRUTINY COMMITTEE

Executive considered a detailed report, presented by Councillor Anne Clarke, which provided the findings, outcomes and recommendation of the Climate Change and Communities Scrutiny Committee (CCCSC) pre-decision scrutiny of the Review of the GMB Union's (General, Municipal, Boilermakers and Allied Trade Union) Informal Recognition application.

Further to an informal recognition application being made by the GMB to the Leader of the Council, a pre-decision scrutiny spotlight review was carried out by the Climate Change and Communities Scrutiny Committee during April 2026.

Appendix 1 to the report presented the Spotlight Review of GMB's Recognition Application with the recommendation in favour of their forthcoming formal application.

Members welcomed the decision.

Moved by Councillor Jane Yates and seconded by Councillor Donna Hales
RESOLVED that the pre-decision scrutiny recommendation be approved, and the formal application of GMB when received for recognition under Schedule A1 of the Trade Union and Labour Relations (Consolidation) Act 1992, be approved.

REASON FOR DECISION

Following the conclusion of pre-decision scrutiny spotlight review at the request of an Executive Member, it was recommended that the Executive approve the pre-decision scrutiny recommendation of approving the formal application when received under Schedule A1 of the Trade Union and Labour Relations (Consolidation) Act 1992, as the Committee deems it appropriate to add an additional Trade Union to strengthen the representation of Council employees.

OTHER OPTIONS CONSIDERED

There are no alternative options.

EX216-25/26. REQUEST FROM THE CLIMATE CHANGE AND COMMUNITIES SCRUTINY COMMITTEE FOR WITHDRAWAL OF RECOMMENDATION CCCSC 23-24 2.5 REVIEW OF THE COUNCIL'S ENERGY POLICY FOR LOCAL HOUSING

Executive considered a detailed report, presented by Councillor Anne Clarke, in relation to a request from the Climate Change and Communities Scrutiny Committee (CCCSC) to withdraw recommendation CCCSC 23-24 2.5; *“that the Council consolidates all existing policies, strategies and plans regarding EV charging stations for Bolsover District into*

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one clear document/ web page article dedicated to the topic of the Council's approach to EV charging points."

At its meeting held on 14th April 2026, CCCSC agreed to request the withdrawal of the recommendation as it was confirmed that responsibility sat with Derbyshire County Council (DCC) and not with the District Council.

Funding for new Electric Vehicle (EV) Chargers had to be bid for by the District Council as the funding was held by DCC. DCC also determined whether an EV Charger should be provided in a location, and if a resident in the District requested an EV charger fitted through or under a pavement, this was also a DCC function.

Policies, strategies and plans both present and future were determined by DCC which effectively meant the Council could not fulfil this recommendation.

The Communications Manager had delivered what was actionable within the functions of the Council and had published a webpage with a link to all the locations of EV charges in the District, which was hosted and managed by Zap Maps (a digital EV mapping platform).

Moved by Councillor Jeanne Raspin and seconded by Councillor Tom Munro
RESOLVED that recommendation CCCSC 23-24 2.5 be withdrawn for the reasons detailed above.

REASON FOR DECISION:

The responsibility for this was with DCC and therefore CCCSC 23-24 2.5 fell outside the functions of the District Council.

OTHER OPTIONS CONSIDERED:

Not to withdraw the recommendations – not recommended for the reasons detailed above.

KEY DECISIONS

EX217-25/26. BRIAR CLOSE, SHIREBROOK & HIGH STREET, TIBSHELF, RECONSTRUCTION FUNDING ARRANGEMENTS

Executive considered a detailed report, presented by the Portfolio Holder for Housing, which sought Members approval to reduce the level of Dragonfly Development Ltd (DDL) dividend to be returned to the Council arising from profit achieved during the 2024/25 financial year, so as to fund pre-construction works at Briar Close, Shirebrook and High Street, Tibshelf, to be completed before 30th September 2026. The Council's Shareholder Agreement provided facility for the Council to agree the distribution of profit (i.e. dividend) it received from the Dragonfly companies.

DDL was one of the Council's strategic vehicles in delivery of its Bolsover Homes pipeline ambitions by way of increasing its affordable social housing stock by 200 units within the Council's current strategic plan (The Future) 2024 to 2028.

During the 2024\25 financial year, DDL, realised a profit after tax of £1,898,495. This could be returned to the Council as a dividend as 100% shareholder of the Dragonfly group of companies.

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Briar Close, Shirebrook & High Street, Tibshelf sites, both had potential to develop approximately 30+ units, however, before these schemes could be further considered for delivery through the Bolsover Homes funding pipeline and submitted to Members for approval, viability of the schemes would need to be undertaken.

The Council's newly formed Projects and Construction Team had provided high level cost estimates for these two schemes, which showed that they were viable, provided that funding could be obtained from Homes England. The costs for pre-construction services for the two schemes at £488,500 excluding VAT was set out in the report.

If the Council wished to proceed with the sites, the next stage would be to commence pre-construction works so that planning permission could be obtained, and should any scheme be identified as non-viable at any of the stages, pre-construction work could be stopped at any RIBA stage with no further costs incurred.

Following the granting of planning permission, the Council could proceed towards starting on site using the approved designs to provide a more detailed estimate of costs and allowing confirmation of funding available from Homes England.

Moved by Councillor Phil Smith and seconded by Councillor Tom Munro

RESOLVED that 1) the reduction in the dividend receivable from Dragonfly Development Ltd (DDL) for the 2024\25 financial year, in the amount of £488,500 to allow pre-construction works at Briar Close, Shirebrook and High Street, Tibshelf, to be undertaken and paid for, be approved,

2) further reports be submitted to Executive and Council for Bolsover Homes funding pipeline, following detailed viability of the scheme being established.

REASON FOR DECISION:

To undertake pre-construction works, to assess viability of a scheme/s for inclusion in the Bolsover Homes pipeline, which would be subject to a further report to Council.

To enable the on-going pipeline of work for the Council's Construction team to be given the best chance of achieving the Council's vision of building 200 new homes by 2028, pre-construction work needs to start as soon as possible.

OTHER OPTIONS CONSIDERED:

Members could choose not to consider these pre-construction schemes for inclusion in the Bolsover Homes schemes; however, this would mean that much needed housing would not be developed, undermining the potential to meet the Council's current strategic plan target to increase the number of affordable social housing units by 200 during (The Future) 2024 to 2028 period.

EX218-25/26.

PURCHASE OF SECTION 106 PROPERTIES FROM FORGE HOMES LIMITED, PARK AVENUE, GLAPWELL

Executive considered a detailed report, presented by the Portfolio Holder for Housing, which sought Members recommendation to Council to amend the Capital Programme to include the purchase of six properties for affordable rent within the Housing Revenue Account. The report also sought approval to delegate authority to the

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Assistant Director Housing Management to agree the purchase subject to funding being available.

Forge Homes Ltd, were building 49 properties at Park Avenue, Glapwell, including five affordable semi-detached houses as a S106 planning condition. The report sought the purchase of six properties for affordable rent from Forge Homes - five at affordable rent and one at market rate. If approved, the properties would be added to existing Council stock within the Housing Revenue Account and be funded using Right to Buy Receipts.

The combined purchase price of these properties was £900K (excluding fees and SDLT). Assuming the rents for these properties were set in line with the affordable rent levels (80% of market rent) the scheme would break even after one year if 1-4-1 receipts were used. As the scheme broke even in year one it would not add any additional costs to the HRA revenue budgets.

Moved by Councillor Phil Smith and seconded by Councillor Tom Munro

RESOLVED that 1) Council be recommended to add the scheme to the Capital programme and to purchase six properties at Park Avenue, Glapwell for affordable rent within the Housing Revenue Account,

2) 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 Forge Homes Limited.

REASON FOR DECISION:

That the proposal offered value for money, met local housing need, and increased the Council's housing stock. Therefore, the Council should proceed with this purchase.

OTHER OPTIONS CONSIDERED:

To not purchase the properties had been rejected as the properties would fulfil a housing need in the area. This housing mix best supported that identified housing need.

EX219-25/26.

EXTENSION OF EXISTING AGREEMENT WITH DERBYSHIRE BUILDING CONTROL PARTNERSHIP (DBCP)

Executive considered a detailed report, presented by the Portfolio Holder for Growth, which sought approval to extend an existing services agreement with Derbyshire Building Control Partnership Limited (DBCP) for the provision of building control services for a further period to 31st March 2029, and to agree service charge and funding arrangements. The extension would maintain service continuity, provide value for money, and support the Council's statutory obligations.

The Council was a shareholder in DBCP, which delivered building control services on behalf of participating local authorities. The Council originally entered into a services agreement on 1st June 2017, with an initial term of three years. This agreement had been extended on a number of occasions.

For the period 1st April 2026 to 31st March 2029, the annual service charge payable by the Council would be £54,500 plus VAT, which ensured the cost remained the same as the current arrangement for a longer period. Officers considered this to represent a reasonable cost for the continued delivery of the service.

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The Extension Agreement also formalised arrangements for the collection and administration of Levy Funding; including collection of Levy Funding by the Company and payment to the relevant Government Department via an independent bank account and the DELTA system; separate reporting arrangements for each participating authority; and allocation of 100% of New Burdens Funding received by each Authority to the Company.

Moved by Councillor Tom Munro and seconded by Councillor Phil Smith

RESOLVED that 1) the extension of the Services Agreement with Derbyshire Building Control Partnership Limited to 31st March 2029; be approved,

2) the revised service charge of £54,500 per annum plus VAT for the period 1st April 2026 to 31st March 2029; be approved, and

3) the Strategic Director of Property, Construction and Assets, in consultation with the Monitoring Officer and Section 151 Officer, be authorised to enter into and complete the Extension Agreement on behalf of the Council.

REASON FOR DECISION:

The partnership model had provided resilience within a competitive Building Control market and had enabled the Council to continue to meet its statutory responsibilities efficiently and effectively. Failure to approve the extension could result in service disruption, loss of expertise and reduced resilience in a statutory function. Extending the agreement mitigated these risks by maintaining an established and effective partnership arrangement.

These provisions ensure clarity, transparency, and regulatory compliance across all partner authorities.

OTHER OPTIONS CONSIDERED:

To not extend the Services Agreement - This could require the Council to identify and implement an alternative service delivery model, from 2027, such as bringing the service back in-house or undertaking a fresh procurement exercise. Officers considered this to present increased financial, operational, and reputational risk and therefore did not recommend this option.

EX220-25/26.

CONTRACT AWARD SURVEYING, REPAIR AND REPLACEMENT EXTERNAL DOORS AND WINDOWS

Executive considered a detailed report, presented by the Portfolio Holder for Housing, which sought Members approval to enter a four year contract with Swinstead Enterprises Ltd (Trading as Evendine Utilities), for surveying, repair and replacement external doors and windows.

The existing contract for the replacement and repair of doors came to an end in July 2025. The Capital Projects Team operating as part of Property Services, Dragonfly Management (Bolsover) Ltd, working with the Council's procurement team commenced a re-tender exercise on 22nd April 2025. Unfortunately, the tender exercise had to be reissued which led to a delay in identifying a preferred bidder.

The successful bidder, Swinstead Enterprises Ltd (Trading as Evendine Utilities), was the incumbent contractor and had been operating under a new contract arrangement since 5th

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January 2026. The contract was a four year contract based on 2 years plus 1, plus 1 year extension, with a total value of £240,000.

Procurement of the contract had commenced under Dragonfly, however, at the point the contract was awarded, a decision had been made for Dragonfly to return in house, and it was agreed with the successful bidder that the contract would be in Bolsover District Council's name. The Council's Procurement Team had been involved throughout and were satisfied a legal compliant procurement exercise had been followed. In addition, the Legal Team had been involved including drafting the JCT contract.

Moved by Councillor Phil Smith and seconded by Councillor Donna Hales

RESOLVED that the contract for 4 years to Swinstead Enterprises Ltd (Trading as Evendine Utilities) for the provision of Surveying, Repair and Replacement, External Doors and Windows, be approved.

REASON FOR DECISION:

Swinstead Enterprises Ltd (Trading as Evendine Utilities) were identified as the successful bidder through a legal compliant procurement exercise. They had been operating under contract terms and conditions since 5th January 2026, and the arrangements required formalising by way of a JCT contract.

OTHER OPTIONS CONSIDERED:

None, as Swinstead Enterprises Ltd (Trading as Evendine Utilities.) were identified as the best supplier through an agreed procurement exercise.

The meeting concluded at 1025 hours.