

Bolsover District Council - Growth Summary – 2019/20 End of year update

Background

In 2014 the Council committed to a strategy to focus on unlocking the potential to deliver growth for the district. Through the Growth Strategy and the Corporate Plan 2015-2019 the Council set out its ambition to create a sustainable high performing economy. At that time the Council established three strategic priorities to unlock our growth potential:

- Supporting Enterprise: maintaining and growing the business base
- Enabling Housing Growth: increasing the supply, quality and range of housing to meet the needs of a growing population and support economic growth
- Unlocking Development Potential: unlocking the capacity of major employment sites

A summary of the progress against these priorities has been reported every six months. For this year end update a summary has been compiled for the period 2015 – 2020, the indicator suite has been updated for 2019-20 and the district information included for context.

Going forward

The Council has approved a new Council Ambition and developed a performance framework to deliver that ambition over the period 2020-2024. This framework will be adapted as required to meet new challenges such as Covid19 recovery. One of the aims to the support the Ambition is *our economy – by driving growth, promoting the District and being business and visitor friendly*. Delivering a new Business Growth Strategy by March 2021 is one of the targets to support this aim. Once the new strategy is approved, this report will be reviewed as required.

Key Achievements 2015 - 2020

A summary of the achievements against the growth strategy priorities are noted below:

Supporting Enterprise: maintaining and growing the business base

- Relationships developed with over 250 businesses over this period – offering support and advice.
- Invest in Bolsover website developed and launched.
- 68.82 full time jobs created through the BNED Leader programme with grants totalling over £1 million.

- 25.4 full time jobs created through the Council's Business Growth Fund (phase1). 22 businesses received grants totalling over £180,000.
- Business growth (as measured by gross NNDR) increased by over £6.5 million during this period.
- Four frameworks developed for the towns of Bolsover, Clowne, Shirebrook and South Normanton to encourage inward investment and visitors.

Enabling Housing Growth: increasing the supply, quality and range of housing to meet the needs of a growing population and support economic growth

- 1593 new residential properties built over this period.
- Over 100 council properties built providing affordable homes. A new building programme approved.
- Local plan adopted.
- 24 empty properties brought back into use and creating in excess of 30 affordable homes.
- Effective relationship with Action Housing (Delivery partner) developed over this period facilitating improvements to empty properties.
- Empty Property Officer established and filled in 2014. This work was combined with wider housing strategy work in 2016 (Joint Housing Strategy Officer).

Unlocking Development Potential: unlocking the capacity of major employment sites

- Former Sherwood Lodge site at Bolsover developed with Morrison's opening their doors prior to Christmas 2019.
- Former Coalite site at Shuttlewood continues to be developed with reserved matters approvals recently granted for 38,670 m2 of commercial buildings on plots 4 a and 4b; 10,584 m2 of commercial buildings on Plot 5; and 38,000 m2 of commercial buildings on plots 6, 7 and 8.
- Sports Direct at Shirebrook expanded significantly during this period - Provision of additional storage and distribution centre with a footprint of circa 63,821m2 and retail, storage and training facility with a footprint of circa 2,216m2.
- Markham Vale site - 34,315 m2 of commercial buildings delivered on Plot 14; and 27,595 m2 of commercial buildings delivered on Plot 15; further proposals for additional buildings to the north of Markham Vale.
- Dragonfly (a Joint Venture company) established by the Council to maximise opportunities to develop land owned by the Council for employment and housing purposes.

BDC Growth Indicators 2019/20

2018/19 Outturn	No.	Description	2019/20 Outturn	19/20 Target	Status
Planning Indicators					
£397,518	1.	Major Planning fees received	£441,636	£325,000	▲
£258,681	2.	Minor Planning fees received	£152,698		
£656,199	3.	Combined Minor and Major Planning fees	£594,334		
100% (23 out of 23)	4.	Process all major planning applications 10% better than the national minimum	100%	60%	▲
99.2% (120 out of 121)	5.	Determining "Minor" applications within target deadlines	100%	70%	▲
99.5% (214 out of 215)	6.	Determining "Other" applications within target deadlines	100%	85%	▲
2076 (7.76 year's supply) 1 st April 2018	7.	Supply of available and deliverable housing sites at 1st April (5 year supply)	Information not yet available – site visits delayed due to Covid-19	-	
0 ha of newly allocated employment land + 24,463 m2 (net) within urban areas / existing employment areas	8.	Area of new employment floor space built (hectares / square metres)	Information not yet available – site visits delayed due to Covid-19	-	

2018/19 Outturn	No.	Description	2019/20 Outturn	19/20 Target	Status
Housing Indicators					
291	9.	Enable the development of at least 272 new residential properties within the district by March 2020 (CPT)	439	272	-
£256,857	10.	Amount received in additional New Homes Bonus from the government (a former corporate plan target)	£95,083	No longer a CPT	-
66	11.	Work with partners to deliver an average of 20 units of affordable homes each year (CPT)	28	20	-
5	12.	Bring back into use 10 empty properties per year (CPT)	2	10	▼
Business Indicators					
99.3%	13.	% of business rates collected in year	98.10%	98.5%	
+£1,671,536 (2018/19 total £64,445,968)	14.	Business growth as measured by gross NNDR (a former corporate plan target)	+£1,428,955 (2019/20 total £65,445,968)	No longer a CPT	
66.6%	15.	Percentage of NNDR arrears collected	Q4 Unavailable 61.5% at Q3	65%	-
£1,671,536 (+2.6%)	16.	Change in rateable value of commercial property in the district	£3,100,491 (+5%)	-	-
£ 233,524	17.	Level of income generated through letting property owned by the Council but not occupied by the Council, not including Housing, The Tangent and Pleasley Vale	£228,853	£235,747	▼
£53,391	18.	Financial performance for the Tangent in line or exceeding budget forecast.	£52,464 profit	£ 67,033 profit	▼
£195,157	19.	Financial performance of Pleasley Vale Mills in line or exceeding budget forecast.	£239,113 profit	£195,338 profit	▲
22	20.	Number of Business Growth Fund grants awarded	0	4	-
£184,812	21.	Value of Business Growth Fund grants awarded	0	£20,000	-

2018/19 Outturn	No.	Description	2019/20 Outturn	19/20 Target	Status
31	22.	Number of BNED LEADER grants awarded (scheme total)	37	37	-
£1,142,050	23.	Value of BNED LEADER grants awarded	£1,236,034.15	£1,237,704.00	-
23	24.	Apprenticeships started	16	12 FTE	▲
142	25.	25 businesses supported through Key Account Management by March 2020 (CPT)	112	25	▲
District Information					
2.1 %Bolsover 2.2% East Mid 2.7% GB	26.	Out-Of-Work Benefits Claimant count Age range 16 – 64 (See graph and note)	5.2% BDDC 4.6% East Mid 5.1% GB	-	
	27.	Average earnings	See Appendix		
£145,676	28.	Average house price (See graph)	147,688	-	
	29.	Qualification and Occupation levels	See Appendix		

Exceptions

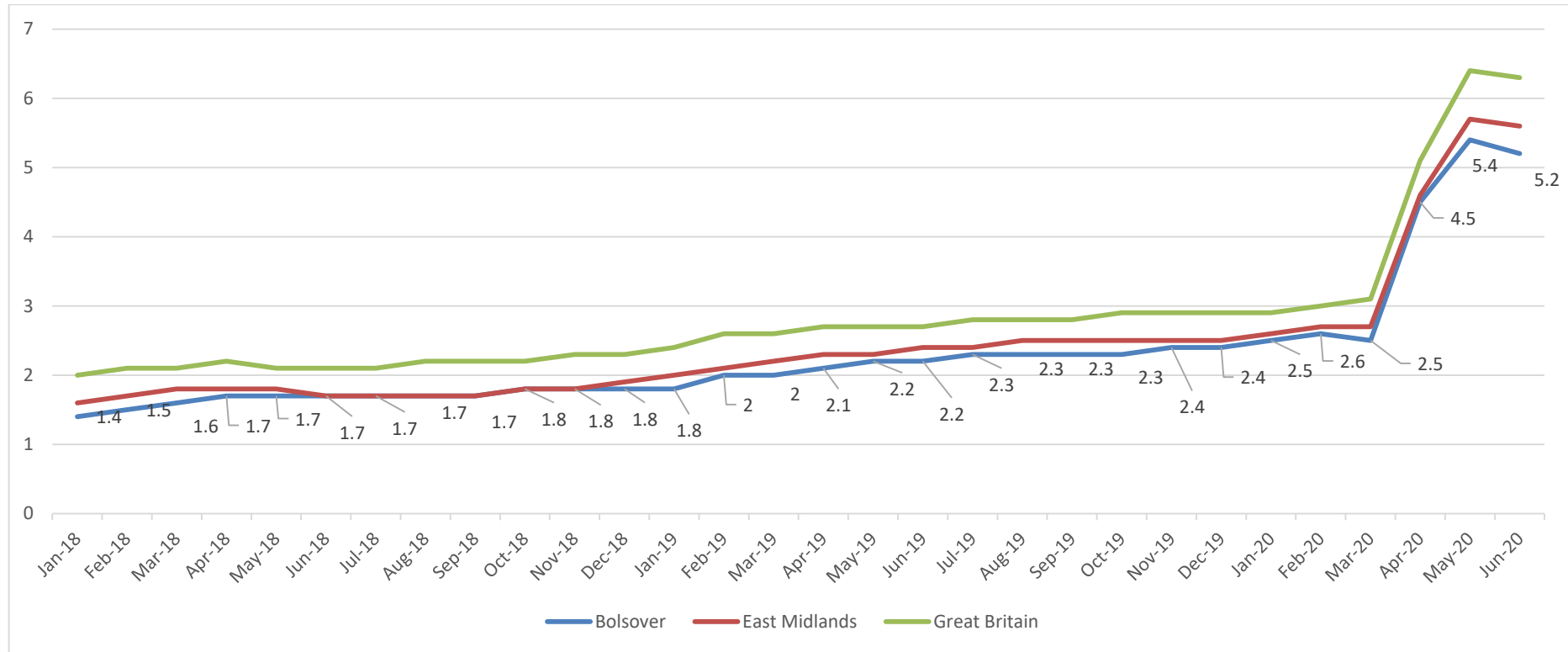
<p>Bring back into use 10 empty properties per year</p>	<p>The 2 properties that have been purchased and leased by Action Housing are in the process of being developed into apartments for affordable rent. This will create 7 units of affordable accommodation. Due to Covid19 there has been a delay with the refurbishment, however work has now recommenced and it is expected that both buildings are ready for occupation before the end of the year.</p> <p>2 long term empty properties are in the process of a forced sale, which will see them returned back to use. It is expected that the properties will be sold by the end of the summer. This is being managed by the EPO, Environmental Health dept and legal team.</p> <p>A property on Langwith Road in Bolsover is being considered for CPO. The EPO is in the process of preparing a cabinet report to ask for approval and to have a budget allocated for doing this.</p>
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	<p>A further empty property has been referred to an energy company who have tools to help owners bring empty properties back into use. The property has been empty for over 10 years and has been the subject of numerous complaints. The EPO has organised for the Council to clear the garden, which has been done and improved the appearance of the property.</p> <p>The EPO has continued to promote the reduced rate VAT scheme which has helped an owner with reduced refurbishment costs and the property has now been brought back into use.</p> <p>An empty property in Carr Vale - which the EPO assisted the owner with selling - has now been refurbished and is ready for reoccupation.</p> <p>2 properties have been brought back into use and 7 are in the process of being brought back into use.</p> <p>Note: This target has been reduced to 5 per annum in the new Council Plan.</p>
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<p>Level of income generated through letting property owned by the Council but not occupied by the Council</p>	<p>The budget variance is rent (under achieved). The tenants in the old Bolsover Depot, Mill Lane vacated the premises at the end of January which resulted in a loss of rental income, however the site is due for re development by the Council in the near future. After being vacant for a while 2a Station Road, Clowne is now occupied on a 3 year lease generating £6000 per annum rent. A 30 year lease has also been agreed for the old contact centre, Shirebrook. The new tenant is in the process of redeveloping into a dental surgery (Rental income - £7000 per annum).</p>
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<p>Financial performance for the Tangent in line or exceeding budget forecast.</p>	<p>The budget variance is rent (under achieved). A few tenancies were lost during the year mainly due to tenants moving to larger premises or buying their own property rather than renting. Enquires for industrial and office space both at The Tangent and Pleasley Vale have significantly increased since lockdown which is very positive and several new tenancies have been secured, 2 of which are at The Tangent, an office and one of the new industrial units (Tangent phase 2) , all the new industrial units are now leased again.</p>
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Out of Work Benefits Claimant count (Age range 16 – 64) - not seasonally adjusted(June 2020)



<p>Out-Of-Work Benefits Claimant count Age range 16 – 64</p>	<p>The Claimant Count is the number of people claiming benefit principally for the reason of being unemployed. This is measured by combining the number of people claiming Jobseeker's Allowance (JSA) and National Insurance credits with the number of people receiving Universal Credit principally for the reason of being unemployed. Claimants declare that they are out of work, capable of, available for and actively seeking work during the week in which the claim is made.</p> <p>Under Universal Credit a broader span of claimants are required to look for work than under Jobseeker's Allowance. As Universal Credit Full Service is rolled out in particular areas, the number of people recorded as being on the Claimant Count is therefore likely to rise.</p>
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Source: <https://www.nomisweb.co.uk/>

Average Earnings

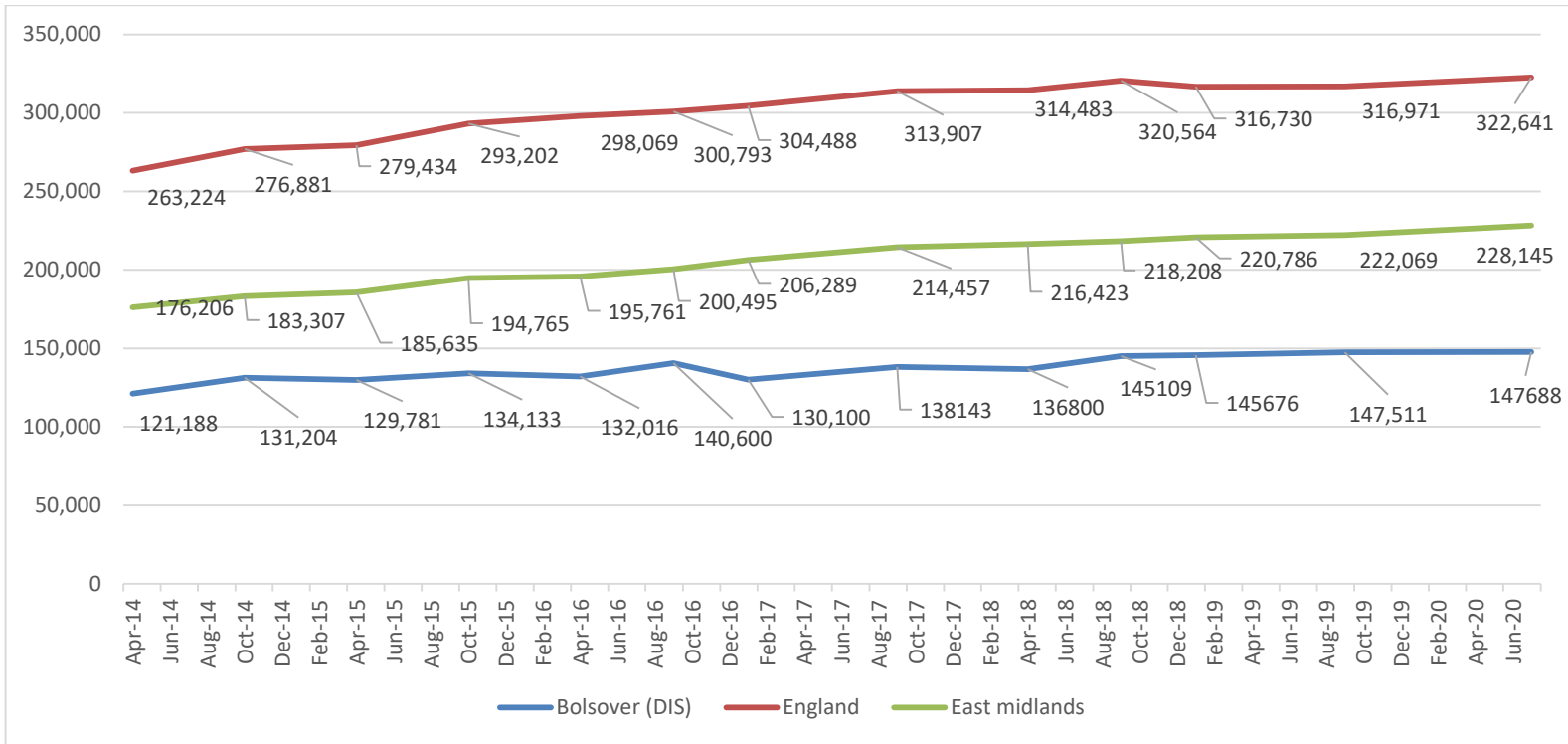
Earnings by place of residence (2019)

	Bolsover (pounds)	East Midlands (pounds)	Great Britain (pounds)
Gross weekly pay			
Full-time workers	519.2	547.4	587.0
Male full-time workers	525.3	590.3	632.0
Female full-time workers	463.6	476.1	528.9
Hourly pay - excluding overtime			
Full-time workers	12.70	13.63	14.88
Male full-time workers	12.70	14.23	15.44
Female full-time workers	12.87	12.49	13.99

Source: ONS annual survey of hours and earnings - resident analysis

Notes: Median earnings in pounds for employees living in the area.

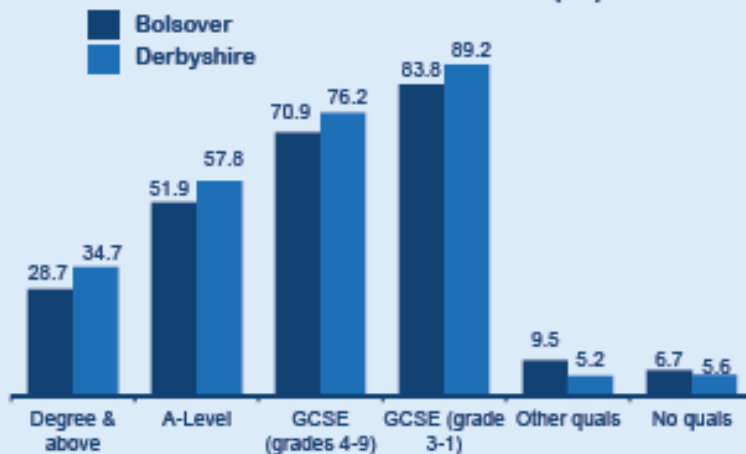
Bolsover, East Midlands and English average house prices (2014 up to June 2020)



Source: Hometrack - Housing Intelligence System

Adult skill levels in Bolsover (2018)

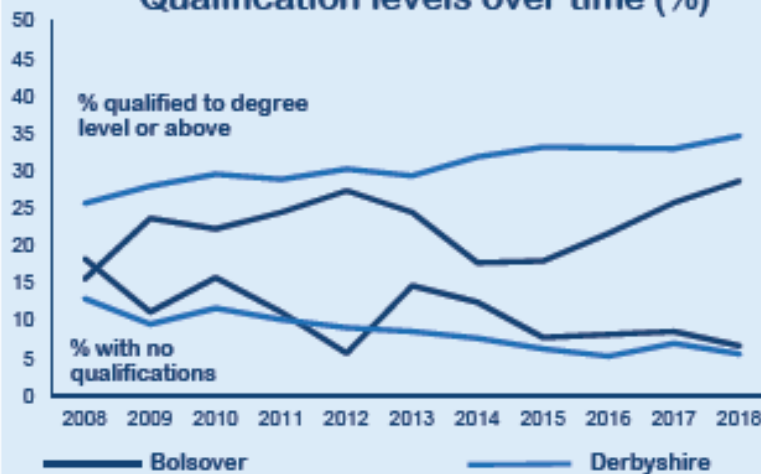
Qualification levels (%)



The qualification levels of Bolsover's working age population (aged 16-64 years) have greatly improved over the last ten years since 2008

when the proportion of people qualified to degree level or above was 15.6% and 18.3% of people had no qualifications. Currently 28.7% of the district's residents hold a degree (or higher) and just 6.7% have no qualifications.

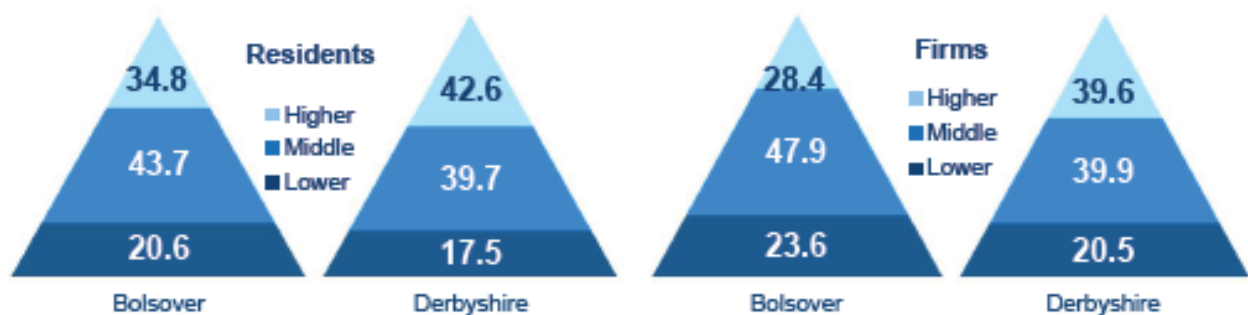
Qualification levels over time (%)



There continues to be a skills gap at degree level with significantly fewer Bolsover residents with higher level qualifications compared to Derbyshire.

The proportion of the workforce qualified to degree level or above varies by nearly 20% points across the county, from 48.2% in Derbyshire Dales to 28.7% in Bolsover and Chesterfield.

Occupation Levels (%)



Fewer residents in Bolsover work in higher level occupations than across Derbyshire

The occupational profile of Bolsover's firms is lower than for the district's residents reflecting the large number of people who commute out of the district for the higher level jobs elsewhere