Economic Development and Housing Strategy 2015 - 2020
INTRODUCTION

The Bolsover District Council Housing and Economic Development Strategy 2015-2020 will help support the local economy and deliver on the Councils broader property agenda.

The Strategy will provide a strategic framework that focuses on our core priorities that will help:

- Support encourage economic growth
- Ensure a more balanced housing market
- Support the development of existing and new business
- Support the creation of employment pathways training opportunities
- Support housing growth

This is a strategic framework that offers the Council and its partners a focus in which to deliver both economic and housing growth.

The Strategy will ensure that the limited resources of the council and its partners and potential funding is targeted effectively and in a coordinated way to face local challenges and deliver against the following identified priorities:

- Supporting Enterprise: Maintaining and Growing the business base
- Maximising Employment, Skills and Training Opportunities
- Enabling Housing Growth
- Unlocking Development Potential
- Town Centre Development
- Developing and Supporting the Rural and Visitor Economy
- Enabling People to Live in and Sustain their own homes
- Prevent and Reduce Homelessness

SHAPING THE STRATEGY

Housing and economic growth are key priorities for the council, its partners and its residents, affecting people’s wealth, health and well being, their life opportunities and their living standards.

Engaging a wide range of residents, businesses and partner agencies has therefore been essential in shaping this Strategy.
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Executive Summary

In 2014, Bolsover District had a strengthening economy with:

- The projected fastest rate of employment growth of any Derbyshire Authority – a net extra 4100 jobs by 2030
- The Projected greatest annual average GVA growth until 2030 out of all other Derbyshire District Authorities
- A higher enterprise share than regional or UK averages, with proportionately greater numbers of small, medium and large businesses
- Unemployment levels below the national average
- Higher numbers of self-employed in the District, higher than the East Midlands and National Average
- House prices below the national and regional average

Challenges facing the District

- There is a need to rebalance the housing market to better meet housing need and economic growth ambitions
- A third of all households contain someone with a housing related support need
- Average house prices are below the regional and national averages, but affordability remains an issue for many people in district
- Housing design – ensuring good quality design and that places are developed to a good standard
- There is a need for more jobs. There are fewer available jobs per working person across Bolsover District than in many other areas
- Lower than average qualification levels in the working population.
- Lower wages than both the regional or UK averages
- Town Centre development - ensuring the vibrancy and vitality of its four main Towns so that Bolsover District can ensure sustainable communities
- New employment - developing ex industrial sites to make them available and fit for purpose for employment and modern work based development and premises
- Health – there are higher levels of ill-health in the non-working population and high levels of households with a support need when compared to other areas
- Equality – ensuring that all sections of the community are included in plans for a prosperous District
- Education Skills and Training - lower than regional average qualification levels and higher numbers with no qualifications at all
SECTION 1 POLICY CONTEXT

National Context

The UK Government has made economic growth a priority. As part of delivering this priority there are a number of other government policies and plans designed to support this priority. The overarching policy document is the Governments Long Term Economic Plan which is supported and supplemented by a number of other key policies which are identified below.

**Government's Long Term Economic Plan states:**

1. **Reducing the deficit**

Reducing the deficit so we deal with our debts, safeguard our economy for the long term and keep mortgage rates low.

2. **Cutting income taxes**

Cutting income taxes and freezing fuel duty to help hardworking people be more financially secure.

3. **Creating more jobs**

Creating more jobs by backing small business and enterprise with better infrastructure and lower jobs taxes.
4. Capping welfare and reducing immigration

Capping welfare and reducing immigration so our economy delivers for people who want to work hard and play by the rules.

5. Delivering the best schools

Delivering the best schools and skills for young people so the next generation can succeed in the global race.

*Policy paper - The government’s long-term economic plan published 7 January 2014. 10 Downing Street and the Treasury*

**UK Plan for Growth**

The Plan for Growth is the UK Government’s approach to delivering growth. The plan was written by the Department for Business Innovation and Skills in response to a decade (at that time) of contraction in the UK economy and a reduction in its competitiveness. The document recognises that the UK has a number of strengths that need to be built upon for growth to occur. These strengths include having an open trading economy with a flexible labour market, being an attractive investment for global companies and having a world class research base, with more top ranking universities than any country except the US.

The Government’s stated economic policy in the document is “to achieve strong, sustainable and balanced growth that is more evenly shared across the country and between industries.” To achieve this, the Plan for Growth has four overarching ambitions.

These are to:

- Create the most competitive tax system in the G20;
- Make the UK one of the best places in Europe to start, finance and grow business;
- Encourage investment and exports as a route to a more balanced economy; and
- Create a more educated workforce that is the most flexible in Europe.

*BIS 2011*

To achieve these ambitions, the Plan for Growth also created a number of measurable benchmarks against each ambition. These will be used to judge progress. These benchmarks are:
To create the most competitive tax system in the G20

- Lowest corporate tax rate in the G7 and amongst the lowest in the G20
- Best location for corporate headquarters in Europe
- A simpler, more certain tax system

To make the UK one of the best places in Europe to start, finance and grow a business

- Improving the UK’s ranking in major international indices of competitiveness
- Lower domestic regulatory burden
- More finance for start-ups and business expansion
- Increase in the proportion of planning applications approved or dealt with on time

To encourage investment and exports as a route to a more balanced economy

- Ensure the UK remains one of the top destinations for foreign direct investment (FDI)
- Increase in exports to key target markets
- Increase in private sector employment, especially in regions outside London and the South East
- Increased investment in low carbon technologies

To create a more educated workforce that is the most flexible in Europe

- Support more apprenticeships than any previous government
- Home to more of the world’s top universities than any other country except the USA
- Increase in the participation of 16-24 year olds in employment or learning
- Narrow the educational attainment gap, allowing everyone to meet their potential
- Lowest burdens from employment regulation in the EU

Government Response to the Heseltine Review – March 2013

Following a commission by the Prime Minister, Lord Heseltine presented his report No Stone Unturned to the Government on 31 October 2012. In this document, Lord Heseltine made a series of 89 recommendations in all aspects of government policy that effect economic growth. Of these 89 recommendations, the Government accepted to implement 81 of them, in full or in part.

The core proposition of the Heseltine report is a decentralised approach that breaks Whitehall’s monopoly on resources and decision-making, and empowers Local Enterprise Partnerships (LEPs) to drive forward growth in their areas. As well as this, the Government, through this document, is making a number of other changes and improvements under the following themes:
Unleashing local growth;
Transforming Whitehall in support of growth;
Boosting engagement with business;
Creating the conditions for long-term growth;
Fostering private sector growth;
Improving employment outcomes from the education and skills system.

Some of the key actions coming out of these themes include:

- Creation of a Single Local Growth Fund, allocated through negotiation to LEPs and their partners;
- Ask LEPs to develop strategic multi-year plans for local growth, which will be used as the basis for negotiations;
- Reform the planning system to reduce costs and bring speed and certainty to businesses;
- Address under-investment in the UK’s infrastructure while providing investment opportunities to the private sector;
- Create a Business Bank to help address structural gaps in the supply of long-term patient capital to small and medium sized enterprises (SMEs);
- Enhance the global competitiveness of UK supply chains, encouraging departments to learn from best practice in the manufacturing sector;
- Forge closer links between employers and education providers to ensure students develop essential skills for the work place.

**National Infrastructure Plan**

The government first published the first National Infrastructure Plan (NIP) in 2010, bringing together for the first time its vision and approach for the key economic infrastructure sectors – transport, energy, flood defences, water, waste, communications and science. Since then, the government has continued to develop and refine its approach in response to:

- The NIP 2014 updates the strategic approach to investment and delivery and unlocking crucial efficiencies. It also gives the supply chain the confidence in the level of forthcoming infrastructure activity that is fundamental to investment decisions.
- The NIP 2014 builds on these commitments by setting out clear and fully funded delivery plans for the next parliament (including details of specific projects and programmes). Highlights include:
• Strategic Road Network investment of £15 billion as part of a new Road Investment Strategy which will include undertaking over 100 major schemes to 2020-21, including transformational projects for the A303 and A1 north of Newcastle
• Flood investment investing £2.3 billion over 1,400 schemes to protect at least 300,000 homes; underpinned by a detailed pipeline of individual schemes including at Oxford, Lowestoft, Yalding, River Thames and the Humber
• Network Rail delivery programme of £38 billion, including electrification of key lines, as well as commitments to transformational projects such as Crossrail, phase 1 of which is due to complete in 2018, and HS2, phase 1 of which is due to start construction in 2017
• Digital infrastructure support which will ensure that 95% of premises have access to superfast broadband by 2017
• Science infrastructure programme of investment, including ground-breaking projects such as a new polar research ship and Met Office supercomputer

UK Industrial Strategy
The UKI Industrial strategy (BIS 2013) is providing support for all sectors of the economy to help increase global competitiveness, support innovation and maximise export potential.

The Industrial Strategy is about giving businesses the confidence to invest and grow.

Key principles of the strategy are:
• Long term
• Partnership with business
• Whole of Government approach

The Governments Industrial Strategy embraces five themes:
1. Sector Support: Providing support and partnerships for all sectors to help increase global competitiveness, support innovation and maximise export potential.
2. Technologies: Supporting the development and commercialisation of technologies, including the Eight Great Technologies, where the UK has the research expertise and business capability to become a world leader.
3. Skills: Working to deliver the skills that employers need, giving businesses more say over how government funding for skills is spent.
4. Access to finance: Helping businesses get the finance they need to invest in people and equipment and to grow.
5. Procurement: Developing UK supply chains and creating a simpler and more transparent public sector procurement system.
Witty Review - ‘British Invention- Global Impact’


The Witty Review was a review carried out by Sir Andrew Witty (Chancellor of Nottingham University) who explored the role of universities and their potential to support economic growth.

The review concluded universities should assume an explicit responsibility for facilitating economic growth, and all universities should have stronger incentives to embrace what he described as an enhanced Third Mission.

The Review recommended the involvement of Universities in Local Economic Partnerships and stated they could contribute with steering innovation, research and development and helping develop the LEPs’ strategic leadership of local economic development. The Witty Review also noted how LEPS are reliant on local authorities as a key means to translate intentions into action.

The Witty Review, stated

“Universities should assume an explicit responsibility for facilitating economic growth, and all universities should have stronger incentives to embrace this “enhanced Third Mission” – from working together to develop and commercialise technologies which can win in international markets to partnering with innovative local Small and Medium Enterprises (SMEs).”

Witty Review 2013

The review noted how Universities play a key role in the wider business support landscape in local areas, often providing unique expert support to SMEs. For example

• making a long term commitment to supporting universities in their mission to deliver economic growth

• drawing our national successes through to the local level by strengthening Local Enterprise Partnerships and helping universities to support small and medium enterprises (SMEs)

• taking forward the ‘Arrow Projects’ concept to secure the potential of the technologies of the future

• aligning support for different scientific fields with the priorities that are developed for technologies and sectors in the context of the government’s Industrial Strategy

In ‘Universities and growth: government response to the Witty review’ (BIS 2014), the Government stated how it would be:

• making a long term commitment to supporting universities in their mission to deliver economic growth

• drawing our national successes through to the local level by strengthening Local Enterprise Partnerships and helping universities to support small and medium enterprises (SMEs)
taking forward the ‘Arrow Projects’ concept to secure the potential of the technologies of the future

aligning support for different scientific fields with the priorities that are developed for technologies and sectors in the context of the government’s Industrial Strategy

### National Planning Policy Framework

The National Planning Policy Framework (NPPF) was created in 2012 and sets out the Government planning policies for England, and how it is expected to be applied. Its purpose is to ensure that planning contributes to achieving sustainable development.

The policy sees three dimensions to sustainable development. These are:

- **An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- **A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being;

- **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

In order to bring about sustainable development, the NPPF breaks down a number of key principles. These include:

**Building a strong, competitive economy:**

- Local planning authorities should set out a clear, economic vision and strategy for their area
- Support existing business sectors, taking account of whether they are expanding or contracting and where possible, plan for emerging new sectors
- Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement
- Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

**Ensuring the vitality of town centres:**

- Recognise town centres as the heart of their communities;
- Define a network and hierarchy of centres;
- Retain and enhance existing markets, and where appropriate re-introduce or create new ones;
- Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres;
- Recognise that residential development can play an important role in ensuring the vitality of centres.

**Supporting a prosperous rural economy:**

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside;
- Promote the retention and development of local services and community facilities in villages.

**Delivering a wide choice of high quality homes:**

- Identify a supply of specific developable sites or broad locations for growth for years 6-10 and where possible, for years 11-15;
- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community;
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand;
- Local planning authorities should identify and bring back into residential use empty properties and buildings in line with local housing and empty homes strategies and where appropriate, acquire properties under compulsory purchase powers;
- In rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
The Government’s housing strategy ‘Laying the Foundations: A Housing Strategy for England’ was published in 2011. The aim was to help drive local economies and create jobs by unblocking the housing market and stimulating house building. The strategy was largely a restatement of existing policies together with some new announcements and proposals for further consultation, the main objectives could be summarised as follows:

- Increasing supply leading to more homes and stable growth
- Reform of social and affordable housing
- Recognition of the increasing role of the Private Rented Sector
- Bringing forward Empty Homes
- Measures to support vulnerable groups
- Quality, sustainability and design

In recent years there has been a number of further announcements from the government aimed at bringing forward housing sites through repayable loans; the Help to Buy schemes to assist first time buyers and other house purchasers to purchase a home whilst mortgage finance is difficult to obtain without a large deposit; and the promotion of Custom Build.
Sub Regional Policy Context

The Economic and Housing ambitions of Bolsover link in and are supported by Regional strategies. There are three main plans – the Sheffield, Derbyshire and D2N2 Economic Plans and Strategies. However, there are also emerging plans that may result from a Combined Authority.

Sheffield City Region Strategic Economic Plan

A Focused 10 Year Plan for Private Sector Growth 2015-2025

The focus is to deliver growth and jobs, which will in turn drive up City Region exports, enterprise and productivity. The aim is also for a larger and stronger private sector.

Achieving Structural Transformation - The Sheffield City Region sets out how the Local Enterprise Partnership will structurally transform the local economy.

It does this in its ten year Strategic Economic Plan (SEP) 2015-2020. This is based on evidence that the Sheffield City Regions economy performs less well than the UK regional average. In this plan, SCR set out the issues facing the area, how they are going to tackle those issues, and also what they felt they needed from the Government in order to be able to achieve that.
Delivering Economic Growth for the Region

The Local Economic Partnership sets out a plan and in order to narrow the gap between the region and other parts of the country. The plan also sets out some headline aims that the Economic Partnership hopes to achieve. These are:

- Creating 70,000 additional jobs
- 6,000 businesses more businesses
- Creating 30,000 more high-skilled jobs
- An increase in GVA for the area of £3 billion.
- To get 2,150 more businesses exporting by 2023

This will benefit the UK economy through higher levels of productivity, innovation and exports in key sectors such as digital technologies, engineering, manufacturing and low carbon. Other benefits from the strategy include reduced costs to the public purse through reducing unemployment.
To measure success, Sheffield City LEP state over the life of the strategy they aim to achieve:

- **70,000 net additional jobs**
- **6,000 additional businesses**
- **GVA increase of £3.1 billion**

### The Sheffield City Region’s stated approach to growth and transformation

- **Our vision is to create:**
  - A city region with a stronger and bigger private sector that can compete in national and global markets

- **Our strategic objectives are to:**
  - Ensure SCR businesses have the support they need to realise their full growth potential
  - Become more outward looking
  - Provide the conditions that businesses need to prosper and become more resilient

- **To achieve these objectives we need to take action in six areas:**
  - 1. Ensure new businesses receive the support they need to flourish
  - 2. Facilitate and proactively support growth amongst existing firms
  - 3. Attract investment from other parts of the UK and overseas, and improve our brand
  - 4. Increase sales of SCR’s goods and services to other parts of the UK and abroad
  - 5. Develop the SCR skills base, labour mobility and education performance
  - 6. Secure investment in infrastructure where it will do most to support growth

- **Success means that by 2024 we will have:**
  - Created 70,000 net new jobs (more in gross terms to offset losses), with 30,000 in highly skilled occupations
  - Increased our GVA by £3.1 billion
  - Generated 6,000 new start-up businesses

The LEP also has three Strategic Objectives they wish to deliver on:

- **Ensure SCR Businesses have the support they need to realise their growth potential**
- **Ensure that the City Region is outward looking - to help attract inward investment**
- **Provide the conditions that businesses need to prosper and become more resilient**
The LEPs Six Thematic Priorities, where action needs to be taken

Key Projects

The plan also sets out how SCR will meet the achievements mentioned above. This implementation plan includes:

- Creation of a ‘Growth Hub’ – a one-stop shop for business advice and support in the SCR area;
- Through the Growth Hub, the creation of ‘Growth Deals’ to a select number of businesses with the greatest potential to grow;
- Attracting more businesses to the area, through the creation of a strong promotional strategy for the area and creating a team to hunt and land significant foreign direct investment focused on the region’s sector specialism’s;
- Encouraging businesses to export more, through the creation of an ‘Export Challenge’ project;
- Improving skills in the region through the creation of a Single Skills Fund, a ‘Progress to Work’ programme for young people and diverting resources to education to ensure young people get help into work through the curriculum;
- Improving infrastructure through the Infrastructure Investment Programme (SCRIF), ensuring that the benefits of High Speed Rail (HS2) in the area are maximised and the creation of a housing development strategy for the region.
D2N2 Strategic Economic Plan


The Strategic Economic Plan (SEP) for Nottinghamshire and Derbyshire sets out to narrow the gap between the D2N2 region and other parts of the country. It states that it will prioritise sectors in line with the Government's Industrial strategy, and will focus on areas where the area has exceptional strengths – including transport equipment, manufacturing, life sciences and low carbon goods and services – areas that have the greatest potential to increase employment, exports and GVA.

The plan draws on the benefits of its connectivity; for example its‘ within easy reach of London, can access ports, and the area has easy access to East Midlands Airport. Access to international markets is further supported by both Birmingham and Manchester Airports.

Competitive advantages

D2N2 has six key competitive advantages:

- Connectivity – 90% of the UK is within 4 hours drive
- World class advanced manufacturing companies – including Rolls Royce, Boots, Toyota, Bombardier, Nestle amongst many others
- Key economic drivers – a core city with a City Deal, a key city, two other major conurbations (Chesterfield and Ashfield and Mansfield)
- Innovation – leveraging universities and our excellence in R&D
- A commitment to deliver growth (but a challenge to secure viability)
- A high quality natural environment and iconic landscapes that make D2N2 a great place to live, work and invest
Priority Sectors for the D2N2 LEP to develop are

- Transport and Equipment Manufacturing
- Life Sciences
- Construction
- Food and Drink Manufacturing
- Visitor Economy
- Low Carbon Goods and Services
- Transport and Logistics
- Creative Industries

The Plan makes commitments on delivery for the local economy. These are:

- Deliver 55,000 additional private sector jobs
- Accelerate the delivery of 77,000 new homes
- Deliver a step change in skills outcomes
- Increase the business base
- Share the benefits of growth across all communities

The Plan has five key themes

- Business Support and access to finance
- Innovation
- Employment and Skills
- Economic Infrastructure
- Housing and Regeneration

In order to drive forward delivery into the Sectors, the plan targets four key areas:

- Innovation-led economic growth – requested the creation of a Business Growth Fund, which would help support SMEs and inward investors in key sectors to accelerate growth. A priority action in this key area is the creation of a D2N2 Growth Hub by July 2014, providing a single point of access for business support in the area.
- Accelerating commercial and residential development – requested support in bringing forward/improving a number of key sites across the area, including Markham Vale Enterprise Zone. Priority actions included a Large Sites programme with the Homes and Communities Agency (HCA) and improving superfast broadband connectivity across the area.
• A D2N2 Skills Deal – requested the creation/improvement of a number of education centres throughout the area, including the creation of a centre for higher levels skills in Chesterfield. Priority actions include setting up Sector Consultative Task Groups, and encouraging the take up of Apprenticeships through an Apprenticeship Hub.

• HS2 and East Midlands Connectivity – requested the creation of a HS2 College in Derby. Priority actions include creating a taskforce to fully capture the benefits of HS2, and improvements to connectivity to ensure HS2 can be taken up by a large number of people.

**Derbyshire Economic Strategy Statement**

The Derbyshire Economic Strategy Statement (DESS) brings together the ambitions and growth objectives of all the local authorities, private and third sector partners across Derbyshire. The Strategy is owned by all economic stakeholders and will guide the journey to achieve their ambitions for Derbyshire. The DESS has the vision:

“Supporting economic growth in tomorrow’s Derbyshire: preserving what makes the County special and promoting activity that is inclusive to all regardless of geography or economic disadvantage.”

The Strategy has three strategic themes:

1. **Boosting Investment and Place Making**
   - Investment in our infrastructure to improve connectivity and create the conditions for growth,
   - Unlock the potential of Derbyshire’s land and property assets,
   - Attract new businesses to diversify and grow our economy,
   - Increase the vitality and viability of towns.

2. **Fostering Enterprise and Business Growth**
   - Deliver a high quality business support offer to support business growth and resilience,
   - Develop and enterprising culture,
   - Raise business productivity by encouraging more higher value added and knowledge intensive businesses,
• Maximise the potential of the visitor economy,
• Strengthen the rural economy.

3  Creating the Workforce to Support Growth
• Connect people to economic opportunity;
• Create a skilled future workforce;
• Tackle disadvantage and help hard to reach individuals and communities into economic activity.

Planning a Derbyshire Combined Authority

All 10 Derby and Derbyshire councils are working together towards combined authority status to help the economic development of the area.

These 10 councils are:
• Amber Valley Borough Council
• Bolsover District Council
• Chesterfield Borough Council
• Derby City Council
• Derbyshire County Council
• Derbyshire Dales District Council
• Erewash Borough Council
• High Peak Borough Council
• North East Derbyshire District Council
• South Derbyshire District Council.

The Councils have agreed five main areas to focus their work if the combined authority goes ahead. These are
• Skills: creating opportunities for improving the skills and training of the local workforce and working more closely with local employers
• Transport: improving the efficiency and effectiveness of public transport so people can reach jobs and move around the county more easily
• Homes: increasing the supply of affordable housing linked to economic development and to local needs
- **Jobs**: increasing the number of jobs and better paid jobs across the city and county and improved links with businesses

- **Investment**: working together to attract investment and new development and grow our local economy.
Local Policy Context

Other local Corporate and Partnership documents feed, support or steer the Economic Development and Housing Strategy

The Corporate Plan

The Plan still focuses on our six corporate aims and sets out a number of priorities and targets under each aim. The Plan has been designed in a light and informative way which is easy to understand and to help you gain an insight into what we are trying to achieve.

Our vision for the District is - To enhance and improve the wealth profile, well-being and quality of life for the communities of Bolsover district.

Working with our partners our Corporate Aims to support this vision are:

- Community Safety
- Customer Focussed Services
- Environment
- Regeneration
- Social Inclusion
- Strategic Organisational Development
Bolsover District Council Growth Strategy – ‘Unlocking Our Growth Potential’

This strategy (a joint strategy with separate Actions Plans for each district) was created as a recognition that growth needs to be encouraged in the two districts, especially during the recent economic climate, and that the local authorities had a key part to play in this.

The strategy has the vision:

“We are committed to deliver faster sustainable growth and prosperity with opportunities for all to flourish and succeed.”

To ensure that this vision is met, the strategy has three strategic priorities, underpinned by four cross-cutting themes. The three priorities are:

- 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.

The four cross-cutting themes are:

- Partnership Working
- Equality
- Leadership and Coordination
- Changing Perceptions

Each of the two district councils has a unique Action Plan attached to each strategic priority, which lists a number of key projects that will bring about the aim of the priority. These projects are spread over the short, medium and long term.

Local Plan

A new Local Plan is currently being prepared in accordance with the NPPF and will deliver growth and sustainable development in the District.

As a result, the new Local Plan will both set out the overall strategy for development in Bolsover District for the next 15 years and also identify the sites where new housing and employment and other forms of development will go.

To achieve this, the new Local Plan will:

- Set out strategic policies for the provision of homes, jobs, retail, leisure, infrastructure, social and community facilities, climate change mitigation /
adaptation and conservation / enhancement of the natural and historic environment;

- Set out the allocation of sites to promote development and flexible use of land, bringing forward new land where necessary;
- Identify areas or land where limits to development will be required or where development would be inappropriate;
- Set out detailed policies on form, scale, access and quantum of development where appropriate;
- Set out detailed policies providing the criteria against which proposals for development will be determined;
- Carefully consider deliverability and viability when assessing options and policies for the Plan;
- Be accompanied by a policies map to illustrate geographically the policies in the Plan;
- Include a monitoring and implementation framework;
- Have regard to any other issues to meet government, or other emerging policy areas (for example taking account of progress on the proposed HS2 rail line);
- Be produced through on-going co-operation with neighbouring authorities and other bodies to reflect issues and sites that are wider than district level;
- Be produced through a consultative process so that the Plan reflects the collective vision of communities in the District.

The new Local Plan is planned to be adopted in 2018 and will cover the period to 2033.

**Sustainable Community Strategy**

In Bolsover district the ethos for partnership working has become embedded over the past 10 years. The main driver being the Sustainable Community Strategy -originally consulted and agreed upon in 2006. With a 15 year vision until 2020, it enabled a variety of sectors to come together, recognise the changing landscape and also the benefits of collaboration in working towards a common aim.

Bolsover District Council lead on the production, consultation and performance management of the SCS via the Partnership Team and ensure partner organisations, agencies and individuals collaborate to ensure impact upon jointly agreed priorities for the area through Bolsover Partnership.

Bolsover Partnership consists of partners from 4 sectors (Public, Private, Community and Voluntary) with a shared vision:-

“Our SCS has a vision of a diverse, healthy, fair and prosperous district, building on the strengths of our Industrial past to become a vibrant, thriving community capable for meeting the challenges and the opportunities of the future”
As one of the key partners delivering against the SCS priorities, Bolsover District Council ensures that internally there is a “golden thread” approach in linking through to other policies and strategies, with the overall aim of directly or indirectly influence. The Community Strategy comprises six main themes:

- Reduced Crime - A safer and better community
- A Healthy Environment - A better place to live
- Improved Cultural Activities - A better life
- Improved Health - Getting better all the time
- Greater Prosperity - A better place to work
- Lifelong Learning - Better results, a better future
- Improved Access - Better access to all areas

The achievements against the above priorities also influence upwardly towards County, Regional and National strategies and plans covering a wide range of issues such as Health, Wealth, Employment and Education. The aim being to ensure strong links and influence from a wide range of activity at a district level.

**Asset Management Strategy** (2011 – 2016)

The strategy sets out a number of key objectives, which are:-

1. To ensure the Council’s service requirements are linked to an effective asset management solution;
2. To raise awareness of the Council’s assets, provide a clear decision making structure for their management and further develop a flexible portfolio of assets that meet changing service needs and delivery;
3. To manage asset management delivery to demonstrate continuous performance improvement;
4. To rationalise the asset portfolio and to target investment into buildings that have been identified as essential for long term service delivery and to release value from assets by minimising running costs, structured investment or disposal;

The Asset Management Plan sets out how these objectives are to be achieved and implemented
Housing Strategies

A number of housing related strategies and plans sit below the Economic Development and Housing Strategy, and form an important strategic framework for delivering housing and related services within the Council.

Bolsover Districts Housing Related Strategies

- **Homelessness Strategy** – the Council is currently working with Chesterfield Borough and North East Derbyshire District Councils to develop a new homelessness strategy to cover the north Derbyshire area. This reflects the joined up approach of the three councils in delivering homelessness initiatives and services. The strategy is due to be completed in Summer 2015.

- **Tenancy Strategy** – the requirement for Councils to produce a Tenancy Strategy was introduced with the Localism Act 2011. In January 2013 the Council adopted its first Tenancy Strategy with an overall objective to ensure that our Registered Provider partners work with us to deliver neighbourhoods that are sustainable and provide our residents with settled and stable homes.

- **Private Sector Housing Strategy** – Following adoption of the Economic Development and Housing Strategy, a new Joint Private Sector Housing Strategy and associated policies will be developed to provide a strategic approach to dealing with issues within the private housing sector, including stock condition, affordable warmth, and housing and health related issues.

- **Housing Allocations Policy** – This statutory policy sets out how the Council allocates council housing and housing belonging to Registered Providers, where there is a nomination agreement.
• Empty Properties Strategy – in January 2015 the Council appointed a new joint Empty Properties Officer with North East Derbyshire District Council. This role will lead on the development of a new joint empty properties strategy for the local authorities, which will set out a framework for bringing empty homes back into use.

Housing Revenue Account Reforms and HRA Asset Management Strategy

The Localism Act 2011 introduced measures to reform the Housing Revenue Account (HRA) by introducing self-financing.

The objectives of this reform are:

• to give councils the resources, incentives and flexibility they need to manage their own housing stock for the long term and to improve quality and efficiency

• to give tenants the information they need to hold their landlord to account, by creating a clear relationship between the rent a landlord collects and the services they provide

As part of the reforms, the government imposed a cap on the amount of borrowing that local authorities can undertake against their housing revenue account. For Bolsover District Council this debt cap was set at £112,350m.

Following the introduction of the HRA reforms in 2012, the Council introduced a new Housing Revenue Account (HRA) Asset Management Strategy, which is a corporate document setting out the Council’s business plan for delivering its housing management and landlord functions, which are provided by Housing Services. The Council owns nearly 5200 properties, with a social stock value of £129m and an open market value of £366m.

The aims of the HRA Asset Management Strategy were as follows:

• To have in place well designed repair and maintenance systems which ensure the stock is well maintained and kept in a good state of repair

• To ensure the housing stock is brought up to and maintained at a locally determined Bolsover Standard, remaining attractive and meeting modern requirements and tenant expectations.

• To replace obsolete or uneconomic stock with new properties, which are better designed to meet future needs and create a better balanced portfolio.

• To identify land, whether it be HRA, General Fund or non-council to build additional homes to increase the number of Council owned properties available of the type and quality needed in locations where people want to live.

• To identify and consider potential opportunities for increasing the stock of properties available by acquiring homes, particularly if property types and location
match housing need and management arrangements. (e.g. RP disposals, new builds, repossessions & properties previously sold under RTB)

- To ensure the ongoing availability of housing stock, which specifically caters for the particular housing needs of older, vulnerable, special needs or minority households through the provision of appropriate attributes and facilities.

- To have a long term strategy and programme in place to incrementally improve the thermal efficiency of the housing stock, at the same time helping to reduce levels of fuel poverty.

- To use procurement processes to best effect to ensure value for money in the delivery of all repairs, maintenance and improvement works

- To use the housing asset base to help deliver the wider corporate priorities of the Council

Alongside the HRA Asset Management Strategy the Council has produced a 30 year business plan which looks at the investment needs of the stock against the rental income. This demonstrates that the HRA is a viable plan and that there is capacity to undertake additional borrowing up to the headroom to deliver a program of new build council housing on existing land assets held within the housing revenue account. In February 2014 the headroom borrowing capacity was £14.45m. In 2014 Members approved the use of the headroom funding to deliver new build Council homes.

**Housing Related Support Cuts**

Following reductions in Government grant funding to local authorities, as with many top tier local authorities across the country, Derbyshire County Council (DCC) announced proposals in 2014 to reduce their Adult Social Care Housing Related Support (formerly supporting people) budget from £15m to approximately £6m. This will have a significant impact on vulnerable households and their ability to sustain their tenancy without support. Vulnerable households affected will include older people, young adults, people with physical and sensory impairment, learning disabilities or mental health, and households affected by domestic abuse. The DCC Housing Related Support budget also contributes to the prevention of homelessness. The cuts to the budgets for young people, over 25s and domestic abuse will have a significant impact on homelessness and homelessness presentations locally, including the complexity of cases.

Evidence suggests that the reductions made by DCC will result in additional costs being incurred by other agencies, including the Council, health providers and other parts of social care. A report by the Northern Ireland Council for Voluntary Action in 2015 examined the financial benefits of providing support for vulnerable people through the Supporting People programme. On average, expressed as a ratio, every £1 spent on the Supporting People services save the public purse £1.90. Although the above data refers to Northern Ireland, it is unlikely that the financial savings will differ significantly locally. Furthermore, these cuts will impact Bolsover District Council directly as a service provider, delivering schemes such as the Warden Services, Alarm Monitoring and Handy Van Service.
The council has a key challenge to bridge the gap once these services are decommissioned, and is currently working with key partners, including DCC, to look at how these schemes can be remodelled and to ensure that best use is made of available funding to continue the schemes to meet local needs. Responding to these cuts, together with the impacts of welfare reforms on vulnerable households locally, will be a key challenge and priority for the Council and its partners over the next 5 years.

**Partnership Working**

The Council works in partnership with a number of different organisations. The Economic Development and Housing Team and the Corporate Partnership Team all lead on different areas.

The Corporate Partnerships Team’s role is to oversee the implementation of the SCS and to bring internal and external partners together to ensure all efforts are focused upon improving the overall wellbeing of local communities in the district.

The Housing and Economic Development Strategy is an integral part of the work undertaken both with internal partners across service areas of the Council and externally with other organisations, agencies and sectors to ensure wide recognition, contribution and most importantly, ownership of its priorities.

To align the work of the Partnership to the issues that local people have highlighted as important through the Sustainable Community Strategy, the Partnership has developed seven thematic areas.

Each of these are addressed by thematic partnerships consisting of partners who have an interest in that particular theme. They are chaired and supported administratively by representatives of relevant key organisations.

- Business & Employment Partnership
- Community Safety Partnership
- Cultural & Tourism Partnership
- Climate, Countryside & Energy Partnership
- Health & Wellbeing Partnership
- Raising Aspirations Partnership

The Council also works in Partnership with the Local Economic Partnerships and neighbouring Councils – developing joint strategies or ensuring efficiencies in service provision.
**Housing Market Area Partnership**

Bolsover is part of the North Derbyshire and Bassetlaw Housing Market Area, together with the neighbouring authorities of Chesterfield, North East Derbyshire and Bassetlaw. Collaborative working has taken place over the years, most recently on a jointly commissioned Strategic Housing Market Assessment (SHMA), which was completed in November 2013. The SHMA assesses future housing needs within the housing market area, to inform both housing and planning strategies and policies.

**Working in Partnership with Higher Education**

There is a willingness of the University and Local Government Sectors to work together over the long term to achieve and maintain the shared interest of Local Economic Development. This is already taking place at a strategic LEP level.

The LEPS have also introduced Growth Hubs as part of its City Deals process. These bring together local partners including universities, LEPs, local authorities, Chambers of Commerce and business, to ensure alignment between national and local business support schemes and run programmes that target key sectors and supply chains.

A further approach being developed is to foster engagement directly between Universities and the Economic Development Teams of LAs. This will support local competiveness and strengthen the ‘offer’ to local businesses. This approach is in its infancy and is being developed by Bolsover to support the local aspiration of engaging with the HE sector.

This local partnership will enable the sharing of links and ideas with regard to:

- Research and Development
- Business Engagement and Growth

As Bolsover Council wishes to ensure connectivity with further and Higher Education it will be developing new networks with universities to developed an enhanced understanding of the areas capability.
Aspirations of working with Higher Education establishments include:

- Improved links to the Nottingham University Enterprise Zone pilot.
- Sharing of initiatives between Local Government, Universities and Industry on innovation, research & development.
- Exploiting and leveraging local networks and knowledge
- Developing links between exports, R&D, growth projects
- To offer sector support to industries identified within the Strategic Economic Plan.
- To support and promote the Growth Hub offer
- To support the recommendations of the Witty Review
SECTION 2       Cross Cutting Themes

To support the key strategic objectives the strategy also has a number of important cross cutting themes running throughout the strategy which have a significant impact on the delivery of these objectives.

The cross cutting themes which have been identified are:

- **Equality** - Ensure equality and diversity for all our residents
- **Welfare Reform** – monitoring and reducing the impact locally
- **Design Quality** - Ensure good quality and design
- **Health** - Addressing health inequalities and the promotion of good health and well being
- **Marketing** – ensuring that the investment and growth potential of the District is understood by those can contribute to its economic and housing ambition

![Cross Cutting Themes Diagram]

**Welfare Reform**

The Government introduced wide reaching welfare reforms following its Autumn Statement in 2011, which has led to a significant impact on the way the Council allocates housing and the use of the private rented sector due to reductions in eligible levels of housing benefit. The key driver for the Government in introducing Welfare Reforms was to reduce the benefits bill.

The Council continues to work proactively to minimise the impact of the housing benefit single occupancy rules which reduced the level of housing benefit for any household under occupying. Monitoring showed that after the first 5 months of the single occupancy rules being in operation after its introduction in April 2013, 4.5% of Council tenants in the district affected had successfully downsized.

The number of households affected by this reform is relatively low compared with other districts with just 105 families affected in April 2014. The main reason for this being the fact that 46% of the council's housing stock is sheltered housing and the fact that pensioners are exempt from the single occupancy rules.

The move to a self financing Housing Revenue Account (HRA) places more emphasis on financial viability and it is accepted that the introduction of welfare reforms could threaten this, by limiting the council's ability to maximise rent collection.
In response to Welfare Reforms the council has undertaken a restructure of its Housing Services and has created new staffing resources relating to money advice and managing and preventing rent arrears and maximising the use of discretionary housing payments (DHPs) available to the council to minimise the risk of rent arrears accruing and potential eviction.

These changes have directly changed the profile of housing need within the district, shifting demand from family sized accommodation to smaller sized homes, leading to an inverse relationship between demand and availability of accommodation. If we were to assume a tenancy lasts on average 8 years, households could be waiting for 56 years before being offered accommodation. Already the council has seen a dramatic drop in demand for family housing, especially in less popular areas, and an increase in voids and associated costs. As such the Council is looking to dispose of low demand properties and reinvest the proceeds in stock that better meets local housing needs.

**Demand for Properties by size/number of properties - general needs Bolsover District Council** (applicants over 60 excluded /sheltered housing and bungalows excluded)

<table>
<thead>
<tr>
<th>Demand for Housing</th>
<th>Number of Properties</th>
<th>Ratio of Applicants to Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bed</td>
<td>828</td>
<td>118</td>
</tr>
<tr>
<td>2 bed</td>
<td>193</td>
<td>564</td>
</tr>
<tr>
<td>3 bed</td>
<td>95</td>
<td>1866</td>
</tr>
<tr>
<td>4 bed</td>
<td>10</td>
<td>38</td>
</tr>
</tbody>
</table>

The development of smaller affordable homes is therefore important to meeting housing needs, however, the challenge is to balance need to deliver long term sustainable communities.

**Health**

Through the Health and Social Care Act 2012 the Government introduced its health reforms. The bill required top tier local authorities to set up Health and Well Being Boards. Derbyshire County Council facilitates the Derbyshire Health and Well Being Board which is designed to bring local commissioners together to identify and enable initiatives to improve health and well being outcomes. The boards are also responsible for developing the Joint Strategic Needs Assessment (JSNA) which will identify local needs including housing and health related issues and in doing so shape any future priorities for collective action amongst agencies such as Adult Social Care, the Clinical Commissioning Groups (CCGs), Housing Authorities and voluntary and community sectors.
In recognition of the need to influence this Board and its agenda a Derbyshire Housing and Health Group has been established which seeks to highlight the important role of housing in tackling health inequalities and works in partnership to secure additional funding for delivering housing related health improvements. These have included procuring funding for affordable warmth initiatives to combat fuel poverty, additional domestic abuse services and hospital discharge protocols.

The Council also holds quarterly meetings with the CCG’s across North East Derbyshire DC and Bolsover DC, chaired by the Chief Executive.

Housing has proactively been engaged in developing the future JSNA for the district.

As part of a drive for more greater integration between agencies, a Health and Housing Memorandum of Understanding (MoU) between government departments, its agencies such NHS England, Public Health England and the Homes and Communities Agency, has been signed by sector professional and trade bodies and leading learning networks.

The MoU details areas of improvement and the action plan that will ensure organisations work together include specific areas around housing and work initiatives:

- Information exchange and decision-making across government, health, social care and housing sectors;
- Coordinate health, social care, and housing policy;
- Enable improved collaboration and integration of healthcare and housing in the planning, commissioning and delivery of homes and services;
- Promote the housing sector contribution to: addressing the wider determinants of health; health equity; improvements to patient experience and
- Develop the workforce across sectors so that they are confident and skilled in understanding the relationship between where people live and their health and wellbeing and are able to identify suitable solutions to improve outcomes.
- Procurement of funding to develop more effective hospital discharge initiatives. (see Key Strategic Objective: Prevent and reduce homelessness)

There is also evidence which links employment and health. A DWP report (Burton and Wadell) concluded that;

“... being in the right type of work is good for your health. It improves self esteem, quality of life and well being... Unemployment progressively damages health and results in more sickness, disability, mental illness, obesity, use of medication and medical services and decreased life expectancy”
This Strategy has the following key strategic objective: *Maximising employment, skills and training opportunities* which will seek to secure additional employment to the district but also build on previous employment projects such as the Family Employment Initiative and the recently launched Ambition project (see also Key Strategic Objective: Prevent and reduce homelessness). In addition to improving employment opportunities other factors need to be involved, including links to support agencies, such as mental health providers to assist in the transition into employment, training and employment through help with issues, such as self esteem. This will help people to sustain employment and progress into more meaningful employment and training opportunities.

As part of the development of this strategy the Council’s held a consultation event with the North Derbyshire CCG, (which includes Bolsover District) along with North East Derbyshire DC, and local housing providers to explore future joint working around the housing and health agenda locally. The following key themes came out of the event which will be addressed within this strategy:

- Support for vulnerable people and homeless people with chaotic lifestyles, including drug and alcohol abuse and mental health, through work with GPs, Adult Social Care, housing providers, specialist agencies and hospitals
- Ensuring hospital discharge procedures are effective in returning patients back into a safe home environment
- Vulnerable Adults Risk Management Panels (see Key Objective: Enable people to live in and sustain their own homes for more details)
- Working with people with learning disabilities
- Ensuring there is sufficient new build in the district to meet the needs of people who are wheelchair users

**Quality and Design**

As a planning authority we have high aspirations in terms of quality of development and the built environment, and as such we will resist poor design. Our expectations and standards are reflected in national planning guidance and locally adopted policies. *‘The National Planning Policy Framework (2012)’* has a strong design theme throughout, and states that planning should ‘always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings’. This is a fundamental principle that we support and which we are implementing in a number of ways:
• Building for Life 12 was launched in 2014 and the authority is committed to ensuring that all its own housing schemes as well as those in the private sector work towards meeting this standard.

• Together with our partner authorities in Bassetlaw, Bolsover and Chesterfield, we have produced and adopted the ‘Successful Places: a Guide to Sustainable Housing Layout and Design (2013)’ policy. This document establishes a number of design principles by which all housing developments will be assessed against throughout the planning process. It also creates a common design standard across all four local authority areas.

• We encourage developers to present major schemes to OPUN, an architecture/design advisory service, where independent appraisals of schemes are carried out, often to the benefit of the developer in terms of an improved proposal and a more rapid route through the planning process.

All of the above strategies and initiatives have been put in place to facilitate a more professional and collaborative approach to development design, and ultimately to enable high quality buildings and places to be delivered across the district.

Equality

The Equality Act 2010 replaced previous anti discrimination laws with a single act. The act covers nine protected characteristics, which cannot be used as reason to treat people unfairly. Every person has one or more of the protected characteristics, so the act protects everyone against unfair treatment. The protected characteristics are:

• Age
• Disability
• Gender reassignment
• Marriage and civil partnership
• Pregnancy and maternity
• Race
• Religion or belief
• Gender
• Sexual orientation

Within the act is a Public Sector Quality Duty, which came into force on 5th April 2011. The Equality Duty applies to all public bodies and others carrying out public functions. It supports good decision-making by ensuring public bodies consider how different people will be affected by their activities, helping them to deliver policies and services which are efficient and effective: accessible to all: and which meet different people’s needs.
To ensure that this strategy does not discriminate unlawfully, the strategy and its associated action plan have been subject to an Equality Impact Assessment (EIA). An EIA identifies whether any groups will be treated differently as a result of a strategy, and if so how this is justified.

**Marketing**

There is recognition that in order to drive forward inward investment and economic growth, the District’s the natural assets of location, transport connectivity, proximity to cities and business sector profiles all require promotion. It is intended to develop a place marketing strategy to help steer and shape economic and housing growth, to help articulate the future potential of the District to investors and to ensure that the local residents and businesses understand and support the future ambition and direction of the District.
SECTION 3  

Key Achievements over the last five years

Business Support

- The Tangent Business Centre Shirebrook marked the building of the first ‘BREEAM’ rated premises to offer 34 new business units
- Development of small Business Centre at Shirebrook, Clowne, Tibshelf and South Normanton, and redevelopment of Pleasley Vale Mill 3 into Creative Suite incubation workspace.
- LEADER Partnership support of the Rural Economy including the development of Hardwick Hall visitor centre, Twin Oaks, Burrows Farm Shop, Scarcliffe Bed and Breakfast.
- Unoccupied Public House Study providing economic viability data on public house premises, identifying potential future uses producing 7 reports, including 5 targeted options.

Skills and Employment

- Hot Prospects delivered employment opportunities for graduates across the district.
- Disability Dynamics increased the economic prosperity amongst socially excluded disabled individuals through self-employment support.
- Bolsover Employment & Training Initiative responded to local employer needs by matching recruitment to skills.
- Tourism Improvement Grants offered to improve quality of accommodation and attraction.

Infrastructure

- Bolsover Economic Infrastructure project delivering improvements to the public realm, marketing of the town and delivery of events.
- Project Officer (Infrastructure) worked within the Economic Development team to support the development of key employment sites, this post was extended and mainstreamed.
- Major Inward Investor support to Co-operative Distribution Centre Castlewood, recruitment support and Tesco Distribution Centre Barlborough, redeployment support
- Funding Support to Key Growth Businesses including Laing O’Rourke (Explore Business Park), Aztec Oils, Fusion Five and Van Dykes Hotel.
- Local Investment Strategy for North Derbyshire and North Notts Districts generated £34m EU investment.
- Brighter Business Scheme offered small improvement grants to improve quality of individual businesses.
Housing

- Delivery of 19 new affordable homes through the government’s empty homes funding, including 9 new homes within previously none residential empty buildings.
- Production of a Development Brief for Brookvale, which sets out a clear design framework for the delivery of new housing on the site.
- Joint work with the Homes and Communities Agency to support the procurement of a developer partner for the first phase of new housing on the Brookvale site in Shirebrook.
- Replacement and redevelopment of the defective Tarran bungalows across three sites within the District, which saw 55 new build council homes being built. Inside Housing, the national housing magazine, named the Oxcroft Lane redevelopment in Bolsover as one of the top 50 new housing developments completed in the country in 2012.
- Creation of a Development Fund to help bring forward council owned sites for housing development.
- Supported the delivery of new affordable homes, including 33 new units on Carter Lane East in South Normanton.
- Delivery of private sector housing and environmental improvements to renewal areas across the district.
- Successful bid to the Heritage Lottery Fund to deliver stage one works on the New Bolsover Model Village improvements project.
- Achievement of the Decent Homes Standard by the Government’s 2010 target.
- Successful bid to the department of Communities and Local Government to deliver the Ambition Housing Project in North Derbyshire for 2015-2017 to link with employment initiatives.
- Following successful bid to DCLG single homelessness funding, the commissioning of a Private Rented Access Scheme.
- Joint Empty Properties Officer recruited for the Council and North East Derbyshire District Council.
- Through advice and intervention, 866 households prevented from becoming homeless in between April 2009 and end March 2014.
SECTION 4 Economic and Housing Profile

The District is located in Derbyshire within an area of around 160 square kilometers and has a population of 76,700 and a working population of 48,300. A significant proportion of this population lives within or on the edge of its four main market towns of Bolsover, Clowne, South Normanton and Shirebrook. These centre’s offer retail, social, employment and housing opportunities for their surrounding communities. The District includes attractive countryside and the regionally important visitor attractions of Bolsover Castle, Hardwick Hall, and Creswell Crags (the latter being the UK's only verified example of Palaeolithic cave art).

Land and Commercial Property

The area has a large supply of designated but undeveloped employment land which will support the future growth of the area.

The district has already seen a wide range of sites developed for economic use.

These include

- Markham Vale Enterprise Zone at M1 junction 29a,
- Castlewood at Pinxton/South Normanton junction 28
- Brook Park (Shirebrook
- Barlborough Links
- The Explore Industrial Park.

The Council is actively working with the private sector and its Local Economic Partnerships to help bring new employment sites forward for development.
Key Sites

Within Bolsover District there are a number of key strategic sites, which have the potential to contribute significantly to meeting local housing needs and supporting local economic growth.

Coalite

The Coalite site is approximately 61 hectares and is a cross boundary site, split between the districts of North East Derbyshire and Bolsover. It is located 1.5 miles north-west of Bolsover town centre and 1.2 miles to the east of junction 29a of the M1 and the Markham Vale Enterprise Zone, with 50% of the site lying within the district of North East Derbyshire. The site is on the land of the former Coalite Chemical Works. The Works produced the smokeless fuel ‘Coalite’, as well as using the by-products to produce ‘Coalene’, a low octane petrol, other diesel and fuel oils, as well as a range of chemical products. The Works ceased trading in September 2004. Since then, the site has remained un-used.

There is a legacy of contamination on the site due to its historical uses associated with coal mining, and coal oil chemical processing and as such is in need of remediation.

The Council through its emerging Local Plan recognises the scale of the site and the need for a collaborative approach to its long term regeneration in view of its location, by seeking to safeguard the land from inappropriate, piecemeal development that may undermine or prevent the comprehensive reclamation and re-development of the whole site in accordance with an agreed masterplan.

Markham Vale

The Markham Vale project is an 85 hectare scheme based around the regeneration of the former Markham colliery. The site area encompasses Bolsover District, Chesterfield Borough, and a small 4.7ha plot of land between Long Duckmanton and the M1 motorway in North East Derbyshire. Outline planning permission for the scheme was granted by partner authorities in 2005, and the regeneration project commenced in 2006 with initial phases of development now completed. Further development will be assisted by Enterprise Zone status which was granted on part of the site in 2013.

Barlborough Links, Barlborough

The site is within 1km of the M1 Junction 30 via new roads, wide roundabouts and dual carriageway on entrance from the motorway junction. The site is 33.67 ha, modern development of warehouses and office buildings, business park area amongst new housing. The site houses a large Tesco distribution centre. The development has been an excellent success story for the area over the past 12 years. Demand at the site has been strong for both office use and logistic/distribution and there is scope for further development.
New Bolsover Model Village

New Bolsover Model Village is a collection of buildings and facilities built by Bolsover Colliery Company in 1891 to accommodate their workforce at the nearby Bolsover Colliery. It was heavily influenced by the Arts and Crafts and Socialist Movements and their related Garden City ideas, and the Model Village is considered to be one of the finest colliery villages in the Country. The buildings were listed in 1989 and again in 2004, and the properties all lie within the Bolsover Conservation Area, which was originally designated in July 1971.

In 2014 Bolsover District Council received a Stage 1 pass from the Heritage Lottery Fund (through the Heritage Grant Programme) for a project that will see improvements made to the New Bolsover Model Village, which comprises 194 dwellings, of which 138 are council owned. The project aims to carry out essential repairs, restore original architectural features (including windows) and where appropriate provide additional thermal insulation. Strengthening community spirit and pride in the local heritage, and generating training and volunteering opportunities are also key elements of the project.

Bolsover North

The Bolsover North site is a Greenfield private development of around 39 hectares based around the creation of a new neighbourhood to the north of the town centre of Bolsover. An outline planning application for approximately 950 dwellings with an extra care facility, an Infant School, a town park and improved highway arrangements was submitted to the Council in 2014. The development is proposed to be developed in 6 phases over a period of 12 years, commencing once detailed permission is secured for the first phase of development.

Brookvale

The Homes and Communities Agency owns 24 ha of residential development land located to the south-west of Shirebrook town centre, on the most direct approach to the town from the nearest M1 junction. This site, known as Brookvale, is part of the old Shirebrook Colliery Site, which was remediated in 2003 as part of the Homes and Communities Agency’s National Coalfields Programme. The site is a greenfield development platform, requiring no remediation.

Bolsover District Council has been working with the Homes and Communities Agency to support the Agency to bring forward the first phase of residential development on the site. In 2014 the Council supported the Homes and Communities Agency to commission a development brief for the site, to set out the design parameters for its delivery.

The overall vision for the site is to: Create a quality neighbourhood of well designed homes within a generous landscape setting, which responds to the attractive surrounding countryside and provides a positive gateway to the town. Public Land Infrastructure Funding was also secured in 2014 to enable the delivery of the first segment of road infrastructure into the site. The HCA is currently in the process of procuring a developer partner, with work on the first phase of houses expected to be during 2015-16.
**Brook Park**

Brookpark is strategically located just 6 miles east of the M1 J29 linked via the A617. The development has had infrastructure improvements including the recent completion of a new spine road which runs into the heart of the development. The site is 38 hectares, 25 of which houses Sports Direct which opened up a new head office and distribution warehouse on the site on Brook Park in 2006, alongside a standalone training facility adjacent to its main head office building which also operates as a retail outlet store open to the general public. Further planning permission has been granted for the extensions and new units. Sports Direct occupies the highest employment floorspace and is the largest employer in the District. The remaining remediated plots range from 0.27 ha to 2.23ha and are a key employment site primarily for Business (B1), General Industry (b2) and storage or distribution (B8) use, and secondary uses which provide equivalent employment opportunities.

**Castlewood Business Park**

Castlewood Business Park is a private sector 96.4 ha site located just off Junction 28 on the M1. It is a high quality business park with outline planning consent in place for B1 B2 B8. All principal roads and servicing are in place. Successful development which has already attracted the Co-operative who have located their 470,000sqft regional distribution centre at the site and UDG.

**Pleasley Vale Business Park**

Pleasley Vale Business Park is 330,000sqft of commercial space, set in the 77 acre site of Pleasley Vale Mills. The established business community is a lively mix of organisations, working side by side in three historic converted cotton mills boasting a unique commercial setting including a dam, pond and woodland, full of wildlife, all within easy reach of local amenities and major transport links. From artists and designers to manufacturers and professional services companies, the business park is home to upwards of 50 businesses, employing around 400 people.
Some sites in the District have developed for retail and distribution and now include, for example:

**East Midlands Designer Outlet**

East Midlands Designer Outlet Centre is a specialised retail destination, located on A38, adjacent to M1 Junction 28, near South Normanton, with car parking for 1,200 vehicles and therefore attracts customers from a wide region to the type of shops and leisure facilities at the centre. The East Midlands Designer Outlet accounts for £17.9m of the £19.1m of the Districts comparison goods expenditure, it is a key retail/leisure destination and visitor attraction. The Centre comprises 70 national brand ‘outlet’ stores of major High Street retailers with the focus on fashion clothing, footwear and accessories, and sports/outdoor goods. The centre offers a food court alongside major retailers Marks & Spencer, Gap, Next Clearance, Nike and Levi’s and other high-end retailers Aquascutum, Calvin Klein Jeans, Jaeger and Mexx. The Centre makes an important contribution to the local economy in respect of employment opportunities and the absence of any higher-order retail elsewhere within the District the centre offers residents comparison goods shopping.

**Dobbies Garden Centre, Barlborough**

A branch of the national garden centre chain Dobbies Garden World on the A616, in Barlborough offers a range of complementary stores alongside the main garden centre. A number of ‘high street’ comparison exist, including home & kitchen accessories; china, glass & gifts; sports & leisure equipment; and outdoor clothing and footwear as well as specialist foods retail.

The garden centre acts as the anchor to the development, it comprises 11 units 10,315 sq.m gross (5,705 sq.m net) and offers a broad range of comparison national multiple retailers such as Laura Ashley, Tog24, Holland & Barratt, Shurpody, Antler, Pet World and Cotton Traders, as well as smaller specialist retailers selling clothing, footwear, homewares, and craft goods.

The Centre offers free customer parking, opens seven days a week and attracts custom from a wide area but significantly than the East Midlands Designer Outlet. Its offers includes home & kitchen accessories; china, glass & gifts; sports & leisure equipment; and outdoor clothing and footwear, as well as cafes and delicatessen. As with the Outlet Centre there is limited provision of this type of retail offer elsewhere in the northern part of the District, and therefore it is not considered that the Centre competes directly with Clowne town centre.

**Sports Direct, Shirebrook**

The discount sports goods retailer Sports Direct opened up a new head office and distribution warehouse on the site on Brook Park in 2006, alongside a standalone training facility adjacent to its main head office building which also operates as a retail outlet store open to the general public. Further planning permission have been granted for the extensions and new units. Sports Direct occupies the highest employment floorspace and is the largest employer in the District.
Connectivity

Urban & Travel to Work Areas

The District of Bolsover is well located between the core cities of Sheffield and Nottingham.

The areas of Sheffield and Nottingham, Derby, Leicester, Chesterfield and Worksop and Mansfield all offer work and educational opportunities.

The Bolsover Travel to work area (TTWA) is linked to the sub regional centre of Chesterfield. Chesterfield is the largest single source of employment for Bolsover residents working outside the District, with 10% travelling to work each day.

The Bolsover District also has strong employment links to North Nottinghamshire with a combined commuting flow of 20% into the districts of Ashfield, Bassetlaw and Mansfield.

The excellent road networks offered by the A619, A616, A 617, and A636 ensure direct access to other important urban areas.

There is less commuting links into Sheffield, with only 4% of residents making this journey.
Connectivity - Motorway Networks

Road networks are key to the local economy as most people drive to work and the vast majority of freight in the UK is delivered by road (Ref; Dept of Transport 2011). Motorway connectivity is very strong for the Bolsover District, and this help supports the retail and business services sectors, and also helps explain why manufacturing and transport and storage sectors within the District are above regional and UK averages.

Easy access to the M1 motorway is via junctions 28, 29, 29a and 30 all of which sit within the District.

From the District, over 90% of the UK population can be reached within a four hour drive (D2N2). Edinburgh is a 4.5 hour drive. London is 2 hour 40 minutes away.

The importance of the M1 motorway is significant as it links the District easily to the core Cities of Sheffield and Nottingham, and further to London, and on to other major access routes and ports and then the motorways of Northern Europe.

Bolsover’s links to the UK motorway network acts as an investment incentive for businesses looking for major employment, distribution or manufacturing sites, and this in turn acts as an economic driver for its local economy.

At the District level, the County delivers transport improvements and provides new transportation infrastructure and public transport to support sustainable economic development and improve the overall quality of life.
The Growth of moving people and freight by road has benefitted the Bolsover District due to its location along the M1 corridor.

The proportion of freight moved by Mode.

![Graph showing the proportion of freight moved by mode from 1953 to 2010.](image)

Wikipedia and Transport Statistics for Great Britain 2013

**Connectivity – Airports**

Airports generally benefit all local economies and six international airports are within a 2.5hr drive of the Council’s administrative headquarters of Clowne, including the airports of Heathrow, Manchester, Luton, Birmingham, Leeds Bradford and East Midlands.

The main use of air transport services in the UK are for passengers, however freight is often carried in the hold of passenger flights as well as by dedicated freight services. About 60% of air freight travels in the hold of passenger flights, whilst other air freight moves with express or specialist freight services.

When assessed by value, Air freight makes up 25 per cent of the UKs international goods movement. The main industries using express operations for air freight include: electronics and telecoms, vehicles and auto parts, engineering, pharmaceuticals, information technology, biotech and health. (The Role of Air Freight in the UK. 2008. Freight Transport Association).

Local aviation options play a key role in promoting connectivity; reducing the travel time of people and supporting international trade. The main freight airport in the UK is Heathrow, but both East Midlands Airport and Robin Hood Airport, Doncaster offer air freight services and both are less than an hour’s drive of the Bolsover District.

This connectivity matters to Bolsover as a quarter of companies report that access to air services is important in determining where they locate their operations in the UK. (Oxford Economics Forecasting. 2006).
Freight transport has undergone significant changes over the sixty years, increasing in volume and shifting from railways onto the road. This has benefited Bolsover with its growing manufacturing, storage and distribution sectors.

**Robin Hood Airport Doncaster** Sheffield is the UK’s newest purpose built international airport. The Airport serves more than 40 destinations and is capable of handling approximately two million passengers and 50,000 tonnes of freight a year. (Peel Group)

Air freight is a key element of the supply chain in the advanced manufacturing sector in which the UK is looking to build competitive strength. (UK Aviation Policy Framework 2013)

**The East Midlands Airport** is the UK’s leading express freight airport and the 11th busiest passenger airport in the UK. It is also the UK’s largest pure cargo airport, handling 300,000 tonnes of freight in 2013 and employing 6700 people.
Connectivity - Rail and Sea Ports

The **Doncaster iPort** is planned to open in 2016/17 and will offer a direct connection to the South Yorkshire Joint Line and will accept euro gauge container traffic, offering a connectivity boost for freight that needs to move by part road/rail and sea. The iPort will provide links to all of the UK’s major ports and strategic rail freight terminals. The iPort will benefit from customs clearance (as an inland port) direct motorway access and a direct access terminal.

The iPort (Doncaster) and access to sea ports...
The development of Strategic Rail Interchanges across the UK are enabling much greater connectivity for intermodal movement of goods. **Strategic Rail Freight Interchanges** (SRFIs) represent major gateways to the national rail network which allow businesses to move freight by rail for distances and in quantities appropriate to their operational and commercial priorities. For many freight movements rail is unable to undertake a full end-to-end journey for the goods concerned. Rail freight interchanges (RFI) enable freight to be transferred between transport modes (from HGV, to Rail, then back to HGV for example). This allows rail networks to be used to best effect.

*For distributors and manufacturers based in or around the Bolsover District, access to both national and global supply chains will become faster with access to the IPort.*

**High Speed Rail**

The Government has committed to further investment in High speed Rail.

The proposals for HS2 will provide increased connectivity for businesses and residents alike in the region and will extend the connectivity and reduce travel time to other regions and European cities.

**Connectivity - Broadband**

Internet connectivity and internet speed help businesses to grow. Digital Derbyshire is planning activity to reach 99% of homes and businesses with superfast broadband service by 2017. Digital Derbyshire are leading the programme management and delivery of broadband infrastructure connectivity enabling future access to those areas that have had little or poor internet connectivity.

(Derbyshire County Council).
Connectivity - Local Universities

Access to appropriate higher level skills for local investors and new enterprises investing in the District is a key consideration. The District has good connectivity to locally based internationally renowned universities. There are currently over 145000 students studying at the five local universities situated adjacent to the Bolsover District.

Establishing HE networks and a university presence within the Bolsover District will support the business offer and increase the industrial capability of the area and strengthen the links between Universities that support Economic Growth.

Connectivity to Universities who have high level knowledge in many areas including:

- Advanced Manufacturing
- Logistics
- Aerospace Engineering
- Animation
- Business Studies
- Chemical Engineering
- Construction
- Design
- Electronic Engineering
- Food Manufacturing Engineering
- Manufacturing Engineering
- Metallurgy
- Mechanical Engineering
- Languages
- Logistics and Supply Chain Management
- Nuclear Science & Technology
- Software Engineering
- Tourism Management
- Transport Studies
- Retail Studies

Travel Times by Car to Local Universities from Bolsover Town.

Travel Times listed above were Google travel times taken between 11 – 12am on the 27th January 2015. Travel times can vary.
Green Infrastructure

The National Planning Policy Framework (NPPF. 2012) defines Green Infrastructure as:

“A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities”.

Green infrastructure plays an important role in promoting economic growth. Green Infrastructure improves the quality of life in an area and this can help the local economy with attracting further inward investment, boosting tourism, improving land values and reducing land management costs. The NPPF also states that Local Authorities should plan positively for the creation, protection, enhancement and management of Green Infrastructure. The component elements of green infrastructure can include parks, private gardens, agricultural fields, hedges, trees, woodland, green roofs, green walls, rivers and ponds. The term covers all land containing these features, regardless of its ownership, condition or size.

Bolsover’s Green Infrastructure Hierarchy

Bolsover’s existing green infrastructure can be split down into ‘Nodes’ and ‘Corridors’. Nodes can be seen as destination points, whilst Corridors are the pathways that connect them. Currently, Bolsover has the following nodes and corridors:

**Nodes**
- Bolsover Castle
- Hardwick Hall
- Creswell Crag’s
- Glapwell Countryside Site
- Peter Fiddler Reserve
- Poulter Country Park
- Plesely Pit Country Park
- Plesely Vale Outdoor Activities Centre
- The Herb Garden
- Barlborough Heritage Centre
- Tibshelf Ponds

**Corridors**
- Trans Pennine Trail
- Stockley Trail
- Five Pits Trail
- Blackwell Trail
- Newton Link
- Rowthorne and Plesely Trail
- Archaeological Way

As well as these nodes and corridors, the district also benefits from an extensive Rights of Way network, which provides a good foundation for linkages between Green Infrastructure assets. The Rights of Way network in Bolsover totals as follows:

<table>
<thead>
<tr>
<th>Footpaths</th>
<th>Bridleways</th>
<th>Restricted Byways</th>
<th>Byways Open to All Traffic</th>
<th>Total (km)</th>
<th>% of Derbyshire Network</th>
</tr>
</thead>
<tbody>
<tr>
<td>223.8</td>
<td>46.5</td>
<td>0.0</td>
<td>0.0</td>
<td>270.3</td>
<td>5.2%</td>
</tr>
</tbody>
</table>
Local Economy

The local economy demonstrates an entrepreneurial base, a diverse range of sectors and some key sector strengths. For example: Over 80% of the Districts GVA (see appendix 2) is generated from:

- Manufacturing
- Wholesale and Retail
- Professional and scientific activities
- Construction
- Transport and Storage

Sector Strengths include:

- Manufacturing
- Construction
- Transport and Storage
- Information and Communications (Knowledge based economies).
- Energy and Water

The District also has:

- The projected fastest rate of employment growth of across Derbyshire – a net extra 4100 jobs by 2030
- The Projected greatest annual average GVA growth across Derbyshire up to 2030
- Unemployment levels below the sub-regional and national average
- High levels of entrepreneurism with proportionately greater numbers of small, medium and large businesses
- Higher numbers of self-employed in the District, higher than the East Midlands and National Average (Office for National Statistics 2014).

The District also has weaknesses that need addressing including:

- Lower than average qualification levels in the working population.
- Lower wages than both the regional or UK averages.
Projected Annual GVA Growth for the District

Bolsover’s GVA growth is expected to be the highest in Derbyshire, a combination of a balanced economy, its connectivity and its situation with the urban conurbations of the Sheffield City Region, Nottinghamshire and Derbyshire.

Forecast annual GVA Growth 2019-2030

Bolsover District has the highest forecast annual GVA growth in Derbyshire for the period 2019-2030.
Projected Annual Jobs Growth for the District

Bolsover District is forecast the highest jobs growth in the County, due to a combination of a vibrant mixed private sector economy, and its proximity to infrastructure and its situation with the urban conurbations of the Sheffield City Region, Nottinghamshire and Derbyshire.

Forecast annual Jobs Growth 2013-2030

Bolsover District has the highest forecast annual jobs growth in Derbyshire for the period 2013-2030


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Oxford Economics. 2013
The figure below illustrates that Bolsover District has a higher than average number of people in full time work when compared to other geographic areas.

**UK and Regional Full Time and Part Time Work**

![Bar chart showing full time and part time work for Bolsover, D2N2 Lep, SCR LEP, East Midlands, and Great Britain.](image)

*Nomis labour market statistics 2014*

Below illustrates that Bolsover has one of the lowest unemployment rates across all the different geographic areas.

**Unemployment Rates**

![Bar chart showing unemployment rates for Bolsover, D2N2, Sheffield City Region, East Midlands, and Great Britain.](image)

*Nomis 2014 (Complied data)*
The Largest Employment Sectors

The economic and geographical context of Bolsover has helped shaped the types of private sector industries in and around the Bolsover area. In order of employee size, the top five employment sectors are:

**Bolsover District: Industrial Sectors ranked by employee numbers**

<table>
<thead>
<tr>
<th>Sector</th>
<th>Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wholesale and Retail</td>
<td>5400</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>4300</td>
</tr>
<tr>
<td>Transport and Storage</td>
<td>1900</td>
</tr>
<tr>
<td>Construction</td>
<td>1800</td>
</tr>
</tbody>
</table>

Nomis Labour Market Statistics 2014- Figures for Managers & professional and elementary occupations the statistical confidence levels are low and are best estimates only.
Bolsover District - Sector Strengths

Bolsover Districts has a well balanced economy and features some sectors that are more dominant in this area than most other areas. The employment sectors in which Bolsover District has both a larger than regional and national average are listed below:

![Bar chart showing employment sectors in Bolsover District compared to Derbyshire, East Midlands, and Great Britain.]

Different areas of the UK will have industrial sectors that are more prominent in their area than in other areas. These can be seen as the area’s ‘Competitive Sectors’ as they are more strongly represented in that particular area. These Sectors may also grow at a faster rate than existing / larger sectors. In the Bolsover District there are five Sectors that might be described as the Districts Competitive Sectors, they are:

**Bolsover District: Competitive Edge Sectors (Sector Strengths)**

<table>
<thead>
<tr>
<th>Sector</th>
<th>Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wholesale &amp; Retail</td>
<td>5400</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>4300</td>
</tr>
<tr>
<td>Transport &amp; Storage</td>
<td>1900</td>
</tr>
<tr>
<td>Construction</td>
<td>1800</td>
</tr>
<tr>
<td>Information and Comms</td>
<td>-1500</td>
</tr>
<tr>
<td>Energy and Water</td>
<td>1000</td>
</tr>
</tbody>
</table>

*Nomis 2013*
Local Housing Market

Existing Housing Stock

There are 34,364 homes in Bolsover District, with 631 of these being long term empty (October 2014 data). Reflecting the District’s heritage and semi-rural nature, two thirds of this stock is either semi detached or terraced, with proportionally fewer flats and detached homes that in the region or England as a whole.

Reflecting this, 84% of the District’s housing has either two or three bedrooms, with fewer than average larger family homes, or small one beds. Rebalancing this profile to meet the needs generated by economic growth, and by national welfare reforms, will be an important part of our housing growth.

As would be expected, the greatest proportion of households are owner occupiers, either owning the property outright or with a mortgage or loan. However, 18.5% of the housing stock is in public sector ownership, of which the majority (15%) is owned by the Council. This is higher than both the regional and national average. The low level of housing owned by private registered providers increases the need for the Council to seek out opportunities to deliver new affordable homes directly.

Tenure Profile

<table>
<thead>
<tr>
<th>%</th>
<th>Owner Occupied</th>
<th>Shared Ownership</th>
<th>Social Rented</th>
<th>Private Rented</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bolsover District</td>
<td>67.0</td>
<td>0.3</td>
<td>18.2</td>
<td>13.0</td>
<td>1.5</td>
</tr>
<tr>
<td>HMA</td>
<td>67.6</td>
<td>0.3</td>
<td>19.5</td>
<td>11.3</td>
<td>1.3</td>
</tr>
<tr>
<td>East Midlands</td>
<td>67.3</td>
<td>0.7</td>
<td>15.8</td>
<td>14.9</td>
<td>1.3</td>
</tr>
<tr>
<td>England</td>
<td>63.4</td>
<td>0.8</td>
<td>17.7</td>
<td>16.8</td>
<td>1.3</td>
</tr>
</tbody>
</table>

Census 2011

The private rented sector is the smallest sector within the District, with just 13% of properties being rented privately, below the East Midlands and England averages. This is likely to reflect the relative affordability of homes for sale in the District and the higher than average level of social rented stock.

Despite Bolsover’s private rented sector being relatively small it has been the key growth sector in the housing market across both the Housing Market Area and in the District between 2001-11, increasing in size by 5.4 percentage points over this period.
**Stock Condition**

The condition of the District’s housing stock varies between tenures. In April 2014, 1,756 properties across the district had category 1 hazards under the Housing Health and Safety Rating System (HHSRS). The HHSRS is a risk-based evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in dwellings. Category 1 hazards exist where there is a serious hazard that is likely to cause harm to the occupant.

95% of properties identified to have a category 1 hazard are within the private sector. The stock condition in Bolsover shows worse dwelling conditions and energy efficiency levels to those found nationally. Those categories of highest incidence of disrepair, category 1 hazards and poor energy efficiency are within: private rented stock; pre 1919 stock (which accounts for approximately one third of all private sector stock in the district); and converted flats/terraced dwellings. Private rented dwellings suffer disproportionately from non decency and category 1 hazards.

Fuel poverty is a particular issue for the district due to the high level and growing number of older people, and the high levels of properties in poor condition within the private sector. In Bolsover the number of households in fuel poverty is estimated at 16,044 which equates to 21% (source: HACT) of all households.

As at 1st April 2014 there were less than 300 non decent council owned properties, all due to refusals. These non decent homes will be brought up to the decent homes standard when the property becomes vacant and is relet. 2014 a detailed stock condition survey of the council’s housing stock was completed. This study surveyed 94% of the council’s housing stock, providing the council with a detailed understanding of condition of council owned stock. Particular challenges highlighted by the study are:

- Issues around solid walls and difficult to heat homes
- 78 pre-1919 terrace homes
- Sheltered housing, especially in low demand areas
- New Bolsover Model Village

The study concluded that there is evidence that investment has been made in the stock over recent years, however in order to maintain and improve the stock further, continued and sustained investment, will be required. Over a 30 year period, there is an average cost £26,946 per property, which can be further broken down to £898 per property, per year. The Council undertakes around £5m of planned capital works and £4.5m on repairs each year, with much of this generating local labour, which makes a positive contribution to the local economy.

Tackling issues with the quality of the District’s housing stock will remain an important area of work for the Council. The Council is currently working on a project with using Heritage Lottery Funding to improve housing on the New Bolsover Model Village. This scheme is cross tenure, and aims to improve the condition and energy efficiency of these homes. The Council has a proven track record of delivering interventions within targeted areas suffering
from concentrations of poor housing conditions and deprivation. Should funding opportunities become available in the future, the Council will build on their experience to deliver further targeted regeneration programmes, on areas such as the Castle Estate in Bolsover.

**Housing Growth**

Net housing completions in Bolsover District have varied between 124 and 367 per annum over the last decade, with between 200 and 300 homes being delivered per annum in healthy market conditions. Since the onset of the recessions and credit crunch, which had a substantial impact on the construction sector nationally, there was a reduction in net completion levels across the Housing Market Area of -53%, however completions in Bolsover District declined the least (-29%) out of the four local authorities.

**Net New Dwellings**

<table>
<thead>
<tr>
<th>Year</th>
<th>North East Derbyshire</th>
<th>Chesterfield</th>
<th>Bolsover</th>
<th>Bassetlaw</th>
</tr>
</thead>
<tbody>
<tr>
<td>2001/2</td>
<td>223</td>
<td>375</td>
<td>367</td>
<td>301</td>
</tr>
<tr>
<td>2002/3</td>
<td>46</td>
<td>561</td>
<td>234</td>
<td>349</td>
</tr>
<tr>
<td>2003/4</td>
<td>298</td>
<td>369</td>
<td>220</td>
<td>315</td>
</tr>
<tr>
<td>2004/5</td>
<td>231</td>
<td>428</td>
<td>204</td>
<td>343</td>
</tr>
<tr>
<td>2005/6</td>
<td>284</td>
<td>286</td>
<td>278</td>
<td>453</td>
</tr>
<tr>
<td>2006/7</td>
<td>493</td>
<td>351</td>
<td>214</td>
<td>331</td>
</tr>
<tr>
<td>2007/8</td>
<td>305</td>
<td>428</td>
<td>223</td>
<td>514</td>
</tr>
<tr>
<td>2008/9</td>
<td>230</td>
<td>64</td>
<td>243</td>
<td>359</td>
</tr>
<tr>
<td>2009/10</td>
<td>208</td>
<td>24</td>
<td>199</td>
<td>126</td>
</tr>
<tr>
<td>2010/11</td>
<td>142</td>
<td>73</td>
<td>203</td>
<td>264</td>
</tr>
<tr>
<td>2011/12</td>
<td>116</td>
<td>52</td>
<td>124</td>
<td>303</td>
</tr>
</tbody>
</table>

**Housing Affordability and Need**

Bolsover’s house prices are lower than elsewhere in the Housing Market Area, and compared to regional and national averages. In 2013 the average price of a semi detached home was £96,110, between £10,000 and £38,000 cheaper than elsewhere in the housing market area.

Unsurprisingly therefore, 78% of the District’s stock falls within council tax bands A and B, with just 4% of the District’s properties being in bands E and above. Diversifying the area’s housing market to support economic growth ambitions, while meeting local housing need, is therefore an ongoing challenge.
Despite the below average house prices within the District, affordability remains an issue. Across the District, the income needed to purchase an entry level property ranges from £18,286 to £19,714. For entry level private rented accommodation, the income needed drops slightly to £17,520 - £18,480. However, average incomes vary from between £16,404 in the Shirebrook sub-area to £22,388 in the South Normanton sub-area. As a result, across the District 22% of all households are unable to afford market housing.

% of Households Unable to Afford Market Housing by Sub-Market

The Strategic Housing Market Assessment 2013 (SHMA) indicates the current affordable housing need for the district is 533 properties per year, however this reduces to between 302-427 over the longer term. In Bolsover District much of this need is met by the private rented sector, which supports around 315 lettings to households with an affordable housing need each year.

Many of these households will claim Local Housing Allowance to support them with their housing private rented housing costs. Taking account of the private rented sector, the Strategic Housing Market Assessment concluded that provision of up to 115 affordable homes per annum are needed.

Impact of Welfare Reforms on Affordability and Housing Need

The welfare reforms introduced significant changes to the way that housing benefit is paid. In the private rented sector housing benefit is paid as a Local Housing Allowance (LHA), which is based upon the number of bedrooms the tenant or their household needs. The exception to this rule is for single people aged up to the age of 35 who will only be entitled to the Shared Room Rate. The reforms extended the shared room rate from under 25s to under 35s, meaning that any single person under the age of 35 will only be allowed the shared room rate. Furthermore, the level at which the LHA rate was set was dropped from the 50th percentile of local market rents, to the 30th, effectively reducing the amount of affordable private rented housing available to those on benefits, potentially pushing households into poorer quality accommodation.
The most significant change for households living within the social housing sector, was the introduction of the social housing size criteria, also known as the ‘bedroom tax’, or under occupancy penalty. Under the new regulations if a household is under occupying the maximum benefit is 86% of the rent if they are deemed to have one bedroom extra, and 75% if they are deemed to have two bedrooms extra. This policy only applies to people of working age.

An initial review of rent arrears information suggested that around 150 Bolsover tenant’s were deemed to be under occupying and affected by the size criteria and had not paid the shortfall in rent in the first six weeks of implementation, which resulted in an increase in rent arrears. For many households under occupying their council home, the only option is to move to smaller accommodation.

These changes have directly changed the profile of housing need within the district, shifting demand from family sized accommodation to smaller sized properties, leading to an inverse relationship between demand and availability of accommodation. Assuming a tenancy lasts on average 8 years, the average households would be waiting for 56 years before being offered accommodation. Already the Council has seen a drop in demand for family housing, especially in less popular areas, and an increase in void rates and costs.

The development of smaller affordable homes is therefore important to meeting local housing needs, however the challenge is to balance this need, with the need to deliver long term sustainable communities and support economic growth.

**Supported Housing Needs**

Overall there are an estimated 10,606 households in Bolsover District with one or more members in an identified support needs group, representing 32% of all households. Walking difficulty is the most common category of support needs. As the population ages, the number of people within the District with a support need is expected to increase by nearly 2,800 between 2013 – 2031, with these households more likely to live within the social housing sector.

The Nottinghamshire and Derbyshire Disabled Person’s Housing Needs Study estimated the amount of unmet need for homes that meet the needs of people with a physical disability. By 2015 this unmet need was estimated to be between 237 and 301 in Bolsover District.

**Estimate of Unmet Housing Need – shortfall of homes to meet the needs of people with physical disabilities.**

<table>
<thead>
<tr>
<th>Needs Estimate</th>
<th>2010</th>
<th>2015</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Estimate</td>
<td>542</td>
<td>301</td>
<td>656</td>
<td>722</td>
<td>796</td>
</tr>
<tr>
<td>Low Estimate</td>
<td>536</td>
<td>537</td>
<td>537</td>
<td>537</td>
<td>539</td>
</tr>
</tbody>
</table>
Supporting people to live independently and in their own homes will be an ongoing challenge for the Council, especially mitigating against the impacts of the cuts to the Housing Related Support budget.

**Homelessness**

In the period 2013–14 Bolsover District Council made 30 homeless acceptances, with prevention tools being used to prevent 126 households from becoming homeless. Although these figures cannot be considered to be high, cuts to Housing Related Support budgets and welfare reforms mean that there remain ongoing challenges in meeting the needs of homeless households and preventing homelessness, particularly as cases become more complex.

**Opportunities for Growth**

Building on the success of the Tarran redevelopment schemes, in early 2014 the Council approved the creation of a Development Fund to bring forward council owned land for housing, commercial and mixed use development.

The aim of the project is to:

- deliver a programme of new build council housing; and
- bring forward land assets for housing, and potentially mixed use and commercial development.

The Fund is being used to finance options appraisal, viability and other works needed to successfully bring forward council owned sites for development, and maximise opportunities.

The Council has appointed Tibbalds Planning and Urban Design to undertake this element of the works on their behalf. Phase two involves progressing viable sites from phase one through to indicative design stage and outline planning permission. In early 2015 the Council went out to tender for a developer partner to deliver the first site within this programme for new council housing.

**Empty Properties**

Building on existing empty properties schemes Bolsover District Council has the opportunity to bring empty properties back into use to help meet housing need. Under existing schemes, which have accessed government Empty Homes funding and which have been delivered in partnership with Groundwork Creswell and Action Housing, 19 new homes have been delivered during 2014-15. The creation of a new empty properties officer post within the Council will strengthen capacity to work with partners to bring empty properties back into use.
SECTION 5  

Strategic Priorities

Supporting Enterprise: Maintaining and Growing the business base

Evidence

The analysis of the local economy shows significant structural strengths including:

- High levels of Connectivity (Road, Rail Air links)
- Fastest growing GVA in Derbyshire for the period 2019 - 2030.
- Fastest projected jobs growth across the Derbyshire for the period 2013 - 2030.
- Unemployment lower than sub-regional and national averages
- A diverse employment base with no over reliance any single sector
- Proportionally higher than average share of small, medium and large enterprises in the District (when compared to regional and national averages)
- Low levels of reliance on the Public Sector for jobs when compared regionally and nationally
- Competitive Sectors around Manufacturing, Transport & Storage, the Knowledge Economy, and Energy and Water.

However, the District needs to support micro businesses, support existing businesses to grow and new businesses to become sustainable (to develop job density and prosperity).

The figure below illustrates a health enterprise share of small, medium and large businesses.

Enterprise profile of Bolsover District

Nomis 2014
The District has a lower than average number of micro enterprises, suggesting that additional support to help new and existing micro business is needed.

**Micro Businesses**
Challenges

- Proportionately higher numbers of jobs that pay lower than the regional average
- Employment characterised by low skills requirements
- Underemployment – employees not being utilised to their full capacity,
- A manufacturing sector that has been increasing but is projected to decline

Opportunities

- Attract businesses with a higher salary profile
- Strengthen links to FE and HE
- Increase the skills and training profile with opportunities in growing sectors such as advanced manufacturing, logistics and knowledge based sectors
- Increase levels of inward investment due to land development opportunities

Through this priority we want to ensure we have a vibrant business community that is both ambitious and resilient. We are seeking to support growth sectors, support the next generation of entrepreneurs, ensuring existing businesses have the right support to grow, innovate and become more competitive. Our actions will focus on ensuring business support is available to those businesses who need it alongside business premises to meet a range of needs. This will be in the context of D2N2 and SCR resources and their Strategic Economic Plans.

Objectives

- Supporting the Local Economic Partnership’s (LEPs)
- Promote the district as a Place To Do Business and Invest
- Engaging with Growth Businesses to Realise Potential
- Enable a University Presence
Maximising Employment, Skills and Training Opportunities

Evidence

Bolsover needs to increase skills and widen the employment experience of local people to maximise forecast GVA and employment growth. Over the ten year period to 2008, Bolsover experienced huge growth in employment prospects with a 53% increase in total employment compared with 2% in Derbyshire and 9% nationally, with the majority of this growth coming from the private sector.

Employment growth also continued at a significantly higher rate during the period 2009 to 2012. GVA growth during the period 2002 – 2012 was 68% compared with Derbyshire and UK growth of 9% and 16% respectively.

Within this there are a number of sectors showing strong growth potential including transport and storage, accommodation and food service activities, real estate and human health and social work activities. The demand side of the economy is therefore considered very strong.

Bolsover Qualification Levels – a comparison.

![Bar Chart](image-url)

ONS Population Survey / Nomis 2014
The figure below shows that Bolsover District has lower than average number of job seekers claiming Job Seekers Allowance than the Great Britain average. However, young people in Bolsover has a higher number of young people claiming JSA than both the East Midlands or Great Britain.

**Long Term Unemployment and young people claiming Job Seekers Allowance**

![Graph showing long term unemployment and young people claiming JSA](image)

Nomis 2014

On the supply side, however, Bolsover has lower than average numbers of skilled people, higher than average numbers of people with no qualifications, and is the 4th highest district in England for people with disabilities.

Average earnings in Bolsover are lower than regional and national averages, as is the ratio of total jobs to working age population (job density).

**SCR - Weekly Gross Pay**

![Graph showing weekly gross pay](image)

Nomis 2014
This all indicates that there is scope within the working age population to accommodate further growth in employment, providing there are appropriate pathways to employment which equip people with the skills they need to access jobs.

The number of part time jobs in Bolsover is also noticeably lower than regional and national averages. This suggests that there is potential for encouraging a shift change in employment practices of businesses within the district to create more flexible positions which will open up opportunities for more people to access employment, especially those with disabilities and caring responsibilities.

**Full Time and Part Time Work**

Nationally, unemployment is more common among young people and the recession disproportionately affected job prospects of young people. In Bolsover the number of youth unemployed as a percentage of total unemployed is 30.1, the third highest in the county and exceeding regional and national averages. Although youth unemployment has been steadily reducing since early 2012, it still remains a persistent problem and, coupled with this cohort being disproportionately affected by welfare reforms and evidence to suggest that young people are also more likely to be underemployed, it is important that programmes to make young people work ready continue to receive investment.

**Objectives**

- Work with Partners to up Skill both local residents and the local workforce
- Work with Partners to reduce Unemployment through Local Programmes
- Improved Access to and Support for Apprenticeships, Volunteering and Work Experience
Enabling Housing Growth

Evidence

The North Derbyshire and Bassetlaw Strategic Housing Market Assessment (SHMA) 2013 calculated that the district needs an additional 230 homes per annum, representing 0.7% annual growth in the housing stock. This housing need is reflected within the council’s Growth Strategy, which includes a key strategic priority to Enable Housing Growth: increasing the supply, quality and range of housing to meet the needs of a growing population and support economic growth.

The Strategic Housing Market Assessment also estimated the need for affordable housing. The SHMA found that 533 new affordable homes are needed each year to meet the identified need in the District, although long term and taking account of the role of the private rented sector, this falls to a net need of 115 affordable homes per annum. The greatest need for affordable housing was identified as being in the Bolsover sub-area, and the lowest level of need being in the Shirebrook sub-area.

Meeting these housing needs will rely on the council working with partners to successfully enable and bring forward development. There are a number of strategic housing sites located across the district, which the council is working to help deliver. This includes Bolsover North, a large site in Bolsover town, which will lead to the development of round 950 new homes, a new school, and a new town park.

The council is also working closely with the Homes and Communities Agency to realise the development of the first phase of Brookvale, Shirebrook. The site is currently owned by the Homes and Communities Agency (HCA) and is allocated for residential development. The council and the HCA are in the process of procuring a developer for the site, with start on site anticipated to be by the end of March 2016. A development brief for Brookvale sets out the aspiration to create a ‘garden suburb’ on the site, with generous green space and a quality living environment, which connects well to the wider town of Shirebrook.

Opportunities also exist to deliver additional homes through bringing empty properties back into use, both residential and non-residential. In October 2014 there were 631 long term empty homes, which if brought back into use could help meet the local housing need. The Council has also been working with Action Housing to bring empty non-residential buildings back into use as much needed affordable housing.

It is also important that the Council works with partners to improve the quality and range of housing within the District. The quality of housing in an area is important for many reasons - poor quality housing contributes to poor health and health inequalities, it can lead to high energy bills, it can blight local communities, and it can even effect educational attainment. Furthermore, well designed places, good quality, and aspirational housing can support economic growth and wider place regeneration. Therefore, housing growth needs to be
about more than just new homes, it’s also about addressing issues within the District’s existing stock and making sure that the right type and quality of homes are built, and that existing properties are improved to a decent and safe standard.

The Council’s last private sector Stock Condition Survey for Bolsover (2003) generally found worse dwelling conditions and energy efficiency levels to those found nationally. Although now a little outdated, it is unlikely that this position has changed significantly given that overall housing stock only changes gradually overtime, and the recent economic downturn will in many cases have reduced or limited households’ financial ability to make required improvements to their properties. The study also found that the private rented sector had particularly high levels of unfitness, disrepair and low energy efficiency. Given the important role that the sector is playing in meeting our local housing needs, it is now more important than ever that the Council takes steps within its powers to support improvements within the sector.

Objectives

- Work with partners to bring forward the development of affordable homes on new build schemes, including developing a programme of new build council housing.
- Enable housing growth by ensuring delivery of major housing and mixed use development projects, by assisting landowners and developers to deliver housing sites and by bringing forward council owned sites for new housing through the Development Fund.
- Make best use of existing stock, including bringing empty properties back into use to help meet housing needs, and maximising the use of the private rented sector to meet affordable and other housing needs.
- Improve the quality of housing within the District by maximising available funding to deliver improvements to existing housing stock, working with private rented sector landlords to improve conditions within the sector, and working with partners to deliver high quality new build housing.
Unlocking Development Potential

Evidence

Bolsover is forecast to enjoy the fastest rate of employment growth within Derbyshire with a net additional 4100 jobs forecast by 2030 (Ref Oxford Economics 2013). The area has a balanced employment structure is the key factor that will support growth, combined with the availability of employment land. Bolsover is also predicted to achieve the greatest annual average GVA growth than any other Derbyshire Authority (Ref Oxford Economics 2013). Bolsover’s GVA projection for the period 2013 to 2030 is an increase of 62%.

It already has a lower than average unemployment rate and has a greater proportion of small medium and large enterprises compared to the east midlands and UK average. The provision of a new sites and premises is vital to ensure that employment prospects are improved and that the forecast jobs and GVA growth in the District are delivered. There is a reasonable availability of sites and premises to support business relocation, growth and expansion, ranging from incubation centres through to strategic employment sites, including the Markham Vale Business Park.

*Research shows a lower income and job density profile in the Bolsover District, illustrating why unlocking development potential and job creation is a priority:*

**UK and Local Jobs Density comparisons**

![Jobs Density Comparison Chart](image_url)

*Nomis 2014*
Challenges for the Authority include:

- A need to ensure that sufficient employment land is available to meet future job growth forecasts
- A legacy of large scale Brownfield sites, which require significant remediation and investment.
- Poor viability of commercial development may require assistance to help the area deliver its GVA and jobs growth forecast.

Objectives

- Work in partnership to bring forward Key Employment Sites
- Promotion of Premises and Development Land to Growing Businesses alongside LEPs
Town Centre Development

Evidence

Healthy and vibrant Town Centres contribute to the economic well being of an area, support and attract growth and improve the quality of life for those that use and rely on them for work, shopping leisure and other facilities.

However, the Government has stated that: Our high streets and town centres are facing serious challenges from out-of-town shopping centres and the growth of online and mobile retailing. Our high streets need to be social places with a vibrant evening economy and to offer something that neither shopping centres nor the internet can match.’

Gov Policy, Improving High Streets, 2012

The key trends impacting on the UK’s high streets are:

- changing consumer expectations, and a preference for a combined retail and leisure experience
- more ‘mega’ supermarkets with a large non-food offer and more recently a move towards smaller format ‘convenience’ supermarkets in town centres
- online shopping and multi-channel shopping (including in-store, online, click and collect)
- a rise in the popularity of out-of-town retail, particularly for larger purchases such as furniture and garden equipment
- an ageing demographic
- increasing homogeneity within and between centres
- difficult economic conditions, with consumers increasingly turning to discount stores

BIS RESEARCH PAPER NO.188. Dec 2014

Recent national policy responses to support Town Centres and High Streets have included:

- The National Planning Policy Framework

This framework maintains the previous approach to town centre development, which prioritizes the town centre above other locations for retail, leisure and office uses but
requires that applications be judged on the impact on investment in affected centres and
the impact on town centre vitality and viability, including consumer choice and trade.

❖ **Permitted development rights**

In May 2013, the government made changes to the permitted development rights to make
it easier for a retail use class premises to change its use to e.g. a bank or restaurant. The aim
of the change was to increase high street footfall, lower the vacancy rate and increase the
diversity and vibrancy of town centres.

❖ **2013 Autumn Statement and Budget**

The Autumn Statement introduced business rate discounts predominantly targeted at small
businesses. Discounts for lower-rate premises were also introduced for the period 2014-2016,
while the doubling of the Small Business Rates Relief was also extended until April 2015.

Planning legislation has been changed to enable landlords to use empty properties more
flexibly; for example to support start-up businesses wishing to open premises on the high
street, to allow landlords to lease for shorter periods; and to relax change-of-use legislation.

The Department for Business Innovation & Skills suggest a Health Check approach that takes
into account the following areas:

**Health Check**

- Leadership
- Public Realm
- Pride and perception
- Diverse Consumer Offer
- Diversity of Employment
- Investment
- Accessibility and Public Transport
- Car Parking
- Inflexible Opening Times
- Competing Centres
- Crime & Anti Social Behaviour issues
- New Technology & Fashion
The Government has also stated that:

‘Councils should be proactive and take control of the future of their town centre, involving all local partners and residents in a conversation about what that should look like.’

CLG Supporting High Streets and Town Centres 2013

As part of its work to help in rejuvenating High Streets, the Government has sponsored Portas Projects and are also working with the Future High Street Forum. In 2014 the Future High Street Forum in 2014 carried out a review of Portas projects and found a positive strategy for town centres was key to ensuring town centres are successful and that enable sustainable economic growth and a wide range of social and environmental benefits. It also identified the following model as a successful way model for supporting Town Centres.


**Diagram: Best Practice - The Plan – Do – Review Model for Town Centres 2014**

1. **Develop a shared vision / baseline**
2. **Create a Town Plan / Framework with defined benefits and action plan.**
3. **Deliver on the Action Plan through expert teams. Requires funding and resourcing.**
4. **Data Gathering - getting the 'facts' via regular reviews.**
5. **Review & Communicate & make changes where needed.**

**Town Centres**

Bolsover District town centres offer shopping, services, community, business and office facilities, however each town needs to sustainable and keep pace with rate of change taking place in shopping habits while offering an appropriate mix of shopping and community facilities and service to support their broader communities. In particular there is a need to
consider public transport, car parking levels, servicing, pedestrian access, and environmental improvements, the broad aims are to:

- Maintain and improve the existing major shopping centres of Bolsover, Clowne, Shirebrook and South Normanton.
- Foster the integrated management of these town centres, co-ordinating actions, controls, advice and encouragement to improve the character, facilities and competitiveness of the four centres.
- Encourage a diver range of activities and shops.
- Identify sites for larger scale shopping developments within existing shopping centres.
- Ensure the Town Centres can support the broader economic development ambitions around growth

**Bolsover town centre**

The Co-operative foodstore occupies the Town End unit (formally occupied by Somerfields), the former Co-op store is occupied by The Original Factory Shop, a discount clothing, homewares, furniture, toys and gifts & beauty products retailer that trades almost exclusively from small market towns such as Bolsover. The town has also seen the investment of Jack Fulton Frozen Foods store, Bella Blu and The Pillar of Rock (Wetherspoons) has located adjacent to the Castle entrance.

Bolsover town centre is a principal service centre for the District providing a range of services and amenities that are not widely available elsewhere, and has enhanced public realm. The majority of the retail offer in Bolsover town centre is located on Market Place and Cotton Street and principally consists of small retail and service units. There is also a significant cluster of commercial units to the east of Town End, with the Co-operative Supermarket and the Cavendish Walk shopping precinct providing a significant draw to this area.

The historic townscape around Market Place and Castle Street on the approach to Bolsover Castle and its surrounding gardens significantly enhances the aesthetics of the town making it an attractive place to visit.

A new Morrisons foodstore is planned for Bolsover on the former Sherwood Lodge site. A separate 4 pump petrol filling station is proposed, plus an extra 280 car parking spaces in addition to those retained on the re-configured public car park to the east.

Bolsover is well connected for surrounding towns and villages, accessed by the A632 and M1 Junction 29a, 3km, there are 5 free of charge car parks providing 316 spaces, to support the
retail spend. Bus operators provide a comprehensive service to the surrounding settlements; Chesterfield, Mansfield, Sheffield, Clowne, Barlborough, Bramley Vale, Glapwell, Langwith, Scarcliffe, Shuttlewood, Crystal Peaks and Eckington.

**Opportunities**

Bolsover town centre lies within the Bolsover conservation area, and development within the town centre will be subject to guidelines that protect the heritage of the centre.

**Shirebrook Town Centre**

Shirebrook town centre is the largest of the four town centres in the District with an industrial area to the south-east on Portland Drive, leading onto the Brook Park industrial estate, the location of Sports Direct - the largest employer in Bolsover district.

Shirebrook town centre is principally arranged around a market square and four streets bound the market square; Market Street, Market Place, Victoria Street and Station Road. There are 110 commercial units in Shirebrook town centre providing a total of 16,533m² gross floor space. The majority of commercial units on the market square are small, independently owned, local businesses. There are also a significant number of small commercial units to the west and south-west of the market square, on Patchwork Row, King Edward Street and Main Street. North of the market square, on Carter Lane, are larger commercial and community units, including the Top Cat Furniture store, Aldi and the Shirebrook Community Centre.

Shirebrook town centre is generally accessible from surrounding towns and villages, it is 8km from Junction 29 of the M1, access to the strategic road network is the A632 located to the north.

Shirebrook offers five public car parks including Market Street, Patchwork Row, Ashbourne Street providing 279 spaces, additional parking is provided by Top Cat and Aldi. Shirebrook has a choice of public transport for the traveller, it is connected by train along the Robin Hood line, the station is 300 metres to the east of the town centre and provides services to Nottingham, Worksop and Mansfield, as well as regular bus services to Mansfield, Market Warsop, Bolsover and Chesterfield. Many of the businesses in Shirebrook town centre are locally owned and limit their opening times particularly in the Market Square, by the late afternoon a significant proportion of units are closed and shuttered. This practice gives an impression of higher levels of vacancy and limits local resident’s access to goods and services. Shirebrook town centre is generally well maintained, although there is some graffiti and littering evident. Littering in particular appears to be more of an issue when compared with the other town centres in the District, although this may be attributed to higher levels of use and footfall.
Opportunities

The town centre has opportunities to improve its aesthetic appeal with the market square in particular need of development to support it as a destination to shop and relax.

The Shirebrook Sustainable Masterplan (2007) and subsequent associated documents identified potential sites and strategies for regeneration which can help inform any new Regeneration Framework.

Clowne Town Centre

Clowne has a town centre offering large modern floor plan units occupied by Tesco, Aldi and Wilkinsons, Lloyds pharmacy and Domino’s Pizza with a few small scale independent retailers located along the main shopping area, Mill Street. Despite benefiting from the trade draw its local major retailers who help meet the weekly shopping requirements, the lack of shoppers visiting the high street impacts on the vibrancy of the Town Centre. Yet Clowne has good accessibility due to its location on A616 connecting junction 30 M1 (3 km), there is parking provision for 250 cars is free of charge, principally supplied by Tesco, with Aldi and Wilkinson also providing parking. A one-way road system through Mill Street supports the flow of traffic through the smaller ‘high street’ area. Clowne is well connected by bus services on High Street, Mill Green Way and North Road. Bus routes provide regular services to the following settlements; Worksop, Bolsover, Mansfield and Sheffield.

Key Opportunities

Areas of Clowne town centre lie within a conservation area, including areas of Mill Street, Rectory Road, Church Street and High Street are subject to guidelines that protect the heritage of the centre. The town has developed considerable area to the north west of the town centre to accommodate several modern commercial units.

South Normanton

South Normanton has over 55 commercial properties providing a total of 8,628m² gross floorspace. 44 units located in the market Place and High Street provide 6,200m² gross floorspace, and a further 11 commercial units, providing 2,428m² gross floorspace to the south:

The masterplan to guide the development of South Normanton and Pinxton was completed in November 2009. The masterplan identifies six ‘opportunity sites’ within the town centre; recognises the need to reinforce and enhance the existing town centre; define the High
Street through ‘gateways’ to the north and south and improve connectivity throughout the centre; and improve the Market Place as the traditional focal point of the centre.

South Normanton town centre comprises a main centre Market Place and High Street, and a separate area to the south. The main centre is made up of small independently owned businesses and some larger modern units set back from the main road is the Co-operative foodstore and The Hub joint services centre 3,597m² gross.

The Hub provides offices for the District and Town Councils, a café, library, gymnasium, nursery and crèche facilities, police offices, medical centre including primary care trust and doctor’s surgery, adult education facilities, day care facilities, other office space and 24 residential apartments.

South Normanton very good accessibility, located on Junction 28 of the M1, and to the north of the A38, it offers 62 public car spaces at Market Place and the bus services connect to Alfreton, Kirkby in Ashfield and Ilkeston and train services are from Alfreton station located 3km away. Alfreton station provides services to Nottingham, Chesterfield and Mansfield.

There are a number of historic traditional brick built buildings, particularly on Market Place, which enhance the aesthetic appeal of the centre and make it a more attractive place to visit.

**Key Opportunities**

The South Normanton Masterplan (2009) has identified potential sites and strategies for regenerating the town centre in considerable detail focused on the economic benefits of The Hub joint service centre and surrounding facilities. The redevelopment or reconfiguration of the buildings that the services used to occupy provides a significant opportunity for additional town centre development. In addition to this a vacant plot (0.21 hectares) is located to the north of Market Place.

<table>
<thead>
<tr>
<th>Objectives</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Work in Partnership with parish and Town Councils to deliver a Regeneration Framework for each Town Centre</td>
</tr>
<tr>
<td>- Support the Establishment of Town Teams</td>
</tr>
<tr>
<td>- Undertake regular Town Centre Health Checks</td>
</tr>
</tbody>
</table>
Developing and Supporting the Local Rural and Visitor Economy

Evidence

Under the post-April 2009 Local Authority District Population Classification, Bolsover District Council was classified as ‘Significantly Rural’. Recent research by Government (DEFRA December 2014) into Rural Economies has found that:

- The importance of rural areas is set to grow as increased connectivity enables more flexible working, further growth in knowledge-based industries in rural areas and increased transfer of innovation.
- Continuation of such trends could be expected to lead to stronger productivity growth, job creation and higher output in rural areas. Over the next decade, productivity in rural areas could grow faster than in urban areas.
- The UK Government is supporting these trends and enabling rural areas to harness their economic potential by investing in connectivity – including superfast broadband and roads – and by promoting skills and strong business conditions.

This trend is set to continue, albeit to a lesser extent. It can be expected to drive increased spend and economic activity in rural areas, making a strong business case for supporting Bolsovers’ rural economy.

In many OECD countries there has been a trend towards greater urbanisation, the UK has been experiencing net migration from urban to rural areas. (Defra Policy Brief. Dec 2014)

Bolsover District Urban Rural Enterprise Split

49% of enterprises are classified as Rural
Working with the LEADER programme to support the Rural Economy

Working with partners the Council will improve competitiveness and skills, invest in rural tourism and support micro-enterprises. We will achieve this by supporting the EU funded Leader programme.

LEADER is an established method of delivering RDP funds at a local level. LEADER is a (French) acronym which translates to ‘Liaison among Actors in Rural Economic Development’. It uses local knowledge to promote a joined-up ‘bottom up’ community-led delivery of RDP grants. In England this is being delivered by Local Action Groups (LAGs) and it targets rural areas with specific needs and priorities. A Local Action Group brings together individuals from local public, private and civil society who have been delegated powers of strategy and delivery. Through an agreed Local Development Strategy LAGs are able to tackle important local priorities in a locally specific, innovative and participative way.

Its terms of reference are:

_to develop a vibrant, dynamic and diverse rural economy by engaging local communities in an inclusive rural agenda to increase economic productivity and growth through the sustainable and creative development of rural resources, green infrastructure, the natural environment and heritage assets of the Area._

The main benefits of the LEADER approach are:

- Local people have a better knowledge of local challenges that need to be addressed and the resource and opportunities available
- They are able to organise local resources for the development process in a way that does not happen with traditional ‘top-down’ approaches
This gives local people a greater sense of ownership and commitment to the projects, which in turn allows them to make the best of their local assets.

The approach can help develop trust and positive working relationships amongst the local community and businesses.

The LAG is integral to the LEADER approach. The main aim of the LAG is to promote and reinforce the value of cooperative and partnership working by bringing together organisations and individuals who have an interest in encouraging and supporting socio-economic development in rural areas.

- Set the strategic vision and direction of the Programme
- Enable a locally led approach to rural development
- Consider and review the Local Development Strategy
- Promote and raise awareness and understanding of issues
- Act as a forum for discussion of major issues affecting rural regeneration across the LAG Area.

Job creation remains the LAG’s priority outcome from the programme, with 80% of resources allocated to jobs orientated programmes.

**LEADER Priorities**

- Support for increasing farm productivity
- Support for micro and small enterprises and farm diversification
- Support for rural tourism
- Provision of rural services
- Support for cultural and heritage activity
- Support for increasing forestry productivity
Objectives

- Work with LEADER and Partners to Deliver Regeneration and Support our Rural Centres
- Improve access to Superfast Broad Band through Digital Derbyshire
- Promote access to Sustainable Transport connecting Employment Centres, including the Robin Hood Line Train Service and Green Infrastructure
Enabling People to Live In and Sustain Their Own Homes

Evidence

Overall there are an estimated 10,606 households in Bolsover District with one or more members in an identified support needs group – this represents 31.9% of all households.

<table>
<thead>
<tr>
<th>Support Needs Categories</th>
<th>Number of households</th>
<th>% of all households</th>
<th>% of support needs households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wheelchair user</td>
<td>1,493</td>
<td>4.5</td>
<td>14.1</td>
</tr>
<tr>
<td>Walking difficulty</td>
<td>6,474</td>
<td>19.5</td>
<td>61.0</td>
</tr>
<tr>
<td>Learning disability</td>
<td>934</td>
<td>2.8</td>
<td>8.8</td>
</tr>
<tr>
<td>Mental health problem</td>
<td>1,871</td>
<td>5.6</td>
<td>17.6</td>
</tr>
<tr>
<td>Visual/hearing impairment</td>
<td>2,324</td>
<td>7.0</td>
<td>21.9</td>
</tr>
<tr>
<td>Asthmatic/respiratory problem</td>
<td>2,971</td>
<td>8.9</td>
<td>28.0</td>
</tr>
<tr>
<td>Other physical disability</td>
<td>3,519</td>
<td>10.6</td>
<td>33.2</td>
</tr>
<tr>
<td>Limiting long term illness</td>
<td>3,809</td>
<td>11.5</td>
<td>35.9</td>
</tr>
</tbody>
</table>

The table above shows the number of households with different types of support needs. The numbers of households in each category exceeds the total number of support needs households because people can have more than one category of support need. Households with a walking difficulty (not in a wheelchair) are the predominant group. Combined with the number of households containing a wheelchair user, the need for additional level access and mobility accommodation is highlighted.

The table below shows the locations of households with support needs from the survey data. Shirebrook sub-area stands out as having a particularly large proportion of households with a support need; some 42% of households in this area contain one or more people with some type of support need. The lowest proportion was found in South Normanton at 27%, however this figure still represents over a quarter of all households within this sub-area.

<table>
<thead>
<tr>
<th>Support Needs for Each Sub Area</th>
<th>Support needs</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clowne</td>
<td>2744</td>
<td>29.1</td>
</tr>
<tr>
<td>Bolsover</td>
<td>2383</td>
<td>34.2</td>
</tr>
<tr>
<td>Shirebrook</td>
<td>2674</td>
<td>41.7</td>
</tr>
<tr>
<td>South Normanton</td>
<td>2805</td>
<td>26.9</td>
</tr>
<tr>
<td>District</td>
<td>10606</td>
<td>31.9</td>
</tr>
</tbody>
</table>
The proportion of households containing someone with a support need is expected to increase by nearly 2,800 households between 2013 and 2031. This increase is primarily linked to the area’s ageing population. Households with a support need are more likely to be in the social housing sector. They are also twice as likely to be living in unsuitable housing and have an average annual gross income of around half of that of households with no support needs.

<table>
<thead>
<tr>
<th>Projected Change for households with a support need 2013 -2031</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Support need</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Support Need</strong></td>
</tr>
<tr>
<td><strong>No Support Need</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
</tbody>
</table>

In 2012 Nottinghamshire and Derbyshire local authorities commissioned a study to assess the housing needs of disabled people. Unsurprisingly given the high level of support needs and growing older population, the study identified a high level of need for specialist housing to meet the needs of disabled people. Based on population projections for 2015, estimates of the number of people with physical disabilities in unsuitable accommodation with unmet needs range from 537 to 601, rising to 796 by 2030. The study concluded that this shortfall in specialist and suitable accommodation could be met by the provision of new homes designed and built to meet the needs of people with a disability.

Following reductions in Government funding, and as with many top tier authorities across the country, Derbyshire County Council (DCC) announced proposals in 2014 to reduce their Adult Social Care Housing Related Support (formerly supporting people) budget from £15m to £6m. This will have a significant impact on vulnerable households and their ability to sustain their tenancy without support. Vulnerable households affected will include older people, young adults, people with physical and sensory impairment, learning disabilities or mental health, and households affected by domestic abuse. Via the Housing Related Support budget the Council is one of many organisations providing services to these groups.

Fuel poverty is a particular issue for the district due to the high level and growing number of older people, and the high levels of properties in poor condition within the private sector. In Bolsover the number of households in fuel poverty is estimated at 16,044 which equates to 21% (source: HACT) of all households, which is significantly higher than the Derbyshire percentage of 13.7%. The recent Marmot Review Team report stated: ‘Countries which have more energy efficient housing have lower excess winter deaths. This is due to better preparedness for cold weather; well-insulated, well-heated, and energy-efficient homes”.
The HRA Asset Management Strategy prioritises improvements to thermal efficiency to help tackle fuel poverty.

### Objectives

- Work with partners to maximise resources locally to support and enable people to live independently
- Work with partners to deliver suitable housing and adaptations for households with a physical, sensory or mental impairment
- Work with partners in Derbyshire to enable affordable warmth for our residents

### Prevent and Reduce Homelessness

#### Evidence

The top three causes of homelessness for the Bolsover District Council in 2013/14 were:

- Parents or family no longer being able to accommodate
- Termination of Assured Short hold Tenancy
- Violent Relationship Breakdown

The table below shows the number of homeless presentations over the last 5 years together with those prevented and those accepted.

<table>
<thead>
<tr>
<th></th>
<th>2009/10</th>
<th>2010/11</th>
<th>2011/12</th>
<th>2012/13</th>
<th>2013/14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless presentations</td>
<td>249</td>
<td>270</td>
<td>367</td>
<td>292</td>
<td>206</td>
</tr>
<tr>
<td>Cases prevented</td>
<td>168</td>
<td>196</td>
<td>207</td>
<td>169</td>
<td>126</td>
</tr>
<tr>
<td>Homeless acceptances</td>
<td>39</td>
<td>54</td>
<td>52</td>
<td>47</td>
<td>30</td>
</tr>
</tbody>
</table>

Due to the geography of Bolsover there are no natural pockets of homelessness or areas where people are at more risk of homelessness, and as such no locality based homeless prevention initiatives are required. However, the Council has consistently delivered high number of homelessness prevention cases, which has decreased the use of bed and breakfast accommodation in the District. In 2006/07 Council spend on B&B accommodation stood at nearly £99,000, and by 2013/14 this figure had dropped to £12,330.

There is a perception that the recent announcements that there will be cuts in Derbyshire County Council’s Housing Related Support budget will have a key impact on a potential rise in homelessness households approaching the council. Many of these cases may be more
complex if support is withdrawn from more vulnerable people. This will be monitored closely by the council.

Effectively using the private rented sector will be a key challenge for the Council in the current climate of welfare reforms and housing related support budget cuts, which will impact on access to the private rented sector with landlords becoming reluctant to let to households on benefits due to reduced housing benefit allowances. This sector is key to accommodating single people due to the low number of smaller units available within the council’s housing stock.

The Council delivers a housing advice service from the four Contact Centres throughout the District on:-

- Homelessness
- Accessing accommodation in the private rented sector
- Referrals to environmental health on matters relating to private sector tenancies and tenants’ rights, including harassment and illegal eviction
- Housing benefit issues and access to discretionary housing payments
- Mortgage and debt advice
- Assistance with applying for council housing
- Advice on access to supported housing for vulnerable people

The Government has launched its Gold Standard Challenge and dedicated a £1.7m budget to encourage the standard across the country. The Gold Standard Challenge provides a framework for providing continuous improvement in front line housing advice services.

The challenge includes a local authority, sector led peer review scheme designed to help local authorities deliver more efficient and cost effective homelessness prevention services. The challenge follows a 10 step continuous improvement approach that starts with a pledge for local authorities aspiring to ‘strive for continuous improvement in front line housing services’ and culminates in an application for the Gold Standard Challenge.

Through the Derbyshire Homelessness Officer’s Group a joint commitment has been made by each Local Authority in Derby and Derbyshire to achieve the Gold standard and provide a peer support review.

All Local Authorities receive an annual homeless prevention grant which will vary from district to district. Between 2009/10 and 2015/16 this grant decreased from just over £36,000 per annum, to £28,414. This grant aims to facilitate and enable homeless prevention activity at a local level. The Council has also established its own Homeless Prevention Fund to support homelessness prevention projects.
The council currently provides funding to the following organisations to support and deliver homeless prevention services:

- Action Housing and Support Ltd – contribution to the pre tenancy support scheme and private rented access scheme
- North Derbyshire Law Centre – assistance with repossession cases
- Derbyshire Domestic Abuse and Sexual Violence Services (DDASVS – formerly North Derbyshire Women’s Aid). The Council funds a Domestic Abuse Officer (IDVA) to support clients within the District.

**Objectives**

- Work with partners to develop and procure homeless prevention initiatives and ensure available funding is maximised for local residents
- Work with private rented sector landlords to maximise the use of the private rented sector for single people
- We will work to deliver an excellent Housing Options Service which meets the Government’s Gold Standard
Appendix 1 - Action Plan

Strategic Priority: Unlocking our Growth Potential
<table>
<thead>
<tr>
<th>Corporate Aim</th>
<th>Service Target</th>
<th>Lead Officer</th>
<th>Target date</th>
<th>Expected Outcome</th>
<th>Challenges</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Supporting Enterprise – Maintaining and Growing the Business Base</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 1 | Unlocking our Growth Potential | Supporting the Local Economic Partnership’s (LEPs) Growth Hubs, including Export Support | Economic Development and Investment Manager | Dec 2015 | • Number of Business Enquiries 25 by Dec. 2015  
• Responses to LEP/DEP/UKTI/ General Enquiries 10 by Dec 2015 | Information sharing for Website Content on Service Providers/Funding  
Maintenance of the Business Database (Tractivity) by ALL parties |
| 2 | Unlocking our Growth Potential | Promote the district as a Place To Do Business and Invest | Senior Economic Development Officer | Dec 2018 | • Web ‘Hits’ 200 by Dec. 2015  
• Deliver Breakfast Briefings 2 by Dec 2015  
• Attend Business Networks 6 by Dec 2015  
• Business Bulletins Issued 6 by Dec 2015 | Maintenance of the Business Database (Tractivity) by ALL parties |
| 3 | Unlocking our Growth Potential | Engaging with Growth Businesses to realise Potential | Senior Economic Development Officer | Dec 2018 | Building Business Relationships 50 Business Engagement meetings by 2018 this looks low about 16 a year. I would like to suggest that we start by stating we will target 25 businesses identified for growth- we can then review this year on year through the service plan. | Maintenance of the Business Database (Tractivity) by ALL parties |
| 4 | Unlocking our Growth | Enable a HE Presence | Assistant Director for | Dec 2018 | Develop formalised partnership working with the universities to support the higher level | Identifying a location |
| Potential within the district | Economic Growth | skills agenda as well as business innovation and growth | Develop a business plan for securing a physical HE presence in the district |

### Maximising Employment, Skills and Training Opportunities

1. **Unlocking our Growth Potential**  
   - Work with Partners to upskill both local residents and the local workforce  
   - Consultant Programme Manager

2. **Unlocking our Growth Potential**  
   - Work with Partners to reduce Unemployment through Local Programmes  
   - Consultant Programme Manager

3. **Unlocking our Growth Potential**  
   - Improved Access to and Support for Apprenticeships, Volunteering and Work Experience  
   - Consultant Programme Manager
### Unlocking Development Potential of Major Employment and Housing Sites

|   | Unlocking our Growth Potential | Work with partners to bring forward Key Employment Sites | Senior Economic Development Officer Assistant Director for Economic Growth | Dec 2015 March 2016 | Stalled Site NNDR Register Updated Quarterly and Reported to Growth Directorate  
To work with DCC to deliver new business on MV enterprise zone  
Produce a Regeneration Strategy for Coalite | Developer Engagement and Responsiveness Private or external landownership |
|---|-----------------------------|-----------------------------------------------------|---------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------|
| 1 | Unlocking our Growth Potential | Promotion of Premises and Development Land to Growing Businesses alongside LEPs | Economic Development and Investment Manager | Dec 2015 | MIPIM and MIPIM (UK) Representation Feb/March 2016  
Website Refresh including Export details and improved security  
Promotional material developed for external use  
Responses to LEP/DEP/UKTI/ General Enquiries 10 by Dec 2015 | Developer and Agent Engagement and Responsiveness Competition from other areas with strong ‘Place Marketing’ presence |
|   |                             |                                                     |                                                                           |                     |                                                                                 |
### Town Centre Development

|   | Unlocking our Growth Potential | Work in Partnership with parish and Town Councils to deliver a Regeneration Framework for each Town Centre | Senior Economic Development Officer | Dec 2016 | Deliver 4 Regeneration Frameworks | Consultancy Funding  
Town Council Engagement |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Unlocking our Growth Potential</td>
<td>Support the Establishment</td>
<td>Senior Economic</td>
<td>Dec 2016</td>
<td>Support the establishment of 4Town</td>
<td>Businesses to lead</td>
</tr>
<tr>
<td>2</td>
<td>Unlocking our Growth</td>
<td>Support the Establishment</td>
<td>Senior Economic</td>
<td>Dec 2016</td>
<td>Support the establishment of 4Town</td>
<td>Businesses to lead</td>
</tr>
<tr>
<td>Potential of Town Teams</td>
<td>Development Officer</td>
<td>Teams</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------------------</td>
<td>---------------------</td>
<td>-------</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unlocking our Growth Potential</td>
<td>Undertake regular Town Centre Health Checks</td>
<td>Senior Economic Development Officer</td>
<td>Dec 2016</td>
<td>Support Planning Policy to produce 4 Town Centre Health Checks</td>
<td>Linkage to the Delivery of the Local Development Framework</td>
<td></td>
</tr>
</tbody>
</table>

**Developing and Supporting the Rural and Visitor Economy**

| Unlocking our Growth Potential | Work with LEADER and Partners to Deliver Regeneration and Support our Rural Centres | Tourism and Rural Economy Officer | Mar 2020 | Support the Delivery of 10 LEADER Bids for funding by Mar 2020 | Limited Funding and Programme Period Limited Business match Funding |
| Unlocking our Growth Potential | Improve access to Superfast Broad Band through Digital Derbyshire | Tourism and Rural Economy Officer | Dec 2018 | Support the Delivery of Digital Derbyshire (UKBD) Broadband Coverage Target of 95% by 2018 Identify potential wifi projects in the town centres | Delays in the BDUK Programme Roll-out Addressing the 5% Gap in Coverage |
| Unlocking our Growth Potential | Promote access to Sustainable Transport connecting Employment Centres, including the Robin Hood Line Train Service and Green Infrastructure | Tourism and Rural Economy Officer | Dec 2018 | Access DCC Sustainable transport funding to deliver Initiatives to enhance sustainability | Competition for DCC Funding |
Appendix 2 - Data Bank

Economic and Housing data

The UK Economy

Changes to the local economy can often be a reflection in changes to the national economy, so discussing and understanding this is relevant.

The UK economy continued to grow over the last year. Gross Domestic Product (GDP) in the UK grew by an estimated 3 per cent for 201 (compared the same quarter of the previous year), and reflected seven successive quarters of output growth.

Comparing the estimates for the previous year to May 2014, employment also continued to rise and unemployment continued to fall in the UK.

Nationally, the proportion of people aged from 16 to 64 in work (the employment rate), was 73.0%, slightly higher than for March to May 2014 (72.9%). According to the office for National Statistics, 2014 saw the largest annual fall in unemployment since records began in 1972. Therefore the same trend might be expected at the local level.

There were 9.03 million people aged from 16 to 64 who were out of work and not seeking or available to work (known as economically inactive). This was 113,000 more than for March to May 2014 but 46,000 fewer than for a year earlier.

Overall, pay including bonuses for employees in Great Britain was 0.7% higher than a year earlier. Pay excluding bonuses for employees in Great Britain was 0.9% higher than a year earlier. (ONS 2014).

Output by industry; at constant prices 2008 - 2014

Office for National Statistics November 2014
UK GVA and Employment by Sector 2011.

The Governments Industrial Strategy has been to focus on jobs growth.

<table>
<thead>
<tr>
<th></th>
<th>Output (GVA)</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>£m</td>
<td>% Share</td>
</tr>
<tr>
<td>Low-Med Tech Manuf.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Food, Beverages &amp; Tobacco</td>
<td>27,771</td>
<td>2.0%</td>
</tr>
<tr>
<td>Metal, plastic and non-metal mineral products</td>
<td>28,005</td>
<td>2.0%</td>
</tr>
<tr>
<td>Other Manufacturing</td>
<td>21,046</td>
<td>1.5%</td>
</tr>
<tr>
<td>Shipbuilding</td>
<td>1,246</td>
<td>0.1%</td>
</tr>
<tr>
<td>Med-High Tech Manuf.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chemicals</td>
<td>16,926</td>
<td>1.2%</td>
</tr>
<tr>
<td>ICT &amp; Precision Instruments</td>
<td>8,393</td>
<td>0.6%</td>
</tr>
<tr>
<td>Automotive</td>
<td>6,955</td>
<td>0.5%</td>
</tr>
<tr>
<td>Aerospace</td>
<td>5,610</td>
<td>0.4%</td>
</tr>
<tr>
<td>Machinery, Electrical &amp; Transport Equipment</td>
<td>22,748</td>
<td>1.7%</td>
</tr>
<tr>
<td>Pharmaceuticals</td>
<td>10,023</td>
<td>0.7%</td>
</tr>
<tr>
<td>Other Production</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture, Forestry &amp; Fishing</td>
<td>9,122</td>
<td>0.7%</td>
</tr>
<tr>
<td>Mining &amp; Quarrying</td>
<td>39,646</td>
<td>2.9%</td>
</tr>
<tr>
<td>Utilities</td>
<td>37,762</td>
<td>2.7%</td>
</tr>
<tr>
<td>Construction</td>
<td>91,681</td>
<td>6.7%</td>
</tr>
<tr>
<td>Knowledge Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Communications</td>
<td>23,028</td>
<td>1.7%</td>
</tr>
<tr>
<td>Digital, Creative &amp; Information Services</td>
<td>61,821</td>
<td>4.5%</td>
</tr>
<tr>
<td>Financial Services</td>
<td>128,830</td>
<td>9.4%</td>
</tr>
<tr>
<td>Business Services</td>
<td>97,528</td>
<td>7.1%</td>
</tr>
<tr>
<td>Research &amp; Development</td>
<td>4,290</td>
<td>0.3%</td>
</tr>
<tr>
<td>Education</td>
<td>89,676</td>
<td>6.5%</td>
</tr>
<tr>
<td>Other Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotels &amp; Restaurants</td>
<td>39,601</td>
<td>2.9%</td>
</tr>
<tr>
<td>Retail</td>
<td>71,016</td>
<td>5.2%</td>
</tr>
<tr>
<td>Transport, Storage &amp; Distribution</td>
<td>149,560</td>
<td>10.9%</td>
</tr>
<tr>
<td>Real Estate</td>
<td>96,091</td>
<td>7.1%</td>
</tr>
<tr>
<td>Administrative &amp; Support Services</td>
<td>65,509</td>
<td>4.8%</td>
</tr>
<tr>
<td>Public Admin &amp; Defence</td>
<td>67,915</td>
<td>4.9%</td>
</tr>
<tr>
<td>Health &amp; Social Care</td>
<td>106,766</td>
<td>7.6%</td>
</tr>
<tr>
<td>Community, Social and Personal services</td>
<td>42,814</td>
<td>3.1%</td>
</tr>
<tr>
<td>Whole Economy</td>
<td>1,373,399</td>
<td></td>
</tr>
</tbody>
</table>


Disability and employment in the UK

The Government has stated that a substantially higher proportion of individuals who live in families with disabled members live in poverty, compared to individuals who live in families where no one is disabled. In 2012, 46.3% of working-age disabled people are in employment compared to 76.4% of working-age non-disabled people. Other indicators show that:
• Disabled people are around 3 times as likely not to hold any qualifications compared to non-disabled people, and around half as likely to hold a degree-level qualification.

• Although the gap in non-decent housing has closed over recent years, 1 in 3 households with a disabled person still live in non-decent accommodation.

• 1 in 5 disabled people requiring adaptations to their home believe that their accommodation is not suitable.

www.gov.uk

Low Pay in the UK

Low Pay in the UK continues to be monitored by the UK Government who seek recommendations on the minimum wage from the Low Pay Commission.

The Low Pay Commission in 2014 found that Bolsover District had the highest proportion of minimum wage jobs in the UK.

The Government accepted all the recommendations made by the low pay commission.

UK Sector Share of Low Pay Employees

Quoting Labour Force Source Survey, ONS, the data is for 2010, UK, Updated march 2011

www.Poverty.org.uk
UK Imports and Exports.

The UK is currently running a trade deficit on trade, and the Government has been eager to encourage businesses to export more where appropriate. Seasonally adjusted, the UK’s deficit on trade in goods and services was estimated to have been £3.3 billion in July 2014.

*ONS, Statistical bulletin: UK Trade, July 2014*

Factors that can affect the balance of trade include:

- The cost of production (land, labour, capital, taxes, incentives, etc.) in the exporting economy *vis-à-vis* those in the importing economy
- Connectivity - the overall costs of transportation of goods *vis-à-vis* those in the importing economy
- The cost and availability of raw materials, intermediate goods and other inputs
- Exchange rate movements
- Multilateral, bilateral and unilateral taxes or restrictions on trade
- Non-tariff barriers such as environmental, health or safety standards
- The availability of adequate foreign exchange to pay for imports; and
- Prices of goods manufactured at home

EU and Non EU Trade Deficit 2014

The Regional Economy

The population of the East Midlands is made up of 4,598,700 people. It has a jobs density of 0.75 compared to a UK average of 0.78. It has an unemployment rate of 6.5% which is exactly the same as the United Kingdom Rate of 6.5%

Exports

The East Midlands is one of only two regions in England that have maintained an overall annual growth exports trajectory from 2009 -2013.

![Graph showing exports growth from 2009 to 2013](image)

*HM Revenue and Customs Regional Trade Statistics. Third Quarter 2013*

Top five export Countries (partners) for the English regions; year ending September 2013

<table>
<thead>
<tr>
<th>Region</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>North East</td>
<td>Netherlands</td>
<td>France</td>
<td>USA</td>
<td>Russia</td>
<td>Spain</td>
</tr>
<tr>
<td>North West &amp; the Humber</td>
<td>USA</td>
<td>France</td>
<td>Germany</td>
<td>Netherlands</td>
<td>China</td>
</tr>
<tr>
<td>East Midlands</td>
<td>USA</td>
<td>Germany</td>
<td>Singapore</td>
<td>Belgium</td>
<td>Irish Republic</td>
</tr>
<tr>
<td>West Midlands</td>
<td>USA</td>
<td>China</td>
<td>Germany</td>
<td>France</td>
<td>Netherlands</td>
</tr>
<tr>
<td>London</td>
<td>USA</td>
<td>Germany</td>
<td>Netherlands</td>
<td>Belgium</td>
<td>Irish Republic</td>
</tr>
<tr>
<td>South East</td>
<td>USA</td>
<td>Germany</td>
<td>France</td>
<td>Netherlands</td>
<td>Belgium</td>
</tr>
<tr>
<td>South West</td>
<td>Germany</td>
<td>France</td>
<td>USA</td>
<td>Irish Republic</td>
<td>Netherlands</td>
</tr>
</tbody>
</table>

*HM Revenue and Customs Regional Trade Statistics. Third Quarter 2013*
The East Midlands is one of only four regions across the nine English regions that increased the number of exporters in the year 2012 – 2013.

Skills

Higher level skills (degrees or NVQ level 4 or higher) are illustrated in the graph below. This graph shows the % of the resident population of the area aged 16-64. The London effect on the Great Britain average will be noticeable as London makes up 19% of the relevant population count for NVQ level 4 or above. The London disparity diminishes as the NVQ (or equivalent level) lowers.
Qualifications LEP Area and other UK Averages

![Qualifications Chart]

Nomis 2014

Urban / Rural Ratios of Businesses and Residents

The Bolsover District Urban Rural Enterprise Split

The Bolsover District Urban Rural Population Split
### East Midlands - Employee Jobs

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Services (agriculture and mining)</td>
<td>0%</td>
</tr>
<tr>
<td>Energy and Water</td>
<td>2%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>13%</td>
</tr>
<tr>
<td>Construction</td>
<td>4%</td>
</tr>
<tr>
<td>Wholesale and retail, including motor trades</td>
<td>17%</td>
</tr>
<tr>
<td>Transport storage</td>
<td>5%</td>
</tr>
<tr>
<td>Accommodation and food services</td>
<td>6%</td>
</tr>
<tr>
<td>Information and communication</td>
<td>3%</td>
</tr>
<tr>
<td>Financial and other business services</td>
<td>18%</td>
</tr>
<tr>
<td>Public admin, education and health</td>
<td>28%</td>
</tr>
<tr>
<td>Other Services</td>
<td>4%</td>
</tr>
</tbody>
</table>

**ONS business register and employment survey**

*Employment by occupation (Jul 2013-Jun 2014)*

*ONS annual population survey*
The two Local Enterprise areas have a near identical profile of jobs by occupation.

However, Bolsover Council is under represented at the higher occupation levels.
The figure below depicts the Job Seeker Count across different geographies, and illustrates that Bolsover District has the fewest people claiming JSA across the different areas.

**Out of work Benefits  JSA Count – September 2014**

The figure below shows that Bolsover District has lower than average number of job seekers claiming Job Seekers Allowance than the Great Britain average. However, Bolsover has a higher number of young people claiming JSA than both the East Midlands or Great Britain average.

**Long Term Unemployment and young people claiming Job Seekers Allowance**

*Nomis 2014*

*Nomis 2014 Labour Market Statistics*
The Local Economy of Bolsover

Bolsover is forecast to enjoy the fastest rate of employment growth within Derbyshire with a net additional 4100 jobs forecast by 2030 (Ref Oxford Economics 2013). The area has a balanced employment structure is the key factor that will support growth, combined with the availability of employment land. Bolsover is also predicted to achieve the greatest annual average GVA growth than any other Derbyshire Authority (Ref Oxford Economics 2013). It already has a lower than average unemployment rate and has a greater proportion of small medium and large enterprises compared to the east midlands and UK average. It has only a slightly lower than average number of people with degrees and NVQ level 4 qualifications than the Sheffield City Region. However, its needs to strengthen the income profile of its employees, concentrate on supporting well paid sectors, ensure access and pathways to work and ensure that it closes some of the other skills and qualification gaps that has when compared to other area.

Understanding the local economy of Bolsover requires an understanding of how it compares to other regions and areas of the UK. Data is available from a range of sources, but the Office for National Statistics collects a range of empirical data linked to jobs and employment. To make comparisons effective and useful, the data supplied by the Office for National Statistics is then complied and used for comparisons. Other secondary sources of information are also used such as the Oxford Economics have also provided an employment forecast for Derbyshire County Council (August 2013) and the data used in the report has also been quoted from.

Bolsover – Employment Skills and Training Profile

The table below illustrates that Bolsover has one of the lowest unemployment rates across all the different geographic areas.

![Unemployment Rates in Bolsover and Other Areas](image)
Bolsover also has the highest ‘self-employed’ rate across all the geographic areas listed below.

**Self Employed**

The chart below illustrates the small gap between the Bolsover area and the D2N2 and SCR LEP areas. The Great Britain average may be skewed by the London level. There is just a 2.6% difference between the Bolsover District area and the Sheffield City Region Area.

**Degree and NVQ level 4 and above**

*Nomis 2014*

*Nomis 2013*
The figure below indicates that Bolsover District has fewer numbers of employees in the higher level occupations.

**Qualification Levels – Bolsover comparison**

![Bar chart showing qualification levels in Bolsover, East Midlands, and Great Britain. The chart indicates Bolsover has fewer employees in higher level occupations compared to East Midlands and Great Britain.]

*Nomis 2013*
The figure below illustrates that Bolsover District has a higher than average number of people in full time work when compared to other geographic areas.

Full Time and Part Time Work
The figure below illustrates that the gross weekly wage is lower in the Bolsover District area than both the East Midlands and Great Britain areas. It also shows that female employees earn significantly less than their male counterparts.

**Gross Weekly Earnings Comparison**

![Graph showing gross weekly earnings comparison between Bolsover, East Midlands, and Great Britain.](image-url)

Nomis 2014
GVA Growth in Bolsover - Sectors

Bolsover District - Sector Size by Gross Value Added (at basic prices)

- Manufacturing
- Wholesale and retail trade; repair of motor vehicles and motor cycles
- Professional scientific and technical activities
- Construction
- Transport and storage

- Administrative and support service activities
- Other service activities
- Accommodation and food service activities
- Human health and social work activities
- Water supply sewerage waste management and remediation activities
- Real estate activities
- Mining and quarrying
- Arts entertainment and recreation
- Education
- Agriculture forestry and fishing
- Electricity gas steam and air conditioning supply
- Information and communication
- Financial and Insurance Activities

These five sectors make up 81% of the Bolsover GVA (at basic prices).

ONS 2014 (2012 GVA Stats)
Bolsover has slightly fewer micro enterprises than both the East Midlands and GB average.

**Micro Enterprises**

<table>
<thead>
<tr>
<th></th>
<th>Bolsover</th>
<th>East Midlands</th>
<th>Great Britain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Micro Enterprises</td>
<td>86</td>
<td>87</td>
<td>88.2</td>
</tr>
</tbody>
</table>

**Bolsover District Enterprise Profile**

- Small (10-49)
- Medium (50-249)
- Large (250+)
- Micro (0-9 employees)

**Bolsover District Enterprise Estimated 'Employee Share' Profile (estimated)**

- Micro (0-9 employees)
- Small (10-49)
- Medium (50-249)
- Large (250+)

*Nomis 2013*
Understanding Job Density can help understand the capacity for jobs growth. The bubble graph shows the numbers of jobs per resident aged 16-64. A job density of 1.0 would mean that there is one job for every resident aged 16-64. This graph demonstrates why there is a need for Jobs growth in Bolsover. This graph shows that there much room for jobs growth – having a lower than average density of jobs than all the other defined economic geographies.

**Jobs Density**

![Jobs Density Graph](image)

*Nomis labour market statistics 2014*

The total number of jobs is a workplace-based measure and comprises employee jobs, self-employed, government-supported trainees and HM Forces. The number of residents aged 16-64 figures used to calculate jobs densities are based on the relevant mid-year population estimates.

The figure below depicts how the Bolsover District has a greater proportion all small, medium and large enterprises than both the East Midlands and Great Britain.

**Enterprise Share**

![Enterprise Share Graph](image)

*Nomis labour market statistics 2013*
Bolsover’s Housing Market – Key Housing Statistics

Bolsover District Housing Sub-Areas

Key to Wards
1. Barborough
2. Whitwell
3. Clowne North
4. Clowne South
5. Elmton-with-Creswell
6. Bolsover North West
7. Bolsover South
8. Bolsover West
9. Scarcliffe
10. Shirebrook North West
11. Shirebrook Langwith
12. Shirebrook East
13. Shirebrook South East
14. Shirebrook South West
15. Plessey
16. Tibshelf
17. Blackwell
18. South Normanton East
19. South Normanton West
20. Pinfold
Overview

Bolsover is one of the least populated districts in the East Midlands region. It is characterised by small market towns and their surrounding hinterland. The District has four main towns, Bolsover, Shirebrook, Clowne and South Normanton.

In 2013 a Strategic Housing Market Assessment (SHMA) of the District and wider Housing Market Area (HMA) was completed. The North Derbyshire and Bassetlaw Housing Market Area (HMA) consists of four local authority areas, namely Bassetlaw, Bolsover, Chesterfield and North East Derbyshire. This study split Bolsover District’s 20 wards into four sub-areas, reflecting the differences found within the District’s housing market. These four sub-areas are based around the District’s four main towns.

**Bolsover’s Sub-Areas**

<table>
<thead>
<tr>
<th>Sub Area</th>
<th>Total</th>
<th>% of District Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clowne</td>
<td>9,577</td>
<td>27.9</td>
</tr>
<tr>
<td>Shirebrook</td>
<td>6,622</td>
<td>19.3</td>
</tr>
<tr>
<td>Bolsover</td>
<td>7,219</td>
<td>21.0</td>
</tr>
<tr>
<td>South Normanton</td>
<td>10,946</td>
<td>31.8</td>
</tr>
<tr>
<td>Bolsover District</td>
<td>34,364</td>
<td>100</td>
</tr>
</tbody>
</table>

(Hometrack, based on ONS & Census 2011)
Housing Stock Profile

Property Type

The District has a higher than average number of semi-detached and terraced properties than the region, and England, but fewer flats and detached homes.

Profile of Dwelling Stock by Type, 2011 (Census)

<table>
<thead>
<tr>
<th></th>
<th>Detached</th>
<th>Semi-Detached</th>
<th>Terraced</th>
<th>Flat / Maisonette</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bolsover District</td>
<td>29%</td>
<td>44%</td>
<td>22%</td>
<td>6%</td>
</tr>
<tr>
<td>HMA</td>
<td>31%</td>
<td>44%</td>
<td>17%</td>
<td>8%</td>
</tr>
<tr>
<td>East Midlands</td>
<td>33%</td>
<td>36%</td>
<td>20%</td>
<td>11%</td>
</tr>
<tr>
<td>England</td>
<td>23%</td>
<td>31%</td>
<td>25%</td>
<td>21%</td>
</tr>
</tbody>
</table>

Within the District the proportion of detached properties is highest in the South Normanton (34%) and Clowne (31%) sub areas. Shirebrook sub area has the highest percentage of semi-detached properties (52%). Across the District there is a low percentage of purpose built flats, which is consistent across all sub areas and reflects the semi-rural nature of the district.

Profile of Stock by Type and Sub-Area (2011)

Property Size

Reflecting the higher than average proportion of semi-detached and terraced homes, the District has a higher than average supply of two and three bedroom properties. In line with this, the proportion of smaller and larger accommodation is below the regional and national averages. The Strategic Housing Market Assessment highlighted, pointing out the impact
that this has on both smaller households on housing and on economic growth, which requires a good supply of larger housing to meet aspirations.

**Property Size (2011 Census data)**

![Property Size Chart](chart.png)

**Tenure**

As would be expected, the greatest proportion of households are owner occupiers, either owning the property outright or with a mortgage or loan. However, 18.5% of the housing stock is in public sector ownership, of which the majority (15%) is owned by the Council. This is higher than both the regional and national average.

The private rented sector is the smallest sector within the District, with just 13% of properties being rented privately, compared to 15% in the East Midlands, and 17% in England. This is likely to reflect the relative affordability of homes for sale in the District and the higher than average level of social rented stock. Despite Bolsover’s private rented sector being relatively small it has been the key growth sector in the housing market across both the Housing Market Area and in the District between 2001-11, increasing in size by 5.4 percentage points over this period.
Tenure Profile

<table>
<thead>
<tr>
<th></th>
<th>% Occupied</th>
<th>% Shared Ownership</th>
<th>% Social Rented</th>
<th>% Private Rented</th>
<th>% Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bolsover District</td>
<td>67.0</td>
<td>0.3</td>
<td>18.2</td>
<td>13.0</td>
<td>1.5</td>
</tr>
<tr>
<td>HMA</td>
<td>67.6</td>
<td>0.3</td>
<td>19.5</td>
<td>11.3</td>
<td>1.3</td>
</tr>
<tr>
<td>East Midlands</td>
<td>67.3</td>
<td>0.7</td>
<td>15.8</td>
<td>14.9</td>
<td>1.3</td>
</tr>
<tr>
<td>England</td>
<td>63.4</td>
<td>0.8</td>
<td>17.7</td>
<td>16.8</td>
<td>1.3</td>
</tr>
</tbody>
</table>

(Census, 2011)

Tenure profile varies across the District’s sub-areas, however of particular note is the high number of social rented housing in the Shirebrook sub-area, and a far lower proportion of owner occupation than seen in other areas of the District. In this sub-area, around 25% of all housing is social rented.

Tenure by sub-area

Local Authority Housing

The Local Authority Housing Statistics (LAHS) show that there were 5,199 dwellings owned and managed by the Council as of 1st April 2014. The table shows the number of properties by the number of bedrooms. Reflecting the wider stock profile, half of the properties have two bedrooms, however there are very few larger properties with 4 or more bedrooms (0.7%).
Number of Council Owned Dwellings

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>Number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedsits</td>
<td>94</td>
<td>1.8</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>547</td>
<td>10.5</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>2,604</td>
<td>50.1</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>1,918</td>
<td>36.9</td>
</tr>
<tr>
<td>4 or more bedrooms</td>
<td>36</td>
<td>0.7</td>
</tr>
<tr>
<td>Total</td>
<td>5,199</td>
<td>100</td>
</tr>
</tbody>
</table>

(Local Authority Housing Statistics 2013/14)

Although 62% of the Council’s stock is smaller accommodation of 2 bedrooms or less, 70% of this smaller housing is either sheltered housing, housing designated for older people, or housing for people with a disability. This means that despite the relatively high proportion of smaller properties, there is a shortage of smaller general needs accommodation.

On the 1st April 2014 there were 1,578 applicants on the Council’s housing waiting list. The majority of applicants (80%) require one bedroom properties, with the welfare reform’s spare room subsidy policy generating much of this need. With fewer smaller properties in the district demand for available properties is high, which causes potential issues for households wishing to downsize to alleviate the risk of rent arrears due to the implementation of the welfare reforms, and young people, especially single person households and couples, finding it particularly hard to access affordable housing.

Of the number of applicants on the waiting list 229 (14.5%) need to move due to medical or welfare grounds

Bedroom Requirements for Applicants on Housing Waiting List (April 2014)

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>No of Applications</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom</td>
<td>1242</td>
<td>78.7</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>232</td>
<td>14.7</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>86</td>
<td>5.5</td>
</tr>
<tr>
<td>4 or more bedrooms</td>
<td>18</td>
<td>1.1</td>
</tr>
<tr>
<td>Total</td>
<td>1578</td>
<td>100</td>
</tr>
</tbody>
</table>

(Local Authority Housing Statistics 2013/14)
Stock Condition

The 2013/14 LAHS show that at 1st April 2014 there were 1,756 properties across the district with category 1 hazards under the Housing Health and Safety Rating System (HHSRS). The HHSRS is a risk-based evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in dwellings. Category 1 hazards exist where there is a serious hazard that is likely to cause harm to the occupant. 95% of properties identified to have a category 1 hazard are within the private sector. The stock condition in Bolsover shows worse dwelling conditions and energy efficiency levels to those found nationally. Those categories of highest incidence of disrepair, category 1 hazards and poor energy efficiency are within: private rented stock; pre 1919 stock (which accounts for approximately one third of all private sector stock in the district); and converted flats/terraced dwellings. Private rented dwellings suffer disproportionately from non decency and category 1 hazards.

As at 1st April 2014 there were 461 non decent council owned properties (LAHS, 2014), which equates to 8.8% of the council’s total housing stock. In 2014 a detailed stock condition survey of the council’s housing stock was completed. This study surveyed 94% of the council’s housing stock, providing the council with a detailed understanding of condition of council owned stock. The study concluded that it is evident that investment has been made in the stock over recent years however, in order to maintain and improve the stock further, continued and sustained investment, will be required. Over a 30 year period, there is an average cost £26,946 per property, which can be further broken down to £898 per property, per year.
**Housing Supply and Demand**

Net housing completions in Bolsover District have varied between 124 and 367 per annum over the last decade, with between 200 and 300 homes being delivered per annum in healthy market conditions. Since the onset of the recessions and credit crunch, which had a substantial impact on the construction sector nationally, there was a reduction in net completion levels across the Housing Market Area of -53%, however completions in Bolsover District declined the least (-29%) out of the four local authorities.

**Net New Dwellings**

Properties in Bolsover district take, on average, 14 weeks to sell, compared to the regional average of 9 weeks and England average of 10 weeks. Properties achieve on average 95.4% of their asking price compared to the regional average of 96.0% and England 96.8%. This suggests lower relative demand for housing within the District.
The graph compares the percentage change in the number of new properties being registered for sale each month against the percentage change in the number of new buyers registering. This shows that over the last year there were more properties coming onto the market, then new buyers registering, indicating a ‘buyers market’.
The annual number of properties sold in the district during 2013 was 885, the majority of sales (33.0%) being in the South Normanton sub area, the lowest number of sales was in the Shirebrook sub area (16.6%).
The South Normanton sub area property turnover (volume of residential sales as a percentage of stock) is also the highest across all four sub areas at 2.95%. Clowne has the lowest at property turnover at 2.49%. The average property turnover for the district is 2.65%, which is lower than the regional average 3.24%.

Annual Property Turnover for 2013 by Sub Area

(Hometrack, based on HM Land Registry, 2013)
House Prices

The table below shows the average house price in 2013 for different property types within the District, and compared to the other local authorities within the Housing Market Area. With the exception for flats, which is caused by an anomaly due to low numbers of flats and property turnover, the average prices in Bolsover are substantially lower than other areas of the housing market area.

Average House Price by Type (2013)

The following table highlights differences within Bolsover’s housing market. This data suggests that the Clowne housing market is strongest, with the Shirebrook sub-area seeing considerably lower house prices than elsewhere in the District.
Average Property Prices by Property Type and Sub Area (May 2014)

<table>
<thead>
<tr>
<th>Sub Area</th>
<th>Average Property Price (£)</th>
<th>Terraced (£)</th>
<th>Semi-detached (£)</th>
<th>Detached (£)</th>
<th>Flats/Maisonettes (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clowne</td>
<td>137,505</td>
<td>79,730</td>
<td>106,001</td>
<td>219,691</td>
<td>56,000</td>
</tr>
<tr>
<td>South Normanton</td>
<td>122,126</td>
<td>78,758</td>
<td>99,146</td>
<td>159,527</td>
<td>67,000</td>
</tr>
<tr>
<td>Bolsover</td>
<td>117,117</td>
<td>78,398</td>
<td>103,688</td>
<td>165,679</td>
<td>Not available</td>
</tr>
<tr>
<td>Shirebrook</td>
<td>91,254</td>
<td>60,189</td>
<td>87,729</td>
<td>143,788</td>
<td>Not available</td>
</tr>
<tr>
<td>Bolsover District</td>
<td>120,543</td>
<td>74,134</td>
<td>100,239</td>
<td>175,371</td>
<td>61,500</td>
</tr>
<tr>
<td>Regional</td>
<td>177,941</td>
<td>125,049</td>
<td>146,040</td>
<td>250,514</td>
<td>103,522</td>
</tr>
<tr>
<td>England</td>
<td>271,376</td>
<td>226,940</td>
<td>229,463</td>
<td>372,411</td>
<td>272,809</td>
</tr>
</tbody>
</table>

(Hometrack, May 2014)

The map and table below show the house price to income ratio (lower quartile) at ward level, the darker areas on the map indicate the higher price to income ratio meaning these areas are more unaffordable. Shirebrook North West Ward, in the Shirebrook sub area has the highest Price to income ratio and Elmtont-with-Creswell Ward, in the Clowne sub area has the lowest despite Clowne sub area having the highest average property price and Shirebrook sub area having the lowest average property price.

House Price to Income Ratio

<table>
<thead>
<tr>
<th>Ward</th>
<th>Ratio</th>
<th>Sub Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shirebrook North West Ward</td>
<td>8.83</td>
<td>Shirebrook</td>
</tr>
<tr>
<td>Bolsover South Ward</td>
<td>8.19</td>
<td>Bolsover</td>
</tr>
<tr>
<td>Pleasley Ward</td>
<td>8.06</td>
<td>Shirebrook</td>
</tr>
<tr>
<td>Blackwell Ward</td>
<td>7.29</td>
<td>South Normanton</td>
</tr>
<tr>
<td>Clowne South Ward</td>
<td>7.51</td>
<td>Clowne</td>
</tr>
<tr>
<td>Tibshelf Ward</td>
<td>7.11</td>
<td>South Normanton</td>
</tr>
<tr>
<td>Clowne North Ward</td>
<td>7.02</td>
<td>Clowne</td>
</tr>
<tr>
<td>Whitwell Ward</td>
<td>6.68</td>
<td>Clowne</td>
</tr>
<tr>
<td>Balborough Ward</td>
<td>6.71</td>
<td>Clowne</td>
</tr>
<tr>
<td>Bolsover West Ward</td>
<td>6.51</td>
<td>Bolsover</td>
</tr>
<tr>
<td>Scarcliffe Ward</td>
<td>6.23</td>
<td>Bolsover</td>
</tr>
<tr>
<td>Shirebrook South East Ward</td>
<td>6.18</td>
<td>Shirebrook</td>
</tr>
<tr>
<td>South Normanton East Ward</td>
<td>6.7</td>
<td>South Normanton</td>
</tr>
<tr>
<td>Shirebrook Langwith</td>
<td>6.05</td>
<td>Shirebrook</td>
</tr>
<tr>
<td>Ward</td>
<td>Stage</td>
<td>Location</td>
</tr>
<tr>
<td>------------------------------</td>
<td>---------</td>
<td>-----------</td>
</tr>
<tr>
<td>Shirebrook East Ward</td>
<td>6.04</td>
<td>Shirebrook</td>
</tr>
<tr>
<td>South Normanton West Ward</td>
<td>5.95</td>
<td>South</td>
</tr>
<tr>
<td>Pinxton Ward</td>
<td>5.95</td>
<td>Normanton</td>
</tr>
<tr>
<td>Shirebrook South West Ward</td>
<td>5.66</td>
<td>Shirebrook</td>
</tr>
<tr>
<td>Bolsover North West Ward</td>
<td>5.32</td>
<td>Bolsover</td>
</tr>
<tr>
<td>Elton-with-Creswell Ward</td>
<td>4.9</td>
<td>Clowne</td>
</tr>
</tbody>
</table>

78% of the properties within the District fall within council tax bands A and B, this being a far higher proportion than in other districts within the housing market area. Conversely, just 4% of properties are in council tax bands E and above. This pattern is partly a reflection of the housing costs, but also reflects the housing mix and the low proportion of stock in the District with four or more bedrooms.

**Dwellings by Council Tax Band**
**Affordability**

Assessing affordability is crucial for understanding the sustainability of the housing market. Poor affordability can result in:
- loss of employees from an area;
- an increase in poverty;
- high number of households requiring assistance with their housing (social / LHA);
- loss of mix and balance in the population.

When assessing affordability it is useful to refer to entry level prices, as this provides a more accurate picture of how affordable housing is. The table below shows the amount of household income that is needed to access the different tenures within Bolsover District. Given the lower than average house prices found within Bolsover, the levels of earnings required are lower than what might be expected.

### Income Required to Access Entry Level Housing and Affordable Housing

<table>
<thead>
<tr>
<th>Sub Area</th>
<th>Entry-level purchase price</th>
<th>Entry-level private rent</th>
<th>Affordable rent</th>
<th>Average RP rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clowne</td>
<td>£19,143</td>
<td>£18,240</td>
<td>£14,592</td>
<td>£14,688</td>
</tr>
<tr>
<td>Bolsover</td>
<td>£19,429</td>
<td>£17,760</td>
<td>£14,208</td>
<td>£14,688</td>
</tr>
<tr>
<td>Shirebrook</td>
<td>£18,286</td>
<td>£17,520</td>
<td>£14,016</td>
<td>£14,688</td>
</tr>
<tr>
<td>South Normanton</td>
<td>£19,714</td>
<td>£18,480</td>
<td>£14,784</td>
<td>£14,688</td>
</tr>
</tbody>
</table>

However, when comparing the data with average incomes, it becomes apparent that affordability in Bolsover District is not tied to house prices, but rather to incomes. The data in the table below shows that even those households earning average incomes for the area in which they live might struggle to access housing. For example, in the Shirebrook sub-area average earners will not be able to access entry level market housing in that area, either owner occupied or privately rented. Similarly, average income households in Bolsover will struggle to purchase an entry level home.

### Average Incomes by Sub-Area

<table>
<thead>
<tr>
<th>Sub Area</th>
<th>Median Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clowne</td>
<td>£21,635</td>
</tr>
<tr>
<td>Bolsover</td>
<td>£18,075</td>
</tr>
</tbody>
</table>
Despite the comparatively low house prices within Bolsover District, affordability therefore remains an issue. Figure xx provides details of the number of households in each sub area estimated to be unable to afford market housing. In the Bolsover and Shirebrook sub areas the proportion of households unable to afford market housing exceeds a quarter of all households. Many of these households will rely on affordable housing to meet their housing needs.

### Household Savings – Non Owner Occupiers

<table>
<thead>
<tr>
<th>Debt Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>£50k+</td>
<td>1.2%</td>
</tr>
<tr>
<td>£25k-£50k</td>
<td>4.3%</td>
</tr>
<tr>
<td>£10k-£25k</td>
<td>6.9%</td>
</tr>
<tr>
<td>Under £10k</td>
<td>14.9%</td>
</tr>
<tr>
<td>No savings</td>
<td>18.7%</td>
</tr>
<tr>
<td>Under £5k</td>
<td>5.2%</td>
</tr>
<tr>
<td>£5-£10k</td>
<td>2.5%</td>
</tr>
<tr>
<td>£10-£25k</td>
<td>2.5%</td>
</tr>
<tr>
<td>£25k-£50k</td>
<td>2.2%</td>
</tr>
<tr>
<td>Under £5k</td>
<td>5.2%</td>
</tr>
<tr>
<td>£5-£10k</td>
<td>2.5%</td>
</tr>
<tr>
<td>£10-£25k</td>
<td>2.5%</td>
</tr>
<tr>
<td>£25k-£50k</td>
<td>2.2%</td>
</tr>
<tr>
<td>Under £5k</td>
<td>5.2%</td>
</tr>
<tr>
<td>£5-£10k</td>
<td>2.5%</td>
</tr>
<tr>
<td>£10-£25k</td>
<td>2.5%</td>
</tr>
<tr>
<td>£25k-£50k</td>
<td>2.2%</td>
</tr>
<tr>
<td>Under £5k</td>
<td>5.2%</td>
</tr>
</tbody>
</table>

66% of non owner-occupiers have savings of less than £5000, and 31% of non –owner occupiers are in debt. Levels of savings are a key constraint to obtaining mortgage finance, especially people looking to buy their first home. As a result there is a risk that over the next decade, a dichotomy will develop in the housing market between those with equity in existing homes, and the non-homeowners who will have limited ability to get onto the housing market.

The table below shows the % of households unable to afford market housing. Affordability issues are most pronounced in the Bolsover and Shirebrook sub-areas. Within the District as a whole 22% of households are unable to afford market housing and will therefore be reliant on some form of housing subsidy.
Within the private rented sector, housing benefit is paid to entitled households as Local Housing Allowance (LHA). Households receive a rate based on the number of bedrooms the household needs, with the LHA room rates being set by The Rent Service to reflect private market rents within the local area (known as Broad Rental Market Areas (BRMAs). Bolsover district falls into two BRMAs; Chesterfield, and North Notts.

The welfare reforms introduced a number of changes to the Local Housing Allowance. Firstly, the reforms dropped the level of LHA from being the average median rent within the BRMA, to the 30th percentile, effectively lowering the level of benefit, as well as the number of properties affordable to benefit claimants within a local area. The Reforms also introduced changes to the Shared Room Rate meaning that single people aged up to 35 are now only entitled to the Shared Room Rate, which effectively means that they are only able to access bedsit accommodation, or a room in a shared house.

Both BRMAs for the LHA have been shown in the table below show affordability of the private rented sector for Housing Benefit claimants.
### Average Property Rents by Bedroom Count

<table>
<thead>
<tr>
<th></th>
<th>Shared Room Rate (£)</th>
<th>1Bed (£)</th>
<th>2 Bed (£)</th>
<th>3 Bed (£)</th>
<th>4 or more Bed (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Council Rented for District</strong></td>
<td>Not available</td>
<td>66.55</td>
<td>72.41</td>
<td>76.79</td>
<td>83.42</td>
</tr>
<tr>
<td><strong>Housing Association for District</strong></td>
<td>Not available</td>
<td>63.50</td>
<td>72.40</td>
<td>79.90</td>
<td>Not available</td>
</tr>
<tr>
<td><strong>Private Rented District</strong></td>
<td>Not available</td>
<td>81.18</td>
<td>98.40</td>
<td>112.42</td>
<td>162.15</td>
</tr>
<tr>
<td><strong>Private Rented Regional</strong></td>
<td>Not available</td>
<td>98.00</td>
<td>121.00</td>
<td>138.00</td>
<td>Not available</td>
</tr>
<tr>
<td><strong>Private Rented England</strong></td>
<td>Not available</td>
<td>155.00</td>
<td>171.00</td>
<td>183.00</td>
<td>311.00</td>
</tr>
</tbody>
</table>

#### Private Rented for Sub Areas

<table>
<thead>
<tr>
<th></th>
<th>Shared Room Rate (£)</th>
<th>1Bed (£)</th>
<th>2 Bed (£)</th>
<th>3 Bed (£)</th>
<th>4 or more Bed (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Local Housing Allowance North Notts BMRA (£)</strong></td>
<td>56.16</td>
<td>72.00</td>
<td>92.06</td>
<td>103.85</td>
<td>139.84</td>
</tr>
<tr>
<td><strong>Local Housing Allowance Chesterfield BMRA (£)</strong></td>
<td>50.44</td>
<td>81.58</td>
<td>98.08</td>
<td>113.54</td>
<td>150.00</td>
</tr>
<tr>
<td><strong>Clowne</strong></td>
<td>Not available</td>
<td>82.25</td>
<td>98.60</td>
<td>118.00</td>
<td>162.33</td>
</tr>
<tr>
<td><strong>Shirebrook</strong></td>
<td>Not available</td>
<td>79.00</td>
<td>97.33</td>
<td>111.11</td>
<td>173.00</td>
</tr>
<tr>
<td><strong>South Normanton</strong></td>
<td>Not available</td>
<td>78.50</td>
<td>100.20</td>
<td>112.60</td>
<td>199.75</td>
</tr>
<tr>
<td><strong>Bolsover</strong></td>
<td>Not available</td>
<td>85.00</td>
<td>97.50</td>
<td>108.00</td>
<td>113.54</td>
</tr>
</tbody>
</table>

*(Hometrack Automated Model, May 2014)*

**Mortgage and Landlord Repossessions (Insufficient data at ward level)**

The number of mortgage and landlord possession claims for the East Midlands Region from October 2012 to September 2013 is 15,572: of these there were 243 for the district of Bolsover, which equates to 1 possession in 135 households. The district is ranked 15 out of 40 (1 being the worst hot spot) for Local Authorities in the region and ranked 154 out of 325 (1 being the worst hot spot) on a national level.

The map in figure 26 shows the possession hot spots for the East Midlands Region and Bolsover district is in the 3rd highest 20% nationally for the rate of possession claims issued.
Affordable Housing Need

The Strategic Housing Market Assessment 2013 (SHMA) indicates the current affordable housing need for the district is 533 properties per year, however this reduces to between 302-427 over the longer term. In Bolsover District much of this need is met by the private rented sector, which supports around 315 lettings to households with an affordable housing need each year. Many of these households will claim Local Housing Allowance to support them with their housing private rented housing costs. Taking account of the private rented
sector, the Strategic Housing Market Assessment concluded that provision of up to 115 affordable homes per annum are needed.

Affordable Housing Need by Sub Area (SHMA, 2012)

<table>
<thead>
<tr>
<th>Sub Area</th>
<th>Gross Annual Need</th>
<th>Annual Supply</th>
<th>New Build Supply</th>
<th>Annual Housing Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clowne</td>
<td>262</td>
<td>101</td>
<td>12</td>
<td>149</td>
</tr>
<tr>
<td>Bolsover</td>
<td>261</td>
<td>76</td>
<td>1</td>
<td>184</td>
</tr>
<tr>
<td>Shirebrook</td>
<td>219</td>
<td>116</td>
<td>7</td>
<td>96</td>
</tr>
<tr>
<td>South Normanton</td>
<td>194</td>
<td>81</td>
<td>9</td>
<td>104</td>
</tr>
<tr>
<td>Total</td>
<td>936</td>
<td>374</td>
<td>29</td>
<td>533</td>
</tr>
</tbody>
</table>

Supported Housing Needs

Overall there are an estimated 10,606 households in Bolsover District with one or more members in an identified support needs group, representing 32% of all households. Walking difficulty is the most common category of support needs.

Support Needs Categories

<table>
<thead>
<tr>
<th>Category</th>
<th>Number of households</th>
<th>% of all households</th>
<th>% of support needs households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wheelchair user</td>
<td>1,493</td>
<td>4.5</td>
<td>14.1</td>
</tr>
<tr>
<td>Walking difficulty (not in a wheelchair)</td>
<td>6,474</td>
<td>19.5</td>
<td>61.0</td>
</tr>
<tr>
<td>Learning disability</td>
<td>934</td>
<td>2.8</td>
<td>8.8</td>
</tr>
<tr>
<td>Mental health problem</td>
<td>1,871</td>
<td>5.6</td>
<td>17.6</td>
</tr>
<tr>
<td>Visual/hearing impairment</td>
<td>2,324</td>
<td>7.0</td>
<td>21.9</td>
</tr>
<tr>
<td>Asthmatic/respiratory problem</td>
<td>2,971</td>
<td>8.9</td>
<td>28.0</td>
</tr>
<tr>
<td>Other physical disability</td>
<td>3,519</td>
<td>10.6</td>
<td>33.2</td>
</tr>
<tr>
<td>Limiting long term illness</td>
<td>3,809</td>
<td>11.5</td>
<td>35.9</td>
</tr>
</tbody>
</table>

*SHMA 2013– Household Survey Data*
Shirebrook sub-area stands out as having a particularly large proportion of households with a support need; some 42% of households in this area contain one or more people with some type of support need. The lowest proportion was found in South Normanton at 27%, however this figure still represents over a quarter of all households within this sub-area.

Support Needs by Sub-Area

<table>
<thead>
<tr>
<th>Sub Area</th>
<th>Support needs</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clowne</td>
<td>2744</td>
<td>29.1</td>
</tr>
<tr>
<td>Bolsover</td>
<td>2383</td>
<td>34.2</td>
</tr>
<tr>
<td>Shirebrook</td>
<td>2674</td>
<td>41.7</td>
</tr>
<tr>
<td>South Normanton</td>
<td>2805</td>
<td>26.9</td>
</tr>
<tr>
<td>District</td>
<td>10606</td>
<td>31.9</td>
</tr>
</tbody>
</table>

*(SHMA 2013– Household Survey Data)*

The Nottinghamshire and Derbyshire Disabled Person’s Housing Needs Study estimated the amount of unmet need for homes that meet the needs of people with a physical disability. By 2015 this unmet need was estimated to be between 237 and 301 in Bolsover District.

Estimate of Unmet Housing Need – shortfall of homes to meet the needs of people with physical disabilities.

<table>
<thead>
<tr>
<th>Needs Estimate</th>
<th>2010</th>
<th>2015</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Estimate</td>
<td>542</td>
<td>301</td>
<td>656</td>
<td>722</td>
<td>796</td>
</tr>
<tr>
<td>Low Estimate</td>
<td>536</td>
<td>537</td>
<td>537</td>
<td>537</td>
<td>539</td>
</tr>
</tbody>
</table>

Role of the Private Rented Sector

13% of the District’s housing stock is in the private rented sector. The private rented sector has seen the biggest growth since the last census in 2001, having grown from 1950 households in 2001 to 4300 households in 2011, an 84% increase. The sector is involved in 43% of all moves within the District.

Profile of Private Rented Tenants

<table>
<thead>
<tr>
<th>Affordable Housing</th>
<th>LHA %</th>
<th>No LHA %</th>
<th>Total %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single pensioners</td>
<td>9.2%</td>
<td>1.1%</td>
<td>4.5%</td>
</tr>
<tr>
<td>Two or more pensioners</td>
<td>3.2%</td>
<td>2.2%</td>
<td>2.6%</td>
</tr>
<tr>
<td>Household Type</td>
<td>2016</td>
<td>2017</td>
<td>2018</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
</tr>
<tr>
<td>Single non-pensioners</td>
<td>26.8%</td>
<td>24.2%</td>
<td>25.3%</td>
</tr>
<tr>
<td>Childless couple</td>
<td>8.8%</td>
<td>25.9%</td>
<td>18.8%</td>
</tr>
<tr>
<td>Other multi-adult</td>
<td>10.0%</td>
<td>8.9%</td>
<td>9.3%</td>
</tr>
<tr>
<td>Lone parent</td>
<td>22.9%</td>
<td>9.8%</td>
<td>15.3%</td>
</tr>
<tr>
<td>Two or more adults, one child</td>
<td>7.8%</td>
<td>17.1%</td>
<td>13.2%</td>
</tr>
<tr>
<td>Two or more adults, two or more children</td>
<td>11.3%</td>
<td>10.7%</td>
<td>11.0%</td>
</tr>
<tr>
<td>Totals</td>
<td>100.0%</td>
<td>100.0%</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

42% of households living in Bolsover’s private rented sector are claimants of Local Housing Allowance. There is a disproportionately high number of lone parents claiming LHA living in the private rented sector. Single pensioners claiming LHA are also over represented. A quarter of all households living in the District’s private rented sector are single non-pensioners, possible reflecting the shortage of smaller accommodation in other tenures.
Appendix 3 - LAG Priorities

1. SUPPORT FOR INCREASING FARM PRODUCTIVITY

The Area is typified by small to medium sized farms and there is no one predominant farming enterprise. Typically farms are livestock/mixed of which 31.5% are tenanted, the Chatsworth Estate being the largest landowner, with the Welbeck Estate and the National Trust also being major landowners. The LAG recognises that this measure may primarily be focused on growth, rather than job creation, with activity more likely to be concentrated on innovative farming productivity projects, such as the utilisation of new technologies.

Objective:

To enhance the viability and longer term economic performance of the core farming business and encourage more young people into the industry through;

- Improving the overall performance and sustainability of the agricultural holding.
- Investments to support animal health and welfare improvements.
- Processing, marketing and/or development of agricultural products.

2. SUPPORT FOR MICRO AND SMALL ENTERPRISES, AND FARM DIVERSIFICATION

The Area contains a high proportion of micro and small businesses which are the backbone of the rural economy. The majority of these businesses are very small with 0-4 employees. The rural area also contains a relatively small but growing number of community / social enterprises, again with the majority having very few employees. There is real potential here to build on the enterprising nature of communities in the Area using LEADER to support both new initiatives and help develop and grow existing operations. The focus on this measure is:

- Business start-up aid
- Construction or establishment of workshops, factories, premises and facilities
- Purchase of equipment (not consumables)
- Processing and marketing of products

3. SUPPORT FOR RURAL TOURISM

A STEAM Tourism Economic Impact Assessment was carried out in 2011 for both Bolsover District and NE Derbyshire District Councils to understand the economic impact of the tourism sector on the local area. The Area supports 3,258 jobs, attracts 5.4 million visitors of which 5 million are day visitors who spend approximately £32 a day in the local economy. Overnight visitors spend £137 per day.
By growing the quality visitor offer through supporting events, festivals, attractions and accommodation it is envisaged that this LEADER programme will develop this thriving sector and attract overnight visitors and the added economic benefits that they bring.

The LAG feels that the potential for job creation both directly and indirectly and the benefits to the surrounding local economy are considerable and will encourage projects that will deliver the following:

- Accommodation upgrades and new development – hotels, B&Bs, hostels, yurts etc
- Shops, catering services, restaurants and cafés
- Use of IT and e-booking systems
- Investment in green infrastructure, such as cycle ways
- Signage and interpretation linked with local food and drink and the natural/built environment
- Visitor attractions, destination marketing and promotion
- Support for events and festivals, especially existing festivals/events needing capital infrastructure to sustain longevity

4. PROVISION OF RURAL SERVICES

Ensuring community access to key services is important. Community facilities such as village halls, pubs and churches play an important role in providing a base for other services in rural communities, such as childcare provision and post offices. The LAG will encourage initiatives which enable new services to be provided in rural communities that fill gaps in current provision and will include:

- Plans for the development of municipalities and villages in rural areas and their rural services
- Creation, improvement or expansion of all types of small scale infrastructure including investments in renewable energy
- Setting-up, improvement or expansion of essential rural services for the local community
- Investments in premises supporting leisure activities
- Investments in the establishment, extension and modernisation of basic services provision facilities (e.g. local markets, community centres for social activities, etc.) To enable communities to provide services to maintain and enhance our rural areas as vibrant places for people to live and work in.

Applications will be invited from projects that will improve rural service delivery to create new jobs and increase the sustainability of rural services through actions which provide:

- investments in premises supporting leisure activities
- investments in the establishment, extension and modernisation of basic services provision facilities (e.g. local markets, community centres for social activities, etc.)
• investments in innovative service delivery projects e.g. linked with alternative means of public transport systems or active ageing
• signposting of touristic sites
• construction and modernisation of tourism information centres, visitor information and guidance
• construction of shelters and safety facilities linked to soft-tourism
• establishing of e-booking systems for tourist services
• development of soft tourism with its basic strong features (small scale, locally specific product, local ownership and labour, local business linkages, strong social-cultural affinities, limited negative environmental impact)

5. SUPPORT FOR CULTURAL AND HERITAGE ACTIVITY

Culture and heritage are an important aspect of defining an area and giving it a unique identity to attract individuals to live and work there and also to attract visitors to boost the local economy. It is important that the investment in this activity not only pulls together the importance of the Area, but also links to how this can drive the rural economy of the Area. The area has rich heritage, ranging from Neolithic sites such as Creswell Crags and the Archaeological Way to communities linked to the industrial revolution and railway development. Many communities still hold annual village fetes and fairs, often linked to Derbyshire’s renowned and unique culture of Well-Dressing.

Overarching focus will be given to:

• Enhancement, restoration and upgrading of the cultural and national heritage of villages and rural landscapes and high nature value sites
• Conservation of small scale built heritage
• Enhancement of cultural and community activities and investments to enhance venues providing cultural and heritage activity

6. SUPPORT FOR INCREASING FORESTRY PRODUCTIVITY

Forest, woodland and wooded areas comprise approximately 4,300ha of the BNED area of which 403ha are classified as Public Forest Estate. Over 57% of the total woodland area is unmanaged. The objective is to develop the sector locally to increase productivity and to assist producers to add value to woodland products. Consultation gave this as the lowest priority for the BNED Area

The LAG will encourage applications from projects that will deliver the following outcomes;

• New forestry technologies, processing, mobilising and marketing of products
• Enhanced forestry potential or, relating to processing, mobilising and marketing thereby adding value to forest products
• Support for the development of wood fuel supply chains
Definitions

A combined authority is a type of local government institution introduced in England outside Greater London by the Local Democracy, Economic Development and Construction Act 2009. There are currently five such authorities, with the Greater Manchester Combined Authority established on 1 April 2011, and four others established in April 2014. Combined authorities are created in areas where they are considered likely to improve transport, economic development and regeneration. Combined authorities are created voluntarily and allow a group of local authorities to pool appropriate responsibility and receive certain delegated functions from central government in order to deliver transport and economic policy more effectively over a wider area.

The Homes and Communities Agency - the government’s housing, land and regeneration agency, and the regulator of social housing providers in England. Responsibilities include:

- increasing the number of new homes that are built in England, including affordable homes and homes for market sale or rent
- improving existing affordable homes and bringing empty homes back into use as affordable housing
- increasing the supply of public land and speeding up the rate that it can be built on
- regulating social housing providers to make sure that they’re well managed and financially secure, so maintaining investor confidence in the affordable housing sector and protecting homes for tenants
- helping to stimulate local economic growth by using our land and investment, and attracting private sector investment in local areas

Local Enterprise Partnerships: Local enterprise partnerships are partnerships between local authorities and businesses. They decide what the priorities should be for investment in roads, buildings and facilities in the area.