

North East Derbyshire District Council - Growth Summary 2017/18

Unlocking Our Growth Potential

In 2014 the Council committed to a strategy to focus on unlocking the potential to deliver growth for the district. Through the Growth Strategy and the Corporate Plan 2015-2019 the Council set out its ambition to create a sustainable high performing economy. The Council established three strategic priorities to unlock our growth potential. A summary of the progress against these priorities for 2017/18 (April to September 2017) is as follows:

1. Supporting Enterprise: maintaining and growing the business base

- Since the Growth Hub's inception 129 businesses have made contact with the HUB - 3.9% of all businesses (3305 in total) ranking NEDDC 10th out of the 17 local authorities in terms of engagement with the Growth Hub.
- Actively supported 35 businesses during this period (Names of companies and advice/support is listed on PERFORM).
- First edition of Business News delivered to over 2000 commercial addresses to alert companies to business support and growth opportunities.
- An innovation event was held at Mill Lane in partnership with the University of Derby on the 12th September 2017. The event was very well received by the 20 businesses that attended, with positive feedback on the joint working with the district and aspirations to promote further events in 2018.
- North East Derbyshire Business networks held in June and September at the Six Holts pub in Clay Cross, with over 100 businesses in attendance across the two events.
- Meet the Buyer Day for the Avenue development held at Mill Lane to provide opportunity for local construction business to secure contracts from developer (Kier Homes) for first phase of housing.
- Sector based work academy held for Marstons (Six Holts pub in Clay Cross) – 11 unemployed residents into employment.
- NED Business Growth Fund: To date eight successful applications have been awarded a total of £23,867, generating £29,115 match funding and contracted to deliver 12.4FTE jobs (of which 5.9FTE are now in place), which is a unit cost of £1,925 per job. The latest approved projects are Killer-Byte computer shop and Hopjacker Brewery in Dronfield and New Oak Estates (agents) in Clay Cross. Three other applications each for £4,000 are currently in development.
- Partnership working with the Department for International Trade and the Local Enterprise Partnership (LEP) has resulted in the development of a three part Internationalisation programme offering advice on developing the business case / researching export markets and web optimisation. These will delivered from the next quarter onwards.
- The Council is now working closely with the D2 Business Starter Programme to promote take up of an exciting new initiative giving all Derbyshire residents the opportunity to explore start-up and new business potential via fully funded workshops and one-to-one support.

- The Developers Forum was held in April 2017 and attracted almost 60 attendees from the public and private sectors. This event was held to promote the district to agents and ensure that the district's commercial sites are visible to both indigenous and external investors. The next forum will be held in October 2017.
- BNED LEADER Approach: 26 of the 36 endorsed Expressions of Interest are from North East Derbyshire District, and 8 of the 11 full applications currently in development. Three projects in North East Derbyshire have been contracted to a total of £108,606. Visits have been completed to eligible Industrial Estates and Business Parks across the area to share leaflets and have direct conversations and promotional businesses support events with D2N2 were held in Eckington in late September. A recruitment process is currently underway to fill the vacant Programme Officer position.

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

- The Avenue, Wingerworth - Reserved Matters planning application for first phase of housing (261 units) approved September 2017. Start on site anticipated January 2018. Workstreams continue to make good progress on business, employment and leisure initiatives.
- Former Coalite site – On-site remediation progressing well.
- Former Biwater site, Clay Cross (now known as Egstow Park). First phase of housing underway. Reserved matters application received for detailed design for retail unit and for a drive-through fast-food restaurant.
- Callywhite Lane, Dronfield – The electrification of the Midland Mainline route that runs past Callywhite Lane has been cancelled by Network Rail. This electrification would have been central to improving access to the potential expansion land, but options will continue to be explored for opening up this expansion land.
- Contacted the developing Registered Providers active in North East Derbyshire and private House Builders to offer support for the Housing Infrastructure Fund that opened in July and closed on 28th September 2017. Neither brought any sites forward.
- Housing Strategy also offering support to Registered Providers for new social housing being built. Several sites have recently been successful such as the Arches site in Eckington and the Waterloo site - 9 affordable units have been purchased by SYHA in Wessington and the site is due to be completed in October 2017.
- The enforcement process for empty properties has been drafted and is going to SAJC to be agreed. There have been some properties highlighted for enforcement action and this will start as soon as possible.
- There has been several empty properties referred to our partner to review and they are scoping these out to see if it is viable to convert these etc.
- The Home builders fund is still being pushed with developers and local builders to encourage a house building programme and the next Developer's Forum is planned for the 18th October 2017. A development control meeting will be held afterwards to pick up any specific issues with sites or approaches to policy implementation.

- Housing Strategy are working closely with developers on pre-app and post-app on the affordable requirement and wider housing need in the district. This work is being done in earnest and so far is being well received.
- A joint fixed term post for a custom and self build officer has been agreed and this will be recruited for in the coming months. The aim of this post is to diversify the market and encourage SME and self builders within the district.
- Mechanisms have been put in place to ensure the growth potential of council owned assets are realised, Including, a Joint Venture company has been set up to directly develop land and to share in developer profit, a new asset and disposals policy has been introduced, an Asset Management Group has been set up to monitor and advise on all land and property transactions and consultations have taken place with members in relation to development plots which will result in a priority list of developable sites being drawn up for the district.

3. Unlocking Development Potential: unlocking the capacity of major employment sites

- Coalite - air quality monitoring report produced by Bolsover Land Limited , Environment Agency and Public Health England in process of review in order to provide feedback ; D2N2 £5.8m budget for remediation spent on time and within budget. Discussions taking place regarding the next phase of development and a draft design framework has been issued by the landowner, currently with officers as part of consultation.
- Markham Vale - On Plot 14, Ferdinand Bilstein are close to completing the fit-out of their advanced-logistics centre ready to be fully operational within the next few weeks. On Plot 15, Gist have just taken possession of their warehouse and storage facility following construction completion by Derbyshire based GF Tomlinson. Gist have already started their fit out phase and plan to have the 90,760 sq.ft building fully operational early next year.
- Great Bear have also recently taken possession of their 480,000 sq. ft distribution centre on Plot 13 following construction completion by Bowmer and Kirkland - another Derbyshire based building company. This will be the 2nd large building that Great Bear have acquired on Markham Vale.
- Work progressing on design and planning for the southern access roundabout and link road at the Avenue; planning application due to be submitted December 2017; wider A61 programme to reflect HS2 activity and project board established.
- Egstow Park, Clay Cross - planning application submitted to be considered December /January 2018 for fast food outlet.

The following is a more detailed breakdown of some of the performance measures against our Growth priorities.

NEDDC Growth PI Summary (2017-18 – Mid Year Position)

2016/17 Out-turn	Description	2017/18 Half year position	17/18 Target	Status	18/19 Target
£341,451	Major Planning fees received (PI)	£301,981	£350,000	▲	£350,000
£326,364	Minor Planning fees received (PI)	£74,461			
£667,815	Combined Minor and Major Planning fees	£376,442			
94% (29 out of 31)	Process all major planning applications 10% better than the national minimum (50%) (CP)	94.7% (18 out of 19)	60%	▲	60%
87% (272 out of 313)	Determining "Minor" applications within target deadlines (PI)	87% (115 Out of 131)	70%	▲	70%
96% (432 out of 449)	Determining "Other" applications within target deadlines (PI)	94.6% (246 Out of 260)	85%	▲	85%
7.02 Years	Supply of available and deliverable housing sites at 1st April (5 year supply)	Dec 18			
20,505 sqm built during 2016/17	Area of new employment floor space built (hectares / square metres)	Dec 18			
282 Net	Enable the development of at least 1,000 new residential properties within the district by March 2019 (CP)	Figure not available until year end			1,000
£524,259 16/17 (Cumulative £629,592)	Achieve an increase of £950,000 in additional New Homes Bonus from the government by March 2019 (CP)	£219,479 17/18		▲	£950,000
0 completed	Work with partners to deliver an average of 100 affordable homes each year (CP)	0	100	▼	100
0 completed	Through the Private Rented Sector Leasing Scheme deliver 5 additional units of affordable housing each year (CP)	0	5	▼	5
£203,900	Average house price	£207,417	-	▲	-

2016/17 Out-turn	Description	2017/18 Half year position	17/18 Target	Status	18/19 Target
0 completed	Bring 20 empty properties per year back into use by March 2019 (CP)	0	20	▼	20
97.78%	% of business rates collected in year	62.4%	97.7%	▲	97.7%
-£104,042 (£16,023,000) (Cumulative £185,518)	Optimise business growth as measured by gross NNDR by 1m by March 2019 (CP) (Baseline £15,837,482 2014/15)	£16,045,000 Mid year forecast	-	▲	1m
55.5%	Percentage of NNDR arrears collected	63.8%	55.4%	▲	55.4%
£38,272 +(0.09%)	Change in rateable value of commercial property in the district	£298,545 See note	-		-
£989,684	Level of income generated through letting property owned by the Council but not occupied by the Council	£532,797	£935,620	▲	£935,620
£436,726 Exceeding budget by £89,473	Commercial Property financial performance in line or exceeding budget forecast.	£245,426	£377,913	▲	£376,453
£66,857 Exceeding budget by £4,374	Coney Green financial performance in line or exceeding budget forecast.	£37,457	£54,843	▲	£52,901
4	Number of Business Growth Fund grants awarded	4	4	▲	-
£11,858	Value of Business Growth Fund grants awarded	£12,009	£16,000	▲	
3	Number of BNED LEADER grants awarded (scheme total)	4	24	▼	5
€108,606	Value of BNED LEADER grants awarded (scheme total)	€146,333	€680,407	▼	€659,217
0 The new Levy and programme is not up and running yet	Apprenticeships started (Apprenticeship levy from October 2016)	2	8 FTE	▼	8 FTE
62	50 businesses supported through Key Account Management by	73		▲	50

	March 2019 (CP)				
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2016/17 Out-turn	Description	2017/18 Half year position	17/18 Target	Status	18/19 Target
0.8%	Percentage of residents aged 18-24 claiming Job Seekers Allowance	0.7%	-	▼	-
0.9%	Percentage of Derbyshire residents aged 18-24 claiming Job Seekers Allowance	0.7%	-	▼	-
0.9%	Percentage of all district residents 16-64 claiming Job Seekers Allowance	0.9%	-	-	-

Note

Change in rateable value of commercial property in the district	The rateable value at 30/09/17 is £44,925,781. This cannot now be compared to the baseline figure as at 31/03/15 due to the revaluation that took place from 01/04/17. The two are no longer comparable. If the new baseline at 01/04/17 of £44,627,236 is used the increase is 298,545 (0.67%).
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Exceptions (for those currently not on track to meet 2017/18 targets)

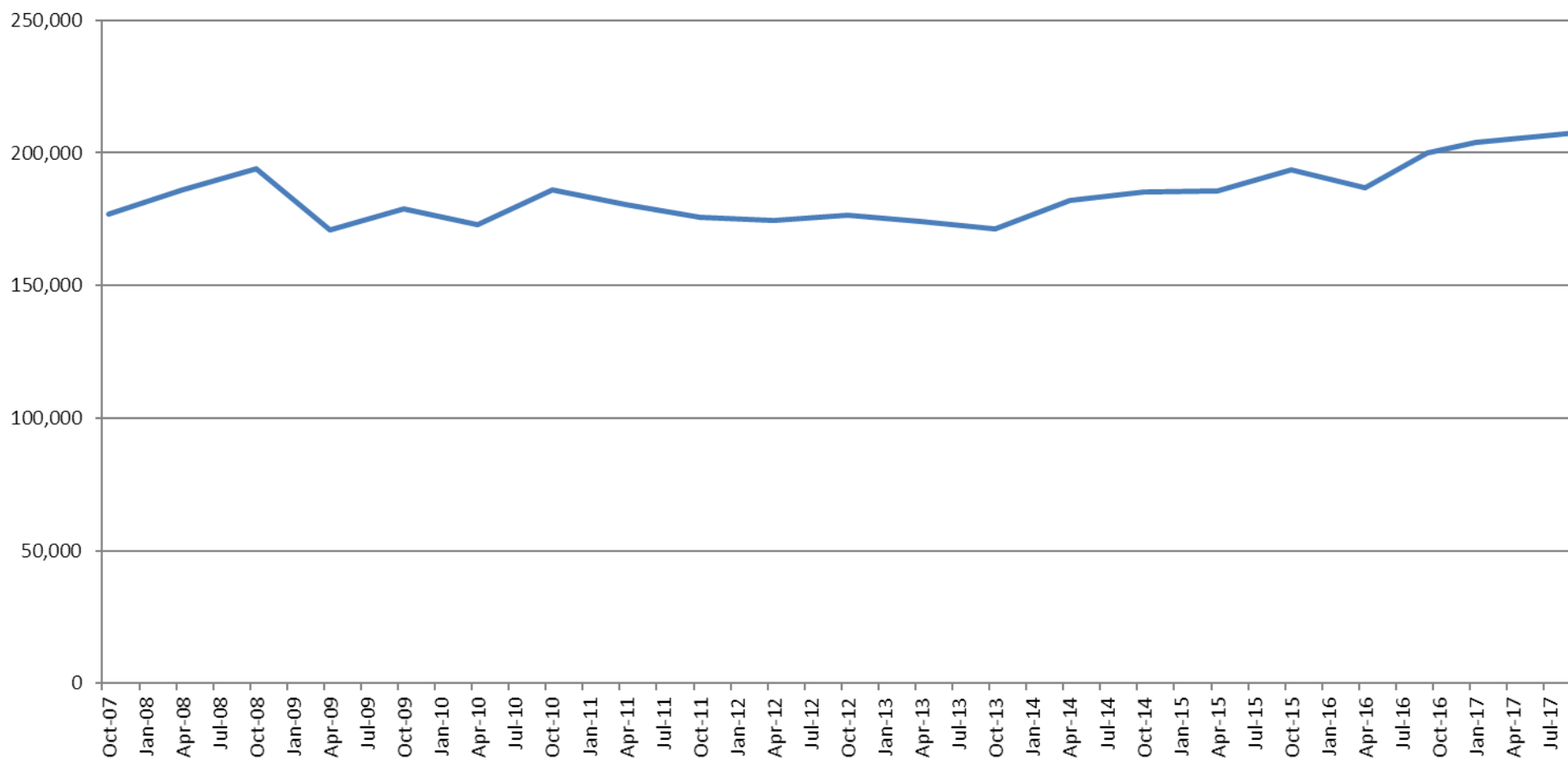
Work with partners to deliver an average of 100 affordable homes each year	None completed so far this year. Completion figures reported annually for accuracy. Currently there are 134 affordable units under construction.
Through the Private Rented Sector Leasing Scheme deliver 5 additional units of affordable housing each year	See update note below. Action Housing is the council's delivery partner for the scheme.
Bring 20 empty properties per year back into use by March 2019	Action Housing is a Registered Provider of Social Housing undertaking an empty property scheme on behalf of NEDDC. This is a collaborative arrangement

	<p>whereby the council makes connections between landlords and Action Housing. Below is a summary of activities that they are currently engaged with:</p> <ul style="list-style-type: none"> • Action Housing can now access HCA funding to continue Private Sector Leasing and Purchase and Repair projects. They have yet to bring any properties back into use through Private Sector Leasing or their Sustainable Tenancy Project. However they are in discussions with 1 owner who has 2 empty properties that may be suitable for Private Sector Leasing. • A sheltered unit in Dronfield is potentially going to be decommissioned in early 2018, Action Housing have approached the current Housing Association to register their interest in purchasing the scheme. If agreed, this could bring 13 empty properties back into use and in total 33 units could be converted into affordable housing. <p>At NEDDC, Housing Strategy:</p> <ul style="list-style-type: none"> • Are progressing the enforcement route for empty properties. This requires a number of factors to be in place e.g. property to be in a certain state of disrepair, charges on the property, no engagement from the owner. • Also met with a utility company on a trial that they are creating to bring 100 empty properties back in to use. This trial is being looked at in detail as to the suitability of it operating in North East Derbyshire. • Ran a media campaign for Empty Properties week and held an event at Mill Lane bringing together landlords and empty property owners. This resulted in 6 properties that potentially could be brought forward by either Action Housing or private landlords. Of these 6 properties 2 of them could bring forward multiple units (conversion of a pub and a closed school) which would help achieve the target this year. • Looking at ways to incentivise other registered providers to operate in North East Derbyshire. Previously other providers have shown no interest in carrying out an empty property scheme.
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Number of BNED LEADER grants awarded (scheme total) and value of grants awarded	10 of the 36 endorsed Expressions of Interest are from Bolsover District, and 3 of the 11 full applications currently in development. The LAG meeting held on 26th
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	<p>September 2017 approved a grant of £37,726.56 to Carlton Woodmill (Creswell), which will create 3 jobs. Three other projects in North East Derbyshire have been contracted to a total of £108,606, creating 5.5 jobs. Visits have been completed to eligible Industrial Estates and Business Parks across the area to share leaflets and have direct conversations and promotional businesses support events with D2N2 were held in Eckington and Doe Lea in late September. A recruitment process is currently underway to fill the vacant Programme Officer position.</p>
<p>Apprenticeships started (Apprenticeship levy from October 2016)</p>	<p>2 apprentices (from existing staff) started in August. Another one is due to start in October. 1 new apprentice in Finance - start date to be confirmed.</p>

North East Derbyshire Average House prices (DIS)



Jobseekers Allowance Percentage Trend Chart NEDDC and Derbyshire

