

Project Experience

Small Sites Review - Bolsover District & North Derbyshire District Councils



Summary

AspinallVerdi is retained with Tibbalds Urban Design and Campbell Reith to assist Bolsover District and North East Derbyshire District Councils realise the potential of Council owned infill and surplus land. The objective is to deliver new housing in the District and generate capital receipts.

Scope

The scope is to undertake feasibility and viability assessments for General Fund and Housing Revenue Account sites.

The sites are currently former: Council depots, surplus CPO land, unused public open space, or garage courts etc. They are small sites with various constraints including access, utilities, site levels and the local market conditions.

AspinallVerdi have been responsible for market analysis, financial modelling and valuation of the sites.



Fig 2.2 Site location plan



Fig 2.1 View west from depot site.

Delivery

So far we have appraised 13 sites and subject to the assessments sites have been taken through to development and disposal.

Bolsover Council has the intention to directly develop in the order of 100 new social homes per year, following freedoms granted with the Housing Revenue Account.

A number of General Fund site have been sold with the benefit of outline planning permission, which the team secured.