

Bolsover District Council

Executive

13 July 2015

New Bolsover

Report of the Portfolio Holder for Housing and IT

This report is public

Purpose of the Report

- To update members of the progress at New Bolsover
- To ask members to support a bid to the Heritage Lottery Fund of up to £2million
- To support around £8m investment from the HRA for Council owned properties in the area, subject to detailed costing.

1 Report Details

New Bolsover Estate is a model village on the outskirts of Bolsover. Built by Bolsover Colliery Company in 1891 to accommodate their workforce at the nearby Bolsover Colliery. It was the first of a series of Model mining villages developed by the Company and is seen as an excellent example of a model village.

Properties listed Grade II and in Conservation area

The development consisted of 194 cottages for workers and 12 villa properties for colliery officials and administrative staff, together with a Co-operative store, Miners' Welfare, orphanage, Methodist Church and school (now demolished), Allotments Space for cricket, bowls, tennis and football

Of the 194 properties 138 are owned by the Council as part of the Housing Stock. The properties are often in poor condition and are difficult to let.

Problems include

- Poor energy performance for dwellings making properties difficult (and expensive) to heat
- UPVc and aluminium windows failing, problems with damp
- Increasing number of voids, approximately 23 voids among council properties
- Lettings affected by bedroom tax – most properties are 3 bedroom family properties

Many of the privately owned properties also have similar problems.

As the properties are in a conservation area, the work required to bring them into a modern standard is more expensive than other properties, as there is a need to maintain

the appearance and uniformity of the estate. For example, it is not possible to fit modern uPVC window to the properties, wooden sash windows are required.

To address these issues the council has tried previously to gain external funding, Application to Heritage Lottery Fund under the Townscape Heritage Initiative Scheme – 2 applications turned down 2010 and 2011

In 2012 the Council in partnership with English Heritage (EH) carried out energy demonstration project at 113 New Bolsover. This provided crucial information about the properties and tested a variety of products.

The Council have used this information to gain external funding from the Heritage Lottery Fund (HLF). A Stage 1 application was approved April 2014. Awarded £68,500 from HLF to develop the scheme to a full stage 2 submission. Total cost of development phase £83,402 (£68,500 HLF, £15,202 from BDC).

This funding has been used to appoint specialist architects to survey the properties and to design a solution that bring the properties to a modern standard, yet still maintains the unique appearance of the Estates

The Hallsall Lloyds Partnerships were appointed in February 2015

Surveys completed on 101 out of the 194 properties and detailed specification prepared for the building work

The proposed work to all properties include

- Re-pointing
- Replacement traditional wooden windows
- Replacement cast iron rainwater goods
- Replacement doors (when needed)
- Repairing roofs (when needed).

It is proposed that private properties will be eligible for 100% grant for these works, funded by HLF. Owners will also have the option for paying for additional works at full cost.

The proposed work to Council properties is more extensive. In addition to the above these includes

- Re-roofing
- Additional Insulation
- Replacement floors if needed
- Converting some properties from 3 to 2 bed properties by moving the bathroom from the ground to the first floor

The HLF may make some contribution to the external works (less than 10%), with the balance and 100% of the internal works being met from the HRA.

Some additional external funding has also been secured from Public Health, from DCC and officers are currently working at funding applications towards the cost of insulation work.

In addition to the building work there has been a significant investment made in building community capacity, and assisting the local people to play a more active role in community issues. This has included setting up a local “Friends of New Bolsover” group who have played an increasing role in local activities.

The project also aims to maximise the social value of the investment in the area. This includes developing a training plan and maximising the opportunities for local people to gain training and/or employment through this investment.

It is also important to recognise that this project offers the opportunity to link with other activities such as tourism in general and specifically Bolsover Castle.

Preliminary analysis suggests the overall scheme costs will be in the region of £10.5 million, this will be funded by £2million from HLF with the bulk of the remaining £8.5m being met from within the HRA.

The cost for the Council properties can be met from within the HRA. This calculation factors in the reduction in rent loss, the reduced cost of repairs for refurbished properties, and the cost of council tax.

Costs are currently being finalised and talks are ongoing with manufacturers to ensure value for money on economies of scale, however the true cost of the project will not be known until the work is tendered.

The stage 2 bid to the HLF must be made by August 2015. The bid will be strengthened if members are able to make an in principle decision to support the scheme and to earmark HRA funds towards the project.

The council will be notified if the scheme is successful by December 2015. If successful the project will go out to tender in January or February with an aim of starting building work by May 2016. The project is expected to last for around three years.

Executive will be presented with a more detailed costing prior to the award of any building contract.

2 Conclusions and Reasons for Recommendation

- 2.1 That New Bolsover is an important and valuable asset, but that has been neglected.
- 2.2 That investment is needed to ensure that the properties are brought to a modern standard, and that homes are safe and warm.
- 2.3 That the HLF funding of this project provides an opportunity for private owners to improve their homes
- 2.4 That there are a range of social added value to this project including. Community development, increased training and employment.

3 Consultation and Equality Impact

3.1 There has been extensive consultation in the early part of this project. This has included

- Public meetings
- Individual visits
- Staff on site
- Questionnaire to residents
- Work with young people and local schools
- Setting up a resident group “Friends on New Bolsover”

4 Alternative Options and Reasons for Rejection

4.1 Do nothing. Rejected as the area is deteriorating and swift action is needed to address this.

4.2 Carry out less work. Rejected. The properties are in poor condition and are difficult to heat. This project will provide properties that are to modern standards and cheaper to heat, making the area more attractive.

5 Implications

5.1 Finance and Risk Implications

Not directly. More detailed costing will be considered at a later date.

5.2 Legal Implications including Data Protection

None

5.3 Human Resources Implications

Members have previously agreed that an officer is seconded to the project. This will continue

6 Recommendations

6.1 That members recognise the importance of New Bolsover, and the need for investment to keep and maintain this valuable asset

6.2 That members support a bid to the Heritage Lottery Fund for funding towards this project.

6.3 That members support the investment from the HRA into this project

6.4 That members support this project.

7 Decision Information

Is the decision a Key Decision? (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No
District Wards Affected	
Links to Corporate Plan priorities or Policy Framework	

8 Document Information

Appendix No	Title
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
Report Author	Contact Number

Report Reference –