

Bolsover

New Bolsover Joint Partnership Committee

17th November 2014

New Bolsover Heritage Lottery Fund Project

Report of the Project Manager / Heritage Conservation Manager

This report is public

Purpose of the Report

- To provide members of the Partnership Committee with an update on the New Bolsover Model Heritage Lottery Fund project.
- The project will focus on New Bolsover Model Village which comprises 206 dwellings (138 of the properties are owned by Bolsover District Council). The project aims to carry out essential repairs, restore original architectural features (including windows) and where appropriate provide additional thermal insulation.
The main aims of the project are:
 - To implement a programme of repair and restoration, which will include the reinstatement of architectural detailing such as windows.
 - To work in partnership with community organisations to strengthen community spirit and promote pride in local heritage.
 - To improve housing and housing conditions for local people through physical improvement, better maintenance, and improved thermal efficiency.
 - To provide local training and volunteering opportunities.
- The report will provide updates on community consultation, technical building works, public realm and energy performance.

1 Report Details

- 1.1 Members will recall that at an inception meeting for the project held on 8 August 2015, four working groups were established to progress the scheme:- community consultation group, technical/building works, energy performance and public realm.
- 1.2 It is intended that each of the groups will be responsible for collating the information required for the stage 2 application which will be submitted Heritage Lottery Fund in August 2015.
- 1.3 **Community Consultation**
 - 1.3.1 This is considered to be one of the most important elements of the project at this stage and we are delighted with the response we have had. When we started the project there was no residents association in the area and no real community cohesion. We have set up a community house at 157 New Bolsover which is open

for drop in sessions 2 mornings a week and one afternoon a week. Bolsover Community Volunteer Project (CVP) has taken the lead on the community engagement and Jess the Community Organiser is based in the area 2.5 days a week. A summary of the events and consultation carried out in the last 2 months is outlined below.

1.3.2 Have your say!" New Bolsover – 3rd October 2014 (a summary of the results are contained in appendix 1)

- 53 adults, 6 young people, 19 children = total 78 people
- Top 4 themes to come up as concerns:
 - Environmental issues
 - Anti-social behaviour
 - Maintenance of houses
 - Drugs
- From this event we got 9 people's contact details – since had a meeting with these people and in the initial stages of forming a Community Association
- One young person has signed up to Talent Match
- Good example of partnership working – 7 partners, District Councillor, and local radio station
- What people want to see in their community
 - Cleaned up
 - More for young people – youth club/motorbike or BMX track

One to one listenings

- 69 doors knocked & families spoken with
- Themes similar to those mentioned at Have Your Say event

Community Association

- 9 people attended first meeting on 12 October , 4 people gave their apologies
- 1 meeting so far, and a date set for the next meeting
- The residents decided they want a monthly meeting, and that each meeting should focus on a specific topic.
- It would be useful to have a guest at each meeting if appropriate, depending on topic. For example, in November they have asked for the CAN rangers / street services to attend to talk to them about environmental issues, such as littering and dog fouling, etc.
- Future meetings may focus on anti-social behaviour, and plans for their houses.
- A community clean-up day or skip, Extreme wheels, and also the trip to Heeley Farm were all discussed.

Community Trip to Heeley Farm & Norfolk Park Allotment 29 October 2015

- 19 residents came on the trip – 13 adults & 11 children
- Themes we explored:-

- Community engagement – volunteering and how rewarding it can be
- Allotments – grow your own – linked to healthy eating, community planting
- Energy awareness – South Yorkshire energy centre – upgrading properties – benefits etc
- Building community spirit – mixing with other residents
- Potential project ideas from the day include:
 - Community allotment/garden/farm project
 - Children’s craft group with recycled materials
 - Future community trip organised by residents

Kid’s activity day – Extreme Wheels and Junction Arts – 30th October

- 32 children interacted with Extreme Wheels
- 19 children interacted with Junction Arts, and around 39 people in total
- 29 children had one-to-one or group listenings with the Community Organiser
- Top concerns include:
 - Nothing for them to do
 - Drugs
 - Bullying – especially on the parks (Carr Vale & New Bolsover)
- Project ideas:
 - BMX or Motorbike Track – they want to be involved in designing & building
 - Skate Park
 - Shop on the Model
 - Film Club

Learning work with schools

- Meeting held with school staff and contacts made. The school has been helping distribute flyers etc. A further meeting has been arranged for 13 November to explore potential projects that we can run to engage the local primary school children. Contact will also be made with secondary school.

1.3.3 Appendix 2 outlines the draft programme of community engagement with costings.

1.4 Building / technical work

1.4.1 A working group has been established to progress this element and the lead officer is the Principal Building Surveyor from property services.

1.4.2 The next stage is to prepare a brief for an architect to oversee the preparation of a detailed specification and costings (and eventually tender documentation) for the various elements of the building work which will include windows, re-roofing, internal insulation, re-pointing. The procurement process will make use of a framework for Architectural Design Services available through Efficiency East Midlands and expressions of interest have already been requested from the seven

contractors who are available through this. There has been positive feedback and so far at least four of the architects have expressed an interest.

- 1.4.3 The brief for this consultancy role is currently being formed and should be complete towards the end of November once all of the information has been gathered and put together. One of the key requirements though will be that the Architect has adequate experience of delivering projects that involve buildings that are either listed, in a conservation area or have some conservation heritage to ensure that they have the correct skills.
- 1.4.4 The main aim is that we are in a position in January 2015 to appoint an Architect to enable them to begin work with the aim of producing documentation to planning application stage by the end of May 2015. Maintaining this programme should allow the tender stage of the project to be entered into around the end of August 2015.

Proposed programme

Phase 1 - Feasibility/Design to Planning Application – End of May 2015

RIBA stages A-D, Feasibility covering certain aspects of scheme such as windows (secondary & double glazing), briefing, design & specification including plans, elevations (3 property types) and details for each property.

Phase 2 – Tender production – End of August 2015

RIBA stages E-G, Finalised design drawings and specification and produce tender pack in preparation for tender process.

Phase 3 – Tender Process – Dates to be determined

RIBA E, H-J, Tenders invited and evaluation process carried out, contractor selected and appointed.

Phase 4 – Construction – Dates to be determined

RIBA stage K, Site inspections and managing construction process through to completion.

1.5 Energy Performance

- 1.5.1 We are working with English Heritage to establish a suitable specification for the upgrading works following the results of the trials carried out at 113 New Bolsover.
- 1.5.2 There are initial concerns about the practicality and aesthetic appearance of the secondary glazing that was installed in 113 and we have had an initial meeting with English Heritage to discuss this issue. A further meeting has been arranged for December. As part of the architects brief we will be asking for potential alternative window solutions which will include other secondary glazing options and/or the possibility of using double glazed units.

- 1.5.3 In terms of internal insulation we will be looking at the products which were used in 113 and how they have performed. We will also investigate other products available.
- 1.5.4 As a Council we are also working with RTTG with a view to supplying a communal community heating scheme using biocoal. We are currently investigating the possibility of introducing a scheme in New Bolsover and RTTG are currently preparing a project plan for the scheme.
- 1.5.5 The Bolsover Energy Partnership group has agreed to take a lead on this element of the project and the next meeting is planned for 13 November.
- 1.5.6 We have also established contact with The South Yorkshire Energy Centre based at Heeley Farm, Sheffield and they have agreed to provide advice to residents on energy issues.

1.6 Public Realm

- 1.6.1 At the meeting on the 8th August a small working group was established led by the Special Projects Officer and list of ideas generated as follows :-
- Remove shrub beds
 - Crown reduce lime trees
 - Prune and reform trees (consistent height/shape)
 - Improve access for sweepers/ quads (especially in the gennels)
 - Open up green
 - 3-5 yr pruning programme
 - Connectivity
 - Corner plots – ideas needed
 - Remove random trees in gennels
 - Remove small random shrub beds
 - Remove overgrown copse
- 1.6.2 A further residents meeting has been arranged for 12 November and the topic to be discussed is public realm / open space. The Assistant Director of Streetscene will be attending the meeting and some of the ideas listed above can be discussed.
- 1.6.3 At the Have Your Say event Special Projects Officer circulated a questionnaire relating to the play area/ open space in the Model Village. A copy of the results can be found in Appendix 3. 33 questionnaires were completed at the New Bolsover event.
- 1.6.4 The responses are presented at face value and comments are included verbatim. Although it is possible see which were the most popular responses, the sample size in both cases is too small to draw any firm conclusions. We would like to solicit

more responses to both questionnaires if possible and it has been agreed that the New Bolsover questionnaires will be left at 157 New Bolsover as part of the ongoing consultation. It was an interesting exercise, which proves that you can't make assumptions – for example at New Bolsover, 'remove play area and re-landscape' only received 5 votes, whereas 'replace play area' received 22.

2 Conclusions and Reasons for Recommendation

- 2.1 It is critical that all partners in the scheme are kept up to date with progress and the community take ownership of the project. Overall the project is progressing well and working to the agreed timetable. Heritage Lottery Fund is monitoring the project and are pleased with the progress.

3 **Consultation and Equality Impact**

- 3.1 The community consultation has been carried out in consultation with the User Engagement Officer and will be added to the Corporate Engagement Plan update.

4 **Alternative Options and Reasons for Rejection**

- 4.1 None

5 **Implications**

5.1 **Finance and Risk Implications**

Funding has been secured for the delivery of the development phase. The total cost of the development phase is estimated at £83,402 (£68,500 HLF, £15,202 from the HRA Capital Programme Budget).

5.2 **Legal Implications including Data Protection**

5.3 **Human Resources Implications**

All new staff are in post and costs are covered by the project and were approved at Council on 18 June 2014.

6 **Recommendations**

- 6.1 That the proposed draft programme of community consultation outlined in Appendix 2 be approved

6.2 That the proposed procurement process for the architectural brief is agreed

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	Bolsover West
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
Project Manager / Heritage Conservation Manager	x 2288

Report Reference –