

**Bolsover**

**New Bolsover Partnership Committee**

**Date of meeting 29 September 2016**

New Bolsover Heritage Lottery Fund Project

**Report of the Project 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 194 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**

1.1.1 To provide an update on the work that has been undertaken since the last partnership meeting in March 2016.

1.1.2 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.

**1.2 Community Consultation**

1.2.1 This element of the project is progressing well. Please find attached a progress report from Jess Holmes and Elsa McPherson and a verbal update will be provided at the meeting. Elsa McPherson is the new Training and Volunteer Co-ordinator, appointed in May 2016 to assist Jess in developing volunteering and training opportunities for local residents.

1.2.2 A summary of the activities and events which have outlined below.

### ***Friends of New Bolsover Community Group***

- The friends Group continues to grow and has attracted some new members. They meet once a month at 157 New Bolsover and they now have a facebook page, website and blog site. They have been instrumental in organising a number of the events outlined below.

### ***Video diary project***

Junction Arts and CAN Do film have been commissioned to deliver a video diary and documentary project as outlined below. We have purchased 5 mini ipads and a training event was held in April this year.

- Over the course of the project we will document the progress of the HLF-funded conservation work, building on the filming that has already been produced during the consultation phase. The New Bolsover Film Crew (NBFC) will monitor the changes, both physical and emotional responses, at regular intervals over the 3 years and talk to residents about how things are progressing.
- The documentary film will be a valuable record and educational tool showing the improvement work that will be taking place and will be something that can be used in the future by researcher, advocates and local historians alike. The film will also record the changes in people's attitudes and day-to-day lives as the work progresses. The film will be a wonderful resource to promote the work of HLF and the impact of HLF funding towards supporting the positive impact of community participation in such projects to the wider community and further afield.
- A short documentary film of the "story so far" has been produced and was screened at the Heritage Open Day on Sunday 10<sup>th</sup> September. The film will be available to view on You tube.

### ***Work with Primary School – led by Derbyshire Environmental Studies***

Georgina Greaves and her team have completed a successful number of educational visits with Year 2 and delivered the following projects:-

- "My Community – My Model Village" Project.  
3 pupil days delivered with Key Stage 1 pupils from New Bolsover Primary School focus "My Model Village": The children learnt about the design of the Model Village and the residents who lived in the properties when they were first built. A display of the work was on display at the Heritage Open Day. A Resource Pack is currently being developed and will be handed over the school in November.

***Big Lunch / picnic – Provisional date booked for 12<sup>th</sup> June 2015 rescheduled for 21 August 2016***

- The rescheduled Big Lunch on 21 August organised by the Friends of New Bolsover was a success with an attendance of over 80 people.

***Heritage Open Day – September 2016***

- This is a national festival which celebrates architecture and history in the U.K. The event at 157 New Bolsover was attended by 36 people many of whom had travelled (Sheffield, Doncaster, Lincoln, Belper) to find out more about the Project.

***Green Doctor / Affordable warmth co-ordinators***

- This project is being co-ordinated locally by Groundwork Creswell. Residents of New Bolsover will be offered energy advice and training through this scheme.

***Dragonfly Timebank***

- The friends of New Bolsover have set up a Bolsover timebank, a mini branch of the Chesterfield timebank. All local residents are welcome to join, share skills, help one another and bank your time to ask for something in return, or donate your hour to the community pot. A number of timebankers have already signed up to the scheme.

***Community sandbags***

- Following a severe flood in June this year the Friends and partners worked together to stock pile a number of sandbags at 157 new Bolsover. There are 40 bags available and volunteers will be available to distribute the bags in the event of heavy rain,

***Heritage Craft Group / Genealogy Group***

- A heritage craft group has been established at 157 new Bolsover and meets every Thursday morning 10-12pm. A genealogy group has also been established.

***Establishment of the new Bolsover community engagement and public realm steering group***

- This working group has been established to oversee the delivery of the actions identified in the Activity Plan. A copy of the terms of reference and the minutes of the meeting held on 7<sup>th</sup> July are attached to the report. The next meeting is scheduled to take place on 11<sup>th</sup> October.

## ***Links with Bolsover Castle***

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. Contact has been made with the acting property manager at Bolsover Castle and they are keen to work together on the project and develop volunteering opportunities. They have kindly offered to host the walking for health training event on Friday 23<sup>rd</sup> September.

### ***'Bolsover, A Gem of a Place' event on Saturday 19 November 10am-4pm, Bolsover Library.***

- We will be working with the Civic Society on planning and promoting this event

### ***Walking for Health***

- A number of volunteers are being recruited for this project and a training event will be held at the Castle on September 23<sup>rd</sup>.

### ***New Bolsover Informer news letter***

- BDC is facilitating the production of a monthly newsletter which will be circulated to all residents providing updated information on the project

## **1.3 Building / technical work**

1.3.1 Earlier this month we appointed Robert Woodhead Limited to carry out the repair and restoration of New Bolsover Model Village. The estimated completion date is 31 December 2018. The contractor was appointed through a new framework (sustainable refurbishment of historic buildings) which has been procured by Efficiency East Midlands (EEM Ltd) on the Council's behalf.

### **1.3.2 Meet The Contractor Event (3 October 2016)**

Robert Woodhead Limited will be holding a 'Meet the Contractor' event Monday 3<sup>rd</sup> October at Bainbridge Hall, Chapel Rd, Bolsover from 3pm until 7pm.

At the event there will be a presentation with a chance to ask any questions . Presentations will take place at 4pm and repeated 6pm. There will also be a short presentation by Friends of New Bolsover during the event .There will also be information on when works are scheduled to take place and an opportunity to meet the people who will be onsite working on the project over the coming years.

### **1.3.3 Site set up**

We will start to see a site presence in the Model Village, week commencing Monday 10<sup>th</sup> October, as the contractor will start setting up their site cabins, fencing and signage.

Friends of New Bolsover and Community Voluntary Partners are hoping to enlist the help of the community and local schools in the creation of art work to appear on the signage.

1.3.4 As part of the scheme, training and work experience opportunities will also be available to local people, with up to five apprenticeships on offer, 10 positions for local trades people, a Resident Liaison Officer and Admin Officer.

1.3.5 The private owners are required to sign a legal Contract in order to access the HLF grant. A total of 50 owners have signed the Contract and 6 have still yet to sign.

## **1.4 Financial information**

1.4.1 The overall scheme costs will be in the region of £10.5 million, this will be funded by £1.9million from HLF with the bulk of the remaining £8.5m being met from within the HRA. There is also match funding of £50,000 being provided by Public Health and £10,000 pa from Derbyshire Council Conservation and Design.

1.4.2 The cost for the Council properties can be met from within the HRA.

## **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 throughout the life 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 sift 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**

There are clearly significant costs for the Council's HRA in funding the investment in New Bolsover Model Village. The Council owns some 138 properties of the 194 within the village, with some 30 of the properties being empty. Given the poor condition and the difficulty of heating these properties they have become hard to let, and an investment to upgrade the properties should ensure that we are able to secure higher levels of occupancy. The cost of the work involved is in the order of £70,000 per property, with each property generating in the region of £5,000 rental per annum. While the payback period – once other costs are taken into account – will be in excess of 20 years, the upgrades should secure a sustainable future for the properties and meet the Council's obligations in respect of their Grade 2 listed status.

##### **5.2 Legal Implications including Data Protection**

- 5.2.1 Private owners will be required to sign a Contract and 50 out of the 56 owners have signed up.

##### **5.3 Human Resources Implications**

All new staff are in post and costs are covered by the project.

#### **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 the delivery of this significant project.

#### **7 Decision Information**

<b>Is the decision a Key Decision?</b> (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
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<b>District Wards Affected</b>	Bolsover West
<b>Links to Corporate Plan priorities or Policy Framework</b>	

## 8 **Document Information**

<b>Appendix No</b>	<b>Title</b>
1	Progress report CVP
2	Terms of reference and minutes of Steering Group
<b>Background Papers</b> (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)	
<b>Report Author</b>	<b>Contact Number</b>
Kim Wyatt	X2288

Report Reference –