

Bolsover

New Bolsover Partnership Committee

14th June 2018

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.

1.0 Building / technical work update

The new site team has settled in and overall management and co-ordination has improved on a day to day basis. Phase 2 is almost completed and work is progressing well on phase 3. Progress on the external work, including pointing and re-roofing is slower but this being addressed by increasing the number of operatives on site.

An extension of time request to May 2019 has been received from Woodhead's and this is currently being assessed.

At the last meeting Councillor Munro offered to hold interim meetings with the Friends of New Bolsover, Matt Phillips, Kim Wyatt and Debbie Taylor to ensure that

any urgent concerns were picked up and dealt with between meetings. A summary of the issues discussed at these meetings are listed below:-

Meeting 26/4/18 – 133 New Bolsover

- DT provided an update on communication following the meet the contractor event on 19/04/18
- FONB queried some of the differences in refurbished houses i.e. some have fuse box in cupboards and boxed in cables others had not
- FONB requested clarification on where to purchase additional kitchen units - all orders to go through Travis Perkins
- KW to ask Housing for advice on what they can put on walls / windows in community house and whether floor covering would be provided. Peter Campbell has confirmed that floor covering will be provided and housing would advise on where blinds and other wall coverings could be placed
- FONB were advised that a formal change of use application would be required for the community house
- It is hoped to hold the official opening of the Community House on 8th September
- Cllr Munro advised that FONB should speak to Dan Oakley at BDC about brass bands – KW to arrange meeting

Meeting 24/05/18 – 133 New Bolsover

- Matt Philips provided an update on programme of work
- FONB confirmed that communication had improved but there were some still some issues with private owners
- FONB raised concerns that the play area in the centre of the Green is in a poor state of repair and may be dangerous. KW to contact Matt Connelly to arrange an inspection
- FONB requested purple recycling bin for 133 – this has been delivered
- Complaints about grass cuttings left on paths and stumps left in corner plots were trees have been removed – email street scene
- Orange container that has appeared on road which does not belong to Woodhead's – DCC has confirmed that it belongs to Severn Trent and permission had been granted for temporary siting during works. An inspector was to visit to check it is safe.
- Police Commissioner is to attend next FONB meeting on 18/6/18 at 7pm Bainbridge Hall

2.0 Community engagement

We are delighted that Debbie Worland has been appointed as the new Community Engagement Co-ordinator on a 2 year Contract. Debbie is employed by Coalfields Regeneration Trust but funding for her post is provided by Heritage Lottery Fund, Bolsover Partnership and Coalfields Regeneration Trust.

Debbie will be working closely with the community to deliver the actions set out in the Activity Plan and offer training and volunteering opportunities.

Community Film

We will continue to work with film maker Chris Bevan to document the project. Chris will in New Bolsover on Wednesday 13th June carrying out interviews with a number of residents.

Oral History project – Whispers from the Model

Junction Arts are currently leading on an exciting project entitled **Whispers from the Model**. This is an oral history and creative writing project for past, present and future residents of New Bolsover Model Village.

Projects Aims:

To engage a mixed group audience, including a class of school children from New Bolsover Primary, in creative writing workshops to gather oral histories, written memories and imagined stories of life on New Bolsover Model Village, past, present and future

To frame this work through the creation of a publication that can be digitally and physically celebrated and shared, with and by the community

To support participants to retell their stories and written work through different performance techniques, as part of the project celebration.

Two artists have been commissioned, Andy Messer (writer and storyteller who we commissioned for the first Heritage Open Day) and Bob Moulder (graphic designer and illustrator) for the project. We particularly liked Andy and Bob's education experience and they provided a very different dynamic and visual approach to the project. Andy Messer is due to lead a session with Bolsover Primary School on Friday 8th June.

Work with Primary School – led by Derbyshire Environmental Studies

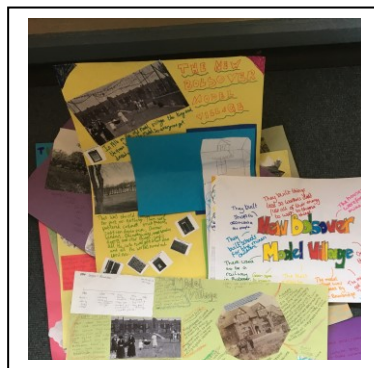
Update from Georgina Greaves, Derbyshire Environmental Studies

We delivered the three days with the primary school back in January (Energy through Time) which, although wet, went brilliantly. We're in the process of finalising the resource box for them (they'll get that for the end of term) and also trying to make a short presentation/film about the work for you to share potentially in September at the Heritage Open Days.

Last Friday (18th May) Ingrid and I had the whole of Year 7 from The Bolsover Secondary School on rotation at the Model Village. It was their 'enrichment' day so a collapsed timetable so all of the Year 7s did work on your project all day. We planned, did lesson instructions and provided resources for classroom activities for the whole day looking at 'the buildings', 'the people', 'the settlement' and 'the heritage project' as themes and they all spent an hour down on site with us with the bus shuttling them backwards and forwards from school (so you can expect the invoice from Johnsons the bus company). In total we had about 160 pupils during the day so Ingrid and I were exhausted. I took a few photos (a couple attached for reporting if you need them they're OK to use as they're back of head shots). They also did posters and presentations in the last session of the day and I've got a few examples too (let me know if you need them – again photo attached).

I'm currently discussing with Alistair at the school how to work the 'follow up' sessions for Autumn 2018 which might be tricky due to timetabling so I'll give you a ring as it might be we have to work with some other students but I'll let you know what they can do.

Comments on Friday from students included "I'd love to live in one of the posh ones" (the ones that had been done!) "These look 'reet' good, they're mint". "Can't believe they're so old they look fab"



Heritage Craft Group

The Heritage Craft group continues to meet weekly (every Thursday 9.30 -11.30am) at 133 New Bolsover and has become self-sustained with the donations made by those who attend each week covering the costs of any materials needed. The craft

group is looking to expand and is looking forward to creating a new base in the community house.

New Bolsover community engagement and public realm steering group

A meeting has been scheduled for Tuesday 12th June at 10.00am, Bainbridge hall. This will provide an opportunity to update the partners on the project and to introduce Debbie Worland to the partners.

Friends of New Bolsover Community Group

The friends Group continue to meet once a month at 133 New Bolsover and the membership of the group continues to grow and provides a voice for residents.

Plans are well underway for the combined Heritage Open Day / Big Lunch, official opening of the Community House on Saturday 8th September 2018.

A further verbal update will be provided at the meeting.

3.0 Community House

It has been agreed that the community house will move to a permanent base at 126 when the property is refurbished (due for completion end of August).

Simon Redding of Monkey CIC and Paul Davies have been appointed to work with the community to develop a business plan and governance proposals for the Community House.

4.0 Tenancy issues/ letting policies

Bolsover District Council's Housing Department will be holding drop-in Surgeries at the Community House at 131 New Bolsover during May and June to discuss local issues including Anti-social behaviour and tenancy issues.

Wednesday 23rd May 1pm -3pm

Wednesday 30th May 10am – 12pm

Wednesday 6th June 1pm – 12pm

Wednesday 13th June 10am -12pm

Wednesday 20th June 10am – 12pm

Wednesday 27th June 1pm – 3pm

5.0 Communication

It is recognised that this is a critical element of the project and we are working with Woodhead's and Friends of New Bolsover to ensure that we are communicating as best we can.

We continue to circulate the New Bolsover Informer on a monthly basis, the publication now includes a dedicated FONB page. Woodhead's provide a monthly update on work progress and regular updates on Facebook.

Meet the contractor event Thursday 19th April 2018 – 3pm-7pm

The event took place at Bainbridge Hall and went very well with both private owners & residents and Bolsover District Council tenants attending throughout the afternoon.

Feedback was mainly about:

Communication - It was noted that most tenants had said that this had improved greatly since Debbie Taylor the New RLO was introduced to the Woodhead Site Team.

To further improve communication going forward we will continue to issue regular updates and attend the Friends of New Bolsover meetings. Debbie can be contacted on email: rlo@woodhead-group.co.uk

Private resident's information – You said that more information was required on dates for work to be carried out. Another issue for the private residents was snagging that needs to be completed on the properties before the Handover takes place.

Robert Woodhead intend to implement a system for notifying the tenants when work is going to be carried out to make sure notification is made well in advance of the work taking place.

Snagging - BDC tenants took full advantage of the opportunity to discuss snagging/defect issues on their properties that have been handed over. All the details were passed back to Robert Woodhead Ltd. and individual visits were set up to discuss the issues in full and arrange for them to be resolved.

It was great to hear positive feedback and praise following work being carried out on their property.

“The work to date has been done to a tidy high standard, both inside the property and in the rear yard area. Everyone on site has been courteous”

Letter of thanks received from a resident when Robert Woodhead Ltd help a resident to move properties.

“Fortunately, some of your work force came to the rescue and move us into our new home with speed and the greatest respect for our belongings, we really can't thank you enough for your help during a very stressful time”

On behalf of the project team at Bolsover District Council and Robert Woodhead Ltd. A big **thank you** for taking the time to join us at the event and we are looking forward to working with you as the project progresses

6.0 Social Value

Matt Bust from Woodhead's gave a very interesting presentation to Council on 25th April A copy of the Social Value report is attached to this report.

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.
- 1.4.3 An expression of interest has been submitted to ERDF under the low carbon, communities, local business and innovation investment priority for the internal wall insulation and window elements of the scheme.

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 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**

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 50 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 54 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**

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
1	Social Value report
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
Kim Wyatt	X2288

Report Reference –