

Bolsover

New Bolsover Partnership Committee

Date of meeting 25th October 2018

New Bolsover Heritage Lottery Fund Project
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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

A detailed programme of work has been produced and work is progressing on phase 4 and 5. Progress on the external works has improved with the introduction of more operatives on site.

There are still some concerns raised by private owners about the length of time taken to complete works on their properties and this is being addressed by the site management.

The RLO issues are now being dealt with by Rachel Child from Woodhead's which will provide a single point of contact for tenants and owners.

A verbal update will be provided at the meeting.

I have received an email from Councillor Joan Dixon, Derbyshire County Council confirming that she has requested that the works to Piano Road be included in the DCC Capital Programme for 201/2020.

Due to summer holiday commitment's there have been no interim meeting with the Chair since the last meeting but these will be re-scheduled for November and December.

2.0 Community engagement

A verbal update will provided at the meeting the ongoing proposals for the delivery of the community engagement element of the project.

Community Film

Chris Bevan, film maker has produced the latest draft of the community film which was screened at the Heritage Open Day on 8th September. There will be some further editing to do on the final version and it is also hoped to produce an edited 3 minute film which documents the project from start to finish.

Oral History project – Whispers from the Model

The Whispers project is now finished and has resulted in the publication of a fabulous book that was launched at the Heritage Open Day on 8th September. The book will be hand delivered to all the residents of the Model. The publication can be downloaded for free by following the link below:-

<http://www.lulu.com/shop/junction-arts/whispers-from-the-model/ebook/product-23787773.html>

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. They have produced a Mosaic for 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. A copy of the minutes are attached to the report.

Friends of New Bolsover Community Group

The friends Group are settling into to their new base at 126 New Bolsover and the membership of the group continues to grow and provides a voice for residents.

The back to the roots allotment group has been successful in securing funding and materials for use on the allotment.

A further verbal update will be provided at the meeting.

Heritage Open Day / Big Lunch / Official opening of community house – 8th September 2018

The day was a huge success and despite the weather we had about 100 people attending the event. An outline and summary of the day's events are outlined in the attached report.

History Group

A history group has been established to bring together residents and others who are interested in researching and finding out more about the history of the Model Village. They held their first meeting at 126 on 2nd October and are hoping to meet monthly.

3.0 Community House

The community house at 126 New Bolsover was formally opened by Councillor Tom Munro on 8th September 2018. It is a great resource for the community and we will be working with the FONB and other partners in the coming months to develop the hub as a community asset.

Simon Redding of Monkey CIC and Paul Davies have produced their final report and recommendations for moving forward with developing the community hub at 126 New Bolsover. A copy of the final report will be circulated to all members. The key recommendations are as follows:-

- One year cost-free use of community house for local people
- Social impact & income generation to be shown in first year
- Further two years negotiable as a lease subject to this
- Friends of New Bolsover will manage house but open to all
- Current structure of group is fit for purpose but incorporation will be required for later growth (eg. Hiring care taking staff)
- Mix of drop-in space, meeting space for groups & office space
- Approx £3000 running costs of the house for year 2 onwards
- Potential income streams include trading (eg. Selling, cards, coffee), room rental (by the house), renting the loft space to a local business/charity and running chargeable activities/events
- Potential grant funding to top up for running wellbeing services

- Later potential of commissioned public services, subject to change of structure of the Friends of New Bolsover group

4.0 Tenancy issues/ letting policies

A verbal update will be provided at the meeting.

5.0 Communication

The New Bolsover Informer was delivered to all properties in August and the latest edition will be circulated in early November.

At the Forum for the Built Environment Chairman's Awards, held on Thursday 4th October the New Bolsover project won the Regeneration and Project of the Year award. This is fantastic news.

6.0 Social Value

A copy of the latest report will be circulated at the meeting.

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 2	Steering group minutes Report on Heritage Open Day
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 –