

The Arc
High Street
Clowne
Derbyshire
S43 4JY

Date: 7th January 2019

Dear Sir or Madam

You are hereby summoned to attend a meeting of the New Bolsover Joint Partnership Committee of the Bolsover District Council to be held at **Bainbridge Hall, Carr Vale, Bolsover** on **Tuesday 15th January 2019 at 1000 hours.**

Register of Members' Interest - Members are reminded that a Member must within 28 days of becoming aware of any changes to their Disclosable Pecuniary Interests provide written notification to the Authority's Monitoring Officer.

You will find the contents of the agenda itemised on page 2.


Yours faithfully



Head of Corporate Governance and Monitoring Officer
To: Members of the New Bolsover Joint Partnership Committee

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NEW BOLSOVER JOINT PARTNERSHIP COMMITTEE

AGENDA

Tuesday 15th January 2019 at 1000 hours at Bainbridge Hall, Carr Vale,
Bolsover

Item No.		Page No.(s)
	<u>PART A – FORMAL</u>	
	<u>PART 1 OPEN ITEMS</u>	
1.	<u>Apologies for Absence</u>	
2.	<u>Urgent Items of Business</u>	
	To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4(b) of the Local Government Act 1972	
3.	<u>Declarations of Interest</u>	
	Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of:	
	a) any business on the agenda	
	b) any urgent additional items to be considered	
	c) any matters arising out of those items	
	and if appropriate, withdraw from the meeting at the relevant time.	
4.	Minutes – 25 th October 2018	3 to 6
5.	New Bolsover Heritage Lottery Fund Project	7 to 13

NEW BOLSOVER JOINT PARTNERSHIP COMMITTEE

Minutes of a meeting of the New Bolsover Joint Partnership Committee of the Bolsover District Council held in Bainbridge Hall, Carr Vale, Bolsover on Thursday 25th October 2018 at 1000 hours.

PRESENT:-

Members:-

Councillor T. Munro in the Chair

Councillors J Clifton, Councillor H Gilmour

Friends of New Bolsover:-

S. Sparks-Green and Martin Green

Officers:-

P. Campbell (Joint Head of Housing and Community Safety), K. Wyatt (Conservation Manager), M. Dungworth (Strategic Repairs Manager), C. Baker (Contract Administrator/Building Surveyor), M. Phillips (Clerk of Works), E. Owen (Home Improvement Coordinator), A. Brownsword (Senior Governance Officer) and L. Robinson (Accountancy Assistant)

1. APOLOGIES

Apologies for absence were received from Councillors R.J. Bowler, M.J. Ritchie, M Dixey, J.Wilson, S.Peake and A. Syrett.

2. URGENT ITEMS OF BUISNESS

There were no urgent items of business.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. MINUTES - 5TH JULY 2018

Moved by Councillor T Munroe and seconded by Councillor J Clifton

RESOLVED that the minutes of a meeting of the New Bolsover Joint Partnership Committee held on 5th July 2018 be approved as a true and correct record.

NEW BOLSOVER JOINT PARTNERSHIP COMMITTEE

5. NEW BOLSOVER HERITAGE LOTTERY FUND PROJECT

1. Building/Technical Work Update

The Contract Administrator/Building Surveyor gave an update that there had been an increase in handovers, they were about half the way through handing properties back to tenants. It was explained that Stage 4 was nearly complete and had been seen by the tenants who were very happy, as it had potentially saved them up to half the amount on their energy bills. Some tenants had received up to £120.00 back for the quarter on their energy bills.

The bedrooms had been laid out really well and it was explained that the New Bolsover Partnership group was welcome to go and view them when convenient. An update was given that there had been some handovers completed last week, with the properties being at a standard quality when they were handed over and now all defects were being dealt with. The Friends of New Bolsover explained that the tenants were very happy in the houses.

The Joint Head of Housing and Community Safety explained that the Contract Administrator/Building Surveyor had completed many handovers smoothly and that the speed of this process was picking up.

The Friends of New Bolsover People explained that workers on site were polite and helpful and would help and resolve most of the problems that were asked of them. The Contract Administrator/Building Surveyor then went on to explain that the management team were putting more effort in and this would help things increase going forward.

Members asked if the Heritage Lottery Fund (HLF) should be invited to see the new tenants and buildings so they could see where there money had been spent.

The Conservation Manager then explained that HLF are very keen for a valuation consultant to come in. Questionnaires had been circulated through the community for their views and comments with a view to producing a quarterly newsletter. Members felt that the Council needed to promote itself more and that contact should be made with local newspapers and an article placed in InTouch.

The Home Improvement Coordinator entered the meeting.

The Home Improvement coordinator explained that the Council needed to look at all aspects involved e.g. boiler, windows etc. and that there had been a few issues with private housing, which were currently being addressed with Woodhead's.

The Friends Of New Bolsover explained that unfortunately you can tell which were Council and which are Private and some of the snagging had not yet been carried out on Private properties. The Contract Administrator/Building Surveyor and The Conservation Manager explained that these issues were being addressed.

NEW BOLSOVER JOINT PARTNERSHIP COMMITTEE

The Chair suggested that the Group communicate with the Developer about the issues. The Joint Head of Housing and Community Safety explained that the Council could write to them expressing concerns.

The Joint Head of Housing and Community Safety informed the meeting that New Bolsover had won a regional environment award and then they were entered into the overall award and won that as well (Forum of Built Environ) and this should be publicised this through Bolsover District Council Communications Team. Friends of New Bolsover asked the group if it would be possible to have a copy of the Certificate to put into the House in New Bolsover.

Community Engagement

The Conservation Manager explained that Simon Redding was in the process of completing a report on the Hub and Active Derbyshire had been doing some work with the funding and now it needs to be prioritised to re develop the Hub in the New Year.

The Conservation Manager also explained that Partnership Consultant Programme Manager will produce a report to the Partnership Board regarding heritage projects. Junction Arts would be able to use funding for training.

Community Film

The Chair suggested that the film be shown at the next meeting of the Group.

Friends of New Bolsover people explained that they had recently had Elastic FM on site commencing interviews with Dave Turner as he spoke about the project and it was a very good and positive interview all round and they were now in negotiations to have a show produced in the house.

The Conservation Manager explained that Community House application for change of use has been submitted.

The Contract Administrator/Building Surveyor then explained that they are looking to create a virtual reality set for the Community House, with examples from past to present. This would also mean that Woodhead's will benefit from the public interest.

The Conservation Manager explained there would be be meeting with Woodhead's on 6th November 2018 to look through historic photos of the interiors and they would like to ask older residents to reconstruct how the house was laid out in the olden days.

The Chair commented on how well the Heritage open day was it was a superb day with a great turn out.

History Group

The Conservation Manager explained that a meeting had been held at Bolsover Castle to look an exhibition of the model village.

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Friends of New Bolsover People felt that there should be a brown sign for Bolsover Model Village and tourist leaflets and the Conservation Manager explained that the Council should produce an information resource pack for local schools to encourage them to visit the house. It was suggested that guided walks with accompanying leaflets could be produced.

Community House

It was noted that a planning application for change of use had been submitted to the Council.

Friends of New Bolsover explained that over the Christmas period the 1st Floor would be turned into a Christmas Santa's Grotto with Santa, Craft Stalls and an outside projector on the 14th & 15th December at 5-7pm and all were welcome to attend.

AGREED that the Joint Head of Housing and Community Safety, the Conservation Manager and the Chair would put together a letter to Woodheads expressing all tenants' issues.

The Meeting Concluded at 11:15am

Bolsover

New Bolsover Partnership Committee

15th January 2019

New Bolsover Heritage Lottery Fund Project

Report of the Project Manager

This report is public

1. 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.

1.1 Building / technical work update

There has been a change of management on site and a copy of the new structure is appended to the report. Rachel Child has been appointed as the Resident Liaison Officer and Tyler Hackleton will oversee the snagging and hand over of private properties. There are still a number of outstanding complaints / snagging issues from private residents which need to be addressed.

A verbal update on the programme will be provided at the meeting.

An interim meeting was held with Councillor Tom Munro and the Friends of New Bolsover on 20 November 2018. The following issues were discussed:-

- Upcoming Christmas event at 126 New Bolsover to take place on Friday 14th December between 4pm – 7pm.
- Change of management on site and impact for residents
- Siting of additional containers on site
- Complaints from private residents
- Purchase of a new coffee machine for community house – KW to obtain quotations and pass to Councillor Munro

1.2 Community engagement

Nathan Culkin, Shift Community Builder, employed by BDC continues to work with the residents on the Model Village and Carr Vale with the aim of facilitating community activities and groups. Nathan has set up a regular meeting on the second Tuesday of every month (1-3pm) with other partners working in the area (e.g. public health, Age Concern, Multi Agency Team, Bolsover Countryside Service, Community Action Bolsover) to ensure that everyone is working together.

Derbyshire Youth Service has expressed an interest in using the community house for various youth activities and is hoping to set up a group for girls as soon as possible.

In January, Bolsover District Councils Physical Activity & Sport Team in partnership with Derby County Community Trust are piloting a multi sports programme at Castle Leisure Park under the floodlights with funding from the Premier League Kicks programme. It is available to anyone who aged 9 and above.

Friends of New Bolsover Community Group

The group hosted a successful Christmas event at 126 New Bolsover on 14th January 2018 which included a Santa's grotto, kid's crafts and carol singing and refreshments. The Friends (including the naughty elves) worked really hard to decorate the house and provide refreshments. A big thank you also goes to Councillor Ritchie for volunteering his services as Father Christmas.

The Friends are also setting up a broadcasting station with Elastic FM and have received interest from a number of residents.

A further verbal update will be provided at the meeting.

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. The group met again in November and are hoping to progress a number of projects:-

- Development of a resource pack for schools and other groups based on information contained in the 1911 census

- Development of a “changing landscapes” exhibition to be displayed at Bolsover Castle
- Collation of sources of historic information
- Development of a website
- Develop links with other initiatives to promote history of Model Village for e.g. Visit, Sleep, Cycle, Repeat project, Stockley trail

1.3 Community House

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.

Discussions are currently ongoing with Simon Redding of Monkey Park to develop a programme of support for the Friends Group over the next 18months or so.

A change of use application has been submitted to Bolsover District Council.

1.4 Communication

The New Bolsover Informer was delivered to all properties in December.

RWL worked with Bolsover Primary School to run a Christmas card competition. The winning design was printed and delivered to all residents.



1.5 Education – links with Derby University

RWL has received a request from Dr Helen Bates of Derby University to work together on a number of projects. Matt Hall from RWL is leading on these projects which include:-

- Developing materials and case studies for the delivery of an online module on Heritage Management featuring elements of Woodhead's work

- Student Placement on the MA Public History Consultancy which will involve carrying out a project related to market/audience research, evaluation, project management, desk-based/archival research to inform exhibitions and developed learning resources. This placement will start in January.

1.6 Tenancy issues

A verbal update will be provided at the meeting.

Financial information

- 1.6.1 The overall scheme costs will be in the region of £10.5 million, this will be funded by £8.5m from the HRA and £1.9million from HLF. There is also match funding of £50,000 being provided by Public Health and £10,000 pa from Derbyshire Council Conservation and Design.
- 1.6.2 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 of 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	RWL management structure
<p>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)</p>	
Report Author	Contact Number
Kim Wyatt	X2288

Report Reference –

Bolsover New Model Village – RWL Team Structure

