

**Bolsover**

**New Bolsover Partnership Committee**

**15<sup>th</sup> January 2019**

New Bolsover Heritage Lottery Fund Project
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**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 14<sup>th</sup> 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 14<sup>th</sup> 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**

<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
<b>District Wards Affected</b>	Bolsover West
<b>Links to Corporate Plan priorities or Policy Framework</b>	

## 8 Document Information

Appendix No	Title
1	RWL management structure
<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)	
Report Author	Contact Number
Kim Wyatt	X2288

Report Reference –