

Bolsover District Council

New Bolsover Partnership Committee

14th March 2019

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

A verbal update on the programme will be provided at the meeting. The works are processing at speed and there are only 2 blocks left to be scaffolded.

There is now an agreed process in place for private owner to report issues. A weekly update meeting is attended by Jack Snowdon, Kim Wyatt, Rachel Child and Tyler Hackleton to discuss all issues relating to private properties and to track progress on work.

2.0 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.

Nathan is hoping to arrange a community event at Easter.

Derbyshire Youth Service is using the community house for youth activities on Friday evenings and discussion are ongoing about further activities.

Friends of New Bolsover Community Group

A verbal update will be provided at the meeting.

History Group

The History Group continue to meet monthly 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

Landscaping proposals

Discussions are ongoing with HLP and BSP consulting engineers regarding drainage proposals and general landscaping schemes for the Green. It is hoped to hold a public consultation event in spring (late April / early May).

3.0 Community House

A copy of the final report by Simon Redding is attached to the report.

Discussions are currently ongoing with Simon Redding of Monkey Park to develop a programme of support for the Friends Group over the next 12 months.

4.0 Communication

The latest edition of the Informer will be distributed to residents by the end of March

5.0 Education – links with Derby University

A student from Derby University will be carrying out a research project (details below). Her name is Rebecca Wardle and she will be carrying out some research on energy saving and wellbeing benefits of the project. She will be contacting tenants and owners to arrange interviews. We will put an article in the next Informer to publicise the work. This study will be fed into the overall evaluation report which will be completed at the end of the project.

Title	Succinctly communicate the nature of your project.
	Energy Saving and Wellbeing: Benefits to Tenants of the New Bolsover Model Village
Purpose	Describe the ‘why’ of your project and the overarching aim.
	Evaluate the benefit of the energy savings which have resulted from the New Bolsover Model Village project to the wellbeing of the tenants.
Objective (s)	What are the specific objectives?
	<ul style="list-style-type: none">- Produce a report which evaluates the project and can be used by Robert Woodhead Ltd. to inform future projects- Investigate the extent of the project’s energy saving benefits to the tenants- Inform the Heritage Lottery Fund and other stakeholders about the project’s benefits

6.0 Tenancy issues

A verbal update will be provided at the meeting.

7.0 Evaluation

Ruth Flood has been appointed to carry out an interim and final evaluation report for HLF on the project. Ruth is hoping to produce an interim report by 15th March which will assess what we have achieved to date and provide advice on what information we still need to gathering. It is not intended to carry out any interviews at this interim stage but in addition to questionnaires there will be a number of focus groups and stakeholder interviews held at the end of the project.

Financial information

- 1.4.1 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 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 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

<p>Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: <i>BDC: Revenue - £75,000</i> <input type="checkbox"/> <i>Capital - £150,000</i> <input type="checkbox"/> <i>NEDDC: Revenue - £100,000</i> <input type="checkbox"/> <i>Capital - £250,000</i> <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	No
<p>Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)</p>	No
<p>Has the relevant Portfolio Holder been informed</p>	Yes
<p>District Wards Affected</p>	Bolsover West
<p>Links to Corporate Plan priorities or Policy Framework</p>	All

8 Document Information

Appendix No	Title
1	Report on community hub
<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