

Bolsover

New Bolsover Partnership Committee

Date of meeting 2 March 2017

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 Report Details

- 1.1.1 To provide an update on the work that has been undertaken since the last partnership meeting on 29 September 2016.
- 1.1.2 It is critical that all partners in the scheme are kept up to date with progress and the community take ownership of the project. Overall the project is progressing well and working to the agreed timetable.

1.2 Community Consultation

- 1.2.1 This element of the project is progressing well. Please find attached a progress report for the period Oct – Dec 2016 from Jess Holmes and Elsa McPherson and a verbal update will be provided at the meeting.

1.2.2 A summary of the activities and events which have outlined below.

Friends of New Bolsover Community Group

- The friends Group continue to meet once a month at 157 New Bolsover and they now have a facebook page, website and contribute to the monthly local newsletter, the New Bolsover Informer. They have been instrumental in organising a number of the events outlined below.

Video diary project

- A number of community journalists (volunteers) have been recruited to conduct interviews and cover footage of events throughout the life of the project. A training event was held on 29th November 2016, delivered by CAN DO.

Work with Primary School – led by Derbyshire Environmental Studies

- Georgina Greaves and her team have completed a successful number of educational visits with Year 2 during July 2016. 75 children and adults attended the sessions. In addition resource box called ‘My Model Village’ has also been developed and given to the school. This contains lesson plans and activities so that the staff at school can deliver the activities again in future years. The resource box contains the ‘hard resources’ including building material examples, building blocks, maps, census data etc. as well the digital resources, presentations and activity cards prepared and is ready to use. A report of the work carried out is attached to the report.
- A full programme of activities is scheduled to take place in May 2017 and this will include a school visit to the National Mining Museum.

Green Doctor / Affordable warmth co-ordinators

- This project is being co-ordinated locally by Groundwork Creswell. Residents of New Bolsover will be offered energy advice and training through this scheme. 15 residents have benefited from a visit from the Green Doctor.

Dragonfly Timebank

- The Dragonfly TimeBank continues to be much needed community resource which people are actively contributing to. CVP have recruited 12 participants so far, and this will be further developed in 2017.

Heritage Craft Group / Genealogy Group

- The Heritage Craft group continues to meet weekly (every Thursday 9.30 - 11.30am) and has become self-sustained with the donations made by those who attend each week covering the costs of any materials needed. The group has recently been awarded a £200 NDVA start- up grant which they will use to buy equipment and crafting materials. Recent activities include using forestry

Skills making garden ornaments for Christmas, rag rugging and mini well-dressings using Clay Puddling Techniques.

- The Genealogy Club runs once a month and is gaining new attendees, as well as a lot of interaction via social media. In December they enjoyed an informal presentation comparing all of the censuses taken from 1841 to 1911.
- **Pumpkin patch**
- 4 allotments have been donated by Old Bolsover Town Council, 2 of which will be used as community orchards. A compost toilet has been installed which will enable the community pay back team to start work on clearing the site. A start up grant of £200 has been awarded from NDVA for the purchase of basic tools and equipment.

Establishment of the new Bolsover community engagement and public realm steering group

- This working group has been established to oversee the delivery of the actions identified in the Activity Plan. Copies of the minutes of the last 2 meetings (held on 11th October and 10th January are attached to the report).

'Bolsover, A Gem of a Place' event on Saturday 19 November 10am-4pm, Bolsover Library.

- This event was a huge success attended by over 400 people. There was a lot of interest in the project.

Christmas event

- The Friends of New Bolsover ran their Christmas event on 8th December in partnership with Bolsover Rotary Club. CVP organised for volunteers, including a member of the heritage craft group, and 3 local young people to support with a family craft session where local families could decorate the community house Christmas tree. Following the crafts, attendees were invited to take their lanterns made at the Lantern Making workshop the previous week onto the green to the community Christmas tree, which was donated by RWL. RWL had previously run a Christmas Card Competition at New Bolsover Primary School, and the winner was invited to turn the lights on the tree at the Christmas event. At this point the community sang Christmas carols, and then made their way up to 133 for hot chocolates and mulled wine. The Rotary Club brought Santa and his Sleigh for local children to have their photos taken, which were printed and collected in the weeks leading up to Christmas. In total 10 volunteers supported this event. 5 adults and 13 children attended the craft session, and around 65 people attended the visit to Santa. Sporting Futures had a presence at the event to consult with the young people in attendance on physical activity and sport in the area.

Walking for Health

- There are now 3 fully trained walk leaders who are leading local walks. Wendy Stevenson will be leading walks with a historical theme on the last Tuesday of every month starting from 133 New Bolsover.

New Bolsover Informer newsletter

- BDC is facilitating the production of a monthly newsletter which will be circulated to all residents providing updated information on the project. Woodheads are also releasing a weekly update sheet on the building work that is being carried out each week

1.3 Building / technical work

- 1.3.1 Robert Woodhead Ltd (RWL) is now well established on site and Paul Whallett has been appointed as the resident liaison officer.

Phase one works are underway on properties 1-6 and 145-157. Phase one is made up of 13 houses, located in 3 blocks on the Model Village which are a combination of two and three-storey properties.

Internally, the houses have been stripped out and prepped ready to have damp proofing works carried out which will be followed by the fitting of internal wall insulation.

When exposing the lintels above the windows on the inside we uncovered a number that did not have any, a number that needed end bearing repaired / replaced, and some 'floating' ones. We have installed a combination of approximately 70 internal steel and concrete lintels across the phase 1 properties

Up in the roof spaces we found a lot of the original timbers to be in good condition.

Floor boards have been lifted and the floor structure checked for deterioration, where floorboards have been in good condition we have saved them and re-used them together in properties, rather than mixing up old and new.

Externally, each house has been surveyed by Conservation and Heritage specialists who looked at the condition of the brickwork, stonework and chimneys.

All of the houses are being repointed, we've got an agreed schedule for which stone is to be replaced or repaired around the windows and doors, which is all cut and sat in our sub-contractor's yard, it will be installed in one corner and then be hand-masoned on site for a final fit.

The properties in phase 2 have also been selected and include the following blocks 23-37, 69-81 and 104-118.

1.3.2 Communications / publicity

RWL will be holding a 'Meet the Contractor' event at the start of each phase. The phase 1 event was held on 3rd October and was attended by 46 residents. A further event is planned to be held in March for phase 2 residents

In December CVP facilitated a marketing meeting with RWL and Elastic FM representatives which resulted in a communications relationship being established and regular updated from RWL to the community radio will now be provided on a monthly basis. This is helping to provide a bridge of trust and communication between the community and RWL, while raising awareness of work and skills

A number of sign boards have been erected on the scaffolding, hoarding around the site compound and a free standing sign on the Green. RWL and BDC are also working with Junction Art to commission community led artwork for the site hoarding, gable end of a prominent building and banners to cover the shutters on the ground floor windows of empty properties.

The BBC continues to film the progress of the scheme for an up and coming Inside Out programme. They will revisit site on 21 February to film works in progress.

As part of the scheme, training and work experience opportunities will also be available to local people. There are 6 apprentices on site and recruitment is currently underway for experienced trade operatives including Bricklayers, Plasterer/ Multi-trades, Joiners and an experienced Labourer.

The private owners are required to sign a legal Contract in order to access the HLF grant. A total of 53 owners have signed the Contract and 3 have still yet to sign.

1.4 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 50 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	Progress report CVP
2	Minutes of steering group
3	Report of DES
4	RWL weekly 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
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