

**Bolsover**

**New Bolsover Partnership Committee**

**Date of meeting: 15th March 2018**

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 Community engagement**

1.1 The team was shocked and saddened to hear the news that Bolsover CVP, the organisation that provided community support and training /volunteering opportunities on the project closed on 4<sup>th</sup> January 2018. This means that Jess Holmes and Elsa McPherson will no longer be working on the project. The report contained in appendix 1 provides information on the steps that have been taken since we received this news.

1.2 Following a meeting with funders on 5/03/18 the following actions have been agreed:-

- A job advert for the community organisers post, hosted by CRT will be advertised w/c 9<sup>th</sup> April with interviews being held during week 16/04/16
- A request for quotation for the preparation of a business plan for the community house will be advertised w/c 14<sup>th</sup> April and evaluation of bids will take place w/c 16<sup>th</sup> April.

1.3 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 133 New Bolsover and the membership of the group continues to grow and provides a voice for residents.

A further verbal update will be provided at the meeting.

### ***Community House***

It has been agreed that the community house will move to a permanent base at 126 when the property is refurbished (likely to be late summer). We will be commissioning a consultant to work with the FONB and other stakeholders to prepare a business case and operational plan for the future use of the house once the building project has finished.

### ***Community Film***

We will continue to work with film maker Chris Bevan to document the project. It is hoped to capture some interviews with existing residents and previous residents. Chris will attend the Big Lunch and Heritage Open Day, giving residents the opportunity to carry out some filming.

### ***Oral History project***

Junction arts will be working with the community (including schools) to capture some of the varied memoirs of residents past and present. The details of the project are currently being developed.

### ***Work with Primary School – led by Derbyshire Environmental Studies***

DES held workshops with the school children at 133 New Bolsover on the afternoons of 15<sup>th</sup>, 16<sup>th</sup> and 19<sup>th</sup> January. The sessions involved the kids getting dressed up and role playing washing things covered in coal using traditional equipment, dolly tubs and pegs, washer boards etc. Other groups were looking at where our energy comes from and how much we use these days due to climate change.

DES will also be carrying out some work with the secondary school in May, arising awareness of the historic significance of the Model Village among older children.

### ***Heritage Craft Group / Genealogy 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

### ***New Bolsover community engagement and public realm steering group***

This group was hosted by CVP and the meeting in January was cancelled. It is the intention to hold a meeting as soon as the new community engagement officer is in post.

### 1.3 **Building / technical work**

On site there has been a major re-structure within the delivery team at Robert Woodhead Ltd (a copy of the new structure is contained in appendix 2).

Deborah Taylor has been appointed as the new resident liaison officer, replacing Paul Whallett who left the company in January 2018

Assurances have been given that the programming and quality of work on site will improve.

A verbal update on programme and work will be given at the meeting and there will be an opportunity for a walk about after the meeting.

### 1.4 **Tenancy issues/ letting policies**

A verbal update will be provided at the meeting.

### 1.5 **Communication**

It is recognised that this is a critical element of the project and we are working with Woodheads and Friends of New Bolsover to ensure that we are communicating as best we can. Some of the ideas that are being put in place are as follows:-

- Regular drop-in sessions for residents – hosted by BDC housing and Woodheads
- Meet the Contractor event at Bainbridge Hall – 19<sup>th</sup> April 3pm – 7pm
- Weekly programme updates posted on notice boards and Facebook
- Newsletter – we will be seeking residents advice on how useful the newsletter is and if there are other forms of communication they would prefer

#### ***BBC inside programme***

The BBC programme was aired on 5<sup>th</sup> March and can be viewed using the link below:-

<https://www.bbc.co.uk/iplayer/episode/b09vfdnd/inside-out-east-midlands-05032018>

- it starts at approx. 12 minutes into the programme. The view is that it was a very positive piece and showed what we are doing in a good light with some good interviews from residents, Bernard Haigh and our very own Councillor Ritchie.

### 1.6 **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**

<b>Is the decision a Key Decision?</b>	No
<b>District Wards Affected</b>	Bolsover West
<b>Links to Corporate Plan priorities or Policy Framework</b>	

## **8 Document Information**

<b>Appendix No</b>	<b>Title</b>
1	Progress report CVP
2	Terms of reference and minutes of Steering Group
<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)	
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Report Reference –