

Bolsover District Council

New Bolsover Partnership Committee

18th July 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 Report Details

1.1 Building / technical work update

- 1.1.1 The building works are progressing according to the revised programme and it is intended that all external works will be completed by September 2019 with internal programme completed by December 2019.
- 1.1.2 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, Catherine Baker, Carlos Goudie and Tyler Hackleton to discuss all issues relating to private properties and to track progress on work. To date 15 private properties have been signed off internally and work is due to commence in the next couple of weeks on external snagging (on all properties). All private residents will receive a letter informing them of the works that will be carried out externally and will be given notice when the Contractors are due on site.

1.1.3 All issues raised by FONB are reported back to the Project Manager at RWL and responses to the issues are circulated to the group.

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

1.2 Community Engagement

1.2.1 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. This group is progressing a number of projects aimed at engaging the local community and includes, open house and sporting events during the school holidays, walking and cycling for health initiatives, mental health awareness.

1.2.2 The Easter event held at 126 was attended by over 60 people and received very positive feedback.

1.3 Friends of New Bolsover Community Group

1.3.1 The community group continues to grow in numbers and there are a number of groups using the community hub at 126 New Bolsover. The groups include a heritage craft group, photography group, history group, allotment group and the house is also being used by a number of external organisations including DCC youth service, Ashgate Hospice, Towards Work (supporting people back into work, training and education).

1.3.2 FONB are putting plans in place for the Big Lunch and Heritage Open Day on Sunday 22nd September. As mentioned previously in the report it is the intention to hold a series of open days at 126 throughout the school holidays.

1.3.3 A further verbal update will be provided at the meeting.

1.4 History Group

1.4.1 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. A living history event is planned for 11th July and children from Bolsover Secondary school drama department will be role playing certain characters and residents from the 1911 census to Year 5 and 6 from Bolsover primary school. It is hoped that this can be repeated at the Heritage Open Day on 22nd September
- 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

1.5 Landscaping proposals

- 1.5.1 An initial consultation event was held on the Green on 23rd May to gather ideas from residents on how they would like to see the play area and the Green developed in the future. A number of ideas were generated and recorded and a steering group of residents has been established to take the proposals forward. The group has met once and a further meeting is planned for 24th July.
- 1.5.2 Discussions are also ongoing with HLP and BSP consulting engineers regarding drainage proposals and general landscaping schemes for the Green.

1.6 Community House

- 1.6.1 Simon Redding from Monkey Park has been appointed (1 day a week until April 2020) to assist the FONB to develop a number of community initiatives. Simon is currently helping the group prepare funding bids to develop a number of projects. A grant application for £5,000 for the development of community allotment has been submitted to DCC Community Action Grant scheme. Other grant applications are in the pipeline including a bid for equipment for the 126 community radio station.

1.7 Communication

- 1.7.1 The FONB group have decided to prepare their own monthly community newsletter and this has been very well received by the residents and the wider community. Please see attached the latest edition of the newsletter (appendix 1). The aim is to circulate it as widely as possible.

1.8 Tenancy issues

- 1.8.1 A verbal update will be provided at the meeting.

1.9 Evaluation

- 1.9.1 A copy of the interim internal evaluation document is attached to the report (appendix 2). It clearly demonstrates how much has been achieved through the life of the project. Ruth Flood will produce a final more detailed report at the end of the project.

1.10 Social Value Report

- 1.10.1 A copy of the latest social value report is attached to the report (appendix 3).

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

5.1.1 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

5.3.1 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: BDC: Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> NEDDC: Revenue - £100,000 <input type="checkbox"/> Capital - £250,000 <input type="checkbox"/> <input checked="" type="checkbox"/> Please indicate which threshold applies</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>	No
<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. 2. 3.	Community newsletter Interim Evaluation report Social Value report
<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>	
<p>Report Author</p>	
<p>Contact Number</p>	
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