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To: Chair & Members of the New Bolsover  
Joint Committee Partnership

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Wednesday, 27 November 2019

Dear Councillor

**NEW BOLSOVER JOINT COMMITTEE PARTNERSHIP**

You are hereby summoned to attend a meeting of the New Bolsover Joint Committee Partnership of the Bolsover District Council to be held in the Bainbridge Hall on Thursday, 5th December, 2019 at 10:00 hours.

Register of Members' Interests - Members are reminded that a Member must within 28 days of becoming aware of any changes to their Disclosable Pecuniary Interests provide written notification to the Authority's Monitoring Officer.

You will find the contents of the agenda itemised from page 2 onwards.

Yours faithfully



Joint Head of Corporate Governance & Monitoring Officer



**We speak your language**  
Polish **Mówimy Twoim językiem**  
Slovak **Rozprávame Vaším jazykom**  
Chinese **我们会说你的语言**

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If you require an adjustment to enable you to participate in or access the meeting please contact the Governance Team at least 72 hours before the meeting starts.

**NEW BOLSOVER JOINT COMMITTEE PARTNERSHIP  
AGENDA**

*Thursday, 5th December, 2019 at 10:00 hours in the Bainbridge Hall*

<b>Item No.</b>	<b><u>PART 1 – OPEN ITEMS</u></b>	<b>Page No.(s)</b>
<b>1.</b>	<b>Apologies For Absence</b>	
<b>2.</b>	<b>Urgent Items of Business</b>	
	To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4(b) of the Local Government Act 1972.	
<b>3.</b>	<b>Declarations of Interest</b>	
	Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of:	
	a) any business on the agenda	
	b) any urgent additional items to be considered	
	c) any matters arising out of those items	
	and if appropriate, withdraw from the meeting at the relevant time.	
<b>4.</b>	<b>Minutes</b>	<b>3 - 7</b>
	To consider the minutes of the last meeting held on 18 <sup>th</sup> July 2019	
<b>5.</b>	<b>New Bolsover Heritage Lottery Fund Project</b>	<b>8 - 12</b>

## NEW BOLSOVER JOINT PARTNERSHIP COMMITTEE

Minutes of a meeting of the New Bolsover Joint Partnership Committee of the Bolsover District Council held in Bainbridge Hall, Carr Vale, Bolsover on Thursday 18th July 2019 at 1400 hours.

### **PRESENT:-**

Members:-

Councillors Derek Adams, Rose Bowler, Anne Clarke, David Dixon, Chris Kane and Tom Munro.

Friends of New Bolsover:-

Nicola Goodlad, Martin Green and Sue Sparks - Green

Officers:-

Catherine Baker (Contract Administrator/Building Surveyor), Ian Barber (Property Services Manager), Mark Dungworth (Strategic Repairs Manager), Edward Owen (Home Improvement Coordinator), Matthew Philips (Clerk Of Works), Liz Robinson (Governance) and Kim Wyatt (Conservation Manager),

### **1. Appointment of Chairman.**

Councillor Tom Munro informed the group that it had been the custom for the Chairman and Vice Chairman of BDC Planning Committee be appointed as Chairman and Vice Chairman of New Bolsover Joint Partnership Committee.

Councillor Tom Munro informed the working group that he had been appointed as Planning Committee Chairman for 2019/20 and Councillor Chris Kane had been appointed as Vice Chairman.

Moved by Councillor Derek Adams and seconded by Councillor Rose Bowler.

**RESOLVED** that Councillor Tom Munro be appointed Chairman of New Bolsover Joint Partnership Committee for the 2019/20 municipal year.

2.

### **Appointment of Vice Chairman**

Moved by Councillor Tom Munro and seconded by Councillor Rose Bowler.

**RESOLVED** that Councillor Chris Kane be appointed Vice Chairman of New Bolsover Joint Partnership Committee for the 2019/20 municipal year

## **NEW BOLSOVER JOINT PARTNERSHIP COMMITTEE**

### **3. APOLOGIES**

Apologies for absence were received from Councillors Adam Bailey, Graham Parkin and Sandra Peake.

### **4. URGENT ITEMS OF BUSINESS**

There were no urgent items of business raised.

### **5. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **6. MINUTES – 15<sup>TH</sup> January 2019**

Moved by Councillor Rose Bowler and seconded by Councillor David Dixon

**RESOLVED** that the minutes of a meeting of the New Bolsover Joint Partnership Committee held on 15<sup>th</sup> March 2019 be approved as a true and correct record.

### **7. NEW BOLSOVER HERITAGE LOTTERY FUND PROJECT**

#### **(I). Building/Technical Work Update**

The Contract Administrator/Building Surveyor informed Committee that all building works are progressing according to the revised programme and it is intended that all external works will be completed by September 2019 with the internal programme being completed by December 2019. She explained that to date 15 private properties have been signed off internally with a further 20 properties awaiting front doors to be fitted and then these can also be signed off. Then in the next couple of weeks work is due to start on external snagging all properties.

The Conservation Manager informed committee that there has been an agreed process in place for private owners to report issues and a weekly update meeting has been organised to discuss all issues, relating to private properties and to track the progress on work which is attended by the Conservation Manager, The Contract Administrator/Building Surveyor, Jack Snowdon, Rachel Child, Carlos Goudie and Tyler Hackleton.

A Representative of Friends of New Bolsover informed committee that most tenants / home owners have expressed their opinion on how fantastic the New Bolsover area looks.

## **NEW BOLSOVER JOINT PARTNERSHIP COMMITTEE**

In response to a query raised by Martin Green (Friends of New Bolsover), the Conservation Manager replied that unfortunately the architect when producing his plans could not change the windows in the properties on the Sunnydale Plot.

### **(ii). Report of Project Manager**

The Contract Administrator/Building Surveyor gave an update to the committee explaining that over the past month there had been massive improvements in works. She then explained that most the properties have now been let and had been receiving positive feedback.

The Representative of Friends of New Bolsover noted that they would like to be kept informed with the progress of the area and how much work there was left to be carried out. The Property Services Manager explained that he would look at ways on how he can feed this information back to them as names and addresses could not be released due to data protection.

### **(iii). Community Engagement**

The Conservation Manager gave an update to committee that Nathan Culkin (Shift Community Builder) BDC has arranged a number of projects aimed at engaging the local community which includes an open house, sporting events over the summer holidays, where Fairtrade have offered free food, walking and cycling for health initiatives and a mental health awareness group.

### **(iv). Friends of New Bolsover**

The Representative of Friends of New Bolsover noted that the community group is growing in numbers with a variety of local groups to include heritage craft group, history group and various others using the community hub and also external groups like the DCC Youth service, Ash gate Hospice and various others using the community hub.

Councillor Munro made a suggestion that the representative of Friends of New Bolsover should talk to Scott Chambers, Hayley Barnett at Bolsover District Council Communications team or Councillor S Fritchley (Portfolio Holder) with the possibility of them going to do some filming around the New Bolsover area to promote on Bolsover TV.

The Representative of Friends of New Bolsover explained to committee that they are putting plans together for the Big Lunch which will be held on Saturday 22<sup>nd</sup> September. They are hoping to have a dog show if this is agreed by Jill North of Derbyshire Dog Rescue, also for kids there will be bouncy castles, hook a duck, sports activities and lots more to keep them entertained and with food and refreshments available on the day.

## **NEW BOLSOVER JOINT PARTNERSHIP COMMITTEE**

### **(v). History Group**

The Conservation Manager gave an update to committee that the History Group was continuing to meet monthly and were hoping to progress on a number of different projects. These included development of a resource pack for schools of information from the 1911 census, development of a changing landscapes exhibition to be displayed at Bolsover Castle, development of a website, collation of sources of historic information and developing links with other initiatives to promote the history of the Model Village.

### **(vi). Landscaping**

The Conservation Manager gave an update to committee that a meeting had taken place on the 23<sup>rd</sup> May to gather ideas from residents on how they would like to see the green and play area developed in the future. She explained from this meeting a number of ideas were generated and recorded. A further meeting will take place on the 24<sup>th</sup> July to discuss these ideas.

Representative Friends of New Bolsover gave an update to committee that a steering group of residents had been set up to take the proposals forward they have identified that the main problems on the green are drainage, lighting and flowers. They have also identified that the play area needs to be repainted.

The Property Services Manager made a comment to the Friends of New Bolsover Representatives that the Environmental fund has been released so this might be a possibility for the Green at New Bolsover.

Councillor Tom Munro made a suggestion the Representatives Friends Of New Bolsover should contact Derbyshire County Council to see how many lights that they are responsible for on the Green.

### **(vii). Community House**

The Conservation Manager gave an update to committee that Simon Redding from Monkey Park had been appointed 1 day a week until April 2020 to assist the Friends of New Bolsover Representatives to develop various community initiatives. She explained that Simon is currently helping the group to prepare funding bids and grant applications.

The Conservation Manager gave an update to committee that Friends of New Bolsover have decided to prepare their own monthly community newsletter, this has had nothing but positive comments by the residents and wider community.

## **NEW BOLSOVER JOINT PARTNERSHIP COMMITTEE**

### **(viii). Tenancy Issues/Letting Policies**

The Contract Administrator/Building Surveyor gave an update to committee that there had not been many issues and things seem to be going well.

### **(ix). Evaluation**

The Conservation Manager gave an update to committee that Ruth Flood had produced an interim internal evaluation document which she requested the committee to look at in Appendix 2. She explained that this document clearly demonstrates how much has been achieved so far and a final more detailed report will be produced at the end of the project.

Moved by Councillor Tom Munro and Seconded by Councillor Rose Bowler.

**RESOLVED** – That New Bolsover Joint Partnership Committee -

1. Recognise the importance of New Bolsover.
2. Support the delivery of this project

## **8. ANY OTHER BUSINESS**

(i) The Conservation Manager gave an update to committee that there had been an interim report produced on the New Bolsover Modern Village showing what the area was like before and now. It was agreed by committee that this report needs to be included for information.

(ii) The Representative Friends Of New Bolsover gave an update to committee that there had been 4 new groups using the facilities at the community house since September 2018, with a possibility of 3 new mother and toddler groups interested in using the facilities recently.

(iii) Councillor Tom Munro encouraged all the committee to read the report in great detail, especially looking at the progress of the properties before and after.

(iv) Councillor Tom Munro noted that he would like the Property Services Manager to write a letter of acknowledgement to Woodhead's expressing how grateful Bolsover District Council is with the work undertaken and the tremendous involvement with the New Bolsover community, noting the information in the report and there success of the award.

(v) Councillor Tom Munro wanted noting that he is now in a position to resume informal meetings with the Friends of New Bolsover Representatives, these meetings will be agreed by Councillor Tom Munro and the Friends of New Bolsover Representatives directly.

The meeting concluded at 15:00 hours.

## Bolsover District Council

### New Bolsover Joint Partnership Committee

5<sup>th</sup> December 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 overall building programme is due to be completed by 13<sup>th</sup> December with snagging work expected to continue into the New Year. There are a lot of outstanding issues to be resolved and work to be completed before the Contractor leaves site.

1.1.2 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. The group is progressing with a number initiatives including a series of guided walks around the Peter Fiddler reserve.

### **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. There are a number of new tenants moving onto the Village who have expressed an interest in getting involved with the group. 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, Ashgate Hospice, Towards Work (supporting people back into work, training and education). A new mental health support group is due to start on Wednesday 28<sup>th</sup> November. There are also plans for a mother / toddler group
- 1.3.2 During the school holidays the FONB opened the house every Wednesday morning for games, craft activities and snacks. The sessions were attended by a number local kids. The Big Lunch was held on Sunday 21<sup>st</sup> September. Despite the weather the event was attended by over 80 people and the dog show was a great success. A Christmas event is being planned for Sunday 15<sup>th</sup> December and a best dressed Christmas competition is being launched.
- 1.3.3 A further verbal update will be provided at the meeting.

### **1.4 Landscaping proposals**

- 1.4.1 A steering group has been established to progress the proposals for the Green. An initial design for a new play area has been produced and this has been well received by members of the group. It is intended to hold a community event to seek the views of the residents on the final design. Other proposals for the Green will include possible lighting, electric point on Green, Christmas tree, resurfacing of paths.
- 1.4.2 A tender for a contract to carry out works to the trees around the Green including crown lifting works is due to be let and works will commence in December / January 2020.
- 1.4.3 Bolsover District Council has employed a company to clean all the gutters on the Model (Council and private owners) and work has commenced week commencing 25<sup>th</sup> November.

### **1.5 Community House**

- 1.5.1 Simon Redding from Monkey Park has been appointed (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 has been successful and work is currently underway. A further application for funding for equipment for the 126 community radio station has been submitted to One Stop community fund. Simon has also

helped the group develop a number of social media sites (Facebook, Instagram, Twitter) and is in the process of designing a website for the group.

## 1.6 **Communication**

1.6.1 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.

## 1.7 **Tenancy issues**

1.7.1 A verbal update will be provided at the meeting.

## 1.8 **Evaluation**

1.8.1 The Evaluation Consultant Ruth Flood will be holding a number of interviews / group sessions on Wednesday 11<sup>th</sup> December. A final evaluation report on the project will be completed by end February / March 2020.

## **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

<b>Is the decision a Key Decision?</b> 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>	No
<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	No

<b>Has the relevant Portfolio Holder been informed</b>	No
<b>District Wards Affected</b>	Bolsover west
<b>Links to Corporate Plan priorities or Policy Framework</b>	All

**8 Document Information**

<b>Appendix No</b>	<b>Title</b>
<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)	
<b>Report Author</b>	<b>Contact Number</b>
Kim Wyatt	X2288

Report Reference –