

Bolsover District Council

New Bolsover Joint Partnership Committee

5th 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 13th 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 28th 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 21st 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 15th 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 25th 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 11th 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

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>	No
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No

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

8 Document Information

Appendix No	Title
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
Kim Wyatt	X2288