



Bolsover
District Council

apse

WOODHEAD
GROUP

220,973

NEW BOLSOVER NEW
BEGINNINGS

THE AREA



THE HISTORY

An historic pit village dating back to 1891.

The model village was originally built to benefit and improve the lives of workers at Bolsover Colliery.

THE VISION



New Bolsover – New Beginning

Restoring the history and heritage of the Model Village

THE OBJECTIVES

- Create a sense of place through understanding the area's heritage
- Repair and restoration of historic buildings
- Increase the energy efficiency of historic buildings
- Enhance the local heritage sector skill base
- Improve housing conditions for local people

THE REALITY



Social
Problems



Economic
Problems

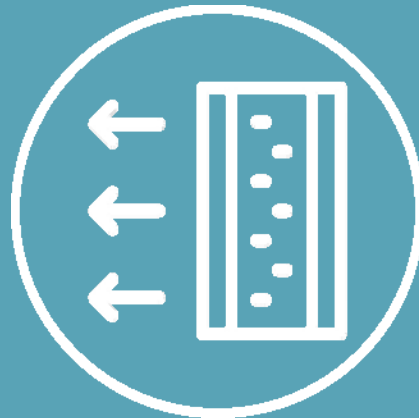


Environmental
Problems

THE CHALLENGES



Properties
Didn't Meet
Modern
Decent Homes
Standards



Loss of Heating
Due to Poor
Insulation



Bedroom Tax
On 3 Bedroom
Homes



BRINGING TOGETHER
MULTIPLE AGENCIES

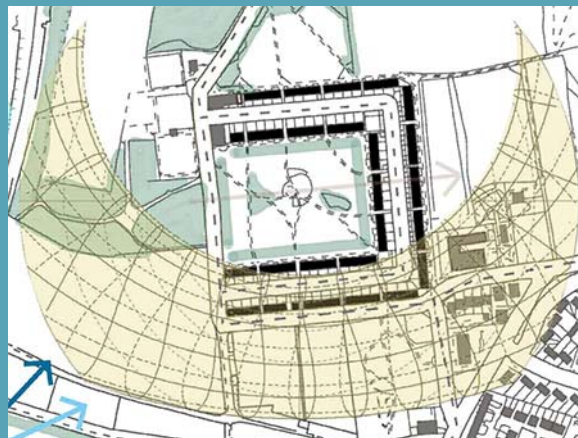
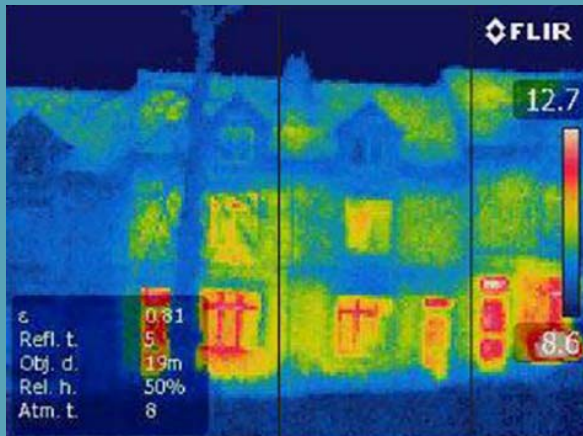


Halsall Lloyd Partnership



COLLABORATIVE APPROACH

Engaging with Halsall Lloyd Partnership
(HLP) Architects and the University of
Nottingham...



...To carry out an in depth environmental
study

THE FUNDING

Bolsover District Council secured
the first ever:



Social Housing Project

PROJECT PROCUREMENT

With funding secured, how do we procure this project?



A construction worker wearing a white hard hat, a blue t-shirt, and a high-visibility yellow safety vest is kneeling on a roof. He is smiling and looking towards the camera. The roof is covered with dark grey asphalt shingles. In the background, there is a brick chimney and a metal structure with yellow safety railings. The sky is clear and blue. The word "TRANSFORMATION" is written in large, white, serif capital letters across the center of the image.

TRANSFORMATION

PROPERTY BREAKDOWN

3 Bed
3 Storey
x117

3 Bed
2 Storey
x45

2 Bed
2 Storey
x32

10% of which were void

THE WORKSTREAMS

1

Refurbishment programme to 194
Grade II listed properties

2

An ambitious community
engagement programme

THE WORKS



A LIVING SITE

FIRST HANDOVER

“Life-changing homes”




THERE'S MORE






December 2016: Christmas on the Model

January 2017: We teamed up with Travis Perkins to provide each apprentice with their own tools



February 2017: A community allotment initiative made possible by Bolsover Town Council

March 2017: We hosted a number of 'Meet the Contractor' events to engage with local residents




April 2017: Children visited the site and made Easter Bonnets specially designed to work with hard hats!

May 2017: We funded and commissioned a large-scale public art project to be displayed on the hoarding



June 2017: A banner of quilt blocks inspired by the design of the local brickwork

July 2017: A glowing report from the Chief Executive of the National Lottery Heritage Fund following their visit



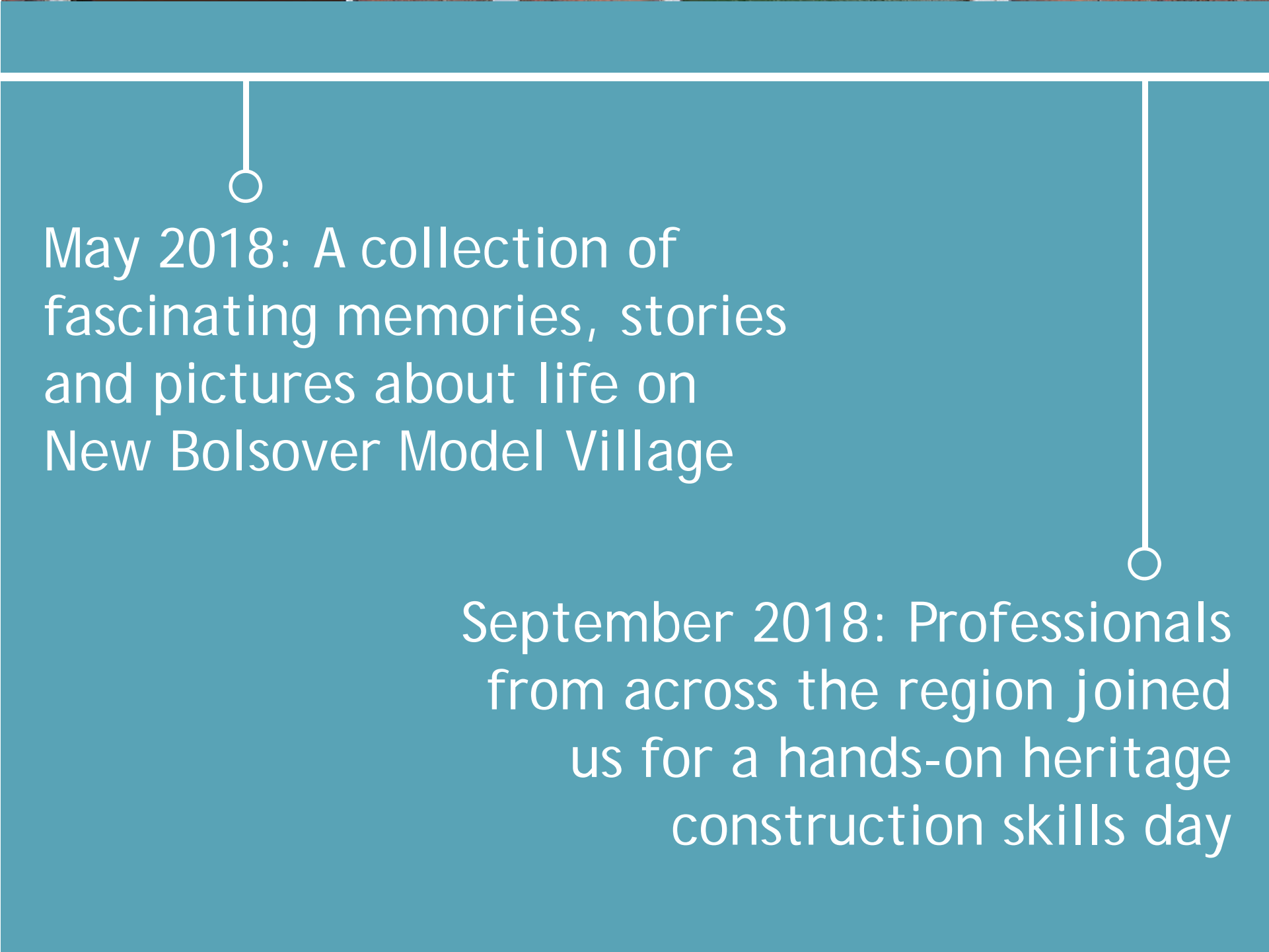
July 2017: Supporting a local event to bring the community together on the Green of the Model Village

July 2017: Woodhead Apprentices worked with Echium World to produce an exhibit for the RHS Chatsworth show.




September 2017: We opened the site to the public for hard hat tours as part of National Heritage Open Day

February 2018: The BBC visited to film a segment on tenants who have recently moved back in for Inside Out




May 2018: A collection of fascinating memories, stories and pictures about life on New Bolsover Model Village

September 2018: Professionals from across the region joined us for a hands-on heritage construction skills day



October 2018: New Bolsover Model Village wins Best Regeneration Project and overall Scheme of the Year awards



November 2018: We donated and planted 5 community fruit trees in aid of National Tree Week

CCS SCORE



National Average
CCS Score

Model Village
CCS Score

SOCIAL VALUE

Target

Students Engaged

Directly Employed

Apprentices

Visitor

Work Experience

WOODHEAD

CONSTRUCTION

Sustainability Seminars

Heritage Seminars

Everyone, Everyday, Home Safe

Visitor

WOODHEAD

CONSTRUCTION

Everyone, Everyday, Home Safe





A TRUE PARTNERSHIP

B@Home
Building aspirations





From this...



A JOINT VENTURE



DRAGONFLY
HOMES

A CHALLENGE

Look at how many historic buildings you have that aren't delivering their full potential.

Procurement routes and funding are available.

We'll be happy to explain how you can unlock this housing potential.

A photograph of three people standing outdoors in a grassy area. On the left, a woman in a light blue hooded raincoat holds a clipboard and looks towards the other two people. In the center, a man in a red raincoat and glasses looks towards the woman. On the right, a man in a blue raincoat is speaking, gesturing with his hand. In the background, there is a large brick building with several windows, some of which are partially covered by scaffolding. A silver van is parked on the right side. The text 'WHY DID I ASK 2 QUESTIONS?' is overlaid in white, stylized font across the middle of the image.

WHY DID I ASK 2 QUESTIONS?