

GREATER BRISLINGTON NEIGHBOURHOOD PARTNERSHIP
Monday 18th June 2012

Community Buildings Report

Summary: a brief overview of community asset issues for Greater Brislington area

1. Wicklea Centre
2. Existing community venues
3. Future community infrastructure needs
4. Community Asset Transfer
5. Community Right to Bid
6. Online tools & resources
7. Community action
8. Further resources

Recommendation:

That the Neighbourhood Partnership set up a Community Facilities sub-group to coordinate community buildings issues and to play an active part in the planning of community infrastructure in the Greater Brislington NP area.

1. Future of the Wicklea Centre and relocation of organisations & activities

- relocation support for existing Wicklea users is still available
- options for redevelopment of Wicklea to include 'community use'
- impact of the relocation on other venues and orgs

2. Existing community venues

The following venues are considered to offer general community use:

Under threat:

Wicklea Centre, 281 Wick Road, Bristol BS4 4HR

St Anne's Church Hall, Langton Road, Bristol BS4 4ER

St Cuthbert's Parish Hall, 202 Allison Road, Brislington, Bristol BS4 4NZ

Scout premises:

249th Bristol South East Scouts, St Annes Terrace, Bristol BS4 4DY

St Cuthberts Scout Hut, 146th Scout Group, The Bivouac, Hill Lawn, Bristol BS4 4PH

Bristol Sea Cadets, Knowle Unit, rear of Buller Road, Bristol BS4 2LN

5th Bristol Scout Group, Brookside Road. Bristol BS4 4JS

Places of Worship:

St Peter's Methodist Church, Allison Road, Broom Hill, Bristol, BS4 4NZ

United Reformed Church, Grove Park, Brislington, Bristol BS4 3LG

St Luke's Church hall, Church Parade, Brislington, Bristol BS4 5AZ

St Cuthbert's Church, Sandy Park Road, Brislington, Bristol BS4

St Christopher's Parish Hall, Hampstead Road, Brislington, Bristol BS4 3HW

Carmel Christian Centre, 817a Bath Road, BS4 5NL

Common Rooms & Community Rooms: (may be restricted to activities by/for residents)

Chichester House, Wootton Road, St Annes, Bristol BS4 4BB (only available for older people's activities)

Lytham House, Prestwick Close, Bristol BS4 5DW

Lindon House, Clayfield Road, Bristol BS4 4NQ

Merryweathers, Glenarm Road, Bristol BS4 4LJ

Gilton House, Glenarm Road, Bristol BS4 4LL

Schools:

Community Room, St Anne's Park Primary School, Lichfield Road Bristol BS4 4BJ
St Annes Junior School, Langton Court Road, Bristol BS4 4EJ
St Annes Infant School, Bloomfield Road, Bristol BS4 3QJ
Broomhill Junior School, Allison Road, Bristol BS4 4NZ
Broomhill Children's Centre, Broomhill Infants School, Fermaine Avenue, Bristol BS4 4UY
Holymead Junior School, Wick Road, Bristol BS4 4HB
Holymead Infants School, Hollywood Road, Bristol BS4 4LE
West Town Lane Primary School, West Town Lane, Bristol BS4 5DT
Brislington Enterprise College, Hungerford Road, Bristol BS4 5EY
St Brendan's College, Broomhill Road, Bristol BS4 5RG

Other:

St John Ambulance Hall, rear of 99 Wick Road, Brislington, Bristol BS4 4HE
Hungerford Community Centre & Social Club, Hungerford Road, Bristol BS4 5EX
Library, Wick Road, Brislington, Bristol BS4 4HE
St Annes House, St Annes Road, Bristol BS4 4AB
Brooklea Health Centre, Wick Road, Bristol BS4 4HU
Brislington & St Annes Conservative Club, 109 Wick Road, Bristol BS4 4HE
Brislington Cricket Club, Ironmould Lane, Bristol BS4 4TZ
Knowle Golf Club, Fairway, Bristol BS4 5DF
St Annes And Brislington Bowling Club, St Annes Park, Newbridge Road, Bristol BS4 4DS
Bristol Harlequins RFC, Valhalla, Lanesboro, Broomhill Road, Bristol BS4 5RG
Brislington Football Club, Ironmould Lane, Bristol BS4 5RS
Air Training Corps, 550 Bath Road, Bristol BS4 3JZ

3. Future community infrastructure needs for the area

- need to define current 'needs' and future 'wants and needs' (next 20 years)
- identify opportunities for improving existing venues
- consider the future of underutilised or poorly maintained venues
- create a 'community hub' with co-located facilities
- identify the support needed to improve the capacity of vol orgs

4. Community Asset Transfer

The council's CAT Policy applies to all lettings of council-owned assets at less than full market value. This includes new ventures, renewals and Lease renegotiations. A Service Agreement will run alongside the Lease to enable rent-free use.

Minimum criteria for the organisations requesting CAT apply. A viable business plan or development plan is required and the local NP will be consulted on each CAT request.

Full details and online resources can be found at: www.bristol.gov.uk/cat

5. Community Right to Bid (aka Assets of Community Value)

- although included in the Localism Act, local authorities are still awaiting details of exactly what the new Right will entail
- the Regulations, supposed to be laid in Parliament in April, have still not been published
- the council is therefore unable to consider nominations for listing at present
- once the new Right has come into force, community orgs that meet the criteria (set by Parliament) can nominate assets they believe to be of 'community value' to the council
- if both the nominator and the asset meet the relevant criteria, the council will add the asset to the List of Assets of Community Value

- once on this List, if an owner wishes to sell the asset, 'community interest groups' (criteria set by Parliament) can then indicate that they wish to bid to buy the asset
- this will delay a sale of the asset for 6 months, after which the owner is free to sell to anyone at whatever price they wish
- the council will be pro-active and will seek to make the nomination process as easy as possible for local communities to use.

6. Online tools & resources

- the council website contains various lists, maps and databases, eg Community Centre Finder, A-Z list of community venues for hire, interactive map of community venues, etc - visit: www.bristol.gov.uk/communityvenues
- various other statistics and data sources are available in map form and allows different datasets to be overlaid at once - visit: www.bristol.gov.uk/pinpoint
- other useful datasets in Pinpoint include all council-managed land, planning applications, listed buildings, etc
- BCC aerial photography and historic maps are available too
- [Historic Environment Record](#): this also allows communities to submit information
- Know Your Place database: visit: www.bristol.gov.uk/page/know-your-place a list of all 'concessionary tenancies' is available; this shows CATs and all council assets used by vol orgs - visit: www.bristol.gov.uk/page/concessionary-lettings
- NPs will be notified of council assets to be disposed of; some details can also be found online - visit: www.bristol.gov.uk/property
- Community Asset Transfer: the policy and various supporting documents can be downloaded - visit: www.bristol.gov.uk/cat

7. Suggestions for community action

- local communities are encouraged to suggest further premises for our community venue database and the list at (2) above
- protect existing community facilities by opposing changes of use through the Planning system
- use the Planning system to generate financial contributions from developments, either to mitigate adverse effects (S.106 agreements) or to provide resources to provide infrastructure to match the growth (CIL)
- take part in council-led initiatives to establish the need for community infrastructure
- consider how the new Community Right to Bid might benefit your local community, eg by nominating assets that are of community value in your area
- work in partnership with the council to take over surplus assets (CAT)
- coordinate efforts between all community venues in the local area, eg by working closely together, sharing resources and expertise, avoiding duplication, referring booking enquiries, etc

8. Further resources

- Bristol ProHelp - visit: www.bitc.org.uk
- Ethical Property Foundation - visit: www.ethicalproperty.org.uk/contact
- work with and/or join the [Bristol Community Buildings Federation](#)

For further information or to discuss suggestions for CAT, please contact:

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