



AGENDA ITEM NO:11

Cabot, Clifton and Clifton East Neighbourhood Partnership

March 2012

Title: Allocation of S106 to St James Barton roundabout improvement project

Officer Presenting Report: Andrew Whitehead - Principal Officer, City Transport
Richard Fletcher - Neighbourhood Engagement Manager,
Environment & Leisure Services

Contact Telephone Number: 0117 903 6797

RECOMMENDATION

A) The Committee is asked to allocate the following amount of devolved parks and recreation S106 income to the first investment phase of the Bear Pit project:

£45,225

This is 67% of the funding required to deliver this project phase.

OR

B) Allocate an alternative, maximum amount of devolved parks and recreation S106 income to the project.

Summary

The Bearpit Improvement Group (BIG) is a Community Interest Company set up to change the pedestrian environment of the St James Barton roundabout. Its vision is to regenerate this neglected public space through community / municipal collaboration from somewhere where people want to pass through as quickly as possible to one where people feel comfortable spending time.

The Bearpit Improvement Group is requesting S106 funding of £67,500 to support phase one of the delivery of a project to significantly enhance the St James Barton roundabout.

Phase one of the project is to provide some trading and catering space. This is to encourage people to visit the area for its own sake rather than simply pass through.

The Improvement Group is asking for a contribution from both Cabot, Clifton, Clifton East and Ashley, Easton & Lawrence Hill Neighbourhood Committees. Ashley, Easton and Lawrence Hill Neighbourhood Partnership are currently considering the request..

The significant issues in the report are:

- The St James Barton roundabout is in Cabot, Clifton and Clifton East Neighbourhood Partnership but is closely bordered by Ashley, Easton and Lawrence Hill Neighbourhood Partnership area.
- The S106 allocation will be administered by the Council with all associated project and procurement tasks taken forward by City Transport.
- Delivering a successful phase one project will require planning approval.

Context

- i. The Bearpit Improvement Group (BIG) a Community Interest Company was set up by members of the local community with a shared interest in changing the pedestrian environment of the St James Barton roundabout. Their vision is to regenerate this neglected public space through community/municipal collaboration from somewhere where people want to pass through as quickly as possible to one where people feel comfortable spending time.
- ii. The BIG members possess a broad range of skills from urban designers, architects and planners to solicitors, project managers and artists. They have identified a series of improvements designed to be delivered incrementally to transform the space. They have produced a brochure of the proposed steps (see appendix A).
- iii. In March 2011, Graham Sims, then Acting Deputy Chief Executive announced that the Bearpit was to become the City's first 'Community Action Zone where the community take a lead and innovation and creativity is encouraged and supported by the Council.
- iv. To date the group has been successful in bidding for funds from the art council for the artwork element of the brochure. They have also successfully raised funds for an outdoor table tennis table. Other interventions have been identified as suitable for investment through the 'Section 106' funds devolved to the Neighbourhood Partnerships. In particular the provision of food outlets for trade.

Proposal

- i. The BIG are seeking £67,500 for the delivery of their plans for trading as detailed on page 9 of their brochure. This would see the delivery of 2 adapted catering containers and a third storage container with tables, chairs and the provision of a tensile canopy. An artist impression of the infrastructure is included in Appendix B. The groups method statement/Business plan is included in Appendix C.
- ii. If successful the delivery of this work will be carried out by the Council managed by officers in City Transport.

- iii. The containers would be owned by the Council but leased to the BIG to manage the day to day trading under licence. The moveable furniture would be owned by the BIG.
- iv. Planning permission will be required for the proposed trade infrastructure and an application is being processed. The General Permitted Development Order 1995 specifies that temporary uses shall be restricted to no more than 28 days in a calendar year.
- v. The proposal was presented to the Environmental Working Group on 8th February 2012. The group didn't form a consensus view. The comments made were that Section 106 should benefit the environment not commercial activity; Concern that £1million has been allocated for highways so why was Section 106 still required; Believe more consultation was required e.g. Dove Street Action Group; Would like convincing and clarity that the work proposed is the right thing to do at this time.

Consultation

Internal

Jim Cliffe - Planning Obligations Manager
Peter Malarby - Senior Solicitor (Highways & Transport)
Ben Burke - Senior Planning Officer

External

None

Risk Assessment

- i. The main risks of not committing funding to the project are:
 - Alternative funding will need to be sought and phase one of the project may not be delivered in the next financial year as planned.
 - It might be that Ashley, Easton and Lawrence Hill Neighbourhood Committee would be reluctant to commit S106 funding for the project in the absence of a contribution from Cabot, Clifton and Clifton East.
- ii. The main risks of committing funding to the project are:
 - It might be that Ashley, Easton and Lawrence Hill Neighbourhood Committee do not commit the necessary funding required to trigger the project and alternative funds still need to be sought.

Equalities Impact Assessment

- i. It is not anticipated that there will be any adverse affect on any equalities community as a result of the Committee's decision.

Legal and Resource Implications

Legal

- i. "Under the Highways Act 1980 Sections 115A-K Councils are able to give consideration to the provision and licencing of amenities on the 'highway'.
- ii. Generally, a Council has powers to carry out works and place objects or structures on, in or over a specified highways for the purpose of enhancing the amenity of the highway/subway and its immediate surroundings and/or providing a service for the benefit of the public, or a section of the public. Permission may also be granted to other persons to carry out works or place objects in, on or over these subways, or to use these objects (Section 115E)
- iii. Where the object/structure is placed for a purpose which will result in the production of income or for the purpose of providing a centre for advice/information, the consent of interested frontages must first be obtained. Consent is also required for objects similarly placed in, on or over the highway for the purposes of the production of income or providing a centre for advice or information, and where the Council propose granting permission under Section 115E, to other persons, to use the object or structure. As this space is surrounded by circulating carriageway, no frontages exist for this proposal.
- iv. Section 115G details the requirements for Notices displayed on site and served on owner/occupiers likely to be materially affected before the exercise of the powers outlined above. There must be an objection period of at least 28 days.
- v. A street trading licensing would be dealt with through the Local Government (Miscellaneous Provisions) Act 1982 applies. The Act allows councils to adopt what is, in effect, a street trading regime set out in its Schedule 4. Bristol had done this. Streets can be a licensed street [trading on certain days only], a prohibited street [no trading at all] or a consent streets. Consent streets require licensing and this will apply for the Bearpit."

Legal advice given by: Peter Malarby

Financial No advice sought

Revenue

Capital

Financial advice given by: N/A

Land

The land associated with the project is owned by the Council and is registered Highway. The land will continue to remain under Council ownership and under this designation after the project is completed.

Personnel None

Appendices: Appendix A - Bearpit Improvement Group Brochure
Appendix B - Artist impression of proposed infrastructure
Appendix C - Bearpit Improvement Group Business Plan

ACCESS TO INFORMATION

Background Papers:

None

**Bearpit
Improvement
Group**



The Bearpit :A New Way Forward

Proposals to improve an under-used City Centre public space



Summary

This brochure has been developed by the Bearpit Improvement Group, an action group of local people and organizations , to explain our aspirations for the Bearpit, in the centre of Bristol.

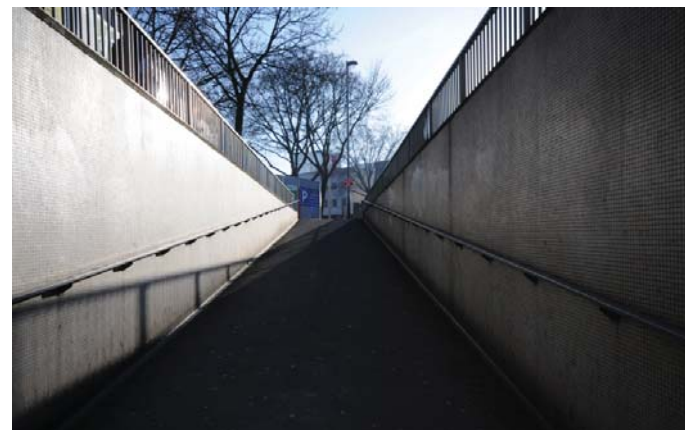
The intended audience is anyone who has an interest in our work and will be of particular interest to funding bodies and any other individuals or organizations who would like to help us achieve our objectives.

It includes information about the history of the group and the changes in the area we want to help bring about.

In addition there are details about the work completed to date; schedules of work planned in the short and medium term; and the vision of the longer-term aims for the Bearpit.

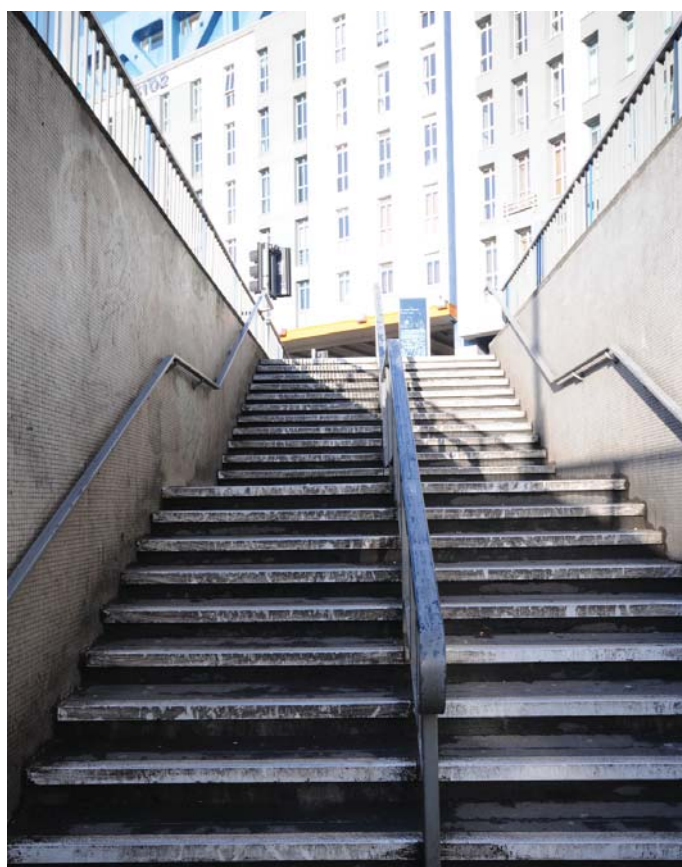
We are hoping to make the Bearpit a place which is welcoming, safe, diverse and inclusive.

Bearpit Improvement Group



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The Bearpit

St James' Barton roundabout lies between Broadmead, the Bus Station and the Stokes Croft area of the city. It's a post-war development and follows the ethos of the day of putting vehicular traffic at the prevailing street level and diverting pedestrians over walkways or into subways.

Pedestrians are channelled through one of four subways into an oval-shaped open space, known colloquially as "The Bearpit".

The Bearpit also houses the only public conveniences outside of the shopping centres and shops in the area making it an essential facility for some people.

The current design minimizes both scope for damaging antisocial behaviour and maintenance input. It has fixed single seating, utilitarian fixtures and fittings but with iconic hexagonal beds containing a variety of planting.

It was recently the subject of research, by the University of the West of England, on the fear of crime in Bristol City Centre. [*"Fear of Crime Within Bristol City Centre: What Factors are Causing it"* K van den Berg]

The author surveyed a variety of residents of the inner and outer city who were asked where in the city centre they felt most safe and unsafe by day and night. This was followed up with some analysis of the reasons for these feelings. The Bearpit scored consistently highly as an unsafe place by many respondents regardless of age, gender or housing area studied.

Fear of crime tends to be higher in areas which are unkempt, dark, unpopulated and unattractive. The characteristics of such a space are reflected in this area with its combination of subways, a lack of attractiveness, and in particular a lack of natural surveillance.

Areas perceived as safer such as Broadmead or Park Street had high levels of natural surveillance. The Bearpit, being below ground level, does not have this nor does it have interaction with other spaces.

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The Bearpit's Reputation

Police statistics tell us there is relatively little crime taking place in the Bearpit but fear of crime is a pervasive element which discourages people from lingering in the space.

We believe that the key to making the Bearpit feel safer is to get more "eyes on the street" – ordinary people using the public realm who can act as capable guardians. But people need a reason to use public places either for socialising or trading. The introduction of activities which promote these characteristics could significantly increase safety in and around the site.

With its close proximity to Stokes Croft and Broadmead, it is a prime area. It has great potential value as a public space and provides the opportunity create something for the City of Bristol's citizens to be proud, rather than ashamed, of.

The Bearpit Improvement Group

With the support of Bristol Civic Society and the People's Republic of Stokes Croft, a meeting of interested parties was held in June 2010. As well as local residents and amenity groups, representatives from the police and Council attended. Subsequent meetings of council officers, elected members and amenity organizations have led to a broad consensus about proceeding with improvements.

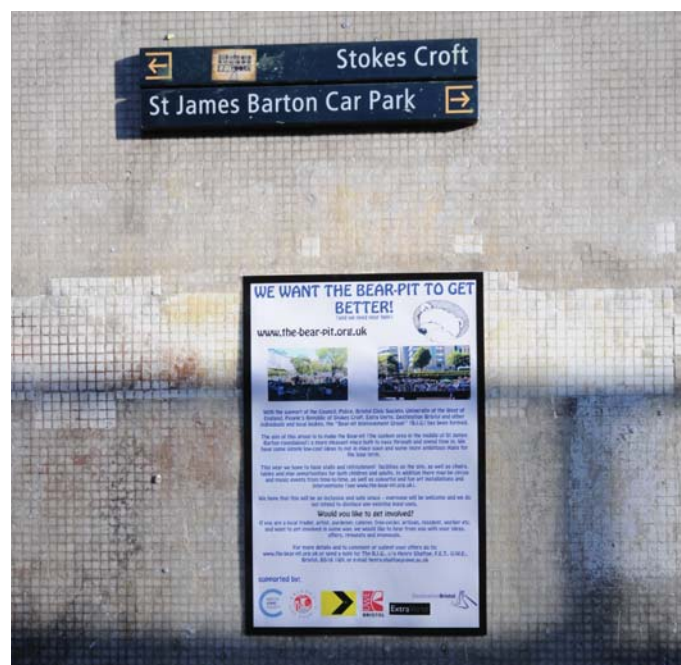
A core group of members was recruited, meeting regularly to shape and organize the work to be done but it was clear some further formalization would be beneficial.

The “Bearpit Improvement Group” (BIG) has been established as a Community Interest Company, to act as a conduit and clearing house for improvements to the site.

The site has also been designated a “Community Action Zone” by the Council to encourage community-led innovations and improvements. A seminar for relevant Council Officers was held in early 2011 to encourage them to be supportive in this new approach.

The Council has suggested that some “Section 106” (planning gain) money may be forthcoming for specific improvements. In addition, the BIG is seeking funding from other sources, such as local businesses and charitable foundations as well as trying to develop revenue income sources to support further development.

Since the first meetings, the Group has undertaken extensive liaison with a wide variety of stakeholders for the site - from various council departments and officials, to the local police, traders, and local residents. All are very well aware of the Bearpit’s shortcomings and continue to be supportive of appropriate action to improve matters.



Public Consultation

At the end of January 2011, we put up four consultation posters, by each subway entrance, facing into the Bearpit.

These posters had a “We want the Bearpit to get better” notice and participation request, along with contact details for those who want to comment or get involved.

There was a massive and positive response to these posters – within two weeks of them going up, over 500 people had accessed the dedicated “Bearpit Improvement Group” website as well as numerous letters and emails from citizens with support, suggestions and offers of involvement.

More recently we have had discussions with the local Neighbourhood Forums, community associations, trading groups and nearby residents and we have continued liaising with the council and local police.

The following suggestions have demonstrably broad support - they are indications of what could be done and are part of an ongoing consultation. (www.the-bear-pit.org.uk).

BIG objectives

The Bearpit Improvement Group CIC set out objectives for the work of the group

To improve the Bearpit in the following ways:

- To improve the ambience for all people who use and pass through it
- To reduce the fear of crime for users of the underpass
- To improve the physical usage of the space and include attractions to improve general footfall in the space
- To act as a showcase for local artists and groups

The long-term aim is to take on some of the aspects of managing the Bearpit under an asset transfer arrangement.

As an interim step, the aim is to be licensee for activities in the space.

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Getting Organized

The ideas have been grouped according to short and longer-term prospects. Some of the suggestions have already been implemented, with a small amount of financial support from UWE, the Council and Destination Bristol and with a lot of goodwill.

In order to make the work manageable it has been split into workstreams of related themes:

- Physical
- Trading
- Greening
- Art
- Play
- History

In addition there are organisational threads of governance, funding and communication.

Workstream leaders have been appointed to take forward the ideas in each thread.

By working in this way, we are spreading the workload amongst several people to make our goals more achievable.



Achievements to Date

Notice and art boards

The dreary vertical surfaces are being enhanced, not only with murals by local artists, but by the incorporation of temporary art boards and free noticeboards.

Temporary and medium term artistic installations

Given adjacent Stokes Croft's burgeoning reputation as an alternative arts and cultural quarter, there is no reason why this couldn't spill into the Bear Pit – indeed this is an ideal location for both large and small scale works using various media. A number of charities and community groups are planning to adopt and curate some of the boards.

Events

As well as ongoing street entertainment, special events have been put on in the Bearpit in the last year or so. A ground breaking example of this took place on Saturday 22 May 2010 when, as part of the community-led Stokes Croft Festival, the Bearpit became a festival venue between 12 noon and 6 pm, with transformational results (see cover image)

Hundreds of people filled the Bearpit, lured by a combination of live music, a few stalls, bunting, the chance to picnic on the grass and some sunny weather! This event was repeated in 2011, along with a National Civic Day celebration in June 2011 and a street band gathering in July 2011. The popularity of these events demonstrates that the Bearpit is a good venue for public events.

Resurfacing works

We have been in discussion with Bristol City Council over maintenance of the Bearpit. This has led to partial resurfacing of the asphalt floor and design input to the imminent refurbishment of the access ramps.



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Traders

As part of its "Community Action Zone" status, The Council's Market Department is offering low cost incentives for traders to set up stalls in the Bear Pit. Artists, craftspeople and food producers have set up their own stalls at nominal cost. A Saturday "flea market" has been running on Saturdays throughout the summer of 2011, along with occasional art and refreshment stalls.

Greening

Several of the hexagonal planters in the Bear-pit have been "adopted" by groups of local workers, who tend to the plots in their lunchtimes. Some of the beds have been reinvigorated by the planting of vegetable, herb and ornamental planting.

Short & Medium Term

The ethos of the Bearpit Improvement Group is to deliver manageable, incremental change.

This will give the opportunity to try ideas and test for their success before larger-scale improvements are designed.

In addition to these, we aim to work with Bristol City Council and provide design and idea input for ongoing maintenance and infrastructure improvements such as refurbishments and infrastructure improvements.

Sections on the following pages outline our current thinking on the short and medium-term improvements we wish to make, together with indicative costings.

The work is divided into the sections which relate to each of the identified workstreams.

Naturally, the workstreams overlap to some degree and some care and co-ordination will be required to deliver the work with optimum efficiency.

Of course, all these plans rely on being able to raise sufficient finance, but the incremental nature of the plans are well-placed to facilitate implementation on an ongoing basis as finance is arranged.



Bearpit Improvement Group



Plans: Physical

Initial impetus for the physical interventions for the Bear-Pit is aims at increasing the activity and public awareness of the space.

On a practical basis our first move is to make services available for the future users of the space and facilities and we are working with the council to coordinate this provision. These physical improvements underpin much of the other work to be carried out.

Provision of utility connections

The key to making catering, entertainment and other facilities viable safely is to ensure there are good quality connections for both water and electricity.

Lighting improvements

To complement the current street and walkway lighting, make the routes more inviting and improve general security we intend to make improvements to the current lighting.

Low energy consumption, vandal-proof fittings are proposed for the walls arranged in wave patterns to add dynamism and flow and to provide pools of light in strategic places. In walkways a paving lighting scheme is envisaged.

Performance and speakers stage/platform

A low level timber decking platform that can be used for a variety of performance, busking or public speaking in an informal way

Constructed from railway sleepers, these could also be used as a seating area.

Canopy

To form a cover to the performance/speakers stage in the centre of the space, allowing use of the performance stage during inclement weather.

Construction from lightweight nylon sail fabric, timber or stainless steel posts and stainless steel cables

Additional flexible seating

Lightweight and quickly relocatable for general use and to form spectator seating, etc. for events

Construction is envisaged from recycled timber transport palettes with weather protected plywood sheet and possibly with Astroturf finish



Estimated Costs

Short Term Works

Utility outlets

Electricity point (18 in total) = £9,000

Water points (2) = £1,100

Estimated cost for short term £10,100

Medium Term Works

Lighting

Improvements to underpasses £17,600

Paving lighting £26,400

Lighting for new installations £15,400

Stage

Stage area approx 24m² £2,200

Canopy

Design and implementation costs £27,300

Sundry other seating

A variety of fixed and movable seating £6,000

**Estimated cost for medium term
£94,900**



Plans: Trading

One of the key elements in the improvement of the space is to slow down people's transition through it to increase the sense of the space being a communal destination.

However, in order to do this, people must want to visit the area for its own sake.

One of the best ways to do this is to provide some trading and catering space. Rental of these concessions will provide income to help finance future projects and ongoing maintenance.

Medium to long-term plans include the following measures:

Catering

Adapted shipping container units to be installed on the eastern side of the Bearpit (previously the wildflower meadow).

Some potential operators have already been identified. To encourage people to eat in the Bearpit we will provide some tables and chairs and a canopy to provide shelter from inclement weather.

Storage

In addition to the catering containers, we will commission an additional container to act as a secure storage space for the chairs, tables, market stalls, etc. Containers, whilst functional and robust, will be decorated to provide a cheerful ambiance.

Market Stalls

A small number (in the order of six) of market stalls will be purchased and available for market traders to rent.



Estimated Costs

Short Term works

Catering containers

2 adapted containers, foundations, fees etc £18,400

Decking surround to catering containers

Install approx 72m² of timber decking £5,800

Stackable tables and chairs

6 tables and 24 chairs £2,000

Canopy for catering area

Installation of bespoke canopy £31,500

Storage container

1 shipping container, foundations, fees etc £5,000

Market stalls

6 stalls with canopies £2,400

12 stalls without canopies £2,400

Total estimated cost for short term works £67,500

Medium Term works

Further catering outlet

1 adapted container, foundations, fees etc **£9,200**

Plans: Greening

There exists a considerable amount of planting space in the Bearpit and we would hope to use this for both edible and ornamental planting.

We have already had involvement from volunteers who have taken over a couple of the hexagonal beds and improved the planting in them to great effect by including vegetables and herbs in the beds.

There are possibilities to give access to other local people who may benefit from something akin to the popular “gardening on prescription” schemes that are available elsewhere in the country for people with mental health issues. We are already in discussion with the NHS Groundwork Trust in connection with this.

Espalier Fruit Trees

Fruit trees would strengthen the food growing aspirations as well as contributing aesthetically, educationally and ecologically to the area. They could be installed against some of the concrete walls and take up relatively little space.

Bulbs

A mass of bulbs has been planted to provide a stunning effect in spring, and at other points in the year.

Experimental Beds

We would like to extend the number of people involving themselves in planting activities and would see some of the hexagonal planters being suitable for this.

Additional seating

Very few people use the upper grassed areas for seating at the moment but the addition of timber sleeper seating could improve the space especially for events.

Insect Habitat

Provision of an iconic insect habitat would improve the environment for pollinating insects in the area as well as provide visual interest.

Green Roofs

The toilet block buildings have flat roofs which could be “greened” to help extend the biodiversity of the space. They would also be a valuable educational tool and their visibility would play well to the City’s environmental credentials.

Bearpit Improvement Group



Estimated Costs

Short Term Works

Bulbs

An array of spring bulbs £200 (completed in 2011)

Fruit trees

9 x semi-mature fruit trees £3,550

9 x tree pits with drainage layer, topsoil & watering pipe £1,350

Vine eyes & guide wires £350

Reclaimed Timber Benches

6 x sleepers + fixings £600

Experimental Bed

A variety of plants for bed £250

Gardening Tools

Decent quality gardening tools for volunteers to use £200

Insect Habitat

Materials to build the habitat £500

Total estimated cost for short term works £7,000

Medium Term Works

Green Roof

200sqm @ £100/sqm = **£20,000**

Plans: Art

Various spaces in the Bearpit lend themselves to the provision of art in various forms.

The pilot installations in the access tunnels have shown that, with the right sort of art, passers-by are prepared to linger and admire the scenery. This is another important element in both slowing traffic through the space, and attracting footfall to it.

The recent 'See No Evil' event in Nelson Street reinforces Bristol's growing reputation for cutting edge attitude to public space, so it seems entirely appropriate for the once-neglected and down at heel Bear Pit to reinvent itself, whilst espousing the concept of the Outdoor Gallery, and of gentle incremental change.

Incremental development means that a definitive artistic plan will evolve as feedback from each piece of work is received. However, some of the ideas are listed below

Sculpture Installations

The toilet block roofs offer a possible site for installation of large sculptures which would be visible from inside the Bearpit as well as from the highway and pavements outside.

Refurbishment of Toilets

The toilets have a tired air and the signage is poor, this could be improved by repainting.

Painted Panels

On the whole, the pilot exercise proved successful so we extended the number of painted boards in the tunnels and some of the other walkway walls.

Signage

The signage could be improved for readability and interest.

Murals

Ongoing refreshment of existing murals and creation of new ones.

Tools

Maintenance equipment to be stored on-site

Lit, Lockable Shell Panels

"Adshell" or similar panels mounted on the tunnel walls to improve lighting, display works for sale with a view to making this a revenue stream.

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Estimated Costs

Short Term Works

Painted Panels

Purchase, painting & installation £5,000

Signage

Purchase & installation £2,000

Toilets

Materials and labour £5,000

Murals

Materials and labour £9,500

Tools

Variety of materials for maintenance £2,000

Art Administration/Curation Fees

Time spent 150 hours @ £25ph £3,750

Estimated cost short term £27,250

Medium Term Works

Sculpture Installations

Purchase and installation of sculpture £10,000

Lit Panels

Purchase & installation of 12 lit panels £12,000

Estimated

Art Administration/Curation Fees

Time spent 90 hours @ £25ph £2,250

Estimated cost medium term £24,250

Plans: Play

In addition to trading and catering opportunities it should be possible to increase the number of people in the space on a more regular basis by providing facilities for different sport and play activities.

There are obvious health benefits sporting and play activities and this is to be encouraged, especially for people who may not have easy access to other facilities.

It will also have the benefit of increasing street surveillance thereby reducing the fear of crime we know still exists for casual users of the space.

Play ideas to date include the following

Table Tennis

A permanent, weatherproof, table tennis table could be installed and bats and balls be made available to buy or hire from one of the outlets in or near the Bearpit

A significant proportion of the cost of a table has already been raised..

Street Chess

A simple chess game was made available during the recent Stoke's Croft Street Fest and proved popular. Painting one or more boards on the tarmac and fabricating a set from traffic cones could be done fairly simply, again, making the set available from a nearby retail/catering outlet.

Boules pit

The gravel paths around Queen's Square, near the city centre, has proved very popular for boules/petanque players.

A pit could be constructed of railway sleepers to form a border and with gravel fill over the whole playing area.

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Estimated Costs

Table Tennis

Preparation of play area 45m² £2,700
Installation of all-weather table £1,500
Bats and Balls £100

Street Chess

Groundworks and board painting £1,700
Chess set, stencils, spare pieces £500

Boules Pit

Preparation and installation of 75m² pit £3,000

**Total estimated cost for scoped works
£9,500**

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Plans: History

The Bearpit marks the boundary of the mediaeval City of Bristol.

It has seen much change over its history and the whole area is the site of much historical interest.

A recent area appraisal of the nearby St James Parade looks to extend the conservation area and draw in some of the history of the area.

There is the opportunity to reunite the space around St James' priory with the space that used to be the nearby "lands of the manor" (or, Barton).

Many travellers arriving at the City come from the adjoining bus station and the Bearpit is the ideal place to have some engaging interpretation boards which show the importance of the space in the area.

In the short-term, it would be relatively easy to commission some research from a local historian and we have some contacts at UWE who may be suitable for the task.

Old maps and photographs showing the changes in the area over time have been a very popular addition to the dockside area of the city, and the Bearpit, whilst more modest in scale, could also be an suitable candidate for similar installations.

Simple interpretation boards can be wall-mounted and, temporary signage will be relatively inexpensive to get designed and printed. A moderate number of boards - say ten - would allow for some scope to explore the history in a modest but engaging way.

Longer term, and taking into account feedback and interest in the temporary boards, we would like to commission more sturdy, vandal-proof signage for installation.

The indicative costings are separate the temporary from the long term boards.



Estimated Costs

Short Term Works

Historical research

50 hours consultancy @ £30ph = £1,500

Board Design

50 hours consultancy @ £30ph = £1,500

Board construction

10 boards & fixings @ £50 each = £500

Board Mounting

half a day's work @ £200pd = £100

Total estimated cost for short term works £3,600

Medium Term Works

Design adaptation following feedback

25 hours consultancy @ £30ph = £750

Vandal-proof signage

10 boards @ £500 each = £5,000

Board Mounting

One day's work @ £200pd = £200

Total estimated cost for medium term works £5,950



Plans: Organization

The initial work on this project has been completed by a relatively small group of volunteers.

As we ramp up the amount of activity in the area, more people will become involved and, necessarily, more time will need to be taken in co-ordinating and managing those efforts together with essential administrative and communication tasks

We believe it will become necessary to retain services on a partially paid basis in order for those involved to be able to devote more time to the project.

The likely activities are

Project management

Planning, co-ordinating and monitoring of activities.
Risk and issue management. Outcome management for reporting to funders.

Website development and maintenance

Transfer of website to a more robust host and ongoing maintenance and updates.

Member management and communication

Managing incoming contact from interested parties and referring to other members of the organization. Compilation of regular newsletters and online updates. Managing mailing lists of interested people and supporters.

Publicity and public relations

Managing ongoing relationships with publications and local information sources to ensure the work in the Bearpit is widely heard about. Maintaining relationships with key people and organizations.

Fundraising

Seeking out suitable sources of funding. Making funding applications, and managing applications once made.

Financial administration

Settlement of bills, maintaining financial records, assisting with completion of annual accounts.



Estimated costs

Where possible we are seeking support from volunteers. However, projects of this nature will also require some paid effort for certain tasks.

Support is likely to be variable over time and it is more appropriate for members to be reimbursed on a consultancy basis, rather than considering employing staff at this stage.

All tasks should be reimbursed at the same rate and the suggested rate is £25 per hour (£175 pd)

The following estimates are based on approximately one year's activities.

Project management 25 days

Website/comms 15 days

PR/Networking 5 days

Fundraising 25 days

Financial administration 5 days

Total = 75 days @ £175 = £13,125

Other costs

Web hosting £150

Travel £500

Stationery and sundries £500

Printing £1,000

Finance

The long term plan is to enter into agreements with Bristol City Council and concession-holders to use the revenue from stall rental to support the work of the group.

Other possible revenue streams could include consultancy for other community groups and collections on event days.

However, in the meantime we are reliant on financial support from donors.

We have so far received direct financial support from UWE, Bristol City Council and from Destination Bristol.

Non-financial support has been received from the individuals and organizations involved (Bristol City Council, Bristol Civic Society, Box Architecture, ExtraVerte Ltd, PRSC, UWE).



Bearpit Improvement Group



Schedule of proposals for the Bear-Pit Improvements

Category / Item	2011												2012												Notes
SHORT TERM WORKS	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Physical																									
Ramps - anti-slip surface finish																									COMPLETED
Play area for table tennis																									
Play area for chess board																									
Flexible electricity connection points																									
Flexible water connection points																									
Secure storage (container)																									
Performance area - busking and speakers stage																									
Performance area canopy																									
Trading																									
Community kitchen - ad hoc arrangement																									COMPLETED
Free Trade Zone for the Bear-Pit																									COMPLETED
Food/catering outlets (2 x containers)																									
Café area canopy																									
Café area decking																									
Seats and tables (loose)																									
Market stalls - temporary																									
Greening																									
Bulb Planting																									COMPLETED
Edible planting - fruit shrubs and fruit trees																									
Reclaimed timber benches																									
Nursery gardens - experimental planting																									
Wildlife friendly planting/habitats to encourage bio-diversity																									
Green roofs to toilet blocks																									
Art																									
Underpass notice boards																									COMPLETED
Underpass art gallery boards																									COMPLETED
Underpass free street art boards																									COMPLETED
Re-siting of existing art work																									
Bottle pyramid																									
Signage improvements																									
Lit panels																									
Toilet renovations - short term																									
Play																									
Table tennis table, etc.																									
Playful surface treatments (graphics)																									
Chess board - supersize																									
Boules Pit																									
History																									
History presentation boards - temporary																									

Light shading indicates preparatory works, design, ordering and coordination with Bristol City Council.
Dark shading indicates installation.

Bearpit Improvement Group



Schedule of proposals for the Bear-Pit Improvements

Category / Item	2012												2013												Notes
MEDIUM / LONG TERM WORKS	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Physical																									
Lighting improvements - stairs and ramps																									
Lighting improvements - underpasses																									
Lighting improvements - within the pit																									
Lighting installation - Interactive with public/movement/weather																									
Landscape alterations - stone terracing and seating																									
Landscape alterations - paving to bear-pit central space																									
Surface crossing points and ramp links into the pit																									
Trading																									
Market events - farmers market/ arts & crafts/flea market/etc																									CONTINUES
Other events - car boot sale/ book swap/free-cycling/etc																									CONTINUES
Greening																									
Community gardens - schools and other groups																									
Reclaimed timber benches, steps and planting beds																									
Art																									
Toilet renovations, refurbishments or complete remodelling																									
Caretakers or security wardens office/space																									
Performance - Music/theatre/dance/ speakers/film/video																									CONTINUES
Festivals/community events																									CONTINUES
Exhibitions – temporary																									CONTINUES
Play																									
Play/playful sculptures																									
Play events and activities																									CONTINUES
History																									
History presentation boards - permanent																									

Light shading indicates preparatory works, design, ordering and coordination with Bristol City Council.
Dark shading indicates installation.

Bearpit Improvement Group



Future Plans

The changes we have outlined in previous sections will change the use and feel of the site but will not fundamentally change the underlying physical structure of the Bearpit.

Longer-term, bigger projects are a possibility to change the way that people use and interact with the Bearpit.

One of the major fear generators for people walking through the Bearpit is the design of the pedestrian subways whose design do not give clear sight lines to the exit-points.

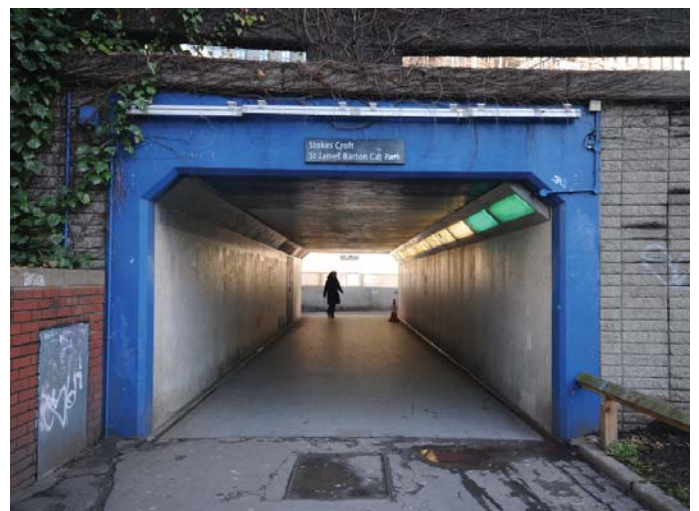
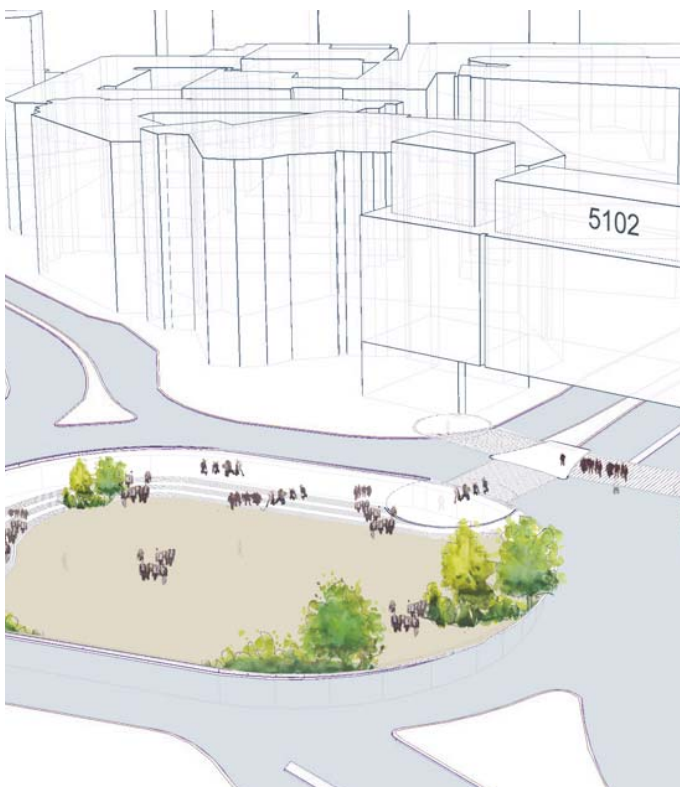
We believe the best alternative would be street-level crossings and have made some investigations to consider the viability of this option. A side-benefit of new crossings would be the ability to install stepped access routes down into the space which would act as an amphitheatre.

This amphitheatre would lend itself to more events and could even be designed to be a closed, secure space to reduce the possibility of anti-social behaviour in the lower levels at night.



New facilities in the space left by the decommissioning of the tunnels could be created, increasing the retail and catering potential for the area. This would increase the potential for not only revenue generation, but make the destination more attractive to the public.

Other more major improvements could include acoustic baffles to provide greater physical separation between traffic and the pedestrian area below. This would have the benefit of improving the micro-climate in the Bearpit.



Contact

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The full board of directors of The Bearpit Improvement Group CIC is:

Henry Shaftoe (Chair),
Mike Thorne, Alan Morris, Robin Halpenny,
Liz Crew, Chris Chalkley and Kaz van den Berg

The Bearpit Improvement Group CIC is a registered Community Interest Company in England and Wales with the number 7754097.

Our registered address is 35 Stokes Croft, Bristol BS2 8JO



Acknowledgements

The Bearpit Improvement Group CIC would like to thank the following organizations for their ongoing support:

Immediate Media, Bristol

Bristol City Council

Bristol Civic Society

Destination Bristol

ExtraVerte Ltd

People's Republic of Stokes Croft

University of the West of England

Also to all the individuals who have readily volunteered their time to get involved.

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Bearpit Improvement Group



Possibilities



Visualization of how the site might look after the implementation of short and medium term improvements.





Bearpit Improvement Group - Food Kiosk Business Plan

30/01/2012

Bearpit Improvement Group Chair	Henry Shaftoe
Trading Workstream Leader	Mike Thorne
Kiosk Manager	Robin Halpenny

Executive Summary:

This proposal is for the funding of two trading kiosks and supportive infrastructure, in the Bearpit. It will create a sustaining and exciting reason for people to go, slow down and stop in the area while ensuring the long term regeneration is a success. In total £67,500 is required.

**Benefits**

1. Set up and managed by the community
2. Creates employment (↑tax, ↓benefits)
3. Ensures continuity of presence in the Bearpit, thus making the area safer to be in and pass through.
4. It is aligned to long term plans for the area (for street level access)
5. Creates a financial return which will be reinvested in the area.
6. It will act as an anchor point for the market & events.
7. The kiosks are not permanent, can be moved (to fit in with any changes to plans) or sold (to reclaim investment).
8. The type of container proposed is secure & tamper proof

Background

The Bearpit Improvement Group (a registered Community Interest Company) feels that one of the fundamental keys to transforming the Bearpit from a place of fear to a safe and desirable destination is the provision of refreshments and trading stalls. With an estimated daily footfall of 14,000, the Bearpit has a huge potential “constituency”, but, at present there is no reason for anyone to linger in the space. Events, such as quality busking and other entertainment will provide some attraction, but to encourage some of those 14,000 to daily enjoy the space, quality refreshments and independent traders will provide an “anchor”. There are precedents for this in other cities, most notably “Gabriel’s Wharf” on



Gabriel's Wharf

London's South Bank, which is run by a Community Interest Company and has thrived with a mix of cafes and workshop outlets for the last twenty years.



Indeed, at the Bearpit, a temporary version of this proposal was implemented for one day last summer (as part of the Stokes Croft Festival) and was hugely successful (pictured).

As with Gabriel's Wharf, all these facilities will be "temporary" insofar as they can be removed from the site, allowing a high degree of flexibility and adaption according to need and circumstances. Three quality caterers, with an impressive track record, have already expressed a

strong interest in trading on the site. There is also a growing vogue for "Street Food" – a concept that started in the Far East, has become popular on the West Coast of the USA and is now showing its hand in London (for example near King's Cross and Waterloo).

Funding

The B.I.G. is therefore seeking Section 106 funding support to provide the infrastructure to allow refreshment providers and traders to function effectively on the site and provide an attractive environment on a daily basis. This infrastructure will consist of: Specially adapted containers, stalls, canopies, tables, chairs and associated services. It is estimated that the cost of this will be in the region of £67,500.

Method

The food outlet containers would be kitted out specially with kitchens and serving hatches, and would share a common "food court" with chairs and tables protected by colourful and interestingly designed canopies.

Depending on the Council's preference, the containers and ancillary features could: a: be purchased by the Council using section 106 funds and then leased to the BIG at a peppercorn rate, who, in turn would sublet to appropriate traders; b: be purchased by the BIG with a section 106 grant and then let to the trader "tenants", with the proviso that, if the BIG ceased to operate, the physical assets would be returned to the Council, for re-use or sale.

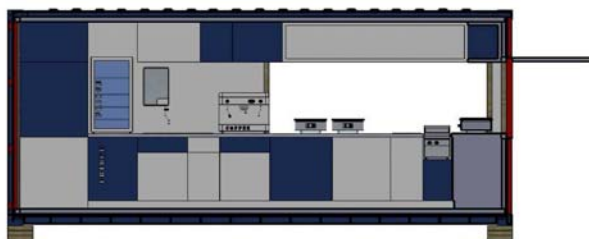
In either case the Council could negotiate a "profit-share" with the B.I.G. the proceedings of which could be further invested in environmental improvements in the Bearpit or surrounding neighbourhoods.

Requirements & Costs:

<u>Qty</u>	<u>Item</u>	<u>Cost</u>
Catering containers		
2	Adapted containers, foundations, fees	£18,400
Decking for food Court		
72m2	Materials, installation of timber decking	£5,800
Stackable tables and chairs		
6	Tables	£800
24	Chairs	£1,200
Canopy for catering area		
1	Installation of bespoke canopy	£31,500
Storage container		
1	shipping container, foundations, fees	£5,000
Market stalls		
6	stalls with canopies	£2,400
12	stalls without canopies	£2,400
Total		£67,500

GROUND FLOR PLAN





LONG SECTION

Risk

Because of the high footfall through the site and the number of nearby office and service workers, as well as the proximity of the Bus Station and Broadmead, the B.I.G. is optimistic that

such a food and trading area will prove to be a popular attraction, which will at least break even. In the unlikely event that the facilities did not prove to be viable after a year, most of the equipment could be resold or used elsewhere in the City, so that the Section 106 money would not have been squandered.

Financial

Summary financial tables are provided for both the Bearpit Improvement Group and Kiosk Traders.

Bearpit Improvement Group

BIG Rental Income	Yr 1	Yr 2	Yr 3
Daily / Kiosk	£15	£15	£18
Yearly Total	£10,950	£10,950	£13,140

BIG Costs

Management Cost	£2,738	£2,738	£3,285
Legal Agreements	£1,000	£500	£500
Marketing Costs	£1,000	£1,000	£1,000
Repairs	£0	£500	£1,000
Total	£4,738	£4,738	£5,785
Profit	£6,213	£6,213	£7,355

The projections show the commercial viability for both the Bearpit Improvement Group & the Kiosk Trader.

Note: The figures are not based on contractual agreements and not intended for accountancy records. Bearpit Improvement Group: Rental income figures are based on rents currently charged in St Nicks Market (£20+ / day) and from interviews with interested traders.

BIG profit will be re-invested into the Bearpit in line with BIG objectives.

Kiosk Trader

Kiosk Turnover	Yr 1	Yr 2	Yr 3
Daily	£275	£400	£475
Weekly	£1,925	£2,800	£3,325
Yearly	£100,100	£145,600	£172,900

Kiosk Trader: Turnover figures are based on market research of similar operating kiosks in the Bristol area.

Kiosk Daily Costs

Goods	£150	£200	£250
BIG - Rent	£15	£15	£18

Kiosk profit is owned by the trader in this scenario. Other scenarios being investigated include a profit share option. This has been received favourably by interested traders.

Kiosk Yearly Costs

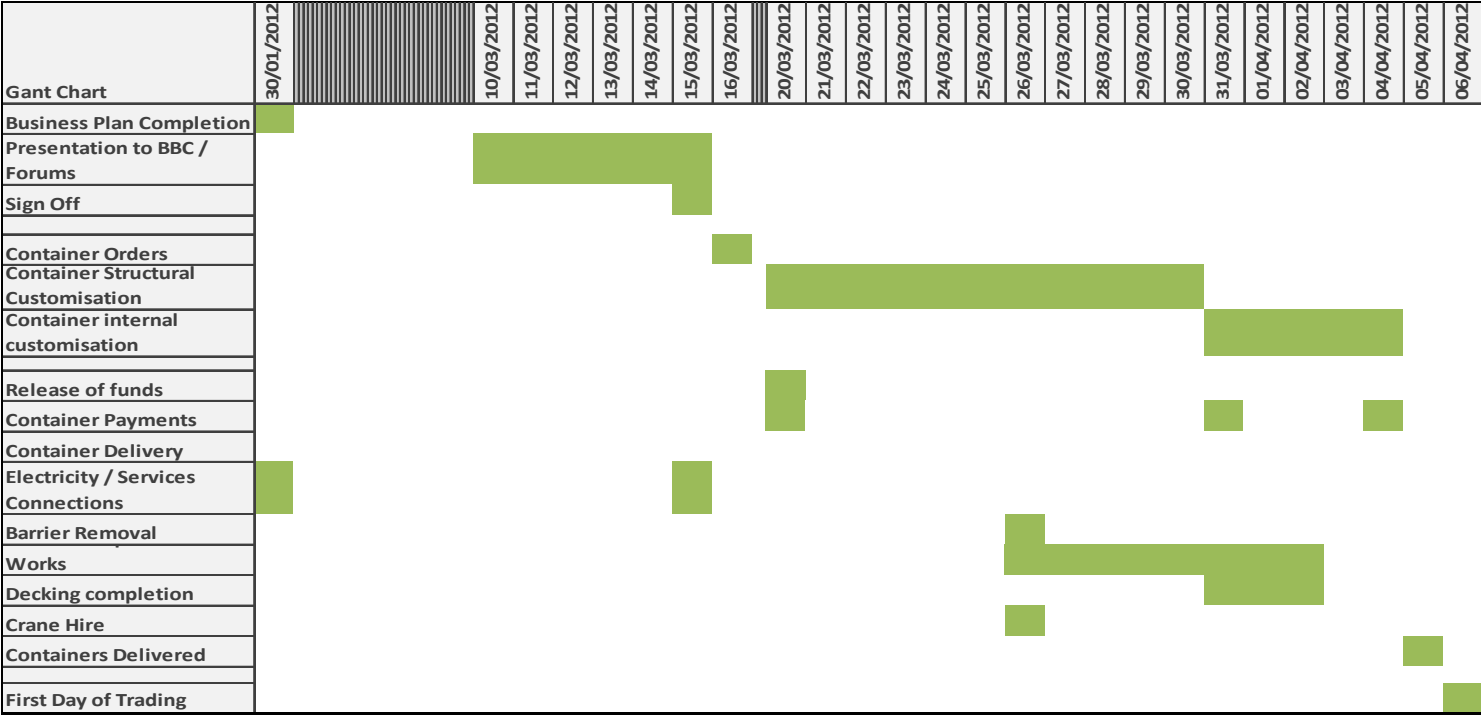
Goods Expenditure	£54,750	£73,000	£91,250
BIG Rent	£5,475	£5,475	£6,570
BCC	£2,000	£3,000	£4,000
Electricity	£600	£800	£1,000
Insurance	£2,000	£2,000	£2,000
Other Trading Costs	£4,000	£5,000	£5,000
Salaries (1 Full & 1-2 Part)	£30,000	£40,000	£45,000
Total	£98,825	£129,275	£154,820

Trader profit does not include the trader's salary. This is captured in the cost section. Trader's profit will be dependent on salary taken, no. of staff employed and product margins. These

Profit	£1,275	£16,325	£18,080
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will be largely at the discretion of the trader.

Proposed Timeline
(Dependent on Funding)



Summary

In order to ensure success in the Bearpit, a level of financial support is required alongside the commitment and dedication of the Bearpit Improvement Group. Trade in the Bearpit is the catalyst which will fundamentally transform the dynamics of the area. Together with other plans for improvements (in the areas such as physical, art, play, greening, and heritage) the holistic incremental approach will create a place that people want to go to, and not just through.

