



AGENDA ITEM NO: 9

**CABOT, CLIFTON AND CLIFTON EAST
NEIGHBOURHOOD PARTNERSHIP**

31 March 2015

Report of: Kurt James, Neighbourhoods Department

Title: Neighbourhood Partnership Coordinator Report for Information and Decision

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Recommendations

This report is from the Coordinator. It is for information and decision and Partnership members are recommended to:

- 1. Agree Bristol Citizens Advice Bureau Community Asset Transfer.**
 - 2. Agree Neighbourhood Partnership Equalities Training Date.**
 - 3. Agree Future Meeting Dates for CCCE Neighbourhood Partnership and Forums.**
 - 4. Note the Future of Bristol's Libraries Update.**
 - 5. Note Neighbourhood Forum Updates.**
 - 6. Note Mayor visit to Cabot, Clifton and Clifton East.**
 - 7. Note Section 106 and CIL Update (*Appendix 1*)**
 - 8. Note CCCE Neighbourhood Officer Update.**
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- 1. Proposed Community Asset Transfer: New Lease of former Prince Rupert Public House, 48 Fairfax Street, BS1 3BL to Bristol Citizens Advice Bureau.**

Background

- Bristol CAB currently occupies 12/14 Broad Street on a concessionary tenancy from Bristol City Council.
- 12/14 Broad Street is a Grade 1 listed building and adjoins the Guildhall. The premises are in need of refurbishment and, due to the interior layout and poor access, are no longer considered fit for purpose

- by the CAB.
- The council has been seeking options to relocate CAB for more than 12 years and an opportunity finally arose in 2012 when the developer of the adjoining Guildhall expressed an interest in also purchasing 12/14 Broad Street.
 - The council sold the freehold interest of the Guildhall to a developer who intends to convert the property into a hotel. They have asked the Council whether they could also acquire the freehold interest in 12/14 Broad Street as this would provide the necessary number of bed spaces to make the redevelopment of the Guildhall viable.
 - The developer was advised that the Council would only consider this if an alternative office could be found for the CAB as part of the transaction. This has proved difficult because of the value of city centre office accommodation and the large number of offices being converted for residential use.
 - However a potential new office has now been located at 48 Fairfax Street which is close to The Galleries and Bridewell. The premises are a former Bar (The Preview Bar and the Prince Rupert) and are owned by the Council but let on a long Lease. They are currently unused and discussions are in progress with the head leaseholder to take a surrender of the Lease.

Proposal

- The council proposes to grant a new initial 15 year Lease of 48 Fairfax Street to Bristol CAB with an option to renew in due course.
- The CAB will be responsible for all outgoings associated with managing and operating the property including all repairs, maintenance and insurance.
- The Lease will be subject to a Service Agreement which will set out a range of services that the CAB will deliver each year from the property.
- A substantially reduced rent of £15,000 pa will be payable by the CAB to the council; this eligibility will continue for as long as the Service Agreement is complied with.

Process

- The Cabot, Clifton and Clifton East Neighbourhood Partnership is asked to make any comments on the proposals, either in support or against, and to briefly set out the grounds for its views.
- Officers in the Community Assets Team and Corporate Property Team will then prepare a report for the Service Director Property who will make a final decision on the proposed CAT as soon as possible.
- Subject to the negotiations for the surrender of the existing lease of the premises at Fairfax Street it is estimated that the CAB could be

relocated by the end of 2015.

For further information please contact:

John Bos 0117 903 6440 or john.bos@bristol.gov.uk

2. Agree Neighbourhood Partnership Equalities Training Date.

Neighbourhood Partnership equalities training will take place 6 pm 28 April 2015.

3. Agree Future Meeting Dates for CCCE Neighbourhood Partnership and Forums.

Wellbeing Grant Deadlines	Neighbourhood Partnership meeting dates (19:00-21:00 unless otherwise indicated)	Meeting Venue (provisional)
15 May 2015	23 June 2015	The Pavilion
4 September 2015	13 October 2015	Brunel House
4 December 2015	26 January 2016	Brunel House
19 February 2016	29 March 2016	Brunel House

Recommendations

- **Neighbourhood Partnership to agree the proposed Neighbourhood Partnership meeting dates and Wellbeing Grant deadlines.**

4. Note the Future of Bristol's Libraries Update.

Following a decision by Bristol's Cabinet on the 3 March, the second phase of consultation into the future of Bristol's library service is now underway and it is important that you have your say. The consultation runs until 30 June. At this point no decisions have been made and we need to continue our open conversation with the people of Bristol.

Following on from the first stage of the Bristol Future Libraries consultation, initial recommendations have been outlined to modernise the service and provide greater consistency across the city. There are a number of ways that you can get involved and have your say as part of the consultation process.

Online

- The new survey and information booklet will be available

from www.bristolfuturelibraries.co.uk

- Online survey (main and Easy Read) and information booklet will also be available from this link.
- There will be engagement with people on our social media channels.
- You can also sign up for the e-bulletin – email bristolfuturelibraries@bristol.gov.uk to receive regular updates.

Hard copy material

- Paper copies of the information booklet and surveys will be available at all libraries.

Face to face engagement

- There will be drop in sessions during the day at each library during the consultation period.
- The public will have the opportunity to speak to someone from the service and ask questions.
- There will also be a dedicated libraries meeting for each Neighbourhood, which will allow communities to have a voice in shaping the future of their local library. Bristol City Council is proposing to hold a public meeting 6:30 pm-8:30 pm on 16 April 2015 at The Pavilion to give residents an opportunity to be briefed on the recommendations arising from the Libraries consultation and offer them the opportunity to ask questions.

To find out more go to www.bristolfuturelibraries.co.uk.

5. Note Neighbourhood Forum Updates.

Cabot Forum: King Centre Kingsdown – 9 February 2015

Cabot

- Discussion about a community centre on Jacobs Wells Road.
- Bristol Futures Academy.
- Support for Businesses affected by the introduction of RPZ's.
- Events in the City Centre (for example those held on Millennium Square), need to consider the cycling routes and keep them open during the events. They are quite often blocked.
- Consultation on Boundary Commission proposals for electoral wards in Bristol - Much interest was shown in the recommended boundary changes and in how to register views and concerns. This was the most active table and stimulated much debate;

- Trees Planting Programme – A number of suggested locations were made to go forward to Environmental Sub-Group;
- Nine Tree Hill – from Cafe Kino to Armada Place bins obstruct the pavement and rubbish is everywhere;
- Inconsiderate, dangerous and ‘Illegal’ parking at rear of CREATE Centre;
- Coronation Road – Tree roots raise pavements and make cycling dangerous;
- What investment is planned for Castle Park? Resident was informed about planned re-development of the space starting in 2015;
- Suggestion for a Maypole in Castle Park and the redevelopment of St Edith’s Well;

Dates of Future Cabot Forum Meetings

Next meeting 18 May 2015 at The Station, Silver Street
 Future dates 13 July, 5 October, and 7 December.

All meetings start at 7:00 pm. Venues for all meetings still to be confirmed

Clifton and Clifton East Forum: 23 February 2015

- Support for Businesses affected by the introduction of RPZ’s.
- Residents parking zone - To request a report on the review of the Hotwells and Cliftonwood RPZ, and concerns over the Clifton RPZ Scheme but residents advised to wait to see how it works and then attend the review;
- Tree Planting Programme - A number of suggested locations were made to go forward to Environmental Sub-Group;
- Police - Noise, crime and ASB coming from the Coronation Tap, an abandoned trailer on Southleigh Rd, pavement obstructions on Sion Hill, suspicious male looking into cars on West Mall, neighbour issues on Clifton Hill, double yellow lines on Clifton Park and begging in Clifton Village;
- Libraries consultation – initial briefing following press release including ways residents can make their views known;
- Waste Management – a number of issues raised directly with Trudy Feeney;

Dates of Future Clifton and Clifton East Forum Meetings

Next meeting 11th May 2015 at the Beech Room, Clifton High School
 Future dates 6 July, 12 October and 14 December

All meetings to be held at Clifton High School, College Road and start at 7:00 pm.

6. Note Mayor visit to Cabot, Clifton and Clifton East.

The CCCE NP visit from the Mayor pencilled in for 19 March 2015 has been cancelled and rearranged for 11:00 to 16:00 on 19 May 2015.

Please send ideas for the visit through to the Neighbourhood Partnership Coordinator by midday Friday 17 April 2015

7. Note Section 106 and CIL Update (*Appendix 1*)

As of 31 March 2015 the Cabot, Clifton and Clifton East Neighbourhood Committee is responsible for a devolved Section 106 funding budget of £788,125.33. Please note that a number of projects have been delivered but the funding has yet to be drawn down so the available funding is less than that reported.

The devolution of Section 106 funds means the Neighbourhood Committee comprised of the six councillors for the wards of Cabot, Clifton and Clifton East has the delegated legal responsibility for making decisions on these funds on behalf of Bristol City Council.

The process for spending CIL will be the same for Section 106 funding, but should be rigorously planned and linked to the achievement of the CCCE NP plan objectives once the plan is achieved. The amount of available funding will suit the crafting of larger project plans.

Cabot, Clifton and Clifton East NP have £258,601.21 Community Infrastructure Funding from:

Date Received	Application	Site Address	Amount
05/06/13	13/00192	Nelson and Drake House, Nelson Street, City Centre	£1,410.00
17/06/13	13/00672	Garaways House, Chantry Road, Clifton	£693.00
08/07/13	12/05163	St. Stephens House, Colston Avenue, City Centre (1)	£4,884.00
18/07/13	12/05682	Stonebridge House, Colston Avenue, City Centre	£2,250.00
09/09/13	12/05544	2 Rodney Place, Clifton (1)	£1,669.50
31/10/13	12/05163	St. Stephens House, Colston Avenue, City Centre (2)	£4,884.00
13/11/13	13/00455	12A Colston Yard, City Centre	£2,400.00
13/01/14	12/05544	2 Rodney Place, Clifton (2)	£1,669.50
14/01/14	13/03791	Raphael House, Colston Avenue, City Centre	£231.00
20/01/14	13/03366	Stonebridge House, Colston Avenue, City Centre	£765.00
24/03/14	13/00791	Maskreys, 62 to 66 Whiteladies Road, Clifton (1)	£4,323.00
14/04/14	13/02555	Council Offices, Upper Belgrave Road, Clifton (1)	£2,190.51
24/04/14	12/05538	Regents Court, 33 Regent Street, Clifton	£661.50
29/04/14	12/05163	St. Stephens House, Colston Avenue, City Centre (3)	£7,326.00

Date Received	Application	Site Address	Amount
07/05/14	13/00952	Bristol Zoo Shop, Guthrie Road, Clifton	£2,466.00
09/05/14	13/00452	Magistrates Court, Nelson Street, City Centre (1)	£31,251.00
07/07/14	13/04630	Clifton Bank, Clifton Down, Clifton (1)	£1,816.50
29/07/14	13/00791	Maskreys, 62 to 66 Whiteladies Road, Clifton (2)	£4,323.00
07/08/14	13/04914	Electricity House, Colston Avenue, City Centre (1)	£30,528.56
11/08/14	13/03965	Entertainment Centre, Frogmore Street, City Centre	£15,902.28
15/08/14	13/02555	Council Offices, Upper Belgrave Road, Clifton (2)	£2,190.51
18/08/14	13/04132	St. Angelas, 4 to 5 Litfield Place, Clifton (1)	£3,513.30
04/09/14	13/00452	Magistrates Court, Nelson Street, City Centre (2)	£31,251.00
05/09/14	13/05704	Plot 3A, Harbourside, Anchor Road, City Centre (1)	£22,416.50
15/09/14	13/02978	Rear of 18 Sydenham Road, Cotham	£766.50
19/09/14	12/05492	4 to 6 Clifton Road, Clifton	£232.50
31/10/14	12/05163	St. Stephens House, Colston Avenue, City Centre (4)	£7,326.00
04/11/14	13/04630	Clifton Bank, Clifton Down, Clifton (2)	£1,816.50
11/12/14	13/04914	Electricity House, Colston Avenue, City Centre (2)	£30,528.56
09/01/15	13/05704	Plot 3A, Harbourside, Anchor Road, City Centre (2)	£22,416.50
03/02/15	13/04132	St. Angelas, 4 to 5 Litfield Place, Clifton (2)	£3,513.30
03/02/15	13/00791	Maskreys, 62 to 66 Whiteladies Road, Clifton (3)	£6,484.50
12/02/15	13/02119	1 Lower Park Row, City Centre	£4,501.20
Total			£258,601.21

This funding can be used to pay for:

- The provision, improvement, replacement, operation or maintenance of infrastructure; or
- Anything else that is concerned with addressing the demands that development places on an area.

8. Note CCCE Neighbourhood Officer Update.

Mike Lawlor is the new Neighbourhood Officer for CCCE, filling the role vacated by Neil Burwell on 1 March 2015.

I would like to extend thanks to Neil for his hard and fastidious work in the area, and a warm welcome to hard working and fastidious Mike Lawlor.

9. Analysis of CCCE Expenditure Update.

I have collated CCCE direct or related expenditure from 2010 (late 2009) to 27 January 2015, which equates to 210 expenditure lines valued at £2,417,400.23. Wellbeing Grants valued at £186,270.22 were agreed over this period. I will present an abstract of the data at the partnership meeting on 31 March 2015.

Neighbourhood Partnership Conference (7 February 2015)

Section 106 and Community Infrastructure Levy (CIL) Workshop

Section 106 and CIL are types of developer contribution secured via the planning process. Section 106 has been in existence since 1990 and its use was significantly expanded during the 2000 – 2010 decade.

However, in 2010 the government introduced CIL and this is now its preferred method of developer contribution as it is more predictable for developers (i.e. they can calculate the amount they will have to pay) and more transparent (i.e. there is no negotiation over the amount due).

The use of Section 106 has been restricted and it is now only used for the provision of affordable housing, and very specific site related mitigation (eg site access works, compensatory tree planting, amendment to waiting restrictions etc).

Section 106

What is Section 106?

Part of the 1990 Town and Country Planning Act that enables Council's to secure measures to **mitigate the impact of development** (known as planning obligations). These can be in the form of financial payments to the Council or the direct provision of measures by the developer. In order to seek planning obligations from a development the following **legal tests must be satisfied**:

A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is

(A) Necessary to make the development acceptable in planning terms;

(B) Directly related to the development; and

(C) Fairly and reasonably related in scale and kind to the development.

Role of Neighbourhood Partnerships in spending Section 106 money.

On 25 November 2010, the Council's Cabinet took a decision to devolve certain Section 106 monies to Neighbourhood Partnerships. These primarily relate to parks and local transport improvements.

These devolved monies must still be spent in accordance with what the Section 106 Agreement stipulates, but the Neighbourhood Partnership will be able to identify priorities and allocate the devolved Section 106 monies accordingly.

How are decisions over devolved Section 106 monies made?

All decisions over devolved Section 106 spend must be made at a public minuted meeting of the Neighbourhood Committee.

CIL

What is CIL?

A non-negotiable levy based on a series of charges, which is applied to most new development based on the increase in floorspace.

What is it to be spent on?

CIL is to be spent on infrastructure to support growth. It works like a tax in that its spend does not have to be directly related to the development that paid it.

How is it apportioned?

Government regulations require that CIL is apportioned as follows:

- 80 pence in each pound is applied to strategic infrastructure
- 5 pence in each pound is applied to set up and administration costs
- 15 pence in each pound is devolved to the Neighbourhood Partnership in which the development that paid the CIL is located.

In areas where a Neighbourhood Development Plan is in place the devolved figure increases to 25 pence in each pound, provided that the development

that paid the CIL was granted planning permission after the Neighbourhood Development Plan took effect.

Are there constraints on the devolved proportion of CIL?

The regulations state as follows insofar as the devolved proportion is concerned:

*A local council [Neighbourhood Partnership in Bristol's case] **must use CIL receipts passed to it to support the development of the local council's area, by funding:***

- A) The provision, improvement, replacement, operation or maintenance of infrastructure; or*
- B) Anything else that is concerned with addressing the demands that development places on an area*

How are decision over spend of the devolved proportion made?

All decisions over devolved CIL spend must be made at a public minuted meeting of the Neighbourhood Committee.

Examples of things that CIL can or cannot be spent on?

Item	Legitimate use of CIL
A Pedestrian Crossing	✓
Park improvements	✓
A grant to enable young people to be provided with musical instruments	✗
Improvements to a Community Building	✓
An alley gating scheme	✗
A new shop front for a commercial enterprise	✗
Improvements to land or buildings that have limited or no public access	✗
Expansion of a surgery	✓
Library improvements	✓

The above list is not exhaustive, rather it is meant to give a broad indication as to what may be appropriate uses of CIL.

General Note

Neither CIL nor Section 106 monies should be seen as a pot for giving grants to local community groups etc. The purpose of Section 106 is to provide measures to mitigate the impact of development and the purpose of CIL is to support growth.

Where decisions over devolved CIL and Section 106 monies are made, the scheme to be funded should be delivered by the relevant Council department in all but exceptional circumstances.

An example of exceptional circumstances would be where measures to improve a community building were approved and where the community building was in external ownership (WI, Red Cross, Scouts etc). In such cases the organisation would be required to present invoices to the Council, who would reimburse the organisation enabling them to pay their contractors / suppliers.

CIL & Section 106 Information

Monthly updated Section 106 and CIL information relating to monies received, held and spent are published on the following Bristol City Council webpages:

<http://www.bristol.gov.uk/page/section-106-monies>

<http://www.bristol.gov.uk/page/planning-and-building-regulations/community-infrastructure-levy-money>

For queries and further information please contact:

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