

BRISTOL CITY COUNCIL

DOWNS COMMITTEE

6 July 2015

Report of: Service Director, Environment and Leisure

Title: Downs Management Report

Ward: N/A

**Officer Presenting Report: Andrew Gordon,
Heritage Planning and Partnership Officer**

Contact Telephone Number: 0117 9639194

RECOMMENDATION:

Members:

To note the points and recommendations made in the report.

Summary

This report reflects the objectives of the Downs Management Plan and to inform members of progress since the last meeting.

The significant issues in the report are:

- ⌘ Enjoyment
- ⌘ Access
- ⌘ Working Groups
- ⌘ Landscape
- ⌘ Wildlife
- ⌘ Management and Resources.

1. Policy

Not Applicable

2. Consultation

a) Internal

John Williams, Area Manager North.

Andrew Gordon, Heritage Planning and Partnership Officer

Mike Allen, Business Manager
Becky Belfin, Nature Conservation Officer
Richard Ennion, Environmental Improvement Manager

b) External

Mandy Leivers, Avon Gorge and Downs Biodiversity Education Officer
Jack Penrose, FOD + AG
Chris Westcott, Natural England

3. Context

Enjoyment:

Following member's agreement, to allow the creation of a new BBQ area on both sides of Ladies Mile, BCC Landscapes have installed, by fixing to the ground, heavy duty wooden benches at a total cost of £8,354. One bench will not be installed until November at the request of Arnolfini to avoid visual intrusion to the Richard Long art installation. The Downs team have installed 4 stone slabs around each bench and provided signs to show where the BBQ area is located. The team have also installed a large bespoke bench into the playground, which is the final item to be installed for this construction project.

Access:

Information provided by BCC Security Services recorded 35 incidents of anti-social behaviour, from 15 March until 6 June (see attachment 1 for table of incidents).

Working Groups

Traffic group

Bristol Design has started work on producing the Downs Place and Movement Strategy in June and has provided a progress report to some members on the 1st July.

Rock Fall Group:

Bridge Road:

Following members agreement at the last meeting that officers should look at the feasibility of taking a "quarrying" approach to stabilising the rock face at Bridge Road, officers have meet with consulting engineers Parson's Brinkerhoff WSP who have advised (see attachment 2):

- This option would comprise cutting back the rock face slope from a position two metres above the base of the cutting. The final slope would incorporate a bench with 1:1 to 1:2 slope.
- In order to construct these works it would necessary to close both sides Bridge Road, to allow access for plant and removal of materials arising for up to 3 weeks. While this could be managed such that full closure

was limited to non- peak hours, this is likely to extend the construction period and elevate the costs.

- Based on recent experience and prices they estimate the cost for these works would be £61,700, which is over twice the cost of original proposal to use rock bolts and netting.

The Bridge Master has advised that the road closure time would be unacceptable, due to adverse impact it would have on commuters and other road users and the loss of revenue.

Recommendation: members agree to the Parsons Brinkerhoff WSP proposal, presented to members at the last meeting, to stabilise the rock face, by completely rock netting the eastern section of rock face and partially netting and rock bolting the western face.

Risk Management of Rock faces

BCC Highways consultants have received the report with respect to the Avon Gorge rock face inspection/survey, using drones and ground inspections to identify hazards to the Portway, network rail line and the public. A meeting was held with officers to discuss the findings and the implications of the report for managing risk of rock falls including the need for further more detailed investigations and development of risk assessment, including an inspection regime and any remediation works. The key points arising from the meeting were as follows:

- The use of drones to undertake the survey did not produce photographs of sufficient resolution to properly assess the condition of rock faces in Avon Gorge. This was due to Civil Aviation Authority regulations preventing flying over the Portway and therefore resulting in photographs having to be taken from a greater distance on the riverside of the Portway
- The consultants have agreed to re-fly/photograph the Gorge rock faces, at a closer distance, by closing the Portway bus lane. Highways will then be able to decide if this resolution is sufficient to assess the condition of the rock faces.
- Due to Highways and the adjacent land owner concerns about stability of the unstabilised part of Black Rock Quarry it was agreed that consultants should be commissioned to produce a qualitative risk assessment of the rock faces.

Landscape:

Following members approval of FODAGs recommendations to undertake further access improvements (phase 2) at the top and lower slopes of the Gully, a specification has been produced which has been agreed by Natural England. The works will be carried out by same contractor who carried out

the phase 1 works and are due to be completed by end of July. The Lord Mayor will formally open the steps in ceremony on 7th September.

Another Suspension Bridge Trust contractor has set up works compound on Christchurch Green, to carry out essential major works to bridge tower on the Clifton side, which should be completed by November this year. The ground will be reinstated by turfing it, before a further works compound is established in March next year.

Members will remember concerns raised by FODAG regarding the risks to the public from falling masonry from the railway tunnel ventilation chimney within the Gully on Durdham Downs and that officers raised these concerns with Network Rail. In response, Network Rail have erected permanent green galvanised palisade fence around the chimney (see photograph in attachment 3), but without consulting the Committee, BCC officers and Natural England. Officers have contacted Network Rail to establish why they did not carry out consultation. Their response was to explain that the fencing was installed to prevent vandalism and to mitigate against any safety risks associated with the exposed/open shaft including reducing the risk of loose stonework falling and striking anyone.

At the January 2015 DC committee a strategy was agreed for the replacement of trees in existing avenues on the Downs. Officers have now put in place a process to implement this plan. Some 80 tree locations have been marked on-site using a stake to which a small label has been attached inviting sponsorship. There is also the opportunity to attract Neighbourhood Partnership funding.

Options are being explored to hold a higher profile event to take place late November / December 2015 during which all 80 trees would be planted. This would be a One Tree Per Child Bristol initiative, see www.bristol.gov.uk/onetreeperchild and would give the opportunity for school children and the community to be involved in the tree planting.

Officers have identified the need for remedial works to replace car park bollards to prevent parking on the grass and access by travellers and to improve the potholed surface at the part of Black Rock Quarry by the Portway. The quote doing this work is £5642.

Recommendation: That members approve the Blackrock Quarry car park works and consider Network Rail's response and decide whether or not they wish officers to further challenge the installation of the fencing on the Downs.

e) Wildlife:

The Avon Gorge and Downs Wildlife Project group have met to discuss the project and the key points raised were (see action points in attachment 5):

- If the outstanding management plan actions (see attachment 6) and Natural England Avon Gorge Site Improvement Plan are to be implemented this will require substantial external funding. Natural England have indicated that they potentially have some funding to produce an outline brief for a project that can be used to establish whether the Heritage Lottery Fund would be interested in funding this project.
- That the AGDWP partnership should be extended to include the Forestry Commission, The Wills Trust and Network Rail to cover ownership within the whole of Gorge.

f) Management and Resources:

Downs Team

April is the time that there is a changeover from winter season to summer season work on the Downs including grass cutting, which will continue until around September/October.

The team's everyday work of litter collection and daily goat monitoring carries on as normal.

The football season has come to an end and the changing rooms have had a deep clean and been closed down for the summer.

A programme of football pitch renovation has begun, including adding top soil to some of the hollows in the football pitch surface and reseeding any bare areas.

The Team finished off lifting crowns on some of the trees that had low branches that would have impeded grass cutting. These branches were then used by FODAG members to erect dead hedges that protect the wild flower meadows from damaging erosion from joggers.

50 benches have been repaired, re-stained/ painted.

The hay cut will be completed in August and the City Farms will be provided with the bales at no cost.

Finance

The results of tendering Parry's Lane concession is that officers have received one bid, which met the evaluation criteria and an offer has been made to the bidder. Officers are still waiting for a reply.

As agreed by members at the last meeting a subgroup has met and agreed the conditions (see attachment 7) for tendering of the new refreshment concession at Sea Walls. The previous Lord Mayor has approved the conditions and cost of installing the infrastructure and as consequence the concession has been tendered and infrastructure comprising hard standing, electrical supply and bollard will be installed. The works will include housing

of both the existing ice cream concession and new concession electrical supplies into one box located behind the waste bin, allowing the removal of the old galvanised box from the middle of the pavement, with the aim of reducing the visual impact.

Risk Assessment:

Officers have had a further meeting with BCC Corporate Safety, to assess the cliff barriers around Observatory with respect to risk of falling and suicides. Corporate Safety has identified the risks and measures needed to reduce the risks in their risk assessment. The key recommendations were that further chain link fencing/ridged mesh gauze be installed to prevent people climbing up on the existing metal fencing and that where the height of existing fencing in a few places was less than the minimum H & S requirement of 950mm it should be raised to a height of 1100mm, where there is no vegetation barrier in front of the fencing. In addition, new warning signs installed around the barriers.

Coincidentally Charlotte Leslie MP has written to Democratic Services (see attachment 8) to inform them she has been contacted by a constituent who is very concerned about safety on the Downs cliff edges and asking the Committee to review safety measures. Officers have responded (see attachment 9) by explaining that risk assessments of cliff edges at both Sea Walls (see attachment 10) and the Observatory have been produced by Corporate Safety and will be considered by the Committee.

In addition officers have been approached by the Director of the Samaritans informing them that she has evidence that thorn bushes can be effective in helping to deter suicides from the cliffs. She suggested that these could be planted along cliff edges on the Downs. Officers understand that she intends to brief members about this approach by a Public Forum statement.

The quotes received so far for undertaking H & S works at Sea walls and the Observatory include the fence connecting the end of Sea Walls stone wall to Goat Pen at a total cost of £2,225.

Officers are also working with Corporate Safety to develop a site risk assessment for the Downs which will assess the risks of the site in general including interaction with the natural environment, built structures and interaction of the public visitors with other users of the site.

Recommendations: Members approve the safety improvement works recommended by BCC Corporate Safety and consider the Samaritans suggestion of planting thorn bushes along the Downs cliff edges

5. Public Sector Equality Duties

5a) Before making a decision, section 149 Equality Act 2010 requires that each decision-maker considers the need to promote equality for persons with the following “protected characteristics”: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. Each decision-maker must, therefore, have due regard to the need to:

- i) Eliminate discrimination, harassment, victimisation and any other conduct prohibited under the Equality Act 2010.
- ii) Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to --
 - remove or minimise disadvantage suffered by persons who share a relevant protected characteristic;
 - take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of people who do not share it (in relation to disabled people, this includes, in particular, steps to take account of disabled persons' disabilities);
 - encourage persons who share a protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- iii) Foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to –
 - tackle prejudice; and
 - promote understanding.

6. Legal and Resource Implications

Legal

The Clifton and Durdham Downs (Bristol) Act 1861 provides that the Downs should remain as a place for the resort and recreation of the citizens of Bristol, and that a committee should be appointed to manage them. The recommendations of this report are within the powers conferred by this statute.

Financial

(a) Revenue:

(b) Capital

None

Financial advice provided by Mike Allen. Business Partner.

7. Land

The land is under the control of the Downs Committee.

8. Personnel

Not applicable

Appendices: 1 & 2

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Background Papers: None

Anti-social behaviour records on The Downs Incident type	Period 12 March to 8 June 2015
Unauthorised parking	24 Areas affected included: Circular Road Sea wall Ladies Mile
Public complaints	None recorded
Cycling	0
BBQ's	11
Litter	0
Erection of structures e.g. tents	3
Kite surfing	0

Bridge Road - Alternative Solution Cost Estimate

Andrew

Based upon recent experience and prices from Spons our cost estimate for the “*benched*” solution is £61,700; it would be prudent to allow 5 to 10% for weekly establishment charges.

This cost does not include professional fee, including but not limited to design, contract preparation, contract procurement, management of third party stakeholders, ground investigation, site supervision or the application for permissions/licences/permits.

Kind regards

Kevin



K D Power

Regional Associate

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Bridge Road Construction Impacts

Andrew

Please find set out below a breakdown of the impact of construction of the two options for managing the stability issues at Bridge Road.

Option 1: Mesh and Rock Dowels

This option comprises the eastern half of the face being fully meshed along with the upper half of the western face. Subject to site appraisal individual major day lighting blocks in the lower part of the western half of the face are spot bolted. In order to execute these works it will be necessary to close the pavements and erect Herris fencing or hoardings along the line of the kerb. Temporary road closures are likely to be required, single carriage way, in order to allow access with a MWEF in order to allow de-vegetation and the scaling of day lighting blocks.

Option 2: Re-grading and Benching of the Cutting

This option would comprise cutting back the slope from a position 2.0m above the base of the cutting. The final slope would incorporate a bench at the toe of the slope with a 1:1 to 1:2 slope dependent upon final design. In order to construct these works it would be necessary to close Bridge Road to allow access by plant and the removal of materials arising. With a full closure in place construction could take up to three weeks. While this could be managed such that full closure was limited to non-peak hours, this is likely to extend the construction period and elevate the costs.

Kind regards

Kevin

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Avon Gorge & Downs Wildlife Project Steering Group Meeting Minutes

Monday 19th May 2015

Present: Bill Morris, Simon Garrett, Francis Greenacre, Chris Westcott, Andrew Gordon, Ben Skuse, Mandy Leivers.

Apologies: Becky Belfin, Jen Nightingale and Anthony Brown.

1. Previous minutes

1. Downs scrub management plan – **Action complete**
2. Woodland management plan – **Action outstanding - CW to discuss with BB what's happening then review look into possibilities of reviewing HLS agreement with additional woodland and grassland areas (see below).**
3. Project finances – **Action outstanding re grassland areas. See below. CW to confirm with BB.**
4. IPENS – **Action CW to organise an update meeting in Sept/Oct (possibly combined with main project meeting or as an add on).**
5. The Avon Gorge Management Plan – **Action – Query with BB regarding the situation due to several queries about items already complete – ML to liaise with BB (see main points below).**
6. Feasibility study – **Action AG to report back regarding drone survey details. BB / AB to confirm any further updates regarding AWT / Clifton Down Charitable Trusteeship.**
7. Partnership agreement – **Action outstanding – BM and CW to provide BB with updated NT / NE partnership statements asap.**
8. Portway Sunday – **Action BM complete. Action outstanding BB regarding access to riverbank on the Bristol side. Additional query from ML regarding Balloons coming off the Portway and effect Peregrines – BB to confirm.**

2. Draft Partnership Agreement

The draft partnership agreement was discussed and BM and CW confirmed that they would send their drafts to BB asap. The other partners have all completed and return the statements. AG agreed to send to most update copy of the agreement around to the group for comment. The issue of other key stakeholders joining the partnership was discussed and it was agreed that we should still proceed with its production on the basis that if others join the partnership the statement can be revised. SG and ML queried whether the partnership agreement should also have a statement from Downs Committee. SG also suggested that he could update the partnership diagram to a spreadsheet to reflect the changes discussed. The group discussed the Universities involvement in the partnership and that we would like

Action: BM and CW to draft NT and NE partnership statement and sent to BB asap. FG / AB consider whether the Downs Committee should have a statement within the partnership agreement. SG to amend his partnership diagram and provide to group. BB / AG to send around draft copy for comment and also raise with University.

3. Project officer / HLF funding bid

The progression of a possible funding bid was discussed and CW explained that NE might have a small amount of funding outside of the HLS (approx. 6k) available to contribute to a Project Officer role or possibly the cost for employing a contractor to take forward a funding application. CW to investigate this with Chris Giles and Richard Aston / NE external funding lead / Lizzy Jones from the Zoo. AG suggested

that he would like to explain the situation regarding this to the Downs Committee for the next meeting on the 6th of July.

Action: CW to discuss further. AG to summarise project position to Downs Committee on the 6th of July 2015.

4. Action Plan

The group briefly looked at the action plan but several queries were raised about items that are already completed. AG agreed to send around the digital copy from BB so that it could be reviewed by the group but would discuss this further and also consider asking BB to add a colour coding system (Red, Green, Orange) so that completed items can be easily seen.

Action: AG to send around / discuss further with BB.

5. Portway Sunday

AG explained that it was likely that the full drone survey would need to happen during the Portway Sunday road closure and ML suggested that it should wait until the September or October closure due to the Peregrines.

Action: AG to confirm further details regarding the drone survey at next meeting.

6. A.O.B

The group queries whether a new Councillor is required to become part of the Steering group. **Action BB to discuss this further.**

BS asked what the Downs Team could do differently to help improve the management of the site and CW suggested that he should have a site meeting with BS and BB to discuss this further. **Action: BS / BB / CW to agree a meeting date.**

FG highlighted that FODAG have incorrectly reference AWT being responsible for the cessation of amenity cutting on the Downs hay meadows when it was driven by Helen Hall / BCC. **Action: BB / ML to mention to FODAG.**

FG also raised concern regarding the Networkrail bridge linking the Old Sneed Park nature reserve. CW confirmed that he would contact AWT to see if they were aware of it. **Action: CW to follow up.**

BS discussed the issue of the Networkrail fencing in the Gully and AG agreed to chase for them a contact. **Action: AG to follow up.**

7. Date of next meeting

The suggested date was **Tuesday the 23rd of June 2015.**

Action	Capital or Ongoing	Cost band	Notes on progressing work	Sources of funding
Maintain existing areas of limestone grassland through managed removal of encroaching scrub	Ongoing	10-20k annually	Sufficient ongoing funding not yet secured	Partly from NE - Higher Level Stewardship? Partly from annual DC/MV contributions.
Fence rare whitebeams	Capital	1k		HLF?
Ensure good management and welfare of the goats - including daily checks on animals and fences	Ongoing	10-20k annually (Staff costs)		Downs Committee/BCC
Ensure signage is provided and maintained to explain goat grazing with contact details	Capital	£800		Project reserves
Put in place a monitoring programme to measure and record the effects of goat grazing and rare plant recovery	Ongoing	10-20k	Being set up by NE with potential for volunteers to undertake ongoing monitoring. Will also need to commission specialist surveys such as a repeat of the invert survey at the end of 5 years of the goats being there.	Potential HLF funding for a volunteering officer and specialist surveys?
Manage woodland through continued policy of limited intervention, remove or make safe dangerous trees where they overhang paths or roads	Ongoing	<5k annually	Will continue to be undertaken by BCC tree contractors, and possibly Parks staff.	Downs Committee/BCC

Ensure rare whitebeams are conserved through removal of competing trees where necessary	Capital	<5k	Potentially through Forestry Commission grant or HLS	?
Undertake studies to explore woodland management taking into account its landscape, wildlife and amenity value	Capital	5-10k	Completed early 2015	Forestry Commission (Woodland Planning Grant)
Identify locations where vegetation is covering important geological exposures and establish a clearance programme.			No-one within RIGS group has adequate local knowledge of the main cliff faces. Could the NE geological expert help?	HLF?
Provide information materials about the geology of the gorge such as panels and leaflets	Capital	5-10k	Needs appropriate access in place first	Could be part of HLF if access also addressed.
Retain important existing views and restore important 'lost' views across the gorge, in accordance with the Downs Management plan. Explore opportunities to further investigate the aesthetic improvement to the Gorge by opening up views to dramatic rock faces (geology)	Capital	5 - 50k	We could look at what further work could be done for this over the next couple of years.	Merchant Venturers/Downs Committee

Undertake feasibility study to investigate how the landscape, amenity value and wildlife can be enhanced along the base of the Gorge	Capital	5-10k	Requires funding	Project reserves? HLF - during development/planning stage?
Consider results of feasibility study and develop detailed programme of enhancement works and identify funding	Capital	unknown	Requires funding	HLF?
Selectively remove sections of scrub and self-sown trees along the river bank to open up views	Capital	12k	Requires funding	Merchant Venturers?
Seek to establish effective programme of regular rubbish clearance from the river banks	Ongoing	Existing BCC staff costs		
Ensure regular litter removal within the gorge	Ongoing	Existing BCC staff costs		Downs Committee/BCC - existing funding
Develop and implement survey and monitoring programmes for rare plants, insects and other animals in Gorge and on Downs	Ongoing	5-10k annually	Some undertaken by NE and BCSF, any further monitoring programmes would need to be undertaken by volunteers (Conservation Club + Volunteer Officer), or would require additional funding. List of potential surveys/monitoring exists.	Potential HLF funding for a volunteering officer? Additional funding required for specialist surveys.

Explore opportunities to improve access to, and within the gorge. Include options to create safe circular paths to access the gorge from the Downs and to improve the safety of the Portway for pedestrians.	Capital	1-5k	Requires funding	HLF Development/Planning phase?
Consider options from above, and develop detailed programme of enhancement works and identify funding.	Capital	20-100k	Requires funding	HLF?
Upgrade the Gully footpath	Capital	?	Requires funding	HLF? PROW funding?
Continue to support, extend and further develop the existing Avon Gorge and Downs Wildlife Education Programme	Ongoing and Capital	20-50k	Proposals for how it can be further developed need to be reviewed and updated. Also requires funding.	HLF?
Investigate options for developing an education programme to include the history of the Gorge and Downs.	?	?	Not sure who would provide this education programme, as it's outside of the scope of the current Education Officer role.	?
Engage with new groups and audiences	Ongoing and capital	?	Your Downs already set up but have ideas for future projects produced during the education programme review. Capacity issue - need to increase seasonal ed officer to full-time.	HLF?

Review provision of existing information materials and develop new high quality interpretation materials as appropriate (Downs & Gorge).	Capital	20-50k	Some progress has been made on this, but more is needed, including replacement of existing materials as well as developing new things. Some items such as meadow and tree trails need funds for urgent re-development and we need to re-print bird trails this year.	HLF?
Develop and implement marketing plan for the Gorge to ensure that it is promoted widely.	Capital	10-20k	It was originally envisaged that this would be done by BCC, but the resource is no longer available. Also need cash to get Discover leaflet distributed.	May be able to get support from within BCC if links with Green Capital are made.
Produce an all encompassing interpretation and promotional plan (covering access, recreation, history and wildlife) to ensure that the Avon Gorge and Downs are widely promoted.	Capital	<5k		HLF?
Design and cost the provision of a new Downs Pavilion to include changing facilities, cafe and visitor information centre on the site of the existing changing rooms and café.	Capital		Funding required. Could we commission a feasibility study that looks at where the best place for a visitor centre is, what the options might be, and an outline of costs. Ultimately to provide us with enough information to seek further funding for building.	
Provide new facilities described above	Capital	2m		

Investigate the technical and financial options to provide a secondary visitor point at Seawalls with cafe and toilet facilities. Including seek the agreement of the Secretary of State to build a secondary visitor point at Seawalls.	Capital	?		
Provide the secondary visitor point at Sea Walls	Capital	?		
Prepare a plan for the future management of scrub areas to balance the sometimes conflicting pressures of ecology, landscape, access and archaeology.	Capital	5k	Completed early 2015	Project budget
Implement programme of scrub management in accordance with plan.	Ongoing			Downs team/volunteers
Prepare a tree planting plan for the Downs	Staff cost (NCO)		Completed early 2015?	
Maintain existing wildflower meadows	Ongoing	<5k		
Investigate the potential for creating new areas of wildflower meadow in carefully selected locations.	Staff cost (NCO)		Currently being looked at.	

Implement management of new areas of wildflower meadow	Ongoing			BCC
Review goat grazing project	Capital	BCC and NE staff time		
Undertake grazing feasibility study of the Downs	Capital	<5k		Downs Committee/BCC?
Avon Gorge and Downs Project produces an annual review of the project.	Ongoing	1k annually		From annual DC/MV contributions

Develop an Avon Gorge-wide 'Invasive species and priority habitats management plan'	£10k-£30k		HLF, HLS/NELMS
Deliver the 'Invasive species and priority habitats management plan'	£100k-£500k over 10 years		HLS/NELMS
Develop an Avon Gorge-wide 'Grazing Management Plan'	£10k-£30k		HLF, HLS/NELMS
Deliver the 'Grazing Management Plan'	£200k-600k		HLS/NELMS
Develop an Avon Gorge-wide 'Public access engagement, interpretation, and improvement plan'	£10k-£30k		HLF, other stakeholder contributions
Implement the Avon Gorge-wide 'Public access engagement, interpretation, and improvement plan'	£100k-£500k		HLF, other stakeholder contributions
Develop an Avon Gorge-wide 'Plant disease identification and management plan'	£5k-£10k		Staff time, Other stakeholder contributions

Implement the Avon Gorge-wide
'Plant disease identification and
management plan'

£5k-£25k

Staff time, Other stakeholder
contributions

Develop an Avon Gorge-wide
'Species distribution and monitoring
strategy'

£3k-£10k

HLF, Staff time

Implement the Avon Gorge-wide
'Species distribution and monitoring
strategy'

£10k-£30k

HLF, Staff time

Trading Concession – The Downs at Sea Walls

Overview

BCC Parks department is inviting tenders for a trading opportunity on The Downs.

The purpose is to:

- Improve quality of the public open space by providing additional facilities and attractions.
- Offer an outlet for the growing interest that local independent businesses have been showing for trading opportunities within parks and estates.
- Provide a trading concession that will complement and add to the existing local offer.

To achieve these aims, the concession will be awarded to the winning tender as per a scoring criteria:

- Price (indicate as tender sum (40%))
- Quality scoring items (60%)
 - 1. Quality, design and suitability of trading unit and equipment**

Tender submissions should include visuals of the unit and branding, unit measurements, operating days/hours and staffing of the unit, how it will be powered.
 - 2. Environmental Credentials.**

Tender submissions should include a waste policy, an environmental policy, details of how and when and by who the waste will be removed from site, details of how the surrounding area will be kept clear of rubbish.
 - 3. Fit with existing local offer**

Tender submissions should include a sample menu and pricing provided. Details of suppliers.
 - 4. Previous experience of similar trading**

Tender submissions should include details of past experience, a business plan, a forecast/profit and loss account, food hygiene rating, food management systems in place.

To ensure that the selected trader is able to invest in suitable facilities and develop and establish their businesses, the concessions would be awarded as a three year agreement, start date to be agreed.

Specific Conditions (in addition to the standard Terms and Conditions issued to concessionaires):

- 1) Quality, design and suitability of trading unit and equipment**

Products:

- Hot and cold food and drinks will be permitted.

- Ice cream & ice lolly products **will not** be permitted.

Appearance of unit

- Unit must be a self-contained motorised vehicle and must be no larger than 5 Metres by 3 metres sq . (trailers will not be permitted).
- Unit must be of monochrome/neutral colours.
- Discreet signage will be permitted, to be agreed with Parks management.

Operating hours:

- Unit can be on-site 7 days a week between the hours of 07.00 and 22.00 only.
- The unit must be removed by 22.00 daily.

Power supply:

- Mains power will be available and will be metered and recharged annually. at a rate of £0.115 per kwh exc VAT plus a 13% management charge (this charge is fixed with the Council's current energy provider until September 2015 after which it will be subject to change when a new contract comes into effect).
- The use of generators/running engines will not be permitted.
- The concessionaire is responsible for ensuring that their connection to the mains power supply is safe and that any trailing cables are appropriately covered.

2) Environmental Credentials – waste policy, environmental policy

- Traders must supply a waste bin and remove rubbish from site generated at own cost. Please note any rubbish collections direct from the site must be removed before the unit leaves site.
- Traders are responsible to keep a 10m radius around their unit clear of litter and rubbish at all times.

BCC retains the right not to award the concession.

Bristol City Council reserve the right to interview 1 or more of the highest scoring applicants once scoring has taken place before awarding the contract. * check with procurement.

The selected trader will be required to obtain a Street Trading Consent (renewable annually) before trading can commence.

Site Details and Plans

- 1) Sea Walls, Circular Road, The Downs – Catering Concession
Trading can only take place from the location shown (no moving around the site will be permitted).



Scoring criteria

	%
Price	40
Quality, design and suitability of trading unit and equipment	25
Environmental Credentials – waste policy, environmental policy	20
Fit with existing local offer	10
Previous experience of similar trading	5

Norman Cornthwaite
Democratic Services Officer
norman.cornthwaite@bristol

22nd May 2015
Our ref: FR/OT

Dear Mr Cornthwaite

THE DOWNS COMMITTEE

I have been contacted by a constituent who is very concerned about safety on the Downs' cliff edges. I enclose a copy of her email.

I would be very grateful if these concerns could be passed on to the Downs Committee. With the recent tragic suicide, I wonder if there are any plans to review the fencing and to look at other measures.

Any feedback that could be provided about this issue would be very much appreciated.

Yours sincerely,



Charlotte Leslie MP

From: Alice Ottley [mailto:ottleyalice@gmail.com]

Sent: 08 May 2015 14:40

To: LESLIE, Charlotte

Subject: Regarding Suicide prevention in Bristol

25 Westbury Road

Henleaze

Bristol

BS93AX

ottleyalice@gmail.com

07479500934

Dear Charlotte,

Congratulations on the conservative majority win today, you must be elated.

My name is Alice, and I live in Henleaze and I am writing to you to bring to your attention, something I feel needs addressing.

I am asking you that you implement safety precautions around the sea walls, on the downs. I am concerned for people's welfare, and I feel that there should be better fencing, cctv etc around the sea walls to prevent people going there in an attempt to commit suicide.

I feel that there should be a Samaritans board for people to turn to if in doubt and any other precautions in place to make it equal to the suspension bridge as it is just as dangerous and presents the same problems as the bridge but it lacks in precautions.

I have myself been there on more than one occasion where there have been people standing there in distress, and I feel that if there was more help and precautions, the risk of this would be less. I was aware of police being up there, and I wondered if they were there to be of assistance of any situation and if this was something they regularly go up to check.

I am extremely concerned about this, and I would appreciate it if you could let me know of anything that you are doing to improve this situation as I feel that it is to the benefit of the people in Bristol and surrounding areas.

I would greatly appreciate your correspondence to let me know of what is being done to protect people from this tragedy. I thank you in advance and I look forward to hearing from you.

Yours faithfully,

Alice Ottley



Charlotte Leslie
184 Henleaze Road
Bristol
BS9 4NE

Reply to Andrew Gordon
Telephone 07710396714
E-mail andrew.gordon@bristol.gov.uk
Date 1 June 2015

Dear Charlotte Leslie

RE: Downs Committee

Thank you for your letter dated 25 May 2015 addressed to Democratic Services Officer, Norman Cornthwaite, regarding Health and Safety concerns about the Downs cliff edges, as result of a recent suicide.

The Downs Committee have already received and considered a petition from local residents requesting they review the safety measures for the Downs cliff edges, in response to the recent suicide you mention, in their meeting in April 2015. BCC Corporate Safety officer have carried out a risk assessment of the Downs cliff edges associated with Sea Walls and the Observatory, which are considered to be the cliff edges of with the highest risk on the Downs. In summary the officer's key findings/recommendations were:

1. Data shows approximately 5000 people per year commit suicide throughout the UK, of these, approximately 15 per year take place in Bristol. Studies demonstrate, of the suicides in Bristol as a whole, just less than 50% took place in the area closely related to The Clifton Suspension Bridge. There is no evidence to suggest there is any elevated instance of suicide around the wider Avon Gorge area.
2. The risk assessment of Sea Walls found that the current barrier measures used to reduce the risk of falling and suicide were reasonably practical in terms of Health Safety requirements, subject to installation of additional fence at southern end Sea Walls and repair of Stone Wall by the toilet block along Circular Road. These recommendations are in the process of being implemented.
3. The risk assessment for cliff edges in and around the observatory recommended that further chain link fencing/ridged mesh gauze be installed to prevent people climbing up on the existing metal fencing. The height of existing fencing in a few places was less than minimum requirement of 950mm it should be raised to 1100mm, where there is no vegetation barrier in front of the fencing. In additional warning signs around the perimeter of the site to be reinstated. The recommendations will be to put the Downs Committee at their meeting on 6th July.

Yours sincerely

Andrew Gordon
Heritage Planning and Partnership Officer

2005-2006
Promoting Racial Equality
2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2007-2008
*Healthy Schools
Preventing and Tackling
Anti-social Behaviour*



Neighbourhoods

Bristol Parks

Environmental Improvements Team,
Bristol City Council, 4th Floor, Bazaar
Wing, Brunel House, St George's Road,
Bristol BS1 5UY

Pam Jones

Service Manager
Neighbourhood Operations

Website

www.bristol.gov.uk/parks
bristolparks@bristol.gov.uk



INVESTOR IN PEOPLE

CENTRAL SAFETY SECTION RISK ASSESSMENT PROFORMA

Dept: Neighbourhoods Date of Assessment : 22 April 2015 Assessed by : Emma Parker

Section : Estates, The Downs. Review dates (max 24 months) date one- date two-

Background Information (See Photograph Page 2)

The Observatory and its surrounding area, in Clifton Down, offer an iconic view of the Suspension Bridge and Avon Gorge. The site has been linked with a small number of deliberate fall incidents. It is essential that the standard of fencing and edge protection meets the requirements of Health & Safety legislation.

In this assessment of risk consideration has been given to protecting the quality of the views afforded from this area whilst ensuring an effective method of preventing all accidental falls. It is not possible to prevent all deliberate falls however it is recognised that maintaining good standards of edge protection and modifying current fencing to make climbing more difficult is a factor involved with prevention.

What is the Task/Activity or Workplace Environment You Are Assessing?	What Hazards Are Present or May Be Generated?	Who is affected or exposed to hazards?	What is the Potential Severity of Harm <i>(Risk Rating Matrix Table 1)?</i>	What Precautions are Already in Place to Either Eliminate or Reduce The Risk of an Accident Happening (Existing Controls)?	What is the Likelihood of harm occurring? <i>(Risk Rating Matrix Table 1)?</i>	What is The Risk Rating <i>(See Note Below & Risk Rating Matrix Table 2)</i>
Clifton Down Observatory area perimeter	Fall from height	Public Staff	Fatal/Major	Fencing is of an Estate/Horizontal rail type and is, in most locations approximately 900mm height. On some of the railings a facing of chain link or wire mesh has been fixed to discourage members of the public from standing on the lower rails to obtain a better view. In addition to the horizontal railing a dense barrier of vegetation (depth of 800-1000mm) exists along most of the gorge boundary side.	Possible	High
	Sharp edges of fencing material	Public Staff	Minor	Chain link fencing has been fixed on inner face of the horizontal railings – sharp edges exist in a number of locations.	Possible	Low
	Falling Rock	Public Staff	Fatal/Major	Rock faces are inspected by a specialist engineering company. This is annually in the case of the rock face behind the childrens play park. The rock faces under the gorge viewing boundary are inspected to a programme as recommended by the specialist engineering company.	Improbable	Medium

CENTRAL SAFETY SECTION RISK ASSESSMENT PROFORMA

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Section 2 - ACTION PLAN

<u>What is the Hazard You Need to Control ?</u>	<u>What Additional Precautions do You Need to Either Eliminate the Risks or to Reduce the Risk to:</u> <u>at Least the MEDIUM RISK RATING or Ideally the LOW RISK RATING.</u>	<u>Who is Responsible For Implementing These Controls?</u>	<u>When Are These Controls to be Implemented (Date)?</u>	<u>When Were These Controls Implemented (Date)?</u>
Fall from Height	<p>All fencing, along the gorge boundary side, must be a minimum of 950mm in height, currently a few points measure between 600 - 800mm.</p> <p>Where the additional barrier of vegetation is not in place the height of the barrier should be 1100mm. Use of Perspex type materials or sensitivity to preserving views must be considered.</p> <p>Where the horizontal railings are not faced with chain link or 50mm gauge mesh, this must be put in place. 50mm rigid mesh gauge provides the safest cover to avoid sharp edges & prevent children from climbing.</p> <p>Warning signs around the perimeter of the site must be reinstated approx. 2 per side/edge - pictorial representation (red triangle & black image) caution, fall from height.</p> <p>Additional signage at the point at which, over a number of decades, visitors have been sliding on a rock face - Risk Of collision injury pictogram, Rocks at base.</p> <p>Fencing & Signage should be inspected regularly and inspections recorded.</p>	Estates Management	April 2016	
Sharp Edges	Rigid wire grid facing for the horizontal railings to be used in preference to chain link fence. Where chain link is used it should be checked and sharp edges removed.	Estates Management	April 2016	
Falling Rock	Add the frequency of rock face inspections into this document.	Estates management	September 2015	

RISK RATING MATRIX
 (Notes To Aid Completion Of The Risk Assessment Format)

Table 1

Potential Severity of Harm	Meaning	Likelihood of Harm	Meaning
Fatal/Major Injury	Death, major injuries or ill health causing long-term disability/absence from work.	High Likelihood	Occurs repeatedly / event only to be expected
Serious Injury	Injuries or ill health causing short-term disability/absence from work (over three days)	Possible	Moderate chance/could occur sometimes
Minor Injury	Injuries or ill health causing no significant long-term effects and no significant absence from work	Improbable	So unlikely that probability is close to zero

Table 2

Risk Rating - Degree of Injury by Likelihood/Probability			
	High Likelihood	Possible	Improbable
Fatal/Major Injury	Very High Risk	High Risk	Medium Risk
Serious Injury	High Risk	Medium Risk	Low Risk
Minor Injury	Medium Risk	Low Risk	No Significant Risk

Table 3

Action Required : Key To Ranking	
High or Very High Risk	STOP ACTIVITY! Action MUST be taken as soon as possible to reduce the risks and before activity is allowed to continue.
Medium Risk	Implement all additional precautions that are not unreasonably costly or troublesome.
Low Risk	Implement any additional precautions that are not unreasonably costly or troublesome.
No Significant Risk	The risk is no more than is to be encountered in normal every day life.

CENTRAL SAFETY SECTION RISK ASSESSMENT PROFORMA

Dept: Estates Date of Assessment :18/3/15 Assessed by : Emma Parker & Andrew Gordon **DRAFT**

Section : Review dates (max 24 months) date one- date two-

Background Information

Data shows approximately 5000 people per year commit suicide throughout the UK, of these, approximately 15 per year take place in Bristol. Studies demonstrate, of the suicides in Bristol as a whole, just less than 50% took place in the area closely related to The Clifton Suspension Bridge. There is no evidence to suggest there is any elevated instance of suicide around the wider Avon Gorge area.

SECTION 1

What is the Task/Activity or Workplace Environment You Are Assessing?	What Hazards Are Present or May Be Generated?	Who is affected or exposed to hazards?	What is the Potential Severity of Harm <i>(Risk Rating Matrix Table 1)?</i>	What Precautions are Already in Place to Either Eliminate or Reduce The Risk of an Accident Happening (Existing Controls)?	What is the Likelihood of harm occurring? <i>(Risk Rating Matrix Table 1)?</i>	What is The Risk Rating <i>(See Note Below & Risk Rating Matrix Table 2)</i>
Falls From Avon Gorge – Sea Wall & Adjacent Areas	Accidental Falls	Members of the Public BCC Staff Contractors or Volunteers working on behalf of BCC	Fatal	<p>Sea Wall Fencing comprising Stone wall of approx. 680mm height with metal railing securely fixed into the top of the stone wall. The height of the railing is approximately 900mm. There is a gap of approximately 120mm between the wall & the railing. The overall height of the railing is approx. 1.7m.</p> <p>In the area of the Goats on the gorge, the protective wall & railing combination ends and there is some wire and post fencing in place to contain the goats.</p> <p>Public are encouraged to approach the gorge and the goat compound, good quality information signs inform public of the presence of goats and diverse flora & fauna in this area.</p> <p>There is a small section of the information board warning of cliff edges and steep slopes (Less than 10cm x 10cm).</p> <p>A warning sign on the end of the Sea Wall is no longer clearly legible.</p> <p>There is a Flower Tribute attached to the wire fence compound sometimes associated with sites of a death. This would need to be verified however I didn't want to ignore it as a potential relevant factor.</p>	Possible	High

Section 2 - ACTION PLAN

<u>What is the Hazard You Need to Control ?</u>	<u>What Additional Precautions do You Need to Either Eliminate the Risks or to Reduce the Risk to:</u> <u>at Least the MEDIUM RISK RATING or Ideally the LOW RISK RATING.</u>	<u>Who is Responsible For Implementing These Controls?</u>	<u>When Are These Controls to be Implemented (Date)?</u>	<u>When Were These Controls Implemented (Date)?</u>
<p>Accidental Falls - Sea Walls and adjacent area</p>	<p>Railing behind toilet, section missing requires replacement. Additionally horizontal bar railing are not the most suitable as it linked with encouraging members of the public including children to use them as rungs to climb. These are sited on top of a 1.3M wall and in a much less appealing area for viewing the gorge. Consider the option of facing the railings with a small gauge heavy duty mesh.</p> <p>Main Sea Wall Wall/Railing combination, approx. height 1.6-1.9m offers a substantial and effective barrier to prevent accidental falls. It may however be worth considering the 120mm gap between railing and wall. The thinking behind this is that it is commonly used by members of public to stand on the wall and obtain a better view of the Bridge & Gorge. The height of the railing alone gives a remaining protection of 1020mm which falls between the 950mm HSE standard for workplace H&S and 1100mm standard for public buildings. I am satisfied that this a low risk however it should be considered.</p> <p>Current building regulations and European Standards state avoiding limiting gaps to 100mm to prevent entrapment of a child's head - this again is unlikely although possible. This would not lead to a direct fall although parent or carers may take risky action in trying to free a child.</p> <p>I am concerned the area of the goat enclosure is not adequately protected and the nature/extent of the hazard is not made clear enough to members of the public. Public may be unaware of the dangers of cliff edges and may be encourage to enter an area, potentially with small children, unaware of the dangers.</p> <p>An effective barrier is needed to prevent easy access to the danger side of the Sea Wall to span the space between the Sea Wall and the Wire & Post enclosure. This is a significant risk as the area is adjacent to a clear safe area - public will assume they are still safe. Signage should be sensitively but clearly improved to highlight the dangers in this area.</p> <p>The steps approaching the goat area are also steep and potentially difficult to negotiate for members of the public in varying states of physical ability.</p>			

Section 2 - ACTION PLAN

<p>Suicide Risk - Sea Walls and the adjacent area.</p>	<p>There is no evidence of an increased incidence of suicide attempts in the Sea Wall and adjacent areas.</p> <p>The above considerations will have an implication on prevention of Suicide as well as prevention of Accidental Falls.</p> <p>It is harder to put in place measures to prevent deliberate falls and must be balanced with how effective they can hope to be when the site not one with an elevated number of suicide attempts taking place.</p> <p>It is however essential to introduce the measures related to the Goat compound area as outlined above.</p>			

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