



AGENDA ITEM NO. 10

DUNDRY VIEW NEIGHBOURHOOD PARTNERSHIP

MONDAY 25TH March 2013

Report of: Keith Houghton, Neighbourhoods and Communities Department

Title: Options for the development of the Bishopsworth Pool site

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RECOMMENDATION

That the Neighbourhood Partnership agrees either recommendation 1 or 2 below and pursues recommendation 3 with the Mayor

1 Recommend Option A I(Section 2) to BCC Leisure, as the strongest option reflecting most closely the majority preference from the consultation workshop and other consultations described in 1.e

Or

2 Recommend further exploration by the Steering Group of both options A & B (Section 2) to report back to a future NP meeting to approve

3 Seek the delegated power to the Neighbourhood Committee to make a final decision on the future development of the Bishopsworth Pool building and site, working alongside Leisure Services

1. Context

1. The Bishopsworth Pool was closed by BCC Environment and Leisure in late January 2012 as a public swimming pool.

- a. A public meeting was held on 26th April 2012 to explore the future of the site. Colleen Bevan, the Service Manager for Environment and Leisure, made it clear that the City Council had no fixed plans for the future of the site and agreed that the local community should take the lead to identify options for future use of the site to meet local need.
- b. Following up this offer, the Bishopsworth Pool Development Steering Group was set up from this public meeting to take up the Council's offer to shape the future of the site.
- c. The Steering Group consists of local residents from Bishopsworth and Hartcliffe wards from the Dundry View NP area and Councillors Richard Eddy (Bishopsworth) and Derek Pickup (Hartcliffe); the Group is supported by Jason Bailey (BCC Corporate Property); Heather Williams (HWCP Community Manager) and Keith Houghton (Dundry View NP Area Co-ordinator)
- d. The Steering Group has focused on the following activities:
 - overseeing the good maintenance of the existing building and site
 - engaging a wide range of people's opinions and suggestions for use of the site
 - putting together a range of realistic options based on local suggestions and consulting with local residents to arrive at a preferred option
 - presenting the preferred options to the Dundry View Neighbourhood Partnership for endorsement and to the City Council for their final decision
- e. The Group has delivered the following work as background to this Options report:
 - June/July/August 2012: Gathered ideas for use of the Bishopsworth Pool site from Neighbourhood Forums; from a survey of local community organisations and groups
 - Produced information updates in WHAM magazine and in the Post
 - October/November/December 2012: Sought expressions of interest to develop the existing pool from local, city organisations and individuals, holding an open morning at the pool building and conducting tours of the site for interested groups. Six Expressions of Interest were submitted from this process
 - February 2013: Held an open community workshop on 9th February 2013 attended by 51 local residents to explore the benefits which local residents want the community to derive from the site.
 - The results of this workshop have were used by the Steering Group to identify the community's criteria and to inform the two options contained in this report

- f. BCC Leisure Services has funding available if needed for demolition, clearance and grassing costs

2. Proposal/Options

The Steering Group, after deliberation, is putting forward two possible options for consideration by the Neighbourhood Partnership which reflect the priorities from the February workshop:

1. At the February workshop the following priorities were identified:

Who should Benefit from the site:

Top priority: Whole Community (41 points);

Second priority: Young people (22 points);

Third priority: Gardeners (3 points);

Older People (1 point)

How they should benefit:

Priority 1: Creating a community focal point/'village hub' (34 points)

Priority 2: 0-16 facilities/youth/soft play (15 points & 8 points)

Priority 3: Parking to meet local needs

2. These priorities were then compared to the six Expressions of Interest which the Steering Group had received to assess how closely they matched these priorities.

The six Expressions of Interest were also assessed against whether they potentially duplicate existing services and activities and community resources within a mile of the pool site. From this one Expression of Interest was identified as a potential Option.

Option A: Develop the site as a 'village hub' community resource

- a. This option could include the following aspirations which have come from Forums and the February workshop: a war memorial; green space; open area for use as a market/community events space ;seating; art work showing the history of the site/local community; possibly some parking; possibly a youth shelter
- b. This option would benefit the whole community and reflects the workshop's priority 1
- c. This option reflects the majority preference of the Workshop in terms of both who should benefit and how they should benefit
- d. This option implies the removal of the existing swimming pool building.

Option B: Re-use the building as an indoor Skateboard Park

- a. This option is one of the Expressions of Interest submitted at the end of December 2012.
- b. It is being put forward as an option for potential further exploration because it:
 - aligns with the minority preference from the Workshop focused on benefitting young people and it doesn't duplicate any existing services and activities and community resources within a mile of the pool site.
- c. This expression of interest proposes to create an indoor urban sports activity centre in the existing pool building focusing on Skate park based activities. They currently work with the Council, schools and colleges. They plan on opening the skate park up to the community for subsidised open access youth work sessions with a cafe.
- d. If this option was taken forward the City Council would be looking to provide a long lease under the Community Asset Transfer policy. This would be for up to 25 years.
- e. This option implies the retention of the existing swimming pool building

3. Other Options Considered

The following Expressions of Interest and other ideas were considered by the Steering Group, assessed against the February Workshop priorities:

	Option	Brief description	Reason discounted
a	Expression of interest: Indoor Activity centre	indoor activities such as exercise classes, music and art workshops, and toddler groups with possible monthly markets	Fits with whole community benefit and young people/organised activities priorities but potential duplication of some existing activities and facilities (room hire).
b	Expression of interest: Christian centre	converting the building into a Christian centre including community activities and café	Fits with nursery and organised activities for young people but

	Option	Brief description	Reason discounted
			potential duplication of some existing activities and facilities (room hire)
c	Expression of interest: Indoor sport activity	Conversion of building for specialist sport activity	Fits with indoor sports but no other priority expressed. A city-wide sport specialism
d	Expression of interest: Re-use of swimming pool 1	Specifically to benefit disabled people and their families	Fits with indoor sports but no other priority expressed. A city-wide sport specialism
e	Expression of interest: Re-use of swimming pool 2:	Specialist underwater sport use	Little fit with community priorities - A city-wide sport specialism
f	Housing development, minimarkets; pub		These were all rejected by the majority at the February Workshop
Other ideas raised in Forums etc			
g	Keep as swimming pool		BCC would risk a claim by company running Hengrove Leisure as the agreement with them requires BCC not to sponsor competing activities within a 2.75 mile radius of Hengrove Leisure Centre

	Option	Brief description	Reason discounted
h	Use for start-up workshops		No concrete proposals have been put forward to develop this; a minority proposal at the Workshop

4. Risk Assessment

The following are the main potential risks identified with suggested mitigation activities:

	Risk	Mitigation
	Option A:	
a	No clear commitment in place from BCC to take on any maintenance for a 'village hub' scheme	This will need to be negotiated with BCC Leisure to define the future designation of the site and departmental responsibility for it
b	Demolition and grassing costs are covered by BCC but there is no identified funding to develop this option currently in place. Funding could be hard to find	A funding strategy looking to external funding sources would need to be developed and pursued. Potential role for the Steering Group
c	Delay in progressing could lead to site becoming a focus for asb/flytipping/litter	This will need to be managed – by Steering Group supported by BCC and NP staffing
d	No current community group has agreed to take a lead in developing this option	If this option is adopted the Steering Group could potentially take a lead to recruit from within the community a 'Village hub development group'. An existing proposal from within the community exists which could be reviewed and developed further
	Option B:	
f	This is a 'minority' option from the workshop so could be seen as not expressing local opinion	Further work to assess support as an alternative to Option A will need to be undertaken by the Steering Group
g	This may not prove to be a financially viable option following further investigation with the proposing organisation	Further assessment of the business case will need to take place with support from the Community Buildings Manager and Corporate Property

	Risk	Mitigation
h	The site is bounded by busy roads and private housing: this option may create accident risks and objections from neighbours	These risks need further investigation and assessment

5. Next Steps

The Steering Group will consider the decision of the NP and develop a plan to carry it forward

6. Equality Implications

- The consultations which form the basis of this report have been open to all members of the community
- Fewer young people have attended Forums and the Workshop than older people. Some organised youth groups contributed to the community organisations survey. If Option B is pursued we recommend that the Steering Group develops a way of engaging with more young people
- Both option A & B will need a more in-depth equalities impact assessment to ensure that they meet the Public Sector Equalities duties
- It's recommended that advice is obtained from the BCC Equalities team to support the above recommendations

7. Legal

Legal advice would be needed if the Neighbourhood Partnership is responsible for the final decision on the future of the Bishopsworth site. At present the NP is requested to put forward a recommendation, not a final decision

8. Financial

The financial implications of both options are not yet clear and will need to be explored further and reported back in a subsequent report to the Neighbourhood Partnership.