



AGENDA ITEM NO. 4.

DUNDRY VIEW NEIGHBOURHOOD PARTNERSHIP

MONDAY 10TH February 2014

Report of: Keith Houghton, Neighbourhoods and Communities Department

Title: Recommendation for the future use of the Bishopsworth Pool site

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RECOMMENDATION

That the Neighbourhood Partnership agrees to make the following recommendation to Bristol City Council on the future use of the Bishopsworth Pool site:

- 1 That the former Bishopsworth Pool site should be developed to include:
An indoor Skate Park with café, skate shop and meeting space
and
an outdoor Village Hub with a war memorial space; parking and community events space and gardens

and the NP welcomes on-going negotiations with Transitions CIC to achieve this recommended development through the Community Asset Transfer Policy

- 2 Approves the proposed next steps proposed by the Steering Group, set out in Paragraph 4

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. At the 25th March 2013 NP meeting the NP asked the Steering Group to deliver the following: 'Options A (village hub) and B (skateboard centre) should continue to be explored by the Steering Group at this stage with a view to a further report back to the committee in due course for final approval. In particular to consult more widely with a particular focus on engaging young people's representation'
- e. The Transitions Community Interest Company (CIC), which submitted the original Expression of Interest proposing the develop an indoor Skate Park in the former Pool building, have submitted a Business Plan to John Bos, the BCC Community Building Manager. He has recently responded back, asking them to provide some more detail to some aspects of their Plan.
- f. The Steering Group has delivered the following work in response to the March 2013 NP resolution and to inform the final recommendation in this report:
 - The Steering Group set up a week of Consultation on the recommendation to develop a combined Village Hub and Indoor Skate Park option – called 'Skate Your View' - running from 11th January – 18th January 2014. This included running four Information Sessions on 11th January; an extensive distribution of consultation forms in community venues; an online consultation; a Winter Fayre event on 18th January at which consultation forms could be completed. Transitions CIC, the Skate Community Interest Company which made the Expression of Interest proposing the use of the Pool building as an indoor Skate Park, were present to describe their project and respond to queries and concerns on both 11th and 18th January events.
 - The venues that were involved were: Zion Art Centre, Bishopsworth Library, The Withyood Centre, The Gatehouse Centre and The @symes Community Building

- Heather Williams knocked on the houses surrounding the pool site and delivered 65 letters containing full details about the consultation event, questionnaire including a pre-paid envelope and a poster. The residents were given details of the Transitions Skate park and an invite to attend their site in Winterbourne, Sth Glos on January 4th
- The doorknocking enabled Heather W to answer any queries or provide details. When the decision was made to move the outdoor Winter Fayre to Headley Park Church letters advising these residents were hand delivered along with details of the website, monkey survey and a questionnaire.
- An Online survey was publicised via email and links with put on the BCC Dundry View NP page and www.dundryview.org.uk. Schools with DVNP were also sent details and asked to put the link on the website.
- Banners were placed on the Pool site gates-one advertising the workshop on January 11th and this was replaced by another one after they had finished which advertised the Winter Fayre.
- Details of the events were on the front page of Wham! 54 which is delivered to 14,500 homes in Dundry View. The Bristol Post carried two articles on December 4th 2013 and January 10th 2014. Heather Williams did a live interview on Radio Bristol on January 11th and there were replayed details of the consultation week.
- Bristol Youth Links and Learning Partnership West spoke to young peoples' community groups and young people in some of the local schools. A number of young people would like to be involved in the design, planning and any future work in respect of this project.

2. Results of the 'Skate Your View' Consultation Week

a. The consultation put forward the following recommendation and response options:

The Bishopsworth Pool Development Steering Group recommends that the former Bishopsworth Pool site should be developed to include:

An indoor Skate Park with café, skate shop and meeting space

and

an outdoor Village Hub with a war memorial space; parking and community events space and gardens

Please tell us if you support this recommendation:

A lot

A little

Not a lot

Not at all

Please tell us about any issues or concerns or ideas you have you want to raise:

- a. **170** total responses came in from all the various consultation routes.
- b. The responses received were:

A lot

A little

Not a lot

Not at all

137 (80%)

25 (15%)

5 (3%)

3 (2%)

- 95% of responses were in favour of the recommended future use of the site; 5% were opposed

See **Appendix A** for illustrated breakdown of the demographics of the responses received

c. The NP requested the Steering Group particularly to secure young people’s representation. Comparing the ages of respondents directly to Dundry View 2011 Census figures is difficult as the Consultation used different and broader age bandings than the Census but the responses received do fit broadly the demographics in the Census for Dundry View NP area (over 65s were over-represented in the consultation):

Census Figures	Consultation figures
Ages 5-15: 14.1%	under 18: 13%
Ages 16-64: 61%	19-65: 56%
Ages 65 +: 17.5%	over 65: 30%

The biggest absence in the consultation was from Black and Minority Ethnic residents, where none were recorded

d. Issues, concerns and ideas: the Consultation enabled people to raise issues. These were also aired at the 4 Information sessions held on 11th January and responded to directly by Transition CIC. These concerns have been clustered and Transitions’s responses noted in **Appendix B** Where there is no direct or obvious response we are proposing that Transitions CIC

are asked to address the concern in their Community Asset Transfer Business Plan. A selection of the positive comments received are also included in Appendix B.

e. Numbers of resident volunteering: The Consultation enabled residents to indicate their interest in volunteering to develop the Village Hub: **13** people indicated an interest in this option. A number of other respondents indicated a strong interest in volunteering with the Skate Park itself.

3. Recommendation

a. The public consultation strongly supports the recommendation of the Steering Group. The Steering Group therefore requests the Dundry View Neighbourhood Partnership to agree and to forward to the Service Director Strategic Property, BCC Corporate Property the following recommendation:

That the former Bishopsworth Pool site should be developed to include:

An indoor Skate Park with café, skate shop and meeting space

and

an outdoor Village Hub with a war memorial space; parking and community events space and gardens

and the NP welcomes on-going negotiations with Transitions CIC to achieve this recommended development through the Community Asset Transfer Policy

4. Outstanding Issues and Next Steps

a. The Steering Group proposes to deliver the following pieces of work before its tasks are completed:

- development of the Village Hub element of the Pool site and how it links to Indoor Skate Park by:
 - setting up a negotiation with BCC on future maintenance of the external areas of the Pool site and how BCC could work together with a resident-led Village Hub volunteer Group to support elements of the Village Hub
 - contributing to the drafting of the terms of the Community Asset Transfer so they achieve the best formal structure in which to deliver the community's aspirations for the Pool site and address the community concerns and aims which have emerged from the consultation week.

- bringing together local volunteers to plan out and support the setting up of a Village Hub volunteer Group to take this aspect of site forward

- finalise the interaction between the Skate Park and Village Hub – responsibilities of all parties to that element of project and each other

b. If approved by the NP, this recommendation will go to the Service Director of Strategic Property for a decision on the release of the building to make it available for Community Asset Transfer. The Community Asset Transfer process will include negotiation on the Business Plan put forward by Transitions CIC and testing of its robustness to qualify for a CAT lease and ensuring that the Community Benefits identified by Dundry View residents are written into the CAT agreement.

c. The NP will be consulted a final time before the CAT is finally agreed and finalised with Transitions CIC. This is a standard step in the Council’s CAT process.

5. Risk Assessment

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

	Risk	Mitigation
a	Transitions do not proceed with CAT process	Continued liaison by Area Co-ordinator with Transitions, BCC Community Buildings and Corporate Property to help the CAT process move forward quickly
b	Transitions cannot raise funding to develop the building a. quickly	Exploration with BCC Sport and Health Development Team potential sources of funding support; produce regular community information so residents know what is happening
c	Transitions cannot raise funding to develop the building at all	Exploration with BCC Sport and Health Development Team potential sources of funding support
d	Village Hub group does not develop and needs a lot of input to support	Initial meeting with potential residents to explore their needs and then reassess local capacity to support them and other sources of support – eg. Voscur Support

		Hub
e	BCC cannot provide any maintenance support	Initial meeting with BCC to explore if they can support the Hub element; if they're not able to support NP team will need to explore potential alternative models with the Hub resident volunteers
f	The recommended course of action isn't taken forward by BCC - the site will continue to decay and be an eyesore in the community leading to reduced satisfaction with the City Council	Invite BCC Corporate Property to NP to explain their decision and to outline an alternative use for the site.

6. Equality Implications

- The recommendation itself, if it is taken forward by the City Council, is likely to deliver strong positive impacts for young people in that it will add to the leisure, youth work, educational and employment/training opportunities available for them within Dundry View through the Indoor Skate Park element.
- In addition the Skate Park could deliver to adult/older members of the community through potentially providing access to the Community Café in the daytime (although this is subject to the evolution of the Skate Park within the neighbourhood, not a guaranteed benefit)
- The consultation has raised concerns about the degree to which the Skate Park element will deliver benefits to younger girls and young women; and to disabled people getting access to and direct use of the Skate facilities; These questions are being explored with Transitions CIC through the CAT process and their Business Plan.
- Another concern raised focuses on low income families/young people being able to afford to access the Skate Park: again, this is being explored with Transitions CIC through the CAT process.
- BCC Corporate Property will be expected to complete an Equality Impact Relevance Check and, potentially, an Equalities Impact Assessment to inform their decision on the CAT of the Pool to Transitions, subject to production of a satisfactory Business Plan.
- The NP Area Co-ordinator will work closely with them to ensure information from the consultation process is fed into the Equalities Assessment.

7. Legal

a. The final decision about the Bishopsworth Pool site lies with BCC Corporate Property, not the Dundry View Neighbourhood Partnership. The Partnership is acting in an advisory role as requested by Colleen Bevan at the 26th April 2012 Public Meeting. Legal responsibility therefore lies with BCC Corporate Property.

8. Financial

a. The responsibility for the financial implications of this recommendation lies with BCC Corporate Property.

b. The recommendation to re-use the existing building is likely to reduce the financial liability of the City Council because it removes the cost of demolishing the Pool building (@ £80,000)and making good the site and, through the Community Asset Transfer process, transfers the on-going running and maintenance liabilities (@£2,000 per annum) and rates liabilities to Transitions CIC, if the transfer is successfully completed.

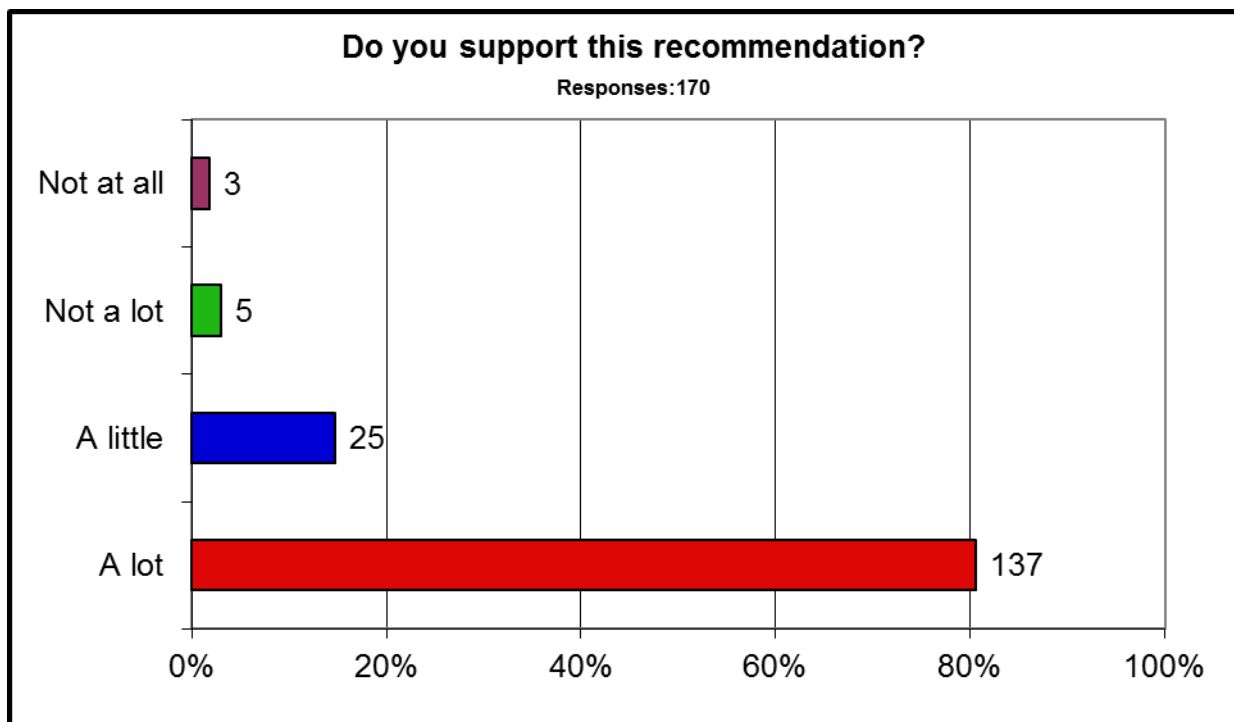
Appendix A

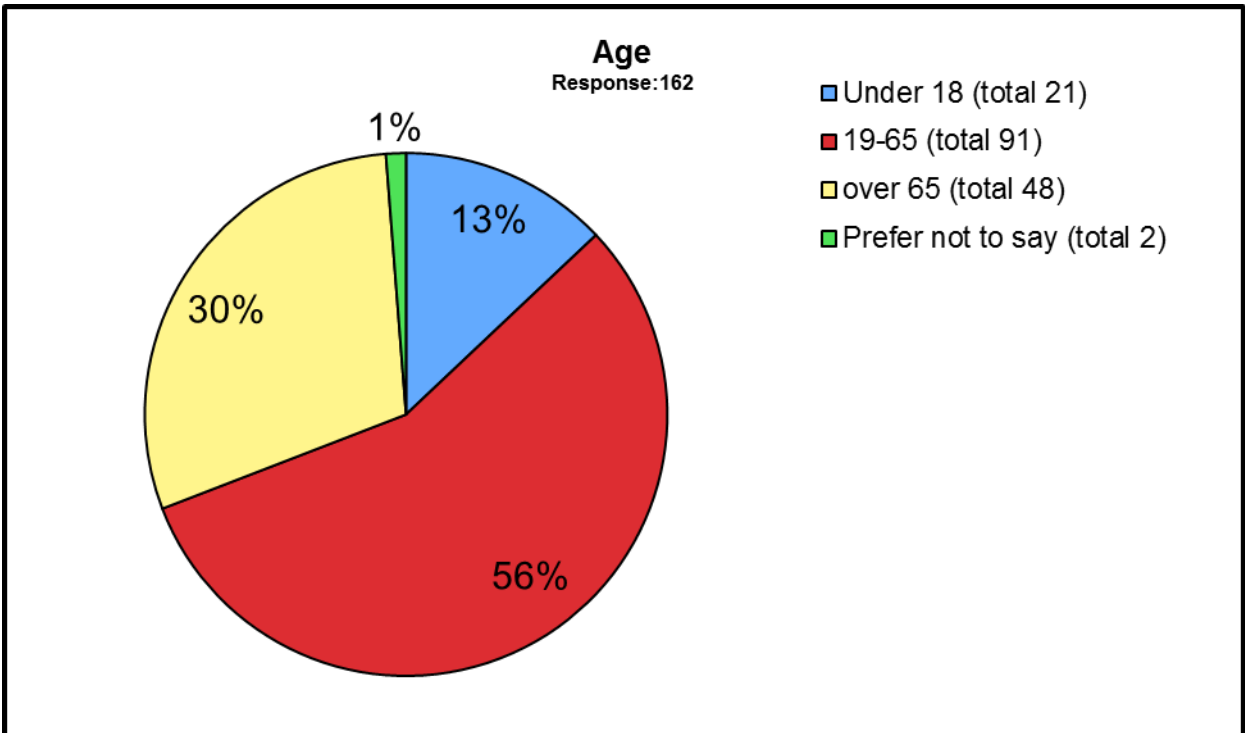
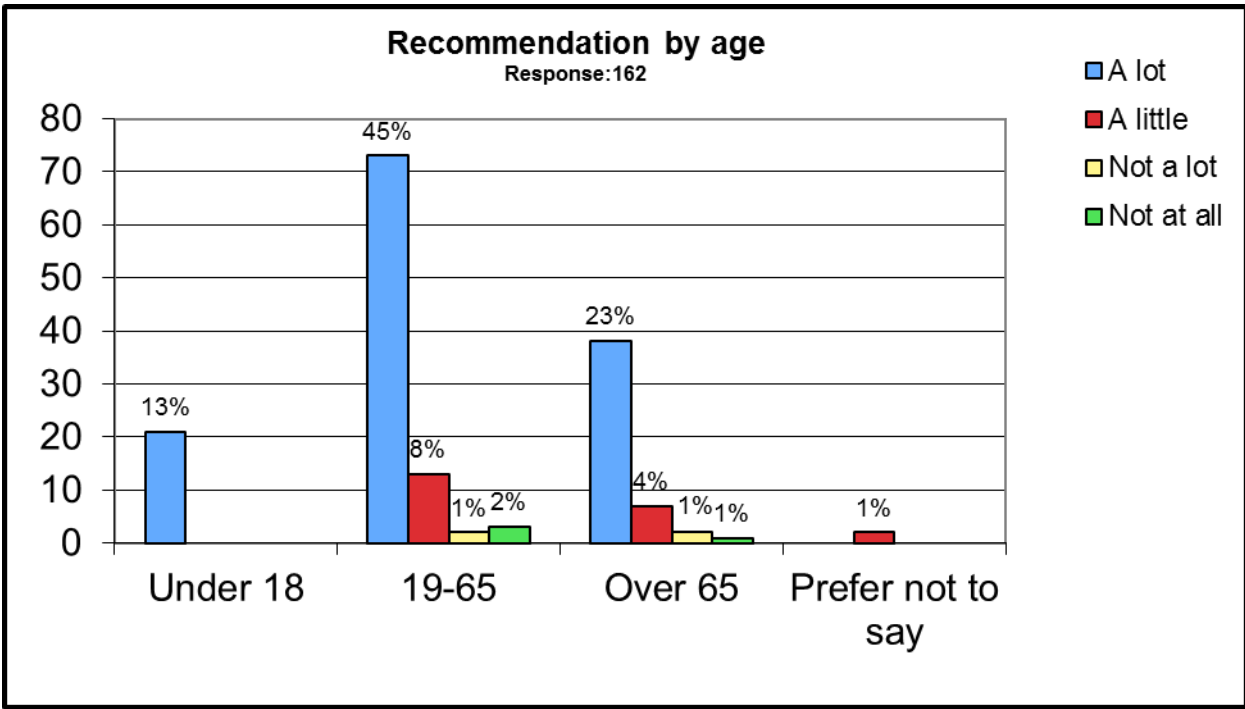
'Skate Your View' Consultation Responses

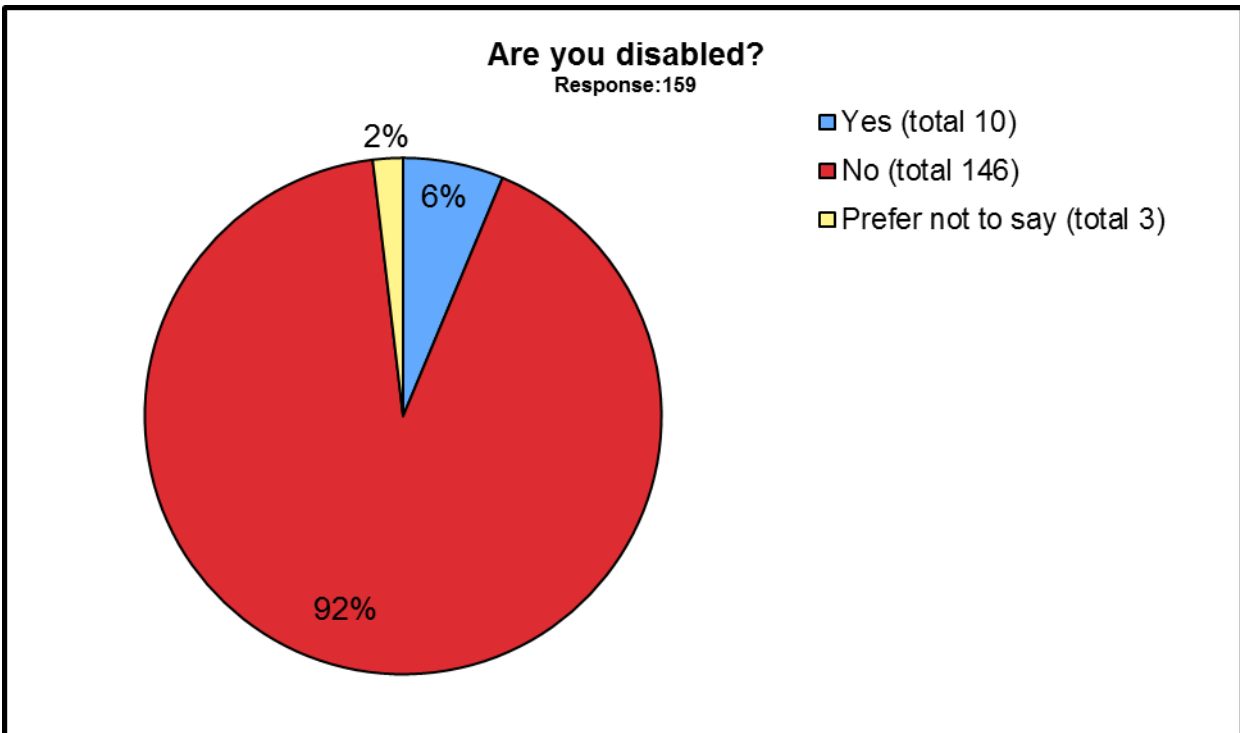
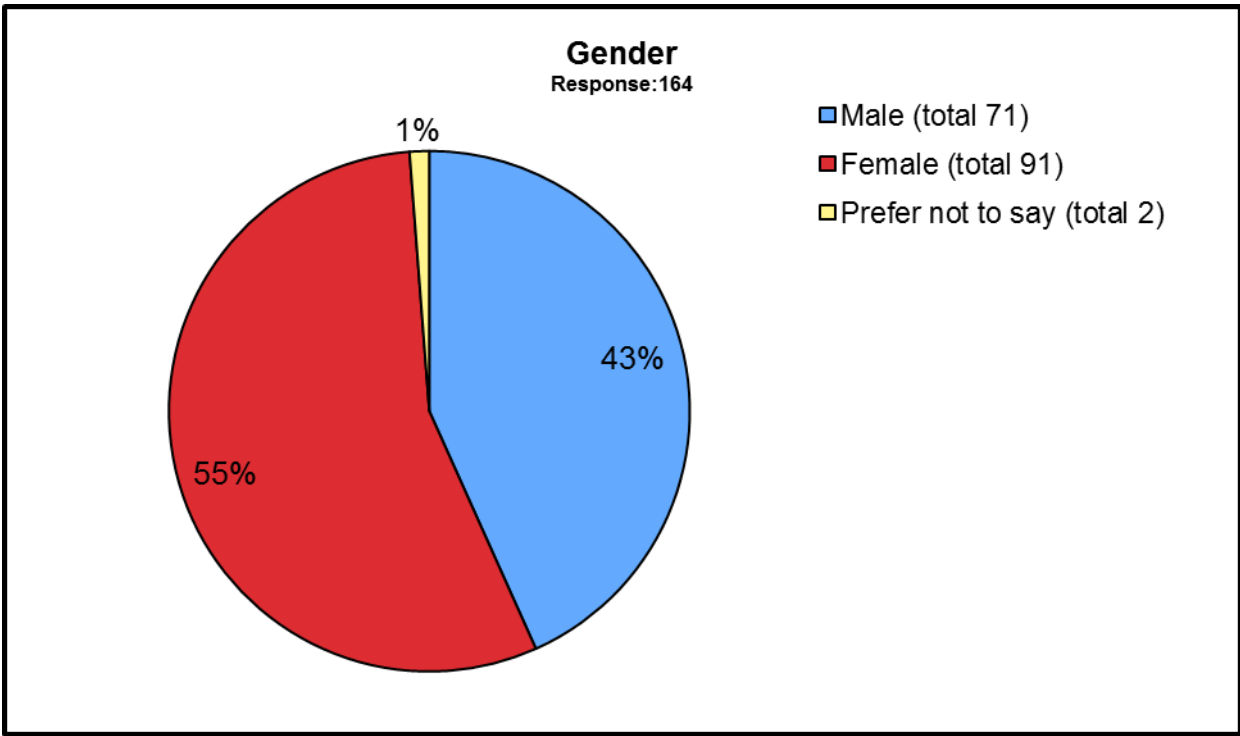
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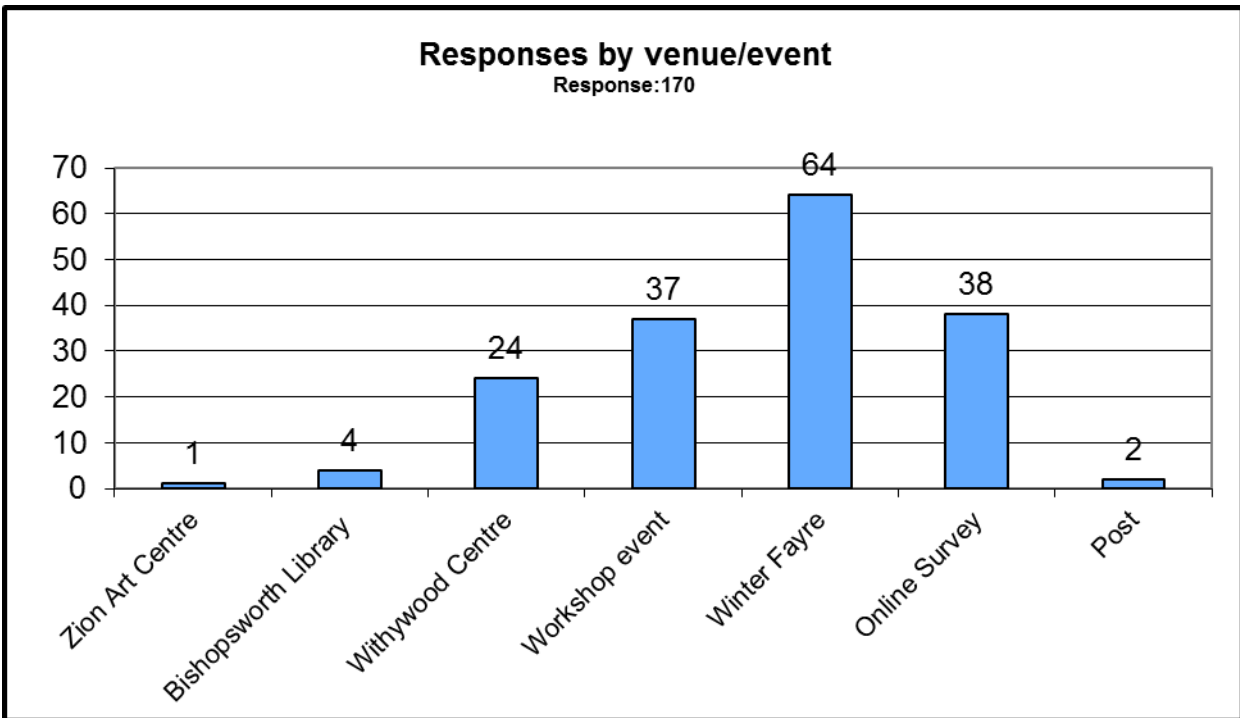
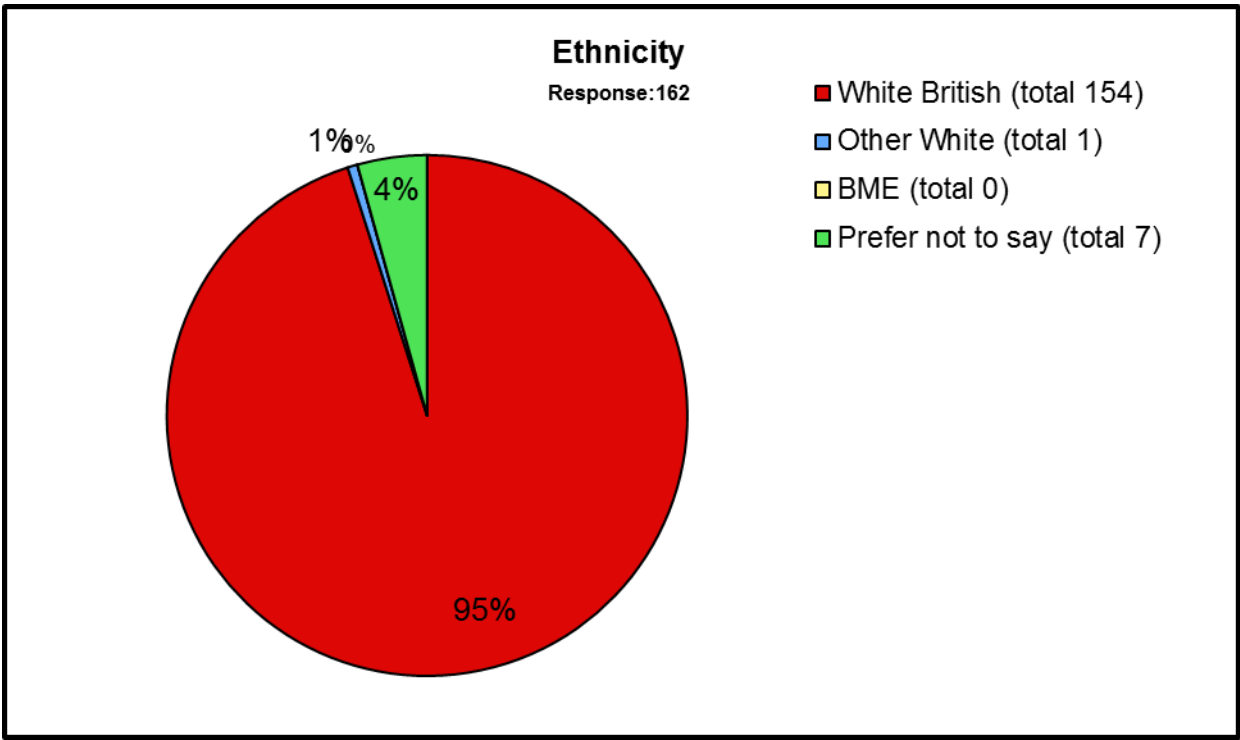
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and*

an outdoor Village Hub with a war memorial space; parking and community events space and gardens









Appendix B

'Skate Your View' Issues and Concerns

	Issue	Transitions Skate response
1.	Will there be supervision in the Skate Park to prevent bullying between older and younger, bad behaviour etc?	Yes <ul style="list-style-type: none"> - Transition CiC – take safety seriously - Have volunteers & staff; 3 members of staff on at each session - All First Aid trained - our insurance insists on this
2.	Will the Skate Park be available for all ages to use?	in daytime if we can make it work we'll open to general public <ul style="list-style-type: none"> - Have to see local residents to make café work Skate Park users: scooters, bmx, skateboards, inline skates users <ul style="list-style-type: none"> - Also non-wheels young people using Playstation; playing pool; : have some additional funding around café; events – putting them on; raising awareness of bigger issues in young people's lives. - Do mixed doubles pool tournament - Movie nights Family users: in Winterbourne we're looking at soft play and the café is open to wider age range Minimum age to use the Skate Park? A: no under 8's without parent supervision 1-1
3.	Concern about gangs outside the pool causing ASB, intimidation, hooliganism	We want the young people to come into Transitions, not hang around outside it <ul style="list-style-type: none"> - Getting to know the young people will mean that we could intervene better - Police in Winterbourne – have reported having fewer problems about ASB since the Wheels Park opened.
4.	Parking – is there enough on site and concern people will park in neighbouring streets	<ul style="list-style-type: none"> - majority of Young People coming by car have been dropped off. So users generate 5/6 cars in parking area at any one time. - on a busy day we have 100 users across the day - users have come mainly by bus or been dropped off, rather than driving and parking
5.	Parking: if gates are left open outside the opening hours it will lead to drug dealing on the site	Transitions to address this concern in their Business Plan submission.
6.	Traffic levels – proposal could increase traffic to the site	<ul style="list-style-type: none"> - Bishopsworth has good bus links - Most skateboarders will cycle, bus or by car - Some local YP will use skateboard – there'll be an increase but not expecting it to be huge - skateboards aren't great for transport!
7.	Location: More pedestrians coming to site on an island across busy	There are formal crossing points on both Whitchurch Road and Church Road to the Pool

	Issue	Transitions Skate response
	roads	site.
8.	Litter could be increased from Skate Park users dropping litter – blown into neighbouring gardens	Transitions to address this concern in their Business Plan submission.
9.	How would drug dealing in the Skate Park be controlled?	<ul style="list-style-type: none"> - When you ask YP to pay for something they want to get the best out of it so it polices itself. - 3 members of staff at each session - will have to adapt to manage problems. But if necessary we'd involve the police
10.	Opening hours: open to 10.00/11.00 pm – risk of noise to neighbours from cars and groups of young people	<p>Opening hours:</p> <p>Mon-Fri – 9-4pm, targeted work with schools 4pm- 10 or 11pm, open to public Saturdays 10am – 8pm Sundays & private hire 12 noon – 6pm School holidays – 10am in morning.</p> <ul style="list-style-type: none"> - there is a level of noise: - In Bishopsworth noise should be contained in brick building - noise when people leave – staggered leaving times in reality - small level of groups leaving at any one a time rather than a huge crowd - Skate Park members won't want to have public unhappy with noise levels. - Transitions want a working relationship with local residents so will engage to explore and resolve problems
11.	Noise within the Skate Park: will there be adequate soundproofing to the café to shield noise from the skate ramps?	Yes. The same issue arising at Winterbourne site and it works fine
12.	It's an ugly building – prefer if it was pulled down	One resident has drawn up designs to reproduce the original appearance of the houses on the site on the walls of the pool building – could be negotiated with Transitions
13.	Area around the Skate Park – needs a high standard of maintenance	Area Co-ordinator has started talks with BCC Parks to explore what support BCC may be able to offer. This will have to be negotiated as part of the development of the Village Hub element.
14.	Outside area needs to be lit	This will have to be negotiated as part of the development of the Village Hub element
15.	Parking at the site – want to see it benefit local businesses	This could be negotiated with Transitions
16.	Want to see access for disabled young people to use the Skate Park	Transitions to address this concern in their Business Plan submission.
17.	Village Hub – hasn't the church opposite got a war memorial?	This will have to be negotiated as part of the development of the Village Hub element
18.	Is there room for the village hub option?	
19.	Concern about the affordability of	- £20 per year membership

	Issue	Transitions Skate response
	the Skate Hub – membership plus session costs could prevent some young people using the Park	<ul style="list-style-type: none"> - £5 non members; £3 members per sessions - £1 “chill session” <p>Affordability is a concern in an area with considerable levels of income deprivation - Transitions to address this concern in their Business Plan submission</p>
20.	Will rooms/space at the Skate Park be available for other organisations to use?	<p>Transitions will use all the swimming pool space.</p> <ul style="list-style-type: none"> - Rest of space will be broken up to different rooms, shop, office, cafe - Meeting room? - Start with entrance and skate area - Will look at alternative urban activities – a bouldering room? - Soft play section?
21.	Concern that the Skate Park may not make sufficient income to be self-sufficient	<p>Transitions will have to produce a costed Business Plan to be considered and approved by BCC before a Community Asset Transfer could take place to test out the financial viability of their proposal.</p> <p>Transitions haven't got secure funding at present until we get the lease. But talking to shoe company as a sponsor. It's a hurdle to get over – but they have done this before.</p>
22.	My only slight reservations are competition for Zion with the community activities	Transitions to address this concern in their Business Plan submission.

Positive Comments from 'Skate Your View'

Young People's Comments (under 18)
It will be fun (x 3)
we could get a PS3 and a sofa so we can play skateboarding games eg skate 3
Separate scooters/skateboarders into different parts (x 2)
Will there be a skate school like the one that was in Bedminster?
I would like there to be a skate school, it would be cool
Can we have separate sessions to scooters and bikes because sometimes we don't mix and also if we can have not then a mixed session for all thank you. I want to volunteer at skate park when I am 16.
Could cause trouble with 16-17 year olds hanging
What if there was a wall that kids can decorate?
It looks very good
Good-lets hope it doesn't cost a lot to go. Hope there's not too many big kids
I love Campus skatepark but it's is too far to go to Winterbourne, new skatepark is a great idea
young people to help design it

Other comments (18+)
It will provide a place for the kids to hang out. I would have used it when I was a teenager
It would be good to advertise it well to ensure everyone knows
It sounds a very good idea and I would be happy to help out (but not organise)
Hope that it goes ahead-sooner the better
It would be a good idea for youngsters
I think it is a good idea for youngsters to go. They need somewhere they can go
I am particularly interested in landscaping this site I have already drawn up plans when the project included the demolition of the the swimming pool. This was published in the MVCG bulletin) Now that the swimming pool building is to be retained-I have published an idea for graffiti rendering of the ancient cottages that once occupied the site to put the heart back into the village. Also I am interested in landscaping the immediate area possibly with Steve Joyce's fibre glass figures salvaged from the old symes avenue (now preserved at the Uni of Witherwood)
Brilliant idea which will link perfectly with the proposed soft play centre in St Peters Church hall. It will create a vibrant centre for community life
The St Peters soft play centre across the road will attract young families and will link the community with the skate park. I particularly like the idea of apainting the old buildings on the back of the pool building.
I like both ideas of skate park and community space, glad both ideas are happening
I think that this will be a good use of space and will give young an area to congregate. I know the Hengrove skate is very well used and fully support this idea.
Something really good for children. Convenient location.
Fantastic way to use space, no issues, Really do not think there will be an issue with parking. We have experience of skate park (motion) and how it works.
Gentleman (Andre) very helpful and covered my main concerns. The café sounds very good
We do need something for youngsters to do and if it's well supervised and they have to pay for the privilege that's good.
An excellent idea, will help hugely with engaging with the local youth
Will there be rooms available for other organisations-eg practice room for bands, choirs, budding drummers and other 'noisy' hobbies?
Anything to help the youth of the area is good
We have no concerns or issues with the above plans provided they are adhered to
Would like to have the carpark open and used. War memorial is a good idea the concept of Bishopsworth Community Hub to be promoted in title and signage and Transitions Skate Board to be the major part of the signage.
Very pleased with the proposal. I am happy to hear that it will be very affordable for my son to use.

Young people to be involved in the process from start to finish
Was very impressed how you have thought out every aspect of the project
No concerns! This could be the best thing for the area. Without doubt it will get support from all sections of the community. Especially the café for people not skateboarding
This seems a really positive step for Bishopsworth and young people. The group seem to want to include the whole community. I am looking forward to the approval for my sons that are currently 7 and 9
I would like to volunteer 4 hrs per week to the skate board development. Late week night noise at closing time. No need for memorial & gardens, parking is more important
Think it's a fantastic idea. Have lived in this area since 1953 and in recent years there has been a decline in facilities for youngsters, Also like the idea of a café for community use
It's great to have an idea of the art indoor centre but the outside needs to be maintained to a good standard
this support this is good for young people but do worry about noise and car doors closing etc but hope also the outside space is used for war memorial and is kept tidy and clean
Great idea for youngsters and people in the local community-no issues whatsoever
I think it is a great idea" parking-excess parking space could be used to benefit local businesses ie PO/Vets/Gym.
Has consideration been given to how disabled young people could be supported to access the facility?
Would like to read the business plan
BMX park is brilliant but a few more activities would also be good.
About time! Although the pool was good. Who would own it?
Hopefully it will cost the young people next to nothing to use. Well trained members of staff in First Aid and crowd control
Member of family likely to use the indoor skate park (x7)
give children somewhere indoor for use all year around
Has attended a presentation and a Member of family likely to use the indoor skate park
No issues great idea open as quickly as possible.
No issues just make it fun for kids
Indoor skatepark in Bristol needed asap!Great idea. Local community and Bristol will benefit from such a facility.
Think it's a great idea for young people and the wider community, nice to see a positive use
This is an excellent project, bringing the building back in use for the residents in Dundry View. Cost of £5 for membership for all ages 6-14. Please would Tim and Andre look at making concessions. Some youth are not going to use the pool because of the payment of membership.
Perhaps a monthly /weekly market-fruit and local fresh produce
Brilliant for the area