



AGENDA ITEM NO. 11

FILWOOD, KNOWLE AND WINDMILL HILL NEIGHBOURHOOD PARTNERSHIP

10 January 2012

Report of: Kurt James, Neighbourhoods Department

Title: Section 106 Decision Report

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Recommendations

This report is from the Area Co-ordinator. It is for decision and the Neighbourhood Committee members are recommended to:

Agree the Section 106 projects recommended for approval by the Area Coordinator as outlined in Appendix A.

Background

1. As of 1 April 2011, the Filwood, Knowle and Windmill Hill Neighbourhood Committee became responsible for a devolved Section 106 funding budget of £238,147.97, broken down into funding for Parks, Transport and Other (which covers Libraries and Community Centres). This figure has grown to £238,928.46 following interest payments but does not include £40,828.91 of Section 106 funds that will become available on the implementation of the redevelopment of St Peters Hospice, St Agnes Avenue, Knowle.
2. The devolution of Section 106 funds means the Neighbourhood Committee comprised of the six councillors for the wards of Filwood, Knowle and Windmill Hill has the delegated legal responsibility for making decisions on these funds on behalf of Bristol City Council.
3. Following a series of meetings held with councillors, residents and officers to discuss the available Section 106 funding on 18 October, 26 October, 9 November, 24 November, 29 November and 7 December 2011, it is recommended that the Neighbourhood Committee agree spend of £86,144.50 against 5 Section 106 agreements as outlined in **App. A**

4. It is recommended that the following projects be delivered using Section 106 funds:
 - 4.2 Planting and improvements to the green space at the junction of Wedmore Vale and Marksbury Road, Windmill Hill (£5,557.52). The plan for populating this space is being drawn up by BCC Parks.
 - 4.3 New play equipment and a revamped play space for the Newquay Road Play Area, Knowle (£35,000). BCC Play have drawn up and costed an investment plan for the play area as shown in **Appendix B**. BCC are working alongside local residents and Eagle House to develop this plan and build local ownership for the new play area.
 - 4.4 Revamped play area at Filwood Broadway, Filwood (£17,621). This will either be achieved through moving existing play equipment from Broad Plain House or revamping the existing play equipment.
 - 4.5 Purchase of new furniture and an external notice board for Filwood Library, Filwood (£5,543.61). Local residents have worked alongside the BCC Library Service to identify moveable furniture that will enhance the library offer in Filwood.
 - 4.6 Improve community rooms in Totterdown, Windmill Hill (£22,422.28). The Totterdown Residents Association have proposed the creation of a 'virtual' community centre in Totterdown, which would see the securing of and improvement to community rooms in the Star and Dove, the Gallery Café and the Methodist Church Hall, and the creation of a website to link the 'virtual' community centre (See **Appendix C**).
5. The Neighbourhood Committee should note the need for further investigation to be carried out on potential and/or strategic projects related to all Transport Section 106 agreements especially in light of existing and future funding streams and major projects.
6. The BCC Planning Obligations Officer has assessed the recommended projects listed under 4 and **Appendix A** and has judged that they fall within the legal terms as defined by the Section 106 Agreements.
7. If the Neighbourhood Committee does agree funds, no funds will be released until the Area Coordinator receives final project plans/costs and ensures that the BCC Planning Obligation Officer is satisfied with the detail of project costs and project plans received.

Recommendation

- That the Neighbourhood Committee agrees the Section 106 projects recommended for approval by the Area Coordinator as outlined in Appendix A

Filwood, Knowle and Windmill Hill Section 106 Meeting 29 November 2011

6 pm Filwood Community Centre

Attendance: Councillors Chris Jackson, Jeff Lovell, Chris Davies, Gary Hopkins, Mark Bailey; Residents Denise Britt, Ann Smith, Ken Jones, John Scott; Tina Bond (BCC YPS), Gill Brookman (Bristol NHS), Richard Gwyn (BCC Area Environment Officer), Mohamed Ismail (BCC Neighbourhood Development Officer), Kurt James (BCC Area Coordinator - recorder), Neil Terry (BCC Transport Area Manager)

Record of recommendations:

Permission / Site / S106 Code	Contact Officer	Current Contribution Value	Spent / Committed by	Purpose of Contribution	Recommendation
Parks					
06/01332 / Wedmore Vale Methodist Church, Wingfield Road, Knowle / ZCD...440	Colleen Bevan (Parks Services Manager)	£5,557.52	No Limit	The improvement and maintenance of outdoor recreational space within a one-mile radius of the former Wedmore Vale Methodist Church.	Recommendation: Agree. Contract with BCC Parks to improve the area of green space at the junction of Wedmore Vale and Marksbury Road Proposed: CJ Seconded: GH Agreed: All
06/05333 / Venture Inn, Melvin Square, Knowle West / ZCD...563	Colleen Bevan (Parks Services Manager)	£25,119.04	No Limit	The provision of off-site recreational facilities in the Knowle West Area	Recommendation: Agree: Roll 06/05333 and 06/03592 together. Agree £35k of funding to deliver an improved Newquay Road Play Area in line with the BCC Play proposal. Agree remaining £17,621 will be used to move existing play equipment from Broad Plain House to Filwood Broadway if deemed feasible by BCC Play or to revamp existing play area if move is impractical. Play equipment needs to be robust. Park group to be established. Involve young people in the process. Look at whether lighting needs to be improved/adjusted. Friends of Redcatch offered support in establishing parks group. Proposed: GH Seconded: JL Agreed: All
06/03592 / 69 to 73 Connaught Road, Filwood / ZCD...855	Colleen Bevan (Parks Services Manager)	£27,502.05 (£52,621.09)	No Limit	The provision of improvements to Parks and Open Spaces within one mile of 69 to 73 Connaught Road	See above.
Transport					

Permission / Site / S106 Code	Contact Officer	Current Contribution Value	Spent / Committed by	Purpose of Contribution	Recommendation
07/00508 / Land at Connaught Road, Filwood / ZCD...724	Geoff Mills (Public Transport Manager)	£1,952.30	22 Apr 13	The cost of anti-vandalism measures to bus stops at Melvin Square, Knowle	Recommendation: Defer. To roll 07/00508 and 07/00508 together if legally possible. Further investigate using funding to install two bus shelters on Galway Road and Melvin Square using shelters made surplus by GBBN. Clarify purchase, installation and ongoing maintenance costs. Can Adshel advertising be used to reduce purchase/installation and maintenance costs.
07/00508 / Land at Connaught Road, Filwood / ZCD...725	Geoff Mills (Public Transport Manager)	£1,084.61	22 Apr 13	The cost of implementing, establishing and operating and/or expanding community transport initiatives within the vicinity of the Development	See above.
96/00091 / South Bristol Business Park, Hengrove / ZCD...104	Terry Bullock (Traffic Manager)	£139,111.46	No Limit	Local highway improvements or transportation measures in the area of impact of the Development.	Recommendation: Defer. Funding available for South Bristol Link Road, potential development in Filwood Park and Novers Hill will/may bring highway and transport improvements to the area. Funding substitution may enable funds to be released for other projects. BCC Transport to draw up scheme options including Novers Hill.
07/00377 / 174 to 178 Wells Road, Totterdown / ZCD...744	Terry Bullock (Traffic Manager)	£10,635.59	No Limit	The provision of traffic management and/or highways measures in the vicinity of 174 to 178 Wells Road	Recommendation: Defer. BCC Transport to draw up scheme options for NP devolved transport budgets.
Other					
07/00508 / Land at Connaught Road, Filwood / ZCD...723	Kate Murray (Head of Libraries)	£5,543.61	22 Apr 13	The cost of Library provision facilities within the area of the Development	Recommendation: Agree. Fund moveable shelves for the adult section, external notice board, tables for adult section, new chairs with arms for adult section and redecoration of adult section.
05/03072 / 101 to 107 Wells Rd, Totterdown / ZCD...707	John Bos (Community Buildings Officer)	£22,422.28	1 Apr 13	The provision, improvement and/or maintenance of alternative community facilities within the Windmill Hill Ward	Proposed: JL Seconded: GH Agreed: All Recommendation: Agree. Fund TRESA improvements to community rooms in WH and create a virtual web linked community centre with rooms available for community use. The steel container cannot be funded.
					Proposed: JL Seconded: GH Agreed: All
Total		£238,928.46			£86,144.50

Bristol C.C. - Newquay Road Play Area




Quad Flyer




Pole Up, Pole Down




 Toddler Swings



 Inclusive Springie



 Inclusive Nest Swing



 Inclusive Dish Roundabout




Purbeck Stone Compass



Purbeck Stone Boulders



 Inclusive Talk Tubes



Bristol City Council

Newquay Road

Quote No.5391

Dwn RB Scale 1:200@A2 27.05/08/2011

The experts
in play...
SutcliffePlay
South West



Equipment List

No.	Description
01	Inclusive Nest Swing
02	Pole Up, Pole Down Playzone Unit
03	Talk Tubes
04	Purbeck Boulders
05	Quad Flyer
06	Purbeck Stone Compass
07	Inclusive Springie
08	Inclusive Dish Roundabout
09	Toddler Swings

**Totterdown Residents Environmental & Social Action (TRESA) Community
Interest Company**

Proposal to develop Totterdown's 'virtual' community centre

Background

During the 1970s a large section of Totterdown was destroyed for a major road scheme that was later abandoned. When the resultant wasteland was redeveloped, the residents of Totterdown were gifted a patch of land, Zone A, for a community centre. However, no funding was provided and despite several attempts over the years to apply for funding for a community centre, no application has been successful. Indeed, the struggle to develop a community centre without any local authority funding has on occasions caused divisions within the community.

Although in need of a community centre, it appears highly unlikely that a purpose-built centre will ever be provided for the residents of Totterdown. There are a number of different buildings that are used for activities. However, these tend to be rather 'run down' and are known to different sections of the local population with no overall co-ordination.

The main organisation that attempts to serve residents across Totterdown is TRESA^{cic} (Totterdown Residents Environmental & Social Action community interest company). TRESA has experience of managing large grants (e.g. £80,000 to upgrade School Road Park) as well as smaller grants (e.g. £2,300 for a community mosaic). A quarterly newsletter, the Talk of Totterdown, is produced and delivered by volunteers to around 2,300 homes in the area and a website (www.tresa.org.uk) gives regular information about TRESA activities.

Funding request to establish a 'virtual' community centre

TRESA is aware that Section 106 funding of £20,000 is available for community facilities in Totterdown. The current proposal is to create a 'virtual' community centre by establishing/ upgrading four community spaces and linking them as a virtual community centre. £5,000 will be spent on each of the four spaces:

- one public meeting room
- one small meeting room
- one community hall, and
- a secure store for environmental activities

The owners/managers of the facilities where the section 106 money is spent, will give priority to community activities at agreed times. TRESA will coordinate the development of new activities and publicise them through a new interactive website, as well as in The Talk of Totterdown, and through posters and leaflets around the area.

The 'centre' will, therefore, comprise:

- Four community spaces (as above) upgraded using the Section 106 monies
- A 'virtual community centre' website (developed and administered by TRESA volunteers)
- A programme of activities (complementing existing provision and filling in the 'gaps')

Progress to date

Discussion with the respective owners/managers of the identified spaces have agreed in principle with the proposal and are willing to work with TRESA.

The proposal has been agreed in principle at a meeting of TRESA directors on Tuesday 16th November 2011.

Budget

The planned expenditure for the Section 106 monies is outlined in Table 1. It is proposed that the full £20,000 be granted to TRESA and the money will be ring-fenced for the virtual community centre project. TRESA will oversee the expenditure on the four community facilities as specified.

Table 1. Outline budget for Totterdown's virtual community centre	
Details	£ (section 106)
<p>Public meeting room: side room at the Star and Dove public house. Suitable for large public meetings and events. The room is large enough for a public meeting room (maximum 150 people) and has a slightly raised area for speakers. However, as an ex-skittle alley, it is a long narrow room and requires audio equipment so that speakers can be heard towards the back of the room, plus facilities for PowerPoint presentations.</p> <p>Laptop, screen, microphone system, speakers; lockable storage</p>	5,000

cupboard	
<p>Small meeting room: alcove area in the Gallery Cafe on Wells Road. This area is suitable for small meetings or classes of up to 10 people e.g. adult education classes, knitting group. The alcove is currently open to the rest of the cafe and can be noisy and lacks privacy. Partitioning with sliding doors will enable this area to be closed off when required (the alcove has a window and will form a small but pleasant space). A large whiteboard on one wall will be a useful teaching aid when required.</p> <p>Sliding doors; additional partitioning; labour; whiteboard</p>	5,000
<p>Community hall: The Methodist Church Hall in Winton Lane is a good-sized Hall and suitable for a number of activities including youth activities and dancing. However, it is accessed along a back lane and the outside is unwelcoming. The 'face' of the Hall will be upgraded by repainting the window frames and door, fitting a welcoming sign and outside security lights, redecorating the entrance lobby hall and fitting a notice board.</p> <p>Decorating materials: signage; notice-board; labour; security lights</p>	5,000
<p>Outdoor activities: TRESA coordinates a number of outdoor environmental activities including litter picking, community cleanups, community gardening and 'Totterdown Sprouting' (a project to grow edible plants in community spaces and gardens throughout the area). We also have a TRESA stall (gazebo, table and chairs) for outdoor events e.g. our annual garden festival. Storage is needed for the equipment we use for these outdoor activities. A secure steel container will be sited on an agreed space (e.g. Zone A, Zone N or at a site currently identified for a community orchard). This would also enable us to purchase and store additional equipment. The container will be attractively painted by volunteers with stencil decorations of plants supervised by a local artist.</p> <p>Anti-vandal steel container; site preparation; delivery; artist fee; decorating materials</p>	5,000
<p>Website linking 'virtual' community centre: TRESA volunteers will develop and administer a website with a full diary of events at the community spaces in Totterdown. (Two of the Directors of TRESA have skills in website development and administration and are willing to undertake this on a voluntary basis. This will involve</p>	0

updating and improving the current website at www.tresa.org.uk)	
	Total £20,000

Added value

We anticipate the Section 106 money will also attract 'added value':

- Directors and members of TRESA will contribute volunteer hours. Other groups and organisations, such as community payback and student volunteers, will also be approached
- Other funding applications will nominate the £20,000 as matched funding
- Initially TRESA will actively seek and coordinate the content of the website but as the virtual community centre progresses, different groups and organisations will contribute and manage their own content.