



AGENDA ITEM NO. 11

**FILWOOD, KNOWLE AND WINDMILL HILL
NEIGHBOURHOOD PARTNERSHIP**

11 March 2014

Report of: Kurt James, Neighbourhoods Department

Title: Area Coordinator Report for Information and Decision

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Recommendations

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

- 1. Agree Proposed Community Asset Transfer/New Lease for Redcatch Community Centre**
- 2. Note 2014-15 Neighbourhood Partnership and Neighbourhood Forum Meeting Dates. See Appendix A**
- 3. Note Neighbourhood Forum Updates.**
- 4. Note 20 MPH Update.**
- 5. Note Community Speed Watch**
- 6. Note Knowle West Regeneration Framework Update**
- 7. Note Mayor Question Time**

- 1. Agree Proposed Community Asset Transfer/New Lease for Redcatch Community Centre**

Proposed Community Asset Transfer New Lease for:

Redcatch Community Centre, Redcatch Road, Knowle, Bristol, BS4 2EP

To: Redcatch Community Association (RCA)

This is a request for the views of **Filwood, Knowle and Windmill Hill Neighbourhood Partnership** on the proposed new Lease for Redcatch Community Centre.

In accordance with the council's Community Asset Transfer ('CAT') Policy, Neighbourhood Partnerships will be consulted on proposals to let a council-owned property in their area at less than the full market rent to a voluntary / community organisation.

Background

RCA have had a Lease from the council for the past 10 years. Its current Lease will expire this year and a request has been received to renew it for a further 20 years, at nil rent.

The RCA is a registered charity and has extensively refurbished the building, both inside and out, over recent years. RCA is largely self-sustaining, without any Community Development grant/funding. RCA has been successful in raising funding from Lottery and charitable sources, as well as from S.106 planning obligations.

The building is very well used and generates the majority of its income from lettings, which pays for all running costs, including repairs, maintenance, insurance and utility bills.

Redcatch Community Centre was awarded the Voscur Community Centre of the Year Award 2009.

Proposal

The council proposes to grant a new 20 year Lease to RCA to replace its previous Lease.

The tenant will be responsible for all outgoings associated with the property and for repairing and insuring the property.

The Lease will be subject to a Service Agreement, which will set out a range of services that RCA will need to deliver each year from the premises.

The rent will be abated to a peppercorn for as long as the Service Agreement is complied with.

RCA has demonstrated that it is capable of managing the property effectively and is committed to continue making the premises available widely so that it can be hired by other organisations and individuals for community activities and private functions.

Process

The Filwood, Knowle and Windmill Hill Neighbourhood Partnership is asked to make any comments on the proposed CAT to the RCA, either in support or

against, and to briefly set out the grounds for its views.

Officers in Community Development will then prepare a report for the Service Director Strategic Property, who will make a final decision on the proposed CAT.

Recommendations

- Agree that the lease for Redcatch Community Centre with RCA be renewed for a further 20 years, at nil rent.
- That the NP decision be recorded in the minutes of the meeting.

2. Note 2014-15 Neighbourhood Partnership and Neighbourhood Forum Meeting Dates. See Appendix A

Please see the proposed 2014-15 Neighbourhood Partnership and Neighbourhood Forum meeting dates meeting dates.

3. Neighbourhood Forum Updates.

Windmill Hill Neighbourhood Forum

Agreed 11 December 2013

- **Outbreak of graffiti across Windmill Hill ward particularly on Windmill Hill and St Luke's Road Railway Bridges.**
- **Drug dealing in telephone boxes on Windmill Hill and Somerset Terrace**

Knowle Neighbourhood Forum Public Priorities

Agreed 10 January 2014

- **Nuisance behaviour outside Charlie's Bar**
- **Burglaries in Redcatch Park**

Filwood Neighbourhood Forum Public Priorities

Agreed 5 February 2014

- **Speeding**
- **Youths causing disturbance**

Escalated Policing Priorities

Filwood and Windmill Hill: Drugs Plan – (Lead – PS Sweeting)
Filwood: The Mede and Inns Court

Filwood No Drinking Zone Update

The No Drinking Zone is now being enforced and stickers put on lampposts.

Future Neighbourhood Forum Meetings:

Ward	Meeting Date & Time	Venue
Windmill Hill	5 March 2014 7 pm to 9 pm	Star and Dove, 75 Saint Luke's Road
Knowle	1 April 2014 7 pm to 9 pm	Knowle Community Centre
Filwood	7 May 2014 7 pm to 9 pm	Knowle West Health Park

4. Note 20 MPH Update.

The formal consultation for the proposed rollout of the 20 mph Inner South area began on Thursday 20 Feb 2014. This consultation forms part of the Speed Limit Order (SLO) for the Inner South area will run until Friday 14 March 2014.

The roads proposed to be exempt from the 20 mph speed limit in the South Area are as follows:

- A3029 Winterstoke Road
- A37 Wells Road
- A4 Bath Road
- A4 Bristol Hill
- A4174 Hartcliffe Way
- A4174 Hengrove Way
- A4174 Airport Road
- A4174 Callington Road
- A370 York Road
- A38 Bedminster Road / Parson Street Gyratory
- B3122 Bedminster Road
- B3122 St Johns Lane (except in the location of school and shops)
- B3122 Redcatch Road to Axbridge Road
- Clarence Road

You can view the associated paperwork at: www.bristol.gov.uk/trafficorders or visit City Hall, College Green between 10am and 4pm. The paperwork is also available at Bedminster, Filwood, Knowle, Wick Road and Marksbury Road Libraries from Thursday 20 Feb.

Site notices have gone up on all lamp posts, a press notice has been

published, and postcards have been distributed to all households in the area informing them of the SLO and consultation period giving all local residents a chance to comment.

The proposed implementation date for this phase is April/May 2014.

5. Community Speed Watch

Community Speed Watch engages the community in addressing speed related offending. Local volunteers join together and monitor traffic speeds at identified road locations in the community, Information is recorded and passed to the police, which result in a warning letter being sent to the registered keeper.

The main objectives are:

- To secure a reduction in vehicle speeds to prevent collisions.
- To improve quality of life.
- To raise public awareness to inappropriate speed.

It also encourages community engagement and partnership working. CSW volunteers will work closely with the Neighbourhood Policing Teams and in liaison with and supported by the Roads Policing Unit

CSW will only take place at locations where there is an identified speeding issue. All volunteers are trained by Road Policing Officers in monitoring traffic speed and must comply with a code of practice.

CSW is not about spying or snooping on neighbours, it is about taking positive action on the ground working in partnership helping to improve the safety and quality of life for everyone in the community.

BCC and the Police are organising the delivery of CSW in south Bristol and have asked for residents who wish to become a part of CSW in Filwood, Knowle and Windmill Hill.

6. Note Knowle West Regeneration Framework Update.

Filwood Park

Approximately 150 new homes are expected to be delivered on the curtilages of Filwood Park. Outline planning consent is in place, and a developer has been selected. Housing delivery is unlikely to commence before the end of 2014. Improvements to the public park have commenced.

Filwood Green Business Park

- Access works completed. Midas won the contract to build the Business Park and construction works have commenced.
- A preferred bidder has been identified to provide the Enterprise Support Service (ESS) with the contract starting in March 2014. The ESS will work to provide business support to individuals or businesses with green business ideas.
- The focus for start-up support is in the South Bristol wards of Filwood, Hartcliffe, Hengrove, Knowle, Windmill Hill and Stockwood.
- Support is also being offered to eligible small and medium sized businesses (SMEs) in all deprived wards in the city and entrepreneurs who fall within the target groups of people disadvantaged in enterprise: women, people over 50, young people under 25, people with disabilities and minority ethnic communities.
- A Naming Competition for the Filwood Green Business Park, the Work Hub and the access road to the site has been running online and offline since 22nd January. Over 30 suggestions have been received so far. Members of the Board are asked to choose the most appropriate name(s) from those suggested.
- A Turf Cutting Ceremony is being planned for 7 March. The Mayor and members of the Knowle West Project Board are asked to lead the ceremony, to which project funders and local stakeholders will be invited.
- A webpage has been published on the BCC website (www.bristol.gov.uk/filwoodgreen) containing information on the GBP.

Filwood Broadway

A supermarket developer and operator are still being sought for the former garage and bingo hall site.

Marksbury Road College Site

A new 420 place primary school is to be built on the former Marksbury Road College site. Demolition of the site will be completed before March.

Discussions are continuing on the relocation of the health centre and the residential aspects of the development.

Kingswear and Torpoint

A planning application was agreed 27 November 2013 for the development of 71 homes on the Kingswear and Torpoint site together with improvements to local open space and play provision.

Land to the rear of 45-75 Novers Park Road

A scheme of 15 affordable rent houses is being developed by Curo, with

Halsall Construction being the scheme contractor. Building works are in progress and due to be completed April 2014.

Eagle House Youth Club, Newquay Rd

Eagle House is going through the BCC Community Asset Transfer process (CAT). If BCC is unable to find an organisation to take on the building through this round of CAT then the requirement for the building to continue to be used as a youth centre will be removed.

Mede Community Centre

The Mede Community Centre has been renamed the Inns Court Centre. This facility is developing and implementing a new business plan and BCC has provided a lease on adjacent land and funding to Knowle West Children's Centre for new Children's Centre provision on the site.

Lost & Found

Further to support from local Councillors and the KW Project Board, grant funding has been secured by the Knowle West Media Centre for the local signage/way-finding project.

Cloverdown

A planning application has been submitted on behalf of Curo for the construction of 28 affordable dwellings and associated works at the former Cloverdown Care Home on Kenmare Road, Filwood. Construction has started.

Salcombe Rd

This site is just outside Knowle West Regeneration Framework Area and is being marketed for housing.

KWADS

Knowle West Health Association has taken a lease on the old KWADS building on Filwood Broadway and will be moving from the current base at Filwood Community Centre.

7. Mayor Question Time.

The Mayor will be holding a question time event 7 pm 25 March, City Hall, Bristol BS1 5TR. Booking in advance is required online www.bristol.gov.uk/mayorquestions or telephone 0117 922 2848.

Filwood, Knowle and Windmill Hill Neighbourhood Partnership and Forum Meetings

Meeting Dates and Venues 2014-15

Filwood, Knowle and Windmill Hill Neighbourhood Forum Meetings

Ward	Day	Date	Time	Venue
Knowle	Tuesday	1 April 2014	19.00 - 21.00	Knowle Community Centre Booked
Filwood	Wednesday	7 May 2014	19.00 - 21.00	Knowle West Health Park Booked
Windmill Hill	Wednesday	25 June 2014	19.00 - 21.00	Victoria Park Bowls Club Booked?
Knowle	Friday	4 July 2014	19.00 - 21.00	Redcatch Community Centre Booked
Filwood	Wednesday	6 August 2014	19.00 - 21.00	Knowle West Health Park Booked
Windmill Hill	Wednesday	17 September 2014	19.00 - 21.00	Broad Plain?
Knowle	Tuesday	7 October 2014	19.00 - 21.00	Knowle Community Association Booked
Filwood	Wednesday	12 November 2014	19.00 - 21.00	Knowle West Health Park Booked
Windmill Hill	Wednesday	10 December 2014	19.00 - 21.00	Star and Dove Booked
Knowle	Friday	9 January 2015	19.00 - 21.00	Redcatch Community Centre Booked
Filwood	Wednesday	4 February 2015	19.00 - 21.00	Knowle West Health Park Booked
Windmill Hill	Wednesday	18 March 2015	19.00 - 21.00	Star and Dove?

Filwood, Knowle and Windmill Hill Neighbourhood Partnership

Ward	Day	Date	Time	Venue
Filwood	Tuesday	10 June 2014	18.00 – 20.00	Knowle West Media Centre Booked
Knowle	Tuesday	23 September 2014	18.00 – 20.00	Knowle Community Centre Booked
Windmill Hill	Tuesday	13 January 2015	18.00 – 20.00	WHCA?
Filwood	Tuesday	10 March 2015	18.00 – 20.00	Knowle West Media Centre Booked