



AGENDA ITEM NO. 7

HENGROVE AND STOCKWOOD NEIGHBOURHOOD PARTNERSHIP
23rd JANUARY 2013

Report of: Ariaf Hussain, Area Coordinator, Neighbourhoods

Title: Devolved Services Report

Contact: 0117 922 3218 / ariaf.hussain@bristol.gov.uk

RECOMMENDATIONS

To note the contents of the report.

1. Local Traffic Schemes

2012/13 Budget: £17,143
 (£17,143 (2011/12 under spend £9,884.46))

Location	Scheme	Budget 2012/13	Update
Mar-12	Minor lines and signs	£1,500.00	Bamfield Rd elderly peoples warning sign - illuminated (£486.07) implemented Sept 2012. NB - need to also obtain costs for Burnbush Primary School signing and Keep Clears markings at Hengrove Ave
May-12	DYL & timed parking bays, Petherton Road	£5,000.00	To date £280.30 spend on installing advisory SKC (SKC implemented Sept 2012) NB - please note a large % of staff time/cost has been spent on this

			scheme to date due to level of informal consultation involved
May-12	Pedestrian refuge island and parking restrictions, Walsh Avenue	£8,000.00	Ped refuge (£8k) and parking restriction review (£5k) = £13k total. Therefore £8k from 2012/2013, and remaining £5k to come from 2013/2014 Hengrove allocation (e.g. 50% of Local Traffic Scheme budget). NB - Also £92k match funding from IBFF
May-12	Extend DYL to improve visibility and prevent obstruction to garages, Mowbray Road	£4,000.00	Originally Mowbray Rd TRO to be combined with Petherton Rd TRO. However as a significant number of objections have been raised to the Petherton Rd element, consideration to instead progress Mowbray Rd and Petherton Rd as two separate TRO elements, so that Mowbray Rd element is not delayed?
2011/2012	Limited waiting for Post Office, New Fosseyway Road	£4,281.80	£5k originally - £718.20 spent in 2011/2012 = £4,281.80 remains for 2012/2013
2011/2012	Weight Limit/Restriction Review, Cadogan Road	£4,506.93	£5k originally - £493.07 spent in 2011/2012 = £4,506.93 remains for 2012/2013
2011/2012	Elderly People Warning Signs (illuminated), Bamfield Road	FROM MINOR LINES & SIGNS BUDGET	Works completed in September 2012
2011/2012	Dropped Kerb installation, Robin Close	£627.48	NB - Works to be ordered shortly
2011/2012	School Keep Clears, Petherton Road	FROM £5K PETHERTON RD	Drawing issued to contractor May 2012, Emma marked up on site July 2012

		SCHEME	
--	--	--------	--

2. Carriageway and footway resurfacing

Carriageway budget: £7,400

Location	Estimated cost	Actual Cost	Progress
Great Hayles Rd	£5,100	£5,100	Completed August 2012
Stockwood Rd	£2,300	£2,300	Completed August 2012

Footways budget: £42,000

Location	Estimated cost	Actual Cost	Progress
Hollway Rd outside shops - concrete slabs	£27,000	£27,000	Completed Nov 2012
The Drive/Woodleigh Gardens - Tarmacadam/kerbs	£15,000	£15,000	Completed Sept 2012

3. Clean and Green Hengrove

Budget: £750 plus £600 carried over = £1350

Date	Action	Cost	Comments	Spend	Balance
17/04/12	Litter Clear field and hedges	100	Whitchurch Green	50	1300
TOTAL		100			1300

4. Clean and Green Stockwood

Budget: £750 plus £500 carried over = £1250

Date	Action	Cost	Comments	Spend	Balance
01/04/12	Clear up of litter and vegetation cut back with volunteers	50	Tibbett Walk & Cowling Rd	50	1250
TOTAL		50			1250

5. Wellbeing Fund

The Budget for 2012/13: £20,000 plus £6,333.44 carried over equals £26,333.44

The allocation at the October 2012 meeting was £4,149.00

The Hengrove and Stockwood Neighbourhood Partnership have £17,269.44 available funding in the Wellbeing Budget.

See Wellbeing report (agenda item 6) for more details.

6. s106 budgets

Please see Appendix A for the full breakdown of s106 funding devolved to the Hengrove and Stockwood Neighbourhood Partnership.

Permission / Site / S106 Code	Purpose of Contribution	Total devolved contribution value	Date to be Spent / Committed by	Agreed spend by Neighbourhood Committee	Notes
06/02420 / Former Prefab Site Tarnock Avenue, Hengrove / ZCD... 485	The provision of improvements to Parks and Open Spaces within one mile of the former Tarnock Avenue Prefab Site	£41,828.41	£20,535 spent by 8 th January 2012 £21,290 to be spent. No Limit	£41,828.41	
07/05332 / Community Hospital, Hengrove Park, Hengrove / ZCD...880	Towards ecological mitigation measures in the vicinity of the development	£35,127.56	10 Feb 15		This project has not yet been progressed.
06/02420 / Tarnock Avenue, Hengrove / ZCD... 487	The cost of improving public transport in the vicinity of the development	£44,481.85	8 Jan 12	£44,674.46 allocated to bus stop improvements on Oatlands Avenue and Fortfield Road (4 stops to be improved, all 4 stops service the 20 and 51 buses).	Bus Stop improvement in April 2012
07/05332 / Community Hospital, Hengrove Park,	The provision of community transport measures to	£143,987.19	10 Feb 15		Funds allocated to HWCP Community Transport in June

Hengrove / ZCD...878	provide a link between the hospital and surrounding communities				2012 – See January 2013 AC report for update
08/03532 / Hengrove Leisure Centre, Hengrove Park, Hengrove / ZCD...896	The provision of directional signage to be located on the Hengrove Park site	£15,000.00	8 Apr 15		This project has not yet been progressed.
07/05087 / City of Bristol Skills Academy, Hengrove Park, Hengrove / ZCD...785	The provision of Public Art in the vicinity of the development	£114,556.45	4 Nov 13	£13,300.00	Engagement Programme and Development of Public Art Plan
07/05332 / Community Hospital, Hengrove Park, Hengrove / ZCD...881	The provision of Public Art in the vicinity of the development	£154,271.98	10 Feb 15		
06/04842 / Craydon Road, Stockwood / ZCD...550	The provision and or improvement of alternative community facilities in the Stockwood Area	£14,927.28	12 Jun 12	Stockwood Free Church – kitchen extension £11,806 Christ the Servant Church –	Remaining unallocated budget: £5,075,15 (from No Limit contribution)

06/03970 / Tibbott Walk, Stockwood / ZCD...562	The provision of alternative community facilities in the Stockwood Area	£21,894.18	No Limit	purchase of chairs to replace pews £15,000 148 th Bristol (1 st Stockwood) Scout Group – security and insulation works £5,000	
------------------------------------------------	-------------------------------------------------------------------------	------------	----------	--------------------------------------------------------------------------------------------------------------------------------------------------------------	--

Local Traffic Schemes (including residual schemes)	Overall budget (including carry forward): £9,884.46 + £17,147 = £27,031.46 (NB - £9,884.46 CARRIED OVER FROM 2011/2012)
-----------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------

Profess costs provided to week 40

NP approval	Scheme Ref	Description / Location	Ward	Scheme status / current position	Lead officer	2012 / 13 budget	Current estimate of final cost	Actual Works costs 2012/13 (to date)	Actual Staff costs 2012/13 (to date)	Final cost 2012/13	Variance to 2012/13 budget	Notes / comments
2012/2013	RS12014	Minor lines and signs	All	In progress	E.Pick	£1,500.00	£1,500.00	£486.07	£422.25			Bamfield Rd elderly peoples warning sign - illuminated (£486.07) implemented Sept 2012. NB - need to also obtain costs for Burnbush Primary School signing and Keep Clears markings at Hengrove Ave
2012/2013	RS12042	DYL & timed parking bays, Petheron Road	Hengrove	Informal Consultation complete (1st to 30th Nov 2012). Responses now being analysed and revised scheme being worked up for TRO stage	E.Pick	£5,000.00	£5,000.00	£280.30	£984.95			To date £280.30 spend on installing advisory SKC (SKC implemented Sept 2012) NB - please note a large % of staff time/cost has been spent on this scheme to date due to level of informal consultation involved
2012/2013	RS12047	Pedestrian refuge island and parking restrictions, Walsh Avenue	Hengrove	QA and draft design to be progressed *	E.Pick	£8,000.00	£8,000.00					Ped refuge (£8k) and parking restriction review (£5k) = £13k total. Therefore £8k from 2012/2013, and remaining £5k to come from 2013/2014 Hengrove allocation (e.g. 50% of Local Traffic Scheme budget). NB - Also £92k match funding from IBFF
2012/2013	RS12046	Extend DYL to improve visibility and prevent obstruction to garages, Mowbray Road	Stockwood	Informal Consultation complete (1st to 30th Nov 2012). Responses now being analysed and revised scheme being worked up for TRO stage	E.Pick	£4,000.00	£4,000.00		Shared costs with Petheron Rd (RS12042)			Originally Mowbray Rd TRO to be combined with Petheron Rd TRO. However as a significant number of objections have been raised to the Petheron Rd element, consideration to instead progress Mowbray Rd and Petheron Rd as two separate TRO elements, so that Mowbray Rd element is not delayed?
2011/2012	RS11066	Limited waiting for Post Office, New Fosseway Road	Hengrove	QA and Informal Consultation complete. Scheme currently being worked up for TRO stage (i.e. existing & proposed drawings)	E.Pick	£4,281.80	£4,281.80		£91.30			£5k originally - £718.20 spent in 2011/2012 = £4,281.80 remains for 2012/2013
2011/2012	RS11067	Weight Limit/Restriction Review, Cadogan Road	Hengrove	QA and draft design to be progressed	E.Pick	£4,506.93	£4,506.93		£34.77			£5k originally - £493.07 spent in 2011/2012 = £4,506.93 remains for 2012/2013
2011/2012	Robin Close	Dropped Kerb installation, Robin Close	Stockwood	Works to be ordered shortly	E.Pick	£627.48	£627.48					NB - Works to be ordered shortly

Totals						£27,916.21	£27,916.21	£766.37	£1,533.27	£0.00	£0.00	
---------------	--	--	--	--	--	-------------------	-------------------	----------------	------------------	--------------	--------------	--

Additional information

Scheme	Notes
Walsh Ave *	NB - Take into account that Walsh Ave also selected as IBFF scheme, £92k match funding

Narrow Estate Roads	Overall budget (i
---------------------	-------------------

NP approval	Highways Ref No	Description / Location	Ward
-------------	-----------------	------------------------	------

Totals

Additional information

Scheme	Notes
--------	-------

including carry forward):

Scheme status / current position	Lead officer	2012 / 13 budget	Current estimate of final cost	Actual Works costs 2012/13 (to date)	Actual Staff costs 2012/13 (to date)	Final cost 2012/13
----------------------------------	--------------	------------------	--------------------------------	--------------------------------------	--------------------------------------	--------------------

£0.00		£0.00	£0.00	£0.00
-------	--	-------	-------	-------

Variance to 2012/13 budget	Notes / comments
----------------------------	------------------

£0.00

Section 106 schemes	Overall budget:
----------------------------	------------------------

Scheme Ref	Spend date	Description / Location	Ward
08/03532	Apr-15	Directional signage to be located on Hengrove Park Leisure Centre	Hengrove

Totals

Additional information

Scheme	Notes
--------	-------



Scheme status / current position	Lead officer	2012 / 13 budget	Current estimate of final cost	Actual Works costs 2012/13 (to date)	Actual Staff costs 2012/13 (to date)	Final cost 2012/13
----------------------------------	--------------	------------------	--------------------------------	--------------------------------------	--------------------------------------	--------------------

Sign design has taken place by Bristol Eng Con (Helen Dibble) in agreement with Andrew Tyas, and since been approved by E.Pick and J.Dowling. Sign installation works to take place soon.

EP

£15,000

£15,000.00				
------------	--	--	--	--



Variance to 2012/13 budget	Notes / comments
----------------------------------	------------------

Cost code: ZCDSARW896 to be spent
by 8th April 2015



Footway Maintenance	Overall budget (including carry forward):
----------------------------	--------------------------------------------------

NP approval	Scheme ref	Location	Ward	Details / scheme status / current position	Lead officer	2012/13 budget	Final cost in 2012/13	Variance to 2012/13 budget	Completed date	Notes / comments
May-12		Hollway Rd outside shops - concrete slabs	Stockwood	Concrete slabs	J.Hicks	£27,000			Completed Nov 2012	
May-12		The Drive/Woodleigh Gardens - Tarmacadam/kerbs	Stockwood	Tarmacadam / kerbs	J.Hicks	£15,000			Completed Sept 2012	NB - £42k total for Footway Maintenance, therefore footway maintenance to value of £15k can be done at The Drive/Woodleigh Gardens, (would be £29k to do in full)

Totals

£42,000.00	£0.00	£42,000.00
-------------------	--------------	-------------------

Carriageway Surface Dressing	Overall budget (including carry forward):
-------------------------------------	--------------------------------------------------

NP approval	Scheme ref	Location	Ward	Surfacing details	Lead officer	2012/13 budget	Area (m2)	Rate	Final cost	Variance to 2012/13 budget	Date completed	Notes / comments
May-12		Great Hayles Rd	Hengrove	Great Hayles Rd: Oatlands Ave to Philippa Close (6mm)	J.Hicks	£5,100					Aug-12	
May-12		Stockwood Rd	Stockwood	Stockwood Rd (10/6mm)	J.Hicks	£2,300					Aug-12	
Totals						£7,400.00	0.00		£0.00	£0.00		

Hengrove and Stockwood Neighbourhood Partnership				
Devolved Section 106 monies as at 30 November 2012				
Permission / Site / S106 Code	Contact Officer	Current Contribution Value	Date to be Spent / Committed by	Purpose of Contribution
Parks				
07/05332 / Community Hospital, Hengrove Park, Hengrove / ZCD...880	Colleen Bevan (Parks Services Manager)	£33,690.36	10 Feb 15	Towards ecological mitigation measures in the vicinity of the development
Transport				
07/05332 / Community Hospital, Hengrove Park, Hengrove / ZCD...878	Geoff Mills (Public Transport Manager)	£109,307.42	10 Feb 15	The provision of community transport measures to provide a link between the hospital and surrounding communities- Sum allocated to Community Transport Schemes and to be drawn down annually between 2012/13 and 2014/15
08/03532 / Hengrove Leisure Centre, Hengrove Park, Hengrove / ZCD...896	Terry Bullock (Traffic Manager)	£15,132.36	8 Apr 15	The provision of directional signage to be located on the Hengrove Park site
Other				
07/05087 / City of Bristol Skills Academy, Hengrove Park, Hengrove / ZCD...785	Tina Speake (City Design Service Operations Manager)	£102,306.83	4 Nov 13	The provision of Public Art in the vicinity of the development
07/05332 / Community Hospital, Hengrove Park, Hengrove / ZCD...881	Tina Speake (City Design Service Operations Manager)	£155,686.52	10 Feb 15	The provision of Public Art in the vicinity of the development
06/03970 / Tibbott Walk, Stockwood / ZCD...562	John Bos (Community Buildings Officer)	£5,099.57	No Limit	The provision of alternative community facilities in the Stockwood Area
10/02528 / Former Langdown Ct, Hollway Road, Stockwood / ZCD...972	Kate Murray (Head of Library Services)	£9,877.53	24 May 16	The provision of improvements to Stockwood Library

**Briefing Report
Hengrove and Stockwood NP**

Community Infrastructure Project

December 2012 – March 2013.

Judy Preston
Community Assets and Access Officer
Community Development Team
Neighbourhoods & Communities Department
3rd Floor Brunel House
St Georges Road
BRISTOL BS1 5UY

Tel: 0117 3521808
Mobile: 07500120361
Fax: 0117 922 2392
Email: judy.preston@bristol.gov.uk
Web: <http://www.bristol.gov.uk/communityvenues>

**Community Infrastructure Pilot Project.
Hengrove and Stockwood Neighbourhood Partnership
Ashley Ward.**

1.0 SUMMARY

The aim of this pilot project is to identify a methodology for how the council should plan to have sufficient community infrastructure over the next 20 years. The pilot will look at what community facilities exist at the moment, what will be needed for the future, and how these facilities can be secured and sustained.

2.0 PROJECT DEFINITION

Two pilots are to be carried out in areas of different size, location and demographic make-up. Ashley Ward and Hengrove and Stockwood NP area. Each pilot will comprise 4 phases:

Phase 1 - Identify what exists at the moment.

This will use information already collected in the Community Buildings Audit to establish what exists in both the public and private sector along with local knowledge.

Phase 2 – Identify how we determine need and what is needed?

1. Use information available via Corporate GIS to look at population in area, deprivation statistics, area profiles, etc. Identify amount of space (sq m) in all NP areas for comparison purposes.
2. Consider whether a standard for community provision is appropriate e.g. how far should people have to travel, how much choice should they have, what quality should it be? We will benchmark this with other core cities, to provide a comparison with authorities who have already considered some of these issues.
3. Consider options for determining appropriate provision.

Phase 3 – Community involvement

Work with local communities and stakeholders to establish the level of need for different types of facilities in each area and to gather 'local intelligence' on existing provision, needs, wishes and aspirations.

Phase 4 – Evaluation, Report and Review

3.0 TIMESCALE

This pilot exercise will be undertaken by officers in addition to their existing workload and it is estimated that it will take 14 weeks to complete all 4 phases outlined above in the two areas suggested. It is proposed that at the next NP meeting, 23rd January initial findings could be presented.

Scope: Definition of community buildings.

The work will look at community buildings, which will be defined as buildings used and/or run by the community, and will include:

- Basic community centres / halls
- Large purpose-built community buildings (Community Hubs)
- Youth facilities
- Scouts/guides/other uniformed organisations
- Libraries
- Places of worship that allow general community use
- Tenants meeting rooms / common rooms within housing blocks or schemes
- Nursery / school / college or other educational buildings
- Social clubs
- Sports related buildings eg Club House / Pavilion
- Advice / community information centres
- City farms / community farms
- Other operational buildings where some community use takes place, eg health centres, fire stations, etc

It will not include:

- General offices
- Other service delivery buildings not listed above
- Allotments / community gardens
- Playing fields, adventure playgrounds, wheels parks, indoor play facilities.

Judy Preston
Community Assets and Access Officer
Community Development Team
Neighbourhoods & Communities Department
3rd Floor Brunel House
St Georges Road
BRISTOL BS1 5UY

Tel: 0117 3521808
Mobile: 07500120361
Fax: 0117 922 2392
Email: judy.preston@bristol.gov.uk
Web: <http://www.bristol.gov.uk/communityvenues>

Protecting public open space through voluntary registration as Town Greens

(DRAFT)

Background

At the [March 20](#) and [June 20](#) meetings of the Partnership, Friends of Stockwood Open Spaces asked the partnership to consider this proposal:

*“.....we would like to see the strongest possible protection for valued open spaces in Stockwood and elsewhere in the Neighbourhood and the city. To this end, **we hope the Partnership will look closely at the potential benefits of Town Green registration, with a view to asking the registration authority (the City Council) to consider voluntarily registering key open spaces to protect the freedom of local residents to use them for recreational purposes in perpetuity.**”*

The meetings agreed to seek more information, and the Environment sub-group in turn requested this report.

Summary

Registration as a town green effectively protects land from being developed, keeping it for the use of the community.

Given recent threats that open recreational land might be sold off for development, this paper suggests that Town Green registration could safeguard our most valued sites for local people to enjoy.

No change of ownership is involved

Voluntary registration is a very different process from the more usual, and often controversial, applications for registration that require evidence that the land *has been used by local people for lawful sports and pastimes 'as of right' (ie without permission, force or secrecy) for at least 20 years.* (eg Briery Leaze, Ashton Vale). However, voluntary registration has exactly the same effect.

There are many signs that national and local policies governing registration of Town and Village Greens will change. However, there is no evidence that the changes will extend to voluntary registration.

Current situation

The law currently governing Town and Village Greens is [The Commons Act 2006](#) . However, the [Growth and Infrastructure Bill](#) , currently before Parliament, will (if passed) remove the right to apply for registration of land where there is an application for planning permission, or which is zoned for development in any existing or draft local plan.

The Registration Authority is Bristol City Council, who's default position has been to oppose all applications to register land as a Town Green, and requires applicants to demonstrate that land meets all the legal criteria before it will agree to register. However, with a new mayoral political structure in place, the new administration may adopt a more flexible approach.

Decisions on contested applications for registration are, like other planning applications, quasi-judicial decisions, i.e. they should be made on the evidence, and without prejudice, not to accord with a particular party line. The decisions are made by the council's PROWG (Public Rights of Way and Greens) Committee.

The effect of registration

Registration gives local residents a continuing right to use the land for recreation and sport. This means it cannot be built on or enclosed. There is no time limit on this right, though under certain circumstances the owner of the land can apply for it to be deregistered.

Voluntary Registration

Under Section 15(8) of the Act, landowners can invite the registration authority to register land as a town or village green. There is no requirement to prove the criteria (20 years use without permission, force or secrecy). For our purposes, the landowners (applicants) would be Bristol City Council: the registration authority is the council's PROWG Committee.

Benefits of proceeding

1. The application process (consulting, seeking ideas and opinion, and building up a body of support for best valued sites) acts to help build community and participation in the NP.
2. Registration, if granted, demonstrates that the city council accepts the importance of neighbourhoods making local decisions
- 3. Registration, if granted, provides protection against development or enclosure, meaning that the public keep their right to make use of the land for recreation no matter what political changes are made.**
4. If development on 'easy' greenfield sites becomes more difficult, developers are more likely to consider brownfield sites, or other renewal and re-use strategies.

Disadvantages of proceeding

1. Human energy/time cost... publicity and effective consultation don't come cheap
2. If valued sites eventually are given 'Town Green' protection, there may be a corresponding increase in the development threat to remaining sites

Risks

Requests to the council for registration of prized sites as Town Greens may well fail. As landowners, the council has a duty to protect its own assets, which are normally valued in monetary terms. Registration lowers the potential sale value of such land, so the council may take a 'default' position to override the wishes of local people, rather than use its powers to prioritise community wellbeing.

Failed bids for registration may lead to a loss of confidence in the Neighbourhood Partnership or in the Council.

A Practical Approach

Any request to register a Town Green would have to demonstrate substantial local public support, to stand any chance of success. A possible approach, making best use of the opportunity to involve local people in the care and the planning for local open spaces, would be:

1. Identify a pilot area. Purely for the purposes of this report, let's say Stockwood between Stockwood Road and the Whitchurch Railway Path
2. Identify council-owned open spaces within the pilot area where 'Town Green' protection might be popular. A starting point would be the AGSP sites list, but it could be augmented through press and handbill publicity inviting suggestions. For the suggested areas, those that come to mind are Gillebank Close, Craydon Road OS north and south, Craydon Rd triangle, Sturminster Close green and woods, and land bordering Brislington Brook.

3. Leaflet households in those areas, explaining the benefits of registration, seeking opinions on it and also on usage and aspirations for improvements at the site in question. (This would give added value to the exercise, even if ultimately a 'Town Green' request fails.)
4. For any sites where there's a clear public wish expressed in favour of registration, call a residents/site users meeting. If there's enough enthusiasm to establish a committee/campaign, promise funding for a local consultation (a leaflet drop, to include a response/petition form, and an on-line petition addressed to the Neighbourhood Partnership.)
5. If that in turn shows a strong wish to seek registration, submit the request in the name of the Hengrove and Stockwood Neighbourhood Partnership, backed by evidence of public support. And see what happens!

Recommendations

Either:

- ⤴ Invite (and provide a budget for) the Environment sub-group to pursue the process as above, *or*
 - ⤴ Adopt an alternative way of progressing it, *or*
 - ⤴ Do nothing.
-

Pete Goodwin
Acting Secretary (and Neighbourhood Partnership rep) for Friends of Stockwood Open Spaces
fosos.sec@gmail.com

December 2012

Sources

The Open Spaces Society - www.oss.org.uk/village-greens/

DEFRA - www.defra.gov.uk/rural/protected/commons/ (overview)

DEFRA - www.defra.gov.uk/publications/files/pb13733-rural-villagegreens-voluntary-guidance.pdf (voluntary registration)

Bristol Parks Forum - www.bristolparksforum.org.uk/BristolTG.pdf

[Govt. Circular 06/2003](#) – Land disposals at less than market price