



AGENDA ITEM NO. 8

HORFIELD AND LOCKLEAZE NEIGHBOURHOOD PARTNERSHIP

Thursday 17th September 2015

Report of: Tim Cooper, Groundwork South

Title: Allocation of S106 funding - The improvement of facilities for youth and play within Lockleaze Ward

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Recommendation/ Decision:

- The Neighbourhood Committee agree the allocation of £43,000 of s106 funding for the completion of Stage 2 of the development of the Vench.
- The Neighbourhood Committee allocate, in principle, the remaining £100,000 to transform the Vench and invite Groundwork South to submit proposals to the December Horfield and Lockleaze Neighbourhood Partnership.

1. **Please tell us briefly about your group or organisation: What do you do?**

Groundwork South is a registered charity with a proven track record in environmental and social regeneration, providing high quality sustainable projects across the South of England. Groundwork south work hand-in-hand with communities to:

- Create and improve green spaces for community benefit and to reconnect people with nature
- Provide training and support to help those furthest from the job market back into work especially young people
- Promote greener living and working to help families and individuals save money, resources and reduce waste

Groundwork South are experienced in the building and maintaining of playgrounds, including adventure playgrounds.

Groundwork South currently manage Lockleaze Youth and Play Space - The Vench, under a rolling short term 'licence to occupy' whilst waiting for the finalisation of a 15 year lease. The lease will be allocated as part of the Community Asset Transfer process undertaken by Bristol City Council. Groundwork South are required to maintain the site for the children and young people of Lockleaze throughout this 15 year period, and to make it available for other organisations to deliver services. Youth and Play services are delivered on the site by Learning Partnership West as part of the Bristol Youth Links services commissioned by Bristol City Council

Section B about the Project

3. What is the name of the project you are asking us to fund:

The improvement of facilities for youth and play within Lockleaze ward

4. Which ward within the Neighbourhood Partnership do you plan to work in?

Lockleaze

5. About the project:

a) Description of your project and what it hopes to do:

This funding bid outlines proposals to transform the Vench into one of the best adventure playgrounds in the country. It is ambitious and aspirational. It will deliver a high quality challenging space dedicated to children and young people's play, where skilled workers from Groundwork and other organisations can enable children and young people of all ages to encounter and manage risk, overcome fear and create a sense of achievement. As we move towards implementation of the first stage of development for the Vench, (see appendix a for the stages of development) Groundwork South are now asking for funding to contribute to the repair and renewal of the Vench Playground

in Stage 2 and to undertake major works to transform the facility in Stage 3. The labour element of the transformation will be delivered through challenge days using corporate and local volunteers. This proposal is asking that the S106 fund for Youth and Play be allocated to provide the expertise and materials to make the transformation happen.

Because of the uncertainty about the future of the Vench since 2013, the city council did not invest in the Vench and therefore the space and equipment is now in a very poor state of repair. The transfer of the site to Groundwork South is still not finalised, however the lease is close to being signed. Groundwork South are seeking approval of S106 funding (further detail of this S106 funding in appendix b) to contribute to Stage 2 of a plan to repair and renew the Vench, and asking for agreement 'in principle' for the remaining S106 budget to be allocated to Stage 3 which will provide major development of the site during 2016. An agreement 'in principle' will enable Groundwork South to firm up commitment to a series of 'challenge days,' led by a partnership of Groundwork South and SPLASH community projects, a national charity. Labour and further fundraising will be provided by corporate partners who use the 'challenge days' as team building exercises for their staff and a way of exercising their social responsibility. We have had discussion with a number of corporate partners who are enthusiastic to adopt this project, but have other calls on their input from other similar communities. If the neighbourhood partnership were to agree to fund Stage 2 and agree 'in principle' to the allocation of the rest of the S106 fund (or a significant part of it) we can get a firm commitment from the corporate sponsors to undertake Stage 2 and prepare formal proposal for December. On these 'challenge days' company staff work alongside local volunteers, working hand in hand to transform the provision from run down, tired and unsafe to an exciting and vibrant site that will attract children and young people from across the ward. A formal proposal for funding for Stage 3 will be submitted to the neighbourhood partnership by December 2015, following extensive consultation. Once Stage 3 is in full swing, consultation and fundraising on Stage 4 will begin, with no expectation of city council investment.

b) How many people will benefit and who they are

Slightly more children and young people have visited the site this year, but their attendance is not sustained. Our view, and that of Learning Partnership West who deliver the sessions, is that they are not returning due to the lack of high quality attractive, interesting and exciting equipment and resources. The current information for the summer period (between 1/7 and 24/8) last year and this, is that this summer 154 unique individuals visited 613 times, whereas last year 110 individuals visited 1,543 times. Groundwork South would aim for 5% of local children and young people (260) to have visited the site in year 1 (2016/17), increasing to 10% (520) in year two (2017/18), all attending on average 10 times.

c) How are you going to involve the wider community with your project?

It is the essential element of any adventure playground that they are distinct and particular to their location and their users. The planned improvements have been informed by consultation undertaken prior to the CAT bid, and since moving to the site. As each idea is turned into formal designs, children and young people will be involved in shaping and finalising them with professional designers. Once the funding levels for Stage 3 have been identified in principle, open days will be held to invite the wider community to contribute towards prioritisation, as well as discussions taking place with key stakeholders. Groundwork South will commission extensive consultation through local primary and secondary schools to get input into the prioritisation and design. The designers will ensure that the space is designed - physically, socially and culturally - by the children and young people who will play there. The actual build will involve a minimum of 70 corporate volunteers working alongside at least 20 community volunteers. In addition 5 young apprentices will be engaged in the

development over the next 18 months. Key stakeholders identified to date are Stoke Park Forum; Stoke Park School; Orchard School; Fairfield School; Health Promotion Specialist; Lockleaze Neighbourhood Trust; Buzz Lockleaze; United Communities; faith groups and local councillors. Others are welcome to become involved.

The intention is to form a small steering group from the Neighbourhood Partnership and with some young people who will work closely with Groundwork South between now and December to develop Stage 3 proposals. This will lead into a larger stakeholder group who will take forward the plans for the future.

d) How are you going to advertise your project? Can you help to advertise the Neighbourhood Partnership and the Wellbeing Small Grants at the same time?

Through established neighbourhood newsletters and websites, and through open days and roadshows.

e) When will the piece of work take place?

Stage 2 will take place between October 2015 and April 2016. There will be a crossover with Stage 3 which will take place January to December 2016.

f) Why is your project needed?

The S106 funding was allocated from the developers of the Cheswick estate for youth and play facilities within the Lockleaze Ward. The intention was that this would be predominantly used for improvements at the Vench due to its proximity to the new housing estate to bring both the new and old communities together. Prior to the completion of the CAT process, there was widespread community concern that the APG would be lost as a community facility, including an active campaign. GW have delivered improvements to the building and delivered a new 'air balloon' structure through NP funding from the S106 funding. However the remainder of the structures are tired in design and structurally unsound due to the lack of investment by the city council. An Adventure Playground usually has a life of 3-5 years with the aim of constant redesign informed by the ever changing group of children and young people. This proposal will provide core structural elements expected to last 10 years, with the ability to redesign and renew parts (nets, slides etc) every 2 years regularly. The funding for regular renewal will come from income e.g.(from rental, birthday parties etc) to reinvest in the facility.

Section C Making a difference

6. What difference will your project make?

Priority –	How does your project address this priority? What positive change will it make to the area? (Please include quantities e.g. 12 people to receive training, we expect 150 people to come to our event, etc)	How will you show your achievements (this could be signing in sheets, copies of certificates, photos, case studies etc)
Tackling ASB	<p>Because the Vench is currently run down and unattractive, children and young people are not using the facility and the services offered by LPW as much as they could. When the Vench was in its hey day it attracted large numbers. This project will provide a resource to the area that will keep children and young people off the streets, reducing real and perceived anti social behaviour. It allows the development of relationship with skilled staff that norms positive behaviour in a way that doesn't happen in unstaffed playgrounds and outdoor spaces.</p>	<p>Will be able to report on number of unique individuals and levels of attendance for the same period next summer using LPW data. Unable to use ASB data as it does not differentiate between ASB by children/young people and ASB by adults.</p>
Improving facilities and activities for young people	<p>The Vench youth centre was built in response to a need for space for young people to meet in Lockleaze. Whilst other community facilities enable some activities, the Vench is the only purpose build youth and play facility in the Ward.</p>	<p>Results of consultation; before and after photos; improved health and safety reports of the facility.</p>
To increase community cohesion	<p>The S106 funding was sought as a means to provide youth and play facilities to meet the needs of those on the new estate, and to bring both the old and new communities together. The proximity of the site to the border between both communities and on the edge of Stoke Park provides access to natural space that will feel safe for both communities.</p>	<p>Recording of post codes by LPW to identify the mix of young people. Recording of who is engaged as adult volunteers in the Challenge Days to ensure a mix of both communities.</p>

In addition to the above priorities with measurable impact, the project will also meet the priority to Increase health and wellbeing through increased participation in sport and active recreation. This priority is addressed through improved access to active play and an improved ball court, available outside of opening hours. Also, by creating improved entrance to Stoke Park it will enable children and young people to access open spaces more readily than before. Also due to the closeness to the cycle path, it will give children and young people encouragement for active travel.

Section D Equalities

7. How will you make sure your project benefits and welcomes everyone who lives in the neighbourhood?

You will need to monitor equal opportunities, so you can complete your monitoring report at the end of your project.

Equalities Groups	Tell us how your project will benefit these people OR tell us what you will do to make sure people from these communities feel welcome and choose to get involved
Women	The project will ensure that girls and young women are encouraged to influence the design of the project and take part in the build. Posters and flyers will include positive images of girls and young women engaged in building projects and we will monitor numbers engaged.
Young people	The magic of a well designed adventure playground is that children and young people can share the same space. By creating various aspects of challenge, they are able to push themselves to their limit. Cooperation is also an outcome as skilled workers enable young people to help their siblings and other younger members of the community make the most of the equipment and experience.
Older people	Older people will be encouraged to volunteer on the challenge days and invited to open days so that they know and understand what the Vench has to offer and can advocate for it within the wider community.
Disabled people	The consultation process will be designed to ensure disabled children and young people are able to influence the plans. The Vench will be designed to be fully inclusive and welcoming for disabled children and Groundwork will seek the support of Bristol Playbus through their 'Lets all Play' sessions which provide short breaks for disabled children and build the confidence of these children and their carers to use the Vench on a regular basis.

Black and minority ethnic people; LGBT people and transgender people.	Learning Partnership West have plans in place to meet the needs of black and minority ethnic people; Lesbian, gay, bisexual people and Transgender people through their programmes and report regularly on their progress. By providing an exciting space where children and young people learn to cooperate and respect each other through play, the ability of LPW to meet their targets will be increased.
People with religion or belief	Groundwork intend to use this project as a mechanism to engage with the wider community and will be seeking to develop closer links with local faith groups.

Section E Finance

8a How much are you asking for? £43,000

Please set out a breakdown of the total cost of your piece of work, showing us which items you are asking us to fund and which are being funded from another source.

Item based on delivery of stage 2 and consultation for stage 3. Proposals currently being costed. Detail to follow by 7/9	Cost £	Please tick(✓) if you are asking us to fund this item. If you have funding to pay for an item or part of an item please say where it is coming from (e.g. reserves, Lottery, Quartet)
Project direction and management re Design, H & S, quality control and standards, deliveries and removals of old materials, training for community, fencing	30,000	£10,000 GWS. £20,000 S106 fund
Labour	50,654.80	£50,654.80 corporate and community volunteers (see below)
Consultation (80 hours prep for Stage 3)	2,000	£2,000 S106 fund
Vounteer accreditation in H&S for community volunteers who vol for 1 week+ £100 pp x 10	1,000	£1,000 S106 to fund

Materials	20,000	£20,000 S106 to fund
IT suite	16,000	£16,000 Grant application in to trust.
Total Cost	119,654.80	

8b. Have you applied for funding anywhere else for this project? E.g. to any other funder or Neighbourhood Partnership - Yes

If yes please provide details:

The project is dependent on delivery through 10 'challenge days' led by a national charity with labour and further fundraising provided by a potentially 2 other companies, all in partnership with Groundwork South. The funding for the IT suite is currently under discussion with a local charity. We are not applying to anyone else for the items identified as S106 funding.

9. If you are awarded less money than you are asking for, will your project be able to go ahead? If it will, briefly explain how:

This funding is the amount needed to deliver the minimal improvements outlined in Stage 2 and put in place the consultation on Stage 3. If funding for Stage 3 is not agreed in principle, then the consultation will not be needed and can be removed from the budget. The estimates take into account donation of some materials. The budget also includes funding accreditation

10. Volunteer time: We want to celebrate the value of volunteers who contribute to Well Being Projects. Please tell us how many volunteers will be included in the delivery of this project, how much time they will spend on the project and calculate the theoretical monetary value using our value of £11.06 per hour.

Number of volunteers	Number of hours per session	Number of sessions/weeks	Total volunteer time	Monetary value of volunteers' work Multiply by £11.06 per hour
50 challenge day volunteers	6 hours a day	15 days	4500	£49,770
4 steering group members	2 hours a meeting	10 meetings	80	£884.80
		Grand total		£50,654.80

Appendix A

Stage 1 - Taking on responsibility:

In the first year (July 2014 - 2015) GWS have secured repairs and improvements to the building, and some improvements to the APG. Includes:

- Complete internal decoration by corporate volunteers £7,500 (Lloyds Insurance)
- Allotments at rear – added raised beds to value of £1,200 (Skanska)
- £6,000 of repairs to equipment – off ramps for skate park, swing, seating
- £4,500 from Bunzl as match for new play area (ie covers our fees)
- Kier donating topsoil for reinstatement of play area surrounds (£1,000)
- External cleaning of building and grounds maintenance by probation service – 60 man days (equivalent to £6,000)
- PWC – Green Team – training for young people in Lockleaze (£10,000)
- Police Commissioner visited and funding for additional resources for service deliverers including TV and music system and licensing (£3,000)
- Provision of kitchen equipment to deliver training sessions to young people (provided by Groundwork)
- Removal of main structure boards and rails with telegraph poles remaining for rebuild. £x

Stage 2 - Repair and renewal October and November 2015

2.1 Repair of the drop slide to make it safe again

2.2 Creation of a new ramp to the top of the drop slide, in a dog-leg slope shape with a tree house type structure at the knee joint or at the top of the drop slide. Using the existing telegraph poles. The ramp to be suitable for wheel chair/limited mobility access. The ramp to have a long life, with the ability to use the sides of the ramp for constantly changing APG equipment, redesigned and built by users every 12-24 months e.g. scramble nets, fire fighter poles, slides, swings, climbing area.

2.3 Removal of the zip wire structure

2.4 Development of IT suite

2.5 Provision of training opportunities

**Stage 3 - Major site development January 2016 to December 2016:
Final priorities to be determined following consultation**

- 3.1 Greater access to Stoke Park from the Vench, this would mean opening up the rear fencing and putting in gates to allow for zoning/extension of the site.
- 3.2 Re surfacing of the ball court, placing basketball hoops and goal posts, possibly adding lighting and make a direct access through to the cycle path, allowing greater use out of hours.
- 3.3 More challenging activities. Potentially dispose of the concert skate ramps and replace with a bowl. This would require much improved drainage as the old bowl was removed by the council due to flooding.
- 3.4 Improvements to the stage area, including lighting, a shaded area and seating to allow it to be used well.
- 3.5 An in ground trampoline
- 3.6 A large fire pit with seating
- 3.7 Replacement for the zip wire - either a new one or something else.

Stage 4 - Major site development January 2017 to December 2017

- 4.1 A roof garden on top of the building for young people to meet and relax.
- 4.2 A kiosk to be used to sell refreshments during Stoke Park events as a small income stream for the Vench, serving walkers and cyclists
- 4.3 Water play area

Appendix B

Background to the S106 funding

Title: 04/00721 / Former Hewlett Packard Site, Romney Avenue, Lockleaze / ZCD...A96

Amount: £148,403.70

Date to be spent by: 8 Feb 18

Purpose of contribution: The provision of youth and play facilities within the Lockleaze Ward

- 2014: £197,000 S106 contribution allocated from the developers of the Cheswick estate for youth and play facilities within Lockleaze Ward. The intention was that this would predominantly be used for improvements at the The Vench, which is close to part of the development (Aurora Springs).
- 23 June 2014: Horfield and Lockleaze Neighbourhood Partnership allocate £50,000 of to the Adventure Playground for the Council for 'consultation, design and installation of equipment to enhance The Vench for those young people who use it.' The intention was that work be completed in time for the school summer holidays (2014), with a celebration opening event organised by Groundwork, hopefully to tie in with other community events, and give the opportunity for consultation on any further development.
- 8 January 2015: Signed funding agreement received from Bristol City Council (BCC) enabling Groundwork South (GWS) to go out to tender
- 24 February 2015: No tender within the budget. BCC agreed to an amended proposal from GWS to bring into line with £50k funding.
- 18 March 2015: On site pre meeting with contractors
- 5 May 2015: Funding received from BCC
- 18 May 2015: Contractors start on site, estimated completion date end of June.
- As of 26 August work still not completed, estimated completion date unknown.