



vivid

AGENDA.ITEM.8

Future of Meadow Vale Community Centre -



Vivid Regeneration and gcp Chartered Architects
May 2013

The Future of Meadow Vale Community Centre

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With thanks to all of the residents, local organisations and city wide partners who have contributed to this study.

1 Executive Summary

Meadow Vale Community Centre was originally built as a local authority maintenance depot and served as local area housing office before becoming a community centre in 1986. It is a small, single storey building of 517 square feet (48 square metres), with a compact kitchen, toilets and just one meeting room 26 feet by 27 feet (8 metres by 8.5 metres). The building and its facilities, although well maintained, are now quite old. As a result of its size and condition, centre use has declined.

Over the past few years, Meadow Vale Community Association has tried unsuccessfully to raise some capital funds to improve and extend the centre. The Community Association committee is made up of a small number of mainly very long term members, and has not attracted new members for some years.

Vivid Regeneration and gcp Chartered Architects were appointed in March 2013 to carry out a review of Meadow Vale Community Centre and make recommendations about how to create improved and sustainable community facilities in the Meadow Vale area.

The review included consulting residents and agencies providing local services; research into resident needs, existing facilities and gaps in services; research into possible future users and partners; research into the wider Meadow Vale site; devising costed options for building a new centre ; holding a widely publicised consultation event for residents, agencies and other stakeholders; and writing and presenting a report with recommendations to a newly established resident steering group and to the St George Neighbourhood Partnership.

Residents in the area closest to Meadow Vale Community Centre are more likely to experience higher than average deprivation, particularly in terms of their employment, incomes, education, training and child poverty. However, the area of deprivation in Speedwell is small compared to other disadvantaged areas in Bristol, and despite its needs, this area has not received any additional European, central or local government regeneration funding, and as a consequence, there has been less investment in buildings and services.

Residents and agency staff have identified a number of immediate uses for a new, larger community building, including for family support services led by Speedwell Nursery and Children's Centre; youth services; adult education and community learning; health and wellbeing activities; and provision for older people and disabled people.

Of all the options developed by the review process, a joint family and community centre on a site closer to Speedwell Nursery School has the immediate advantages of drawing in management capacity from the school as well as enabling access to some capital funding currently available for developing children's services. However, there would be issues about parking, delivery access and developing a genuinely shared facility that local residents can fully utilise for other daytime activities. However, the final decision about which is the preferred options needs to be made by Speedwell residents, including the Meadow Vale Community Association Management Committee and St George Neighbourhood Partnership.

A new resident steering group established at the consultation event will be key to implementing the next steps of the development process, and will require ongoing support from St George Neighbourhood Partnership officers.

It is clear that a new, purpose built community centre is wanted by those residents consulted as part of this review and that there is considerable social need within the local Meadow Vale population that could be met through provision at a modern local centre. There are a number of potential options, in terms of the new community building's location, design and uses. It is not possible at this stage to be definite about the level of funding that will be obtained to undertake the project. However, there are a number of possible sources of investment. More detailed plans need to be developed and agreed about the building and the future development process.

We recommend that:

- Meadow Vale Community Association continues to remain a registered charity and manage the existing community centre for the time being, but that the Association seeks to refresh its Trustee membership through holding an AGM and seeking new Trustees and/or through co-opting new Trustees onto its board.
- The St George Neighbourhood Partnership officers (Area Co-ordinator and Neighbourhood Development Officer) support the new Speedwell Community Centre Steering Group to meet, to receive this report and to implement the recommendations below.
- The Steering Group should seek to become a limited liability organisation, either as a new group, or through merger with the Meadow Vale Community Association, by registering as a company limited by guarantee or other appropriate legal body. The choice of legal structure should be an early priority of the Steering Group. (See Appendix 6 for flow diagram explaining this).
- The Steering Group should apply for small grants to fund the employment of a part-time, fixed term Development Worker, who will co-ordinate the community centre development process (see Appendices 2 and 3 for funding sources and job description). Initially, we recommend making an approach to Quartet Community Foundation and Sovereign Housing Association.

2 The Task

Vivid Regeneration and gcp Chartered Architects were appointed to carry out a review of Meadow Vale Community Centre and specifically provide the following:

- At least two costed options for improving community facilities on the Meadow Vale site, namely to improve and extend the current building, or to redevelop the site to include new build community facilities. This options exercise will mean providing an analysis of the constraints and opportunities offered by the site and the production of outline drawings.
- A review of current governance arrangements, management, services delivered and user groups of the Meadow Vale Community Centre.
- A review of the current and future operational context and an updated needs analysis, using both quantitative data and the views of residents and stakeholders gained through a consultation exercise.

- The identification of potential new partners and sources of income associated with each option and a realistic assessment of how sustainable and viable these are in the local context.
- Clear recommendations about how the Centre would best be managed, and outline an implementation programme for the preferred way forward.

The brief was subsequently amended slightly, as it became clear that the “site” should include consideration not just of the existing community centre and car parking site, but also include the Meadow Vale open space in which centre is sited.

3 Methodology

The review process included the following activities:

- A consultation meeting with Meadow Vale Community Association Management Committee
- Developing a questionnaire and using this to consult with residents and centre users at the Community Centre Spring Fair, Art Group, Card Club and the Coffee Plus Playgroup.
- Meetings and/or telephone interviews with local councillors and service providers
- Site visits to Meadow Vale Community Centre and Open Space
- Desk research and visits to other community based facilities in the area
- Desk research into area statistical data and a needs analysis
- Organising and facilitating a consultation event at Speedwell Nursery and setting up a new Steering Group
- Research into sources of revenue funding for development work and research into potential capital funding
- Research into the history and planning status of the Meadow Vale Park/Open Space and an assessment of its current condition, facilities and usage
- Research into the current condition of the community centre building and estimated repair and upgrading costs.
- Developing drawings and materials for the consultation event.
- Drawing up costed options.
- Writing a final report and presenting this to St George Neighbourhood Partnership and the new resident’s Steering Group.

4 Background and Context

4.1 The Area

Meadow Vale Community Centre is situated within the neighbourhood known locally as Speedwell, in East Bristol. Speedwell neighbourhood is situated across the corner of three separate wards – Hillfields, St George East and St George West (see Appendix 1 for a map showing the location and local facilities).

The Speedwell area had many small coal mines during the 19th century. It is now mostly residential, with a mixture of Victorian housing, post war council housing, and more recent private and social

housing developments, together with some light industrial areas. The housing estate immediately around Meadow Vale Community Centre was built by the local authority after the 1939-45 war, and is still largely perceived as a council estate although 63% of the housing is now in private ownership.

Areas of England are split into what are called Lower Super Output Areas (LSOAs) of around 1500 residents. The LSOAs relevant to the Speedwell neighbourhood are as follows:

- Whiteway 1014685 (St George West Ward) – Meadowvale is in this LSOA
- Speedwell 1014626 (Hillfields Ward)
- Burchells Green 1014674 (St George East Ward)

4.2 Local Needs

Deprivation Data

Speedwell is difficult to define within the existing local authority boundaries and it is therefore difficult to analyse need from data sets. The Department for Communities and Local Government produces Indices of Deprivation. People can be deprived due to a lack of resources of all kinds, not just finances, and deprivation is defined in a broad way to encompass a wide range of aspects of an individual's living conditions. The data set 2010 is available as Ward and LSOA summaries. Results for the Speedwell neighbourhood are below.

The data shows that the area directly surrounding the Community Centre falls **within the most deprived 20% of LSOAs** in England in terms of:

- Multiple deprivation (across 7 data domains)
- Income deprivation
- Employment deprivation
- Health deprivation and disability score

The area falls within **the most deprived 10%** of LSOAs in England in terms of:

- Education, Skills and Training deprivation (as does Speedwell, the neighbouring LSOA)
- Crime and Disorder (as does Speedwell and Burchells Green LSOAs)
- Income Deprivation affecting children (2012) data

In summary, Meadow Vale Community Centre serves an area where residents experience multiple deprivation. This is a very small pocket of deprivation compared to Bristol's inner city and outer estates. Over the years, these larger areas (such as Barton Hill, Knowle West, Southmead and Hartcliffe) have benefitted from significant regeneration funding. Speedwell, being much smaller, has not benefitted from this additional funding and as a consequence, there has been less investment in buildings and services.

Census Data 2011

The census data can be analysed by LSOA. For Whiteway LSOA, the census data shows that:

- 26% of the resident population are 15 and under (compared to Bristol average of 18%)
- 28.4% of residents are from BME communities and 3% of residents are from EU accession countries

- 12% of residents state that English is not their main language
- 10.2% of people say their day-to-day activities are limited a lot by illness (Bristol average 8.1%)
- 8.8% of people aged 16 to 64 years say their day-to-day activities are limited a lot by illness (Bristol average 5.4%)
- 7% of working age residents are unemployed (Bristol 4%) and 8% are long term sick/disabled (Bristol 4%)
- 30% of 16+residents have no qualifications (Bristol 22%) with only 15% of 16+ residents having level 4 qualification and above (Bristol 33%)
- 27% of housing stock is Local Authority owned (Bristol 14.5%)
- 15.6% of households are one parent households with dependent children (Bristol 8.9%)
- 36.3% of households have dependent children (Bristol 26.5%)
- 10.3% of households have dependents and no adults in employment

Quality of Life Data 2011

The neighbourhood of Speedwell sits within three wards. We have therefore taken an average Quality of Life score across these wards, compared this to the city average and highlighted those results that are below the city average as follows:

Crime

- Percentage of respondents who feel safe when outside in their neighbourhood after dark – 43% (Bristol 58%)
- Percentage of respondents who think drug use is a problem in their area – 31% (Bristol 28%)

Culture and Leisure

- Percentage of respondents active in sport at least once a week – 35% (Bristol 38%)
- Percentage of respondents satisfied with the range and quality of outdoor events – 75% (Bristol 83%)

Jobs, Skills and Economy

- Percentage of respondents satisfied with jobs in the neighbourhood – 24% (Bristol 31%)

Health and Social Care

- Percentage of respondents who have 5+ portions of fruit or vegetables per day – 47% (Bristol 50%)
- Percentage of respondents who are overweight and obese – 57% (Bristol 51%)

Environment

- Percentage of respondents who say that litter is a problem in the neighbourhood – 82%

Neighbourhoods and Community

- Percentage of respondents who feel part of the neighbourhood – 49% (Bristol 72%)

- Percentage of respondents who agree people from different backgrounds get on well together - 41% (Bristol 69%)
- Percentage of respondents who are satisfied with the neighbourhood - 74% (Bristol 83%)

Other Data

Comparison of crime types within 1 mile of Meadow Vale Community Centre between April 2012 and March 2013

Category	Total	Percentage
Anti-social behaviour	2105	40.0%
Burglary	499	9.5%
Criminal damage and arson	494	9.4%
Drugs	166	3.2%
Other crime	174	3.3%
Other theft	441	8.4%
Public disorder and weapons	9	0.2%
Robbery	44	0.8%
Shoplifting	217	4.1%
Vehicle crime	390	7.4%
Violent crime	729	13.8%

Data from Police.uk website

House Prices

House prices are considerably below the city average and an average house price for the neighbourhood in 2011 was £115k. (Source: Hometrack Housing Intelligence System.)

Views of local people

As part of the research into the future of Meadow Vale Community Centre, we undertook a limited consultation with residents and staff providing local services. The main issues raised were:

- The local higher than average birth rate and recent new housing developments mean that there is a growing number of children in the area who need nursery and school places.
- There are few facilities for disabled people in the area, including for children and adults with learning disabilities, autism and mental health problems.
- Most respondents thought that the area lacked modern, accessible and affordable social, leisure and sports facilities, including for line dancing, keep fit and gentle exercise, table tennis, bingo, art classes, adult education and private parties and receptions.
- All respondents with young children thought that the area lacked decent outdoor play facilities as well as good indoor facilities for play and family activities.
- Almost all respondents (of all ages) identified the need for decent youth facilities and services as a priority for the area.
- Though there are some activities for older people in St George, these are mostly at some distance away from the Meadow Vale area.

- Many respondents thought that the area needed an identifiable hub or meeting place, possibly with a café and social club, to enable people to be more neighbourly.

Local Needs in Summary

- There are higher than average numbers of families and therefore the need for family support services and nursery places
- Income deprivation and child poverty deprivation indicators are high, highlighting the need for debt, benefit and welfare advice
- Higher than average unemployment levels and low skill levels highlights the need for training provision and employment advice
- The higher than average percentage of people limited by illness demonstrates the need for activities and services to reduce isolation
- Higher than average rates of crime and anecdotal evidence of high rates of domestic abuse highlights the need for a range of crime and community safety initiatives
- Transport routes are not direct and are expensive, and therefore there is a need to provide services locally wherever possible.

4.3 Local Facilities

There are a number of community based facilities in the wider St George and Hillfields area. These include the Beehive Centre for older people: a gym and after school facilities at Bristol Brunel Academy; St George Community Centre; and the Summerhill Methodist Church Centre. There are also some small community rooms in the nearby high rise blocks for tenants, and a small community room at Speedwell Fire Station.

Most other community facilities in the area are some distance away, requiring the use of public transport or in some instances, the use of a car. Some community facilities are only very small rooms, and some are restricted to certain tenants. Bristol Brunel Academy has a gym for public use, and in theory, some rooms are available to the community in the evening. However, feedback from the consultation indicates that the cost of using the Academy is prohibitive for most residents and community groups, that the Academy is large and not user-friendly, and that in any case there is no day time use in the week.

4.4 History of the building

Meadow Vale Community Centre is owned by Bristol City Council. It takes its name from Meadow Vale, a small residential road running roughly parallel to the busier Speedwell Road. Meadow Vale Park links the community centre building and the Speedwell Road. The centre was originally a maintenance and housing office which serviced the council estate. In the 1980's, the council centralised these services and the building was no longer required for this purpose. A series of meetings were held over a two year period to discuss the long term future of the building. In 1985, a group of residents constituted a new group- the "Meadow Vale Community Association" - and successfully applied for charitable status. A lease for the building was agreed originally for 3 years from August 1986 which MVCA is 'holding over'. MVCA is responsible for repairs and maintenance as well as insurance.

Over the years, the building has delivered a range of services and activities. This has included: Tea Dances, Whist Drives, Children's parties, Funerals/Church services, Firework nights, Junior Club, Scouts, Spanish Speaking, Indian dancing, Weightwatchers/Slimming World, Tap Dancing, Line Dancing, Play Bus, Flower arranging and a Lunch Club.

The management committee report that many activities have moved from the building because its small size has been prohibitive (the capacity is reported to be 65). Currently, the building is used for a toddler group, card group, art class and a bingo evening.

The area and the building have suffered from vandalism, although the situation has improved in recent years.

5 Current Situation

5.1 The Community Centre and Park

The community centre is on the edge of Meadow Vale Park, a small open space owned and managed by Bristol City Council - Property ID reference 6263. It comprises open, undulating grassed areas with two permanent football goals (one broken and lying on the grass) but without line marking, a small (tarmac) hard court area with a teen shelter, basketball hoop and five-a-side goal. There is no provision for very young children.

The park is principally surrounded by residential properties with their rear gardens backing on to the park, the only exception being the community centre and Speedwell Nursery.

Access to the park is poorly sign posted and the entrance from Speedwell Road is particularly uninviting due to the narrow path and over grown hedging.

The park was identified for possible housing development in the Bristol City Council Housing Capacity Study produced by the Planning Department as part of their long term land use planning associated with the replacement Local Plan system called the Local Development Framework. The park was saved from potential redevelopment and removed from the housing land allocation process by concerted community action.

Despite this success, the park is poorly maintained; the grass is cut irregularly and the area is prone to excessive fouling by dogs. There is only a dog-bin at one of the entrances!

The park has a no-go feel at night as young people dominate the teen area. Although the open space is a direct link to Speedwell Nursery and a bus stop on Speedwell Road, there are no lights in the park to illuminate the public right of way.

Being such a small park, there is a real potential for any over exuberant use to elicit complaints from residents backing onto it. The park is really too small to host any football activity beyond that of primary school children.

See Appendix 1 for Site and Park - Visual Analysis and Constraints. The park was included in the Bristol City Council's Parks and Green Spaces Strategy, adopted in February 2008, which set the standard by which parks and green spaces should be judged or evaluated. This report did not identify specific work priorities or a budget for the park. Despite this, it does define a standard against which the council can be held to account. The site is identified in the recent Ideas and

Options Paper - St George East and West Area Green Spaces Plan – A spatial and investment plan for the next 20 years. This document was prepared through consultation and negotiation with the Neighbourhood Partnership and was formally published in June 2010. The site is classed as Informal Open Space, and whilst there are no specific plans or allocation of funding for the park, there are suggested Ideas and Options. The Ideas and Options call for general improvements, but three specific ideas are worthy of mention in relation to this report:

- Make the site more welcoming and improve perceptions of safety by making significant improvement to entrances including enhancing visibility into the space, providing new signs and entrance gates
- Work with the Meadow Vale Community Association to make the community centre and park work better together both in terms of animating the space and widening the entrance from Meadow Vale. This might involve swapping land with the community centre should the centre ever be rebuilt
- Consider a formal lease or community management arrangement with a suitable local organisation
- Consider providing facilities for young people. The type and location of facilities should be subject to local consultation at the time of investment and be suitable for the size of the space
- Continue to provide enough unobstructed open space to encourage informal kick-about
- Maintain the Public Right of Way to Speedwell Road – providing lighting in the future
- Designate the space as a dog free zone.

Given the relative low usage of the park and community centre, the poor access and general lack of wide appeal, this report identifies a number of opportunities to improve the park. These correlate with the observations made in the Ideas and Options Paper. These are outlined in Appendix 1 Site and Park Analysis – Opportunities.

Following on from the Ideas and Option Paper in December 2011, the St George Neighbourhood Partnership agreed Spending Priorities as part of the St George Parks and Green Spaces Improvement Plan. The following priorities were agreed in relation to Meadow Vale;

1 New and improved play space, including teenage provision

Spending Priority	Objective	Outcome
1. Provide a new children’s playground on Meadow Vale Open Space.	To better meet Bristol's Distance Standard set out in the Parks and Green Space Strategy (PGSS).	To provide good quality and varied play at important spaces. Delivery of the PGSS policies CY1, CY2, ST2 and LM5.

2. Improving accessibility for all user groups

Spending Priority	Objective	Outcome
5. New and improved seating	All new and improved play areas to be provided with adjacent seating areas. Priorities for new and improving existing park furniture: Butler's Walk/Butler's Close, Hudds Vale, Meadow Vale Open Space, Plummers Hill, Rodney Road and St George Park.	

3. Improving access to wildlife

Wildlife should be included as part of any improvement scheme in the Neighbourhood Partnership after consideration to what the needs and opportunities in relation to wildlife are.

Spending Priority	Objective	Outcome
No spending priority		

4. Improving sports provision

Spending Priority	Objective	Outcome
No specific spending priority		

Developing a coordinated plan around the future of use of the park, however modest, is important so that local residents have confidence in the devolved decision making process. We have been informed that there may be plans for ten new trees are to be provided in the park through the St George Neighbourhood Partnership. We also understand that new teenage facilities are to be provided after consultation with young people locally. We would urge that any proposals for new facilities in Meadow Vale Park be consistent with and enhance the potential development of Meadow Vale Community Centre.

5.2 The Community Centre building and its immediate site

The community centre is located on a small site within a slightly sloping undefined tarmac laid external area on the edge of Meadow Vale Park. The building is owned by Bristol City Council and is leased to Meadow Vale Community Association.

The council property ID for the building is 6262. In 2006, an Asset Management Plan Condition Survey Report identified a range of improvements required to maintain the property. This showed three categories work as below:

Elements	Condition	Priority 1	Priority 2	Priority 3
Roof	B		£5,000	
Ceilings	B		£1,500	
External walls, windows & doors	B		£4,000	£10,000
Internal walls and doors	B			£500
Sanitary services	B	£20,000		
Mechanical services	B		£8,000	£15,000
Electrical services	B		£34,000	
Redecorations	B			£5,000
External areas	B		£5,500	£2,000
Total		£20,000	£58,000	£32,500
Grand total				£110,500

The heating system has been recently replaced and therefore it can be assumed that some of the costs associated with Mechanical Services can be deducted from the Grand Total. Despite this, the estimated maintenance obligation for the building and site is in the region of £100,000.

Prior to this report, in 2004, Bristol City Council commissioned Cyril Sweett to prepare an Access Audit. This report identified several short comings in the building, including access around the building and lack of adequate WC provision. The implications of this report are not factored in to the Condition Survey, so additional expenditure would be required to make the building accessible.

Viewing the centre from Meadow Vale to the left is a residential property and to the right is an access for pedestrian and grass cutting machinery to Meadow Vale Park.

The external area around the community centre building is fenced and gated, and although the area is used for a range of activities, it primarily functions as a car park. Its proportions are inappropriate for the efficient parking of cars when needed; it is not marked out with parking bays and therefore results in inefficient random parking. There are no allocated disabled parking spaces and there is no secure covered cycle parking.

To the rear of the site a small single storey brick store and unmanaged trees shield views into the park.

The community centre is a single storey solid walled (not cavity wall) brick built building dating from approximately 1950. It has been a Community Centre since 1985 when planning permission was granted (Application Number 85/01889/F) for:

‘Change of use from council workshop to community centre, including alterations to building’

Since 1965 there have been no subsequent planning approvals on the site.

The community centre has a very small floor area and, despite being upgraded recently with a new central heating system including boiler and secondary glazing, it is not really fit for purpose as a consequence of a number of deficiencies:

- Means of escape provision is non-compliant due to steep external ramp (not identified in the Condition Survey)
- Wheelchair accessible WC is non-compliant due to narrow approach and general layout of cubicle
- The main hall is physically too small to hold a wide range of activities normally associated with a Community Centre
- It is uneconomic to hold some children related activities at the centre due to the staffing ratio required; the hall cannot hold enough children (as reported by the current Management Committee)

See Appendix 1 for Community Centre Analysis

5.3 Services and Activities

Services and activities at Meadow Vale have dwindled over the years. Currently, the Centre is used once a week for approximately half a day each by an art group, a card club and the Coffee Plus Playgroup. There is also a weekly evening bingo session running most weeks. With the exception of Coffee Plus, most user groups are quite small. There are occasional events like the Spring Fair, though again these do not attract many people.

5.4 Governance

Legal Structure:

Meadowvale Community Centre is a registered charity (291937 – May 1985) but NOT a registered company.

Main charitable object:

TO PROMOTE THE BENEFIT OF THE INHABITANTS OF SPEEDWELL AND AREA AND THE NEIGHBOURHOOD WITHOUT DISTINCTION OF SEX OR OF POLITICAL RELIGIOUS OR OTHER OPINIONS BY ASSOCIATING THE LOCAL AUTHORITIES, VLUNTARY ORGANISATIONS AND INHABITANTS IN A COMMON EFFORT TO ADVANCE EDUCATON AND TO PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION AND LEISURE-TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS. B. TO ESTABLISH OR TO SECURE THE ESTABLISHMENT OF A COMMUNITY CENTRE.

Charity classification:

What

- GENERAL CHARITABLE PURPOSES
- EDUCATION / TRAINING
- ARTS / CULTURE / HERITAGE / SCIENCE
- AMATEUR SPORT
- ANIMALS
- ECONOMIC / COMMUNITY DEVELOPMENT / EMPLOYMENT

Who

- CHILDREN / YOUNG PEOPLE
- ELDERLY / OLD PEOPLE
- PEOPLE WITH DISABILITIES

- PEOPLE OF A PARTICULAR ETHNIC OR RACIAL ORIGIN
- THE GENERAL PUBLIC / MANKIND

How

- PROVIDES HUMAN RESOURCES
- PROVIDES BUILDINGS / FACILITIES / OPEN SPACE

Charity commission records:

Certain documents (accounts and annual return) are overdue (since May 2012).

All Trustees have been serving for many years (over 20 years). The Chair is not currently able to attend meetings. There are 5 Trustees, according to the Management Committee, though the Charity Commission has 7 trustees listed on the website.

Governance in summary:

1. The current Trustees now find it difficult to deliver the objects of their charity within the existing building due to its poor condition and lack of flexibility.
2. The current Trustees have worked hard over many years but now lack the energy and drive to both manage the existing building and drive forward any redevelopment opportunities that exist.
3. Meadow Vale is the name of a road and not the area (Speedwell) and this is confusing for people as the association name does not say clearly what the charity is set up to do.
4. Meadow Vale CCA is not currently a limited company. It would be advisable to set up as a company if the charity is considering taking on a major project to redevelop some the site.

The charity commission advise this where some or all of the following apply:

- the charity is or will be quite large
- the charity has or will have employees
- the charity does or will deliver charitable services under contractual agreements
- the charity does or will regularly enter into commercial contracts
- the charity is or will be the owner of freehold or leasehold land or other property *

“As the scale and complexity of a charity's activities increase so will the financial risk. The main advantage of a company is that it offers some protection from personal liability to trustees and members. A company charity is a legal person in its own right, quite separate from the trustees/directors and the members of the company. When a company enters into a contract, unless the trustees/directors were negligent or acted improperly in setting up the contract, the company will be liable for any debts arising out of the contract. The trustees/directors are only likely to be liable themselves for debts if they have acted wrongfully or fraudulently or entered into personal guarantees with the charity's creditors.” Charity Commission website, May 2013.

Avon and Bristol Law Centre can provide further legal advice on this matter and Meadowvale CCA could apply to Quartet for a £2k grant to help with this process.

5.5 Finance

Financial year end (FYE)	Income	Spending	Accounts received	Annual Return/Annual Update received
08 May 2012			Not received (60 days overdue)	Not received (60 days overdue)
08 May 2011	£7,603	£3,108	Not Required	20 Jun 2012 **
08 May 2010	£4,507	£3,427	Not Required	18 Feb 2011 **
08 May 2009	£4,432	£3,256	Not Required	24 Feb 2010 **
08 May 2008	£4,201	£3,256		

** Annual Update received - charity below Annual Return £10,000 threshold for this financial year

Table sourced from Charity Commission website.

Expenditure has been roughly £3k per year with the biggest expense being the insurance for the building (approx. £800). It was not possible to see detailed financial information. Most of the income is generated from events and fundraising efforts and there has been very few applications to grant giving bodies.

6 Options for the Future

The centre has been struggling along for several years and doing nothing is not likely to bring about any real change in the current situation. Therefore when considering either modifying the existing building or building a completely new facility, any decision should be based on an agreed design brief. Such a design brief can only be agreed following detailed discussion and debate around the proposed uses and activities for a new facility.

This study has not made sufficient progress to be able to define an agreed brief. A design brief usually needs to be revised in the early stages of the design process to reflect operational and revenue implications of any proposed building.

Additionally, when agreeing a design brief, it should be considered within a certain context, considering factors including the available funding, the capacity of the management team to deliver the project and the time frame for delivery. In essence, it needs to be a realistic document based on sound research and likely capacity.

The options suggested below are not fixed in stone. They are suggested as possible ways of approaching the problems currently faced by the Community Centre management team and the desire to achieve longevity for the centre. These ideas have been discussed in the consultation meeting and comments received have been incorporated into the options presented.

6.1 Option 1

Do nothing.

Doing nothing is always an option, but given the limitations of the building and the capacity of the management team, it is unlikely the range of activities will grow. This option was not wanted by anyone consulted as part of this research. The medium to long term prognosis is that it would be unlikely to be a viable option; activities would further diminish and the centre would probably close. Cost: Nil.

6.2 Option 2

Sell half the site and build an extension.

Extending the existing building and upgrading the existing facilities would be the quickest and cheapest option to deliver. An extension of approximately 105mm² would double the capacity and flexibility of the building. Extending and modifying an existing building invariably means it is likely there will be compromises in the layout and design. This option could provide a large hall and a smaller committee room.

Capital receipt from site for two housing plots at £15,000/plot	£30,000
Refurbishment of existing building 86.2m @ £1,195/m ²	£103,000
New build extension 105m @ £1500/m ²	£157,500
External works 260m @ £150/m ²	£39,000
Total project cost	£299,000
Less sale of land	£30,000
Funding shortfall	£269,000

6.3 Option 3

Demolish and rebuild on existing site.

Demolish the existing centre and rebuild a bespoke new building based on an agreed design brief. Such an approach should be able to accommodate all aspects of the agreed design brief. A bespoke community centre would be approximately 290m² and could comprise a large hall and two small meeting rooms with supporting ancillary accommodation.

Capital receipt	£ nil
Demolition cost: estimated	£10,000
Rebuild bespoke Community Centre 290m @ £1500/m ²	£435,000
External works 560m @ £150/m ²	£84,000
Total project cost	£529,000
Capital receipt	£ nil
Funding shortfall	£529,000

6.4 Option 4

Sell the site and build elsewhere.

Demolishing the existing community centre and building houses on the site would generate the largest capital receipt.

Capital receipt	£60,000
-----------------	---------

6.5 Option 5

Demolish the existing community centre, provide parking and allotment area, build centre elsewhere.

In demolishing the centre and making the site available for car parking and a small allotment growing area, there would be no capital costs but the new facilities would incur a cost to build.

Capital receipt	£ nil
Car park and allotment 560m @ £150/m ²	£84,000
Total project cost	£98,000
Capital receipt	£ nil
Funding shortfall	£98,000

6.6 Building elsewhere

Building a new community centre adjacent to Speedwell Nursery

There are many benefits of developing a new community centre adjacent to the nursery including:

- Raising possible capital from sale of existing community centre
- Bringing activity in to the park to encourage wider usage
- Providing much needed accommodation for the anticipated expansion of the nursery and consequently income for the community centre
- Ability to use management and booking capacity of the nursery to help in day to day management

A new building could be designed, as Option 3, to suit the actual needs of the potential users.

Capital receipt: as Option 4	£60,000
Rebuild bespoke Community Centre 290m @ £1500/m ²	£435,000
External works including play area 900m @ £200/m ²	£180,000
Total project cost	£615,000
Capital receipt (possible)	£ 60,000
Funding shortfall	£555,000

Notes

Generating a capital receipt

Selling part or the complete site could help to fund part of the cost of any improved facilities, but given the land is in the ownership of Bristol City Council, necessary approval to 'ring fence' the funds would need to be secured.

Selling the site for housing and building a new centre elsewhere.

Selling the existing site to generate a capital receipt to invest in a new building elsewhere will only be likely to make financial sense if the site for the new centre is secured at nil financial cost.

Phasing of works

In Option 2, it would be preferable to sell the site prior to committing to the works to extend and improve the existing building so the capital receipt is available to part fund the works. The existing centre would be out of use for the duration of the works, so existing activities might need to be relocated elsewhere. In Option 3, there are no phasing issues but again activities would need to be relocated during construction works. It may be necessary and prudent to secure guarantees from Bristol City Council that the capital receipt will be ring fenced to provide a new community facility in the area.

Demolition

The cost of demolishing the community centre would be deducted off any capital receipt value likely to be received if the site is sold.

Planning approval

In attempting to sell the site, either partially or completely for housing the highest value for the land is likely to be achieved if planning consent has been granted for development. Any increase in land value should be off set against the cost of securing the approval.

7 Vision for a New Community Facility

There was a unanimous view from all residents and agency staff that were consulted in this review that a new, larger and purpose designed community facility would hugely benefit the community in a number of ways.

Speedwell Nursery School and Children's Centre is keen to be a significant partner in any new development. The school and children's centre already provides a wide range of services and activities to children under five and their families. This includes a number of parent support groups. In the near future the school will need to expand its current premises for day time use to accommodate more two year olds as well as more nursery age children and families in the children's centre.

Bristol Public Health Service does not currently deliver its health promotion activities in the area, but would be keen to develop more local provision if there was a suitable centre from which to operate. It is seeking to work more intensively in Hillfields in response to identified need in the wider area. The team of Health Trainers and Health Promotion specialists would be pleased to deliver services such as gentle exercise, walking groups, health promotion days and training for local residents to be "health champions" in the future.

Community Learning has attempted in the past to work in the area but currently do not do so. The Community Learning Development Worker for the area could organise a range of courses and classes for adults with no or poor educational qualifications from the new centre. This could include IT and computers, as well as basic skills.

Senior youth service staff who work in the area recognise that there is the lack of provision for young people in Speedwell. Though it may be that gang violence is less of an issue than it once was, there is still apparently a cultural perception that young people in Speedwell are “hard”. Even if overstated, the reality on the ground is that young people are likely to have lower qualifications and poorer job prospects. Though the current youth service contracts from Bristol City Council provide for only very limited provision, a new community centre could inspire some locally organised activities.

Sovereign Housing Association has around 200 properties in the St George area and is keen to promote improved community facilities for its tenants as well as opportunities for tenants to become involved in their communities as volunteers and local activists. There are other Housing Associations and tenants groups in the area which would also use a new community centre.

The three local primary schools are at some distance from the Meadow Vale area. The local secondary school – Bristol Brunel Academy – recognises that though there is some community use of its building, this is managed outside of the school day by Skanska, a Private Finance Initiative contractor. It can be somewhat inaccessible due to the cost, the limited time availability and the size and location of the space within the large school building.

All current users of Meadow Vale Community Centre were enthusiastic about continuing their activities but in a bigger and more modern building. This includes a thriving playgroup, an art group (which could re-instate its holiday art activities for children in a better building) and the card and bingo clubs. Other residents had suggestions for services and activities that either once happened or could happen in better building. Ideas included a community café; a social club; dance classes of all kinds; youth groups such as cubs, brownies and cadets; toddler activities such as music; keep fit and tai chi; a film club; adult education and talks; a Women’s Institute; and car boot and other sales.

8 Recommendations and Next Steps

It is clear that a new, purpose built community centre is needed and wanted by residents of all ages in the Speedwell area. There are a number of potential options, in terms of the new community building’s location, design and uses. It is not possible at this stage to be definite about the level of funding that will be obtained to undertake the project. However, there are a number of possible sources, detailed in Appendix 3.

More detailed plans need to be developed and agreed about the building and the future development process. Thus we foresee a phased development, the first stage being to get the new steering group up and running. See Appendix 5 for a flow diagram of the recommended development process.

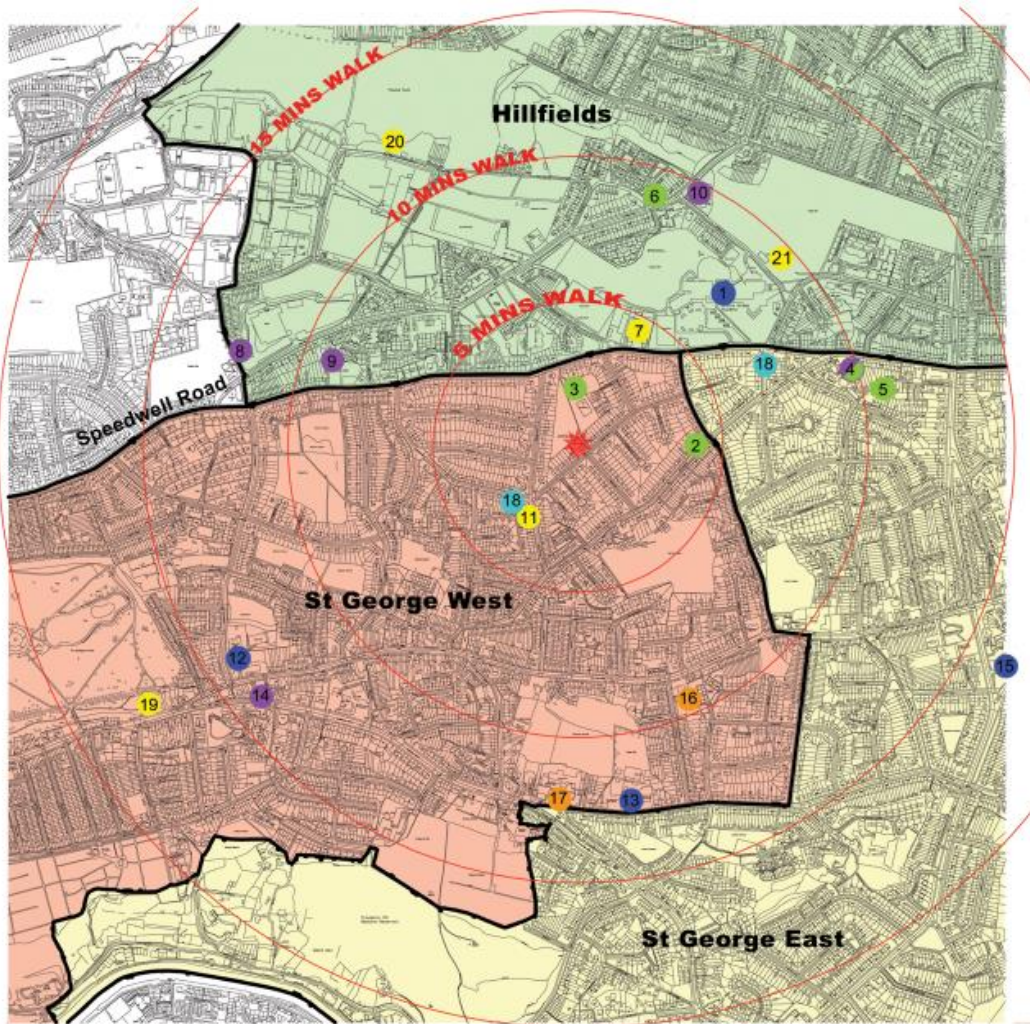
We recommend that:

- Meadow Vale Community Association continues to remain a registered charity and manage the existing community centre for the time being, but that the Association seeks to refresh its Trustee membership through holding an AGM and seeking new Trustees and/or through co-opting new Trustees onto its board.

- That any new centre be firmly seen as a Speedwell-wide facility, and thus be called the “Speedwell Community and Family Resource Centre” or similar.
- The St George Community Partnership officers (Area Co-ordinator and Neighbourhood Development Officer) support the new Speedwell Community Centre Steering Group to hold meetings, receive this report and implement the recommendations below.
- The Steering Group should seek to become a limited liability organisation, either as a new group, or through merger with the Meadow Vale Community Association, by registering as a company limited by guarantee or another appropriate legal body.
- The Steering Group should apply for small grants to fund the employment of a part-time, fixed term development worker to co-ordinate the community centre development process (see Appendices 2 and 3 for funding sources and job description). Initially, we recommend making an approach to Quartet Community Foundation and Sovereign Housing Association.

Appendix 1 Location, site analysis, community centre analysis, options

- Location and Local Facilities
- Site and Park Visual Analysis
- Community Centre Analysis
- Site and Park Analysis Constraints
- Site and Park Analysis Opportunities
- Community Centre development options
- Relocating Community Centre Explored



Key.

- Schools
 - Nursery/Day Care
 - Place of Worship/Meeting Hall
 - Health Facility
 - Shops
 - Other
-
- ★ Meadow Vale Community Centre
 - 1 Bristol Brunel Academy
 - 2 Tiny Steps Day Nursery
 - 3 Speedwell nursery School & Day Centre
 - 4 Speedwell Methodist Church & Happy Dayz pre school
 - 5 Orchard Lea Nursery
 - 6 Little Acorns & Stepping Stones Nursery
 - 7 Speedwell Fire Station
 - 8 Crofts End Church
 - 9 Speedwell Chapel
 - 10 Argyle Morley
 - 11 Krave Maga Self Defence
 - 12 Summerhill Primary School
 - 13 Air Balloon Primary
 - 14 Summerhill Centre
 - 15 Two Mile Hill Primary
 - 16 St George Health Centre
 - 17 Air Balloon Surgery
 - 18 Shops
 - 19 St George Library
 - 20 Whitehall Rugby Club House
 - 21 Barton Hill Rugby Club

MEADOW VALE COMMUNITY CENTRE

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A. Uninviting Speedwell Road entrance



E. Innovative security fence treatment to nursery boundary



I. Run down shelter



M. Community Centre's uninviting street frontage



N. Meadow Vale park entrance unattractive



B. No Community Centre signage at Speedwell Road entrance & bus stop



F. Existing uneven football pitch, uncut grass & only one goal post



J. Rubbish around shelter



C. Narrow Park entrance with restricted views



G. Narrow uneven footpath



K. Community Centre with no active frontage onto park



D. High hedges to park perimeter blocking natural surveillance of park



H. Basket ball court & shelter



L. High perimeter fencing to Community Centre for security

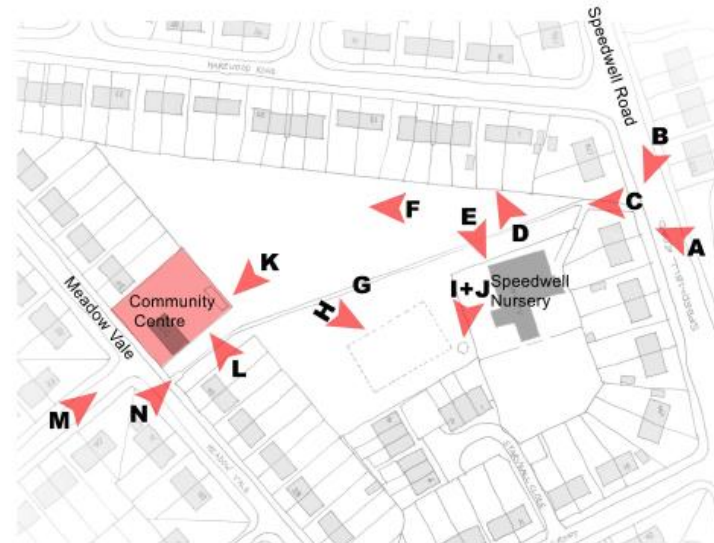


Photo Location Site Plan (not to scale)

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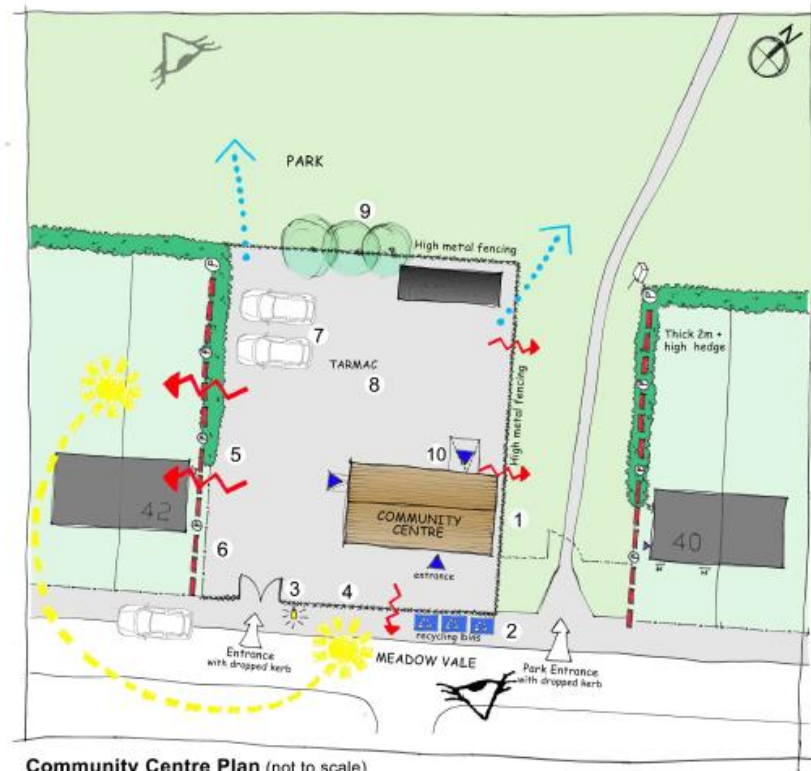


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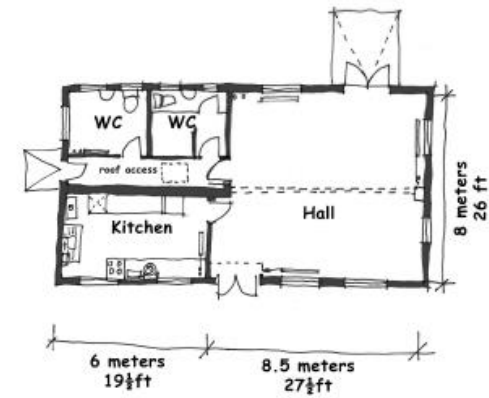
Community Centre Analysis - (not to scale)

NOTES.

1. Secure but unattractive boundary fence creates uninviting frontage
2. Unsightly recycling bins block the pavement. Why are they necessary when there is now doorstep collection?
3. No post box
4. Poor signage
5. Potential noise issues for neighbours
6. No cycle parking provision
7. Undefined car park results in inefficient use
8. Tarmac external area with no defined use and no lighting
9. Storage unit and trees block views/natural surveillance of park
10. Means of escape ramps non compliant with current regulations
11. Building has been subject to vandalism – security measures make building unattractive
12. Small floor area limits range of uses and therefore use of the centre is low
13. Building maintained on a shoestring and lacks investment



Community Centre Plan (not to scale)



Community Centre Floor Plan - (not to scale)

- Key.**
- Natural Surveillance
 - Nuisance noise
 - Privacy sensitive boundary
 - View across park



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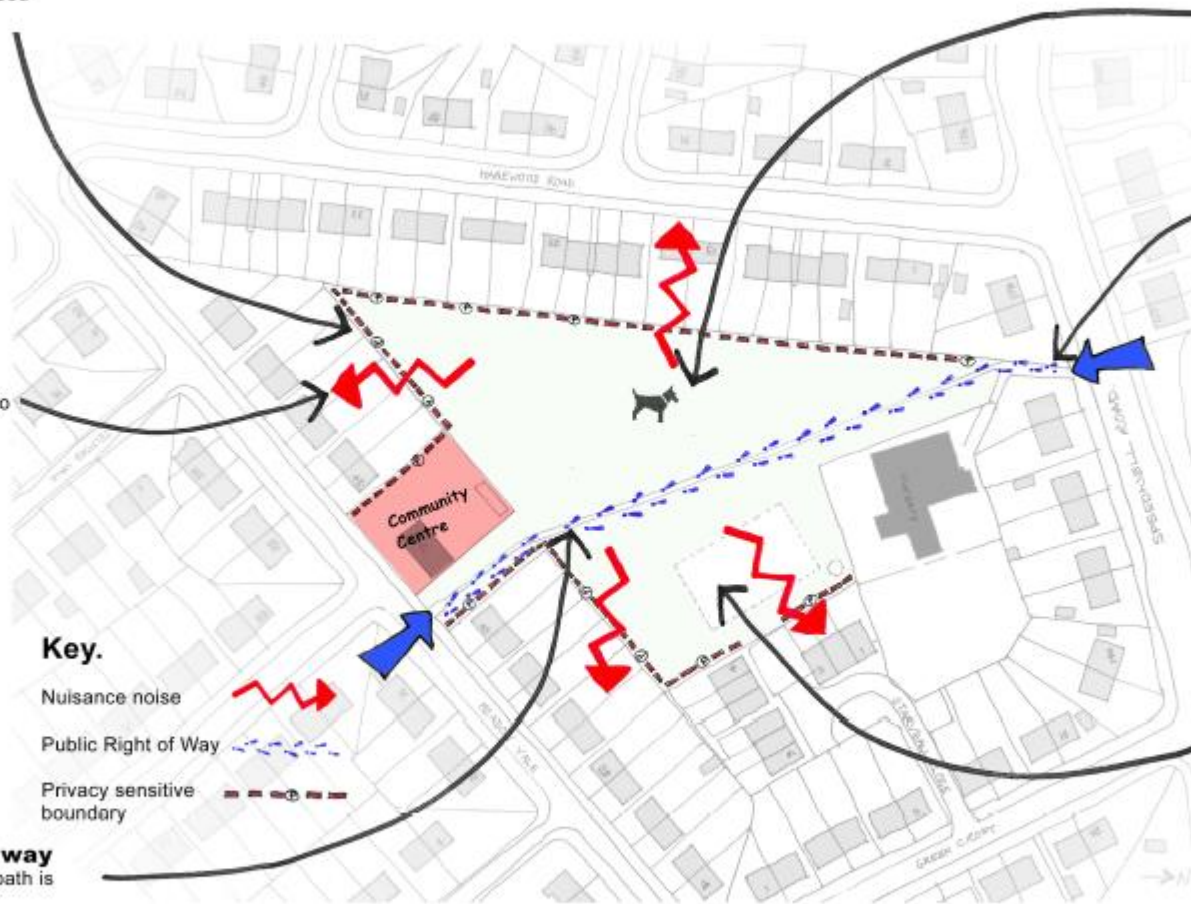
Site and Park Analysis - Constraints (not to scale)

Privacy sensitive boundaries. Surrounding **residents** privacy in gardens and habitable rooms need to be **protected**.

Nuisance noise to surrounding residences needs to be **avoided**. Site **layout, activities** and **hours of operation** need to be **carefully considered**.

There is a **public right of way** through the park, **but** the footpath is **narrow & uneven**.

Any **development** must **avoid obstructing** this route.



High levels of **dog fouling** in the outdoor space pose a **health risk** to **children** playing there. Is there also a **problem with dog control**?

The **entrance** on the busy Speedwell Road **lacks street presence**. There is **no signage** for the Community Centre.

Entrance is **narrow & views** of the park and **Community Centre** are **limited**.

Basket ball court area is **out of sight** from the park entrances. This poses an **increased opportunity** for **antisocial behaviour** here.

Key.

Nuisance noise

Public Right of Way

Privacy sensitive boundary

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Site and Park Analysis - Opportunities - (not to scale)

Take **advantage of good orientation.**

Limited area of site in shadow.

Natural surveillance from **elevated level** of Community Centre, **but storage** and **trees mask view.**

Disabled parking to **improve universal access** to the community centre and park, **but controlling use** could be **difficult.**

Improve street presence of Community Centre with **signage, activity board, contact details** etc.

Encourage wider use of public right of way by **making it safer**, including **possible introduction of lighting.**

Natural surveillance from the **surrounding houses.** Is there an opportunity to reduce the height of hedging?

Consider possible **uses that could make use of the park** more **attractive**, e.g. enclosed children's play area.

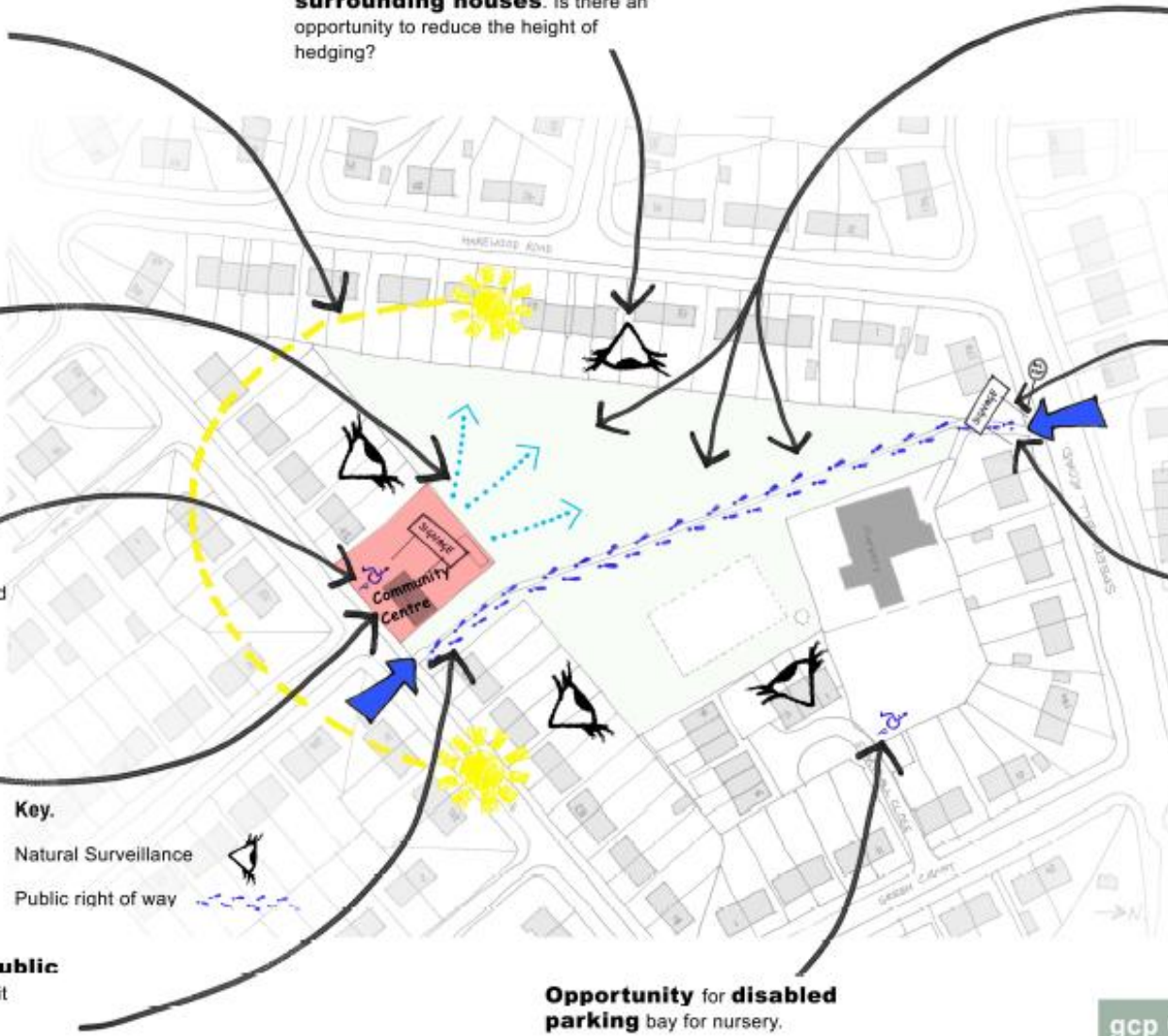
An **increased use** of the park could **encourage** more **responsible behaviour.**

Reducing dog fouling to make use of **park more appealing.**

Locate **signage** at the **entrance to site & prominent to bus stop** users indicating range of facilities.

Make entrance to park more **noticeable & enticing.**

Build on success of nursery to **encourage wider and shared use** of park.



Key.

Natural Surveillance

Public right of way

Opportunity for disabled parking bay for nursery.

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Option 1 - Do nothing



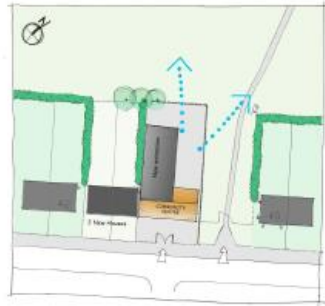
- Pros.**
- No need for funding.
 - Existing activities can continue.
 - No disruption to neighbours from building work.
- Cons.**
- Centre's future reliant on continued goodwill of management team.
 - Lost opportunity to provide much needed facilities for the local community.
 - Closure might be forced due to non compliance with current regulations.

Option 4 - Develop site & reinvest funds in new building



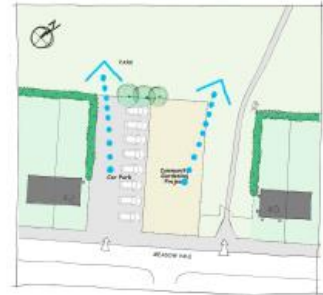
- Pros.**
- Sale of site generates funds to invest in new centre.
 - Provides much needed family housing.
 - Possibility to relocate centre to a more prominent/beneficial location.
 - Fully flexible, attractive new centre.
 - Low running costs.
 - Removes potential disruption from community centre in a residential street.
- Cons.**
- Disruption to neighbours during building work.
 - Where to relocate centre to? Although this could be a pro, see above.

Option 2 - Extend & build houses



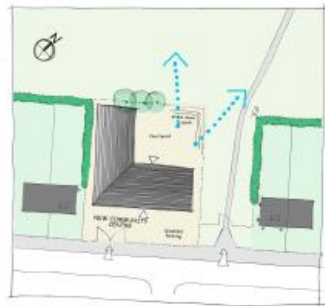
- Pros.**
- Sale of 1/2 site generates funds to improve existing centre and increase floor area.
 - Partial sale of site also provides matched funding.
 - Improved natural surveillance of park.
 - Provides much needed family housing.
- Cons.**
- Disruption to neighbours during building work.
 - Smaller outside area and limited onsite parking.
 - Improvements limited by constraints of existing building.

Option 5 - Demolish & relocate community centre



- Pros.**
- Possibility to relocate centre to a more prominent/beneficial location.
 - Fully flexible, attractive new centre.
 - Low running costs.
 - Removes potential disruption from community centre in a residential street.
 - Opportunity to provide off street parking for park and community centre.
 - Views into park from Meadow Vale improved increasing natural surveillance.
- Cons.**
- No funds generated from relocation & redevelopment of site.
 - Disruption to neighbours during building work.
 - Where to relocate centre to? Although this could be a pro, see above.
 - How would parking be managed?

Option 3 - Rebuild



- Pros.**
- Fully flexible, attractive new centre.
 - Low running costs.
 - Opportunity to improve natural surveillance of centre and park.
 - Possible noise from external area sheltered from No.42.
- Cons.**
- Disruption to neighbours during building work.
 - No immediate source of funds.
 - Limited onsite parking.

None of these options are cast in stone. They are suggestions as to how the provision of community facilities in the Meadow Vale could be improved in light of consultation and feedback.

Options 4 & 5 provide opportunity to relocate the community centre to a new location in the immediate vicinity. Siting the relocated community centre within the park is an obvious consideration but should not be viewed as the only possible approach. The decision about the possible relocation of the community centre is beyond the scope of this study.



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Relocating Community Centre Explored



Location Plan (not to scale)

Pros.

- Centre still within local community
- Centre linked to Nursery to share use
- Centre is now at the heart of the park increasing usage and natural surveillance
- Bookings could be managed by nursery
- Centre located further away from houses
- Centre could open onto secure recreation space & playground
- There could be provision for disabled parking nearby

Cons.

- Security could be an issue
- There would be limited parking
- Development here would require the relocation/loss of teen facilities
- Loss of some nursery grounds for access
- Possible objections from residents/owners on Starveall Close



Sketch scheme with the Community Centre relocated next to the Nursery
(not to scale)

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Appendix 2 - Draft Brief for Development Worker/Project Manager

Funding: Phase 1 would require securing £5k funding (see Appendix 3 for sources of funding)

Job Description

Post: Phase 1 Speedwell Area Community Centre Redevelopment – Development Worker / Project Manager

Salary: £250 per day (20 days in total) for Phase 1 on a self-employed basis over 6 months – could be more if more is fundraised)

Hours: Flexible to include occasional evenings and weekends – daily rate at 7hrs per day.

Responsible to: Speedwell Community Steering Group

Background

Meadow Vale Community Association is a charity that aims to improve the quality of life for residents in Speedwell. The charity operates from a small BCC-owned building which is now reaching the end of its life. Vivid Regeneration and gcp architects were recently commissioned to set out a series of options for the long term future of the building. A steering group has been set up and a series of recommendations have been identified. To help us to make and implement these changes, we are looking to employ an experienced, focused and highly motivated individual to work with us over the next 6 months.

Purpose of job

The Project Manager will:

- Facilitate the Steering Group – organise meetings, venues, invites, papers
- Communicate and involve all relevant stakeholders including residents, Meadow Vale Community Association, Speedwell Nursery and Children’s Centre, St George’s Neighbourhood Partnership, BCC Community Buildings Officer, Councillors etc.
- Work with the Steering Group to draw up a 3 year implementation plan for the proposed new building
- Take forward the first 6 month actions for the plan, including making funding applications and commissioning any additional research and technical studies.
- Develop good working relationships with appropriate agencies and companies, including funders, and establishing and maintaining networks and partnerships that assist in the implementation of the plan
- Lead negotiations on any land sales or land swaps as appropriate
- To keep abreast of changing local, national and international policies and best practice relevant to the work in Speedwell

Person Specification

Essential

- A confident, skilled communicator with proven ability to work with minimal support
- A track record in the successful development and implementation of new capital ventures
- Proven expertise in developing fundraising strategies and securing grant funding
- A good understanding of and experience in financial management in the voluntary sector
- Up to date knowledge of current issues and the national context affecting the statutory and voluntary sector and local communities
- Well-developed presentation and facilitation skills and the ability to communicate effectively with a wide range of people
- Excellent analytical and report writing skills, and good administrative skills
- The ability to quickly form effective working relationships with a proven track record of successful partnership working with public, private and voluntary sector partners

Desirable

- A proven track record of marketing and promoting services and events
- Experience of working with a voluntary Board of Directors
- Experience of community development work
- Experience of managing community buildings
- Experience of securing and delivering capital projects
- Experience of managing a not-for-profit company or charity

Appendix 3 – Potential sources of finance

Short term revenue funding for development worker + funding to sustain and grow existing activities

1 Big Lottery - Awards for All

www.biglotteryfund.org.uk

Awards for All gives groups a quick and easy way to get small Lottery grants of between £300 and £10,000.

We want to fund projects which address the issues, needs and aspirations of local communities and people. We will fund a wide range of community projects aimed at developing skills, improving health, revitalising the local environment and enabling people to become more active citizens.

2 Quartet – Express Grant Fund

<http://www.quartetcf.org.uk>

There are no closing dates. Applications are accepted at any time and are looked at on a rolling basis. The maximum grant is £2000.

Grants from the Express Programme are awarded to small, local voluntary and community organisations where a small amount of funding can make a difference in disadvantaged areas. The work of your organisation must benefit people who are disadvantaged or isolated. People may be isolated due to poverty, disability, age, location or culture. Priority is also given to groups that:

- Enable people to take opportunities that would otherwise not be available to them.
- Reflect the concerns and priorities of people living and working in the area.

3 Lloyds TSB Foundation – Community Programme

www.lloydstsbfoundations.org.uk

For underfunded charities with 12 months reserves or less.

If you work locally or in a region you must have an income of £1 million or less

If you work nationally you must have an income of £5 million or less

Your work must enable disadvantaged people to play a fuller role in the community in one or more of the following ways:

- Improved social and community involvement
- Improved life choices and chances
- Helping people to be heard

4 Community First funding

<http://stgeorgewestcf.wordpress.com/>

Grants from £250-£2,500 are now available from the St George West Community First Neighbourhood Matched Fund. This is government money that can be applied for by community groups for projects to benefit St George West.

5 Neighbourhood Partnership Wellbeing Grants

<http://www.stgeorgenp.org.uk/grants/>

The Partnership is looking for projects that will meet the following priorities for St George:

- Providing or improving community facilities, activities and service
- Stopping dog fouling, litter and fly tipping
- Improving the environment and its appearance: parks, green spaces and the neighbourhood including shopping areas
- Addressing traffic and transport issues (includes parking, speeding and lack of public transport)
- Promoting community cohesion and engagement – celebration events can be a good way of achieving this.

Grants for amounts between £1,000 and £5,000 are usually awarded but we will be happy to discuss smaller or larger projects.

6 Make a Difference Fund: Sovereign Residents' Panel Grant Fund

<http://www.the-foundation.org.uk/grant-programmes/>

This programme is for grants up to £1,000. The fund is managed by the Sovereign Housing Associations Residents' Panel for the West of England and grants up to £1,000 are available not only in the old West of England area but beyond and includes parts of Wiltshire, North Somerset, Gloucester and Gloucestershire, Bristol, BANES and South Gloucestershire.

The main aim of this fund is to support charitable Voluntary Organisations to undertake activities that will benefit Sovereign Residents and/or bring about improvements to the neighbourhoods in which Sovereign has its properties. Please contact the Foundation for more guidance.

7 Social Investment Bank - Community Assets and Services Grants

<http://www.sibgroup.org.uk/communityrights/>

Helping you to deliver a local service or save a local building to benefit the community. Over £10m available to community groups looking to take over local services. Pre-Feasibility grants between £5,000 and £10,000 are on offer to help organisations build internal capacity. Support Providers bring a wealth of specialist knowledge and expertise to help organisations get ready to deliver service contracts. You are welcome to work with our suggested specialist support providers or choose your own.

In addition, the group could consider applying to other charitable trusts such as the Henry Smith Foundation, Tudor Trust, Esmee Fairburn Trust and the Llankelly Chase Trust in order to start building a funding relationship so that a funder may support a revenue bid to start with and then follow this through with a capital bid later.

Capital funding and loans for the building

1 Section 106 funding

The amounts have not been confirmed. We understand that there is a potential Section 106 of £10k from Barratt's proposed Brook Road residential scheme as well as other Section 106 payments already accrued from developments in the area. The St George ward councillors can advise on this.

2 Sale of land

See Options above

3 BCC/ Central Government funding for Nursery schools

Not confirmed

4 Reaching communities

http://www.biglotteryfund.org.uk/prog_reaching_communities

Reaching Communities has two strands:

- Revenue and small capital – funding from £10,000 to £500,000 for revenue projects and/or smaller capital projects up to £50,000.
- Buildings – funding of between £100,000 and £500,000 for large capital projects.

Every project we fund must:

- Respond to need

Need is the term we use to describe a problem or issue, or situation where something needs to change to make things better for a person, group of people or environment.

- Involve the people who will benefit from the project in planning and running the project
- Achieve one or more of the following four outcomes.
 - People have better chances in life, with better access to training and development to improve their life skills.
 - Stronger communities, with more active citizens working together to tackle their problems.
 - Improved rural and urban environments, which communities are better able to access and enjoy.
 - Healthier and more active people and communities.

Reaching Communities funds projects that help people and communities that are most in need. To support this aim Reaching Communities buildings will only support buildings or sites based in the most deprived 'Lower Super Output Areas' (LSOAs) in England. Meadowvale CCA is within the most deprived LSOAs and therefore can apply. It is a 2 stage application.

5 Community Right to Build - funding for development proposals available

Community Right to Build is a new way for communities to deliver the development they want – be it homes, shops, businesses or facilities – where the benefits of the development will be retained by the community for the community. It is an alternative to a traditional application for planning permission. For further information about the Community Right to Build go to the Department for Communities and Local Government's website.

6 Tudor Trust

www.tudortrust.org.uk

Tudor makes grants to smaller community-led groups which are supporting people at the margins of society. It is a two stage application process.

7 John James Bristol Foundation

www.johnjames.org.uk

The main areas of focus for the John James Bristol Foundation are education, health and the elderly. Grants are made in the region of £10k to £30k.

8 SITA Trust Application

Meadowvale location is eligible for funding. It is in the funding zone for the SITA Kingswood location (2.302 miles), the assigned landfill site is Lafarge Aggregates.

Enhancing Communities is the name of SITA Trust's funding programme for community improvement projects. We support projects that make physical improvements to community leisure facilities and historic buildings / structures. Not-for-profit organisations including community groups, parish councils, local authorities and charities can apply. Full information on eligibility requirements can be found in the application guide for each fund, which can be downloaded from

the link. We can support projects in any of 115 funding zones around qualifying sites owned by our donor, SITA UK. The Enhancing Communities Programme offers two funds:

- Core Fund - Grants of up to £60,000 are available to not-for-profit organisations whose community leisure amenity improvement project has an overall cost of no more than £250,000. Grants are available in 115 funding zones in England, Scotland and Wales. Deadline 22nd July.
- Our Fast Track Fund provides grants of up to £20,000, available to not-for-profit organisations with a community leisure amenity improvement project that has an overall cost of no more than £40,000.

9 Social Investment Bank - Capital Grants

<http://www.sibgroup.org.uk/communityrights/programme/>

A small number of grants are available to ambitious and innovative organisations looking to purchase or substantially refurbish a piece of property listed under Right to Bid. Next date for submission not yet confirmed.

10 Social Investment Loan Fund

The Social Enterprise Loan Fund for the South West

We are always on the look out for new social enterprises and charities to support. If you think we can help you, please use the links below to complete our simple application form and we will contact you as soon as possible. Alternatively, please give us a call on 020 7526 3440.

Land and Building Loans available up to £250,000

- Repayments spread over up to 10 years
- We will normally ask for a mortgage over the property
- Unlike many banks, there are usually no fees for taking that security
- Interest rate typically 5.0% to 7.0% + base rate

Appendix 4 - Meadow Vale Community Centre Contacts

Name	Organisation	Phone	Email
Richard Fletcher	BCC Neigh'hood Engagement Manager Playground + Meadow Vale Open Space	0117 922 3896	richard.fletcher@bristol.gov.uk
Liz Peddle	BCC Asset Manager CYPS	0117 352 5275	elizabeth.peddle@bristol.gov.uk
John Bos	BCC Community Assets Manager	0117 903 6440	john.bos@bristol.gov.uk
Ron Stone	Councillor	0117 903 8999 or 07718 588475	ron.stone@bristol.gov.uk
Abdulrazak Dahir	Area Coordinator, St George NP	0117 903 6409	abdulrazak.dahir@bristol.gov.uk
Denis Wise	Neighbourhood Dev. Officer, St George NP	0117 90 36443	denis.wise@bristol.gov.uk
Fiona Russell	Secretary Meadow Vale CA	text 07849 801 709	
Lindsey Fuller	Manager Speedwell Nursery School BS5 7SY	0117 903 0329	lindsey.fuller@bristol.gov.uk speedwell.n@bristol.gov.uk
Karen Rose	Business Manager Speedwell Nursery		karen.rose@bristol.gov.uk
Chris Hounsell	Creative Youth Network	0787 6120955	chris.hounsell@creativeyouthnetwork.org.uk
Sandy Hore-Ruthven	Creative Youth Network		Sandy.hore-ruthven@creativeyouthnetwork.org.uk
Jane Rogers	Coffee Plus Playgroup	07751 237049	
Linda Ind	MVCA Committee		
Betty Vowels	MVCA Committee		
Glentitz Adams	MVCA Committee		
Ann Radnage	MVCA Committee		

Sheldon Carlisle	Bridge Church	07813 896185	sheldoncarlisle@bridgechurchbristol.org
Caroline Dorney	Mobile crèche business	07852 279499	carolne@carlines-creches.co.uk
Carline Donald	BCC Extended Schools Partnership		caroline.donald@bristol.gov.uk
Balbir K Nirwan	Linkage Whitehall & St George Hub, Beehive Centre, Stretford Road.	0117 935 4471 or 07955 4431717	warden.ba@btconnect.com
Jane Taylor	Learning Communities Manager		jane.taylor@bristol.gov.uk
Shani Smith	Learning Communities Dev. Worker Hillfields/ Fromevale/St George	0117 9145476	shani.smith@bristol.gov.uk
Lindsay Wall	BCC Tenant Participation Officer		Lindsay.wall@bristol.gov.uk
Mohammed El Sharif	Public Health Improvement Manager	0117 923 448 or 07790 988 429	mohammed.elsharif@bristol.gov.uk
Terry Black	Sovereign Housing		terry.black@sovereign.org.uk
Rebecca Alden	Sovereign Housing		rebecca.alden@sovereign.org.uk
Tamsin Harcourt	St George Community Centre Committee and Linkage		tamsin@fastness.co.uk
Chris Davies	Bristol Brunel Academy		cdavies@bba.bristol.sch.uk
Susan Acton Campbell	Friends of Troopers Hill		chair@troopers-hill.org.uk
Georgie Bryant	BCC Community Safety		Georgie.bryant@bristol.gov.uk
Denise James	BCC Clean and Green		denise.james@bristol.gov.uk

Appendix 5 Conditions Survey Explanation

The condition of each element will further assessed, using the following grades:

Grade A	Good. Performing as intended and operating efficiently
Grade B	Satisfactory. Performing as intended but exhibiting minor deterioration
Grade C	Poor. Exhibiting major defects and/or not operating as intended.
Grade D	Bad. Life expired and/or serious risk of imminent failure.

Examples of the application of these grades to specific elements.

An element graded Condition D will not always warrant Priority 1. There may be instances where an element is in poor condition, but for which maintenance work is not a high priority. The reserve may also be the case. The following table shows such examples.

PRIORITY 1

(Works that must be carried out within the next financial year)

Urgent work that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation.

Works required to elements that if left unattended to will result in the closure of buildings, areas of accommodation, or loss of facilities essential to the function of the property and its users.

Works required to meet all statutory and legally binding obligations (including health and safety legislation, leases, insurance policies etc).

Works required to ensure that the health and safety of the building occupants, visitors, members of the public and contractors, is not put seriously at risk. This may include similar provisions to protect those occupying, visiting or working on properties adjoining the property under inspection, i.e. to eliminate risks from hazards such as falling objects, severely defective boundary fencing adjacent to footpaths, roads, playgrounds etc.

Term contracts and essential inspections including provision for inspections/surveys by specialist contractors to assist in the Quinquennial Property Inspection process.

Note:

1. It should be emphasised that the occurrence of Priority 1 work identified in any one year should be relatively low due the need for the problem to be very severe for it to attract such a high priority rating.

PRIORITY 2

(Works that should be carried out within the next two financial years)

Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation.

Health and safety/hygiene works of a medium risk, which is of a less serious nature to those in Priority 1.

Works required before the end of the coming financial year to prevent continued and progressive deterioration of the structure, fabric or building services, leading to significantly higher costs of repair or complete renewal or an element.

Preventative works considered necessary to ensure that essential services are maintained, in particular, on or to premises in 24 hour use or those providing essential services.

Note:

1. Priority 2 is used for those works that a responsible property owner would action provided he has available resources, in the knowledge that if left unattended, significant increased cost or disruption will be experienced.

2. Where complete replacement of an element may be desirable but viable repairs may prolong the overall life of the element, the repairs may be prioritised as A, B or C but the complete replacement would be prioritised D.

PRIORITY 3

(Works that, in ideal circumstances, would be carried out within the next three financial years)

Desirable work required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation.

Works required to an element which in its present condition is of significant inconvenience to the building users but is not causing a significant safety hazard and could be deferred for at least another year without risk of significant increased cost.

Desirable work required to replace a component or element which, although beyond economical repair, will not involve significant additional cost to replace nor will its being deferred for at least another year cause

Work required to preserve the aesthetics of the building

Preventative maintenance works are likely only to identify potential low-cost breakdowns or disruption in use or service.

Note:

1. Priority 3 is those works which should ideally be carried out during the forthcoming financial year provided that sufficient resources are available and that all priorities 1 & 2 can be funded.

2. There is potential for disagreement on the significance and relative priority of certain decorative or aesthetically desirable works that if deferred, will not cause significant deterioration of the structure or fabric of the building, but if left unattended to may seriously affect the image, reputation or marketing strategy of either the City Council or client Department. Likewise, and with particular regard to internal redecorations, the potential detrimental effect on the well-being of the building users must be taken into account.

3. Significant proportion of Priority 3 works are a 'delegated responsibility' therefore when inspecting delegated items, a surveyor would be wise to develop an understanding of his clients business and the effect such a business has on priorities before completing the report.

PRIORITY 4

(Works for consideration/funding within years 2 to 5 following the inspection)

Long term work required outside the five year planning period that will prevent deterioration of the fabric or services.

This priority rating is usually allocated to works that will deteriorate to a level at which they will attract a Priority 2 or 3 rating sometime during the second, third, fourth and fifth financial year following the inspection. It will also include certain Priority items such as testing, inspections and foreseeable works.

Note:

1. There is a potential for confusion with regard to this work category as misleading data will be inferred within inspection reports containing items as the report does not indicate whether the item of work will deteriorate or evolve into a 1, 2 or 3 Priority, merely indicating its programmed

year. However, to introduce guidance notes to overcome this issue would only serve to complicate matters further.

Source: Bristol City Council. Education Repair and Maintenance Indemnity Scheme - Revision – November 2011

Appendix 6 Recommendations - Next Steps - Flow Diagram

