

# Cabinet

## Supplementary Information



**Date:** Tuesday, 7 November 2023

**Time:** 4.00 pm

**Venue:** The Council Chamber - City Hall, College Green, Bristol, BS1 5TR

### 2. Public Forum

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#### Agenda item 8 - Coach House Community Asset Transfer

PS08.01	Abdullahi Farah
PS08.02	Nancy Medina
PS08.03	Kalpna Woolf
PS08.04	Denis Lindsay
PS08.05	Cleo Lake
PS08.06	Asha Mohamed & Huda Hajinur
CS08.01	Councillor Yassin Mohamud

#### Agenda item 9 - Temple Quarter Delivery Strategy

PS09.01	David Redgewell
PS09.02	Richard Bonner
CS09.01	Councillor Martin Fodor
PQ09.01 & PQ09.02	David Redgewell
CQ09.01 & CQ09.02	Martin Fodor

#### Agenda item 10 - Framework contract for Temporary Accommodation

None

#### Agenda item 11 – Single Homelessness Accommodation Programme (SHAP) Funding Bid (Expansion of Housing First)

None

#### Agenda item 12 - Fire Safety Framework ITEM DEFERRED

#### Agenda item 13 - WE Work for Everyone Phase 2

None

**Agenda item 14 - 16+ Commissioning and Sufficiency Strategy for Children in Care and Care Leavers**

None

**Agenda item 15 - Fibre and CCTV Contract Amendment ITEM DEFERRED**

**Agenda item 16 - Microsoft Azure Re-Procurement**

None

**Agenda item 17 – Microsoft Dynamics Re-Procurement**

None

**Agenda item 18 – Corporate Catering Review Project**

None

**Agenda item 19 - Finance Exception Report (P6)**

None

**Agenda item 20 – Q2 Corporate Risk Report**

None

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**Issued by:** Amy Rodwell, Democratic Services

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**Date:** Tuesday, 07 November 2023



## Statement: PS08.01

**Cabinet – 7 NOVEMBER 2023**

**Re: Agenda item 8 – Coach House Community Asset Transfer**

**Statement submitted by: Abdullahi Farah**

Dear Councilors,

I am writing this letter in support of BSWN's plans to refurbish and extend the Coach House, 2 Upper York Road, St Paul's, Bristol and the application for a 125-year lease to develop it into the Centre for Black Enterprise and Culture.

In post-World War Two Bristol, the Coach House, operating as a small factory, provided essential employment for the 'Commonwealth Immigrants' arriving in St Paul's. After the protests in the 1980s, the Coach House provided a vital space for the local community to organise and develop business and skills training programmes. One of Bristol's first Black-led skills training agencies was located here but equally it became a cultural focal point for the community with its café and Roy the Barber, who remains a tenant in the building some 40 years later. Sitting in the heart of Bristol's Black and Racially Minoritized communities, the building and its history provides an important cultural and economic asset and an opportunity to be re-invigorated as a Black Culture and Enterprise Centre.

In the current socio-cultural and economic context, the provision of a dedicated space for economic and cultural inclusion is of paramount importance. We have seen the research that demonstrates how existing business support provision does not appropriately serve Black and Racially Minoritized entrepreneurs. We have seen the data that demonstrates how little investment there is into Black and Racially Minoritized enterprises, despite the potential for growth.

We have seen the evidence that shows the need for dedicated, professional cultural space for Black and Racially Minoritized cultural producers. We have also seen the need to collect and preserve the cultural heritage within our communities and, crucially, the need to create a space in which Black and Racially Minoritized communities can create, curate, and exhibit our cultural heritage for the edification of all.

We have seen the proposed plans developed by BSWN for the Coach House and we would very much support them. Not only will the refurbishment create a fully accessible destination attraction in the city but the services BSWN will deliver from the Centre for Black Enterprise and Culture will produce significant public benefit for the community and Bristol as a whole. According to the BSWN plan the Coach House will produce over £20 million in social value and is an opportunity that must not be missed.

It is clear from that the demands of investment for long-term security necessitate a 125-year lease to secure the finance required to refurbish the Coach House into the Centre for Black Enterprise and Culture. It is also clear that that level of impact and social value produced more than adequately off-sets this investment from Bristol City Council. We therefore urge the Cabinet to approve the proposal to award BSWN a 125-year peppercorn lease on the Coach House and become a key stakeholder in facilitating the creation of this impact.

Abdullahi Farah  
Director of Bristol Somali Resource Centre

**Statement: PS08.02**

**Cabinet – 7 NOVEMBER 2023**

**Re: Agenda item 8 – Coach House Community Asset Transfer**

**Statement submitted by: Nancy Medina**

I am writing in support of BSWN's plans to refurbish and extend the Coach House, 2 Upper York Road, St Paul's, Bristol and the proposal that BSWN be awarded a 125-year lease to develop it into the Centre for Black Enterprise and Culture.

I am the Artistic Director of the Bristol Old Vic. My role as a representative for the culture sector affords me a prime position in which to attest to the value and need for Black South West Network to continue positively impacting Bristol and expand its footprint physically and ideologically. Bristol is a city that has a historic record of negligence to the rise of Black business and enterprise. Let this be the moment of change we all need in these economically depressing times. Let us look forward to when the nation can look to Bristol as an example of a city that confronted its troubled past and made space for real growth for the Black Community to celebrate all its achievements, to connect and inspire future generations to flourish.

In post-World War Two Bristol, the Coach House, operating as a small factory, provided essential employment for the 'Commonwealth Immigrants' arriving in St Paul's. After the protests in the 1980s, the Coach House provided a vital space for the local community to organise and develop business and skills training programmes. One of Bristol's first Black-led skills training agencies was located here but equally it became a cultural focal point for the community with its café and Roy the Barber, who remains a tenant in the building some 40 years later. Sitting in the heart of Bristol's Black and Racially Minoritized communities, the building and its history provides an important cultural and economic asset and an opportunity to be re-invigorated as a Black Culture and Enterprise Centre.

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We have seen the evidence that shows the need for dedicated, professional cultural space for Black and Racially Minoritized cultural producers. We have also seen the need to collect and preserve the cultural heritage within our communities and, crucially, the need to create a space in which Black and Racially Minoritized communities can create, curate, and exhibit our cultural heritage for the edification of all.

I have seen the proposed plans developed by BSWN for the Coach House and I would very much support them. Not only will the refurbishment create a fully accessible destination attraction in the city but the services BSWN will deliver from the Centre for Black Enterprise and Culture will produce significant public benefit for the community and Bristol as a whole. That the work of BSWN through the Coach House will produce over £20 million in social value is an opportunity that must not be missed.

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more than adequately off-sets this investment from Bristol City Council. We therefore urge the Cabinet to approve the proposal to award BSWN a 125-year peppercorn lease on the Coach House and become a key stakeholder in facilitating the creation of this impact.

**Statement: PS08.03**

**Cabinet – 7 NOVEMBER 2023**

**Re: Agenda item 8 – Coach House Community Asset Transfer**

**Statement submitted by: Kalpna Woolf**

I would like to make a statement supporting the Coach House Community Asset Transfer (as above). I am the founder of two initiatives in Bristol -91Ways to Build A Global City and BeOnBoard. Both organisations aim to empower communities and deliver inclusion in our city.

As a BME leader, having a collaborative, supportive space where we can meet, develop our teams and the skills in our communities is critical, where the unique challenges we face are understood and particularly a space where our mission and vision aligns. There is nothing in the city which provides this and which feels inviting and inclusive. The Coach House has already begun to achieve so much – it is an exciting hub where innovation and ideas thrive. The expansion of the Coach House can be this space for more people and which will, for certain, transform more lives, building much needed economic strength through exposure to successful role-models, training, mentorship, enterprise and support. This is a unique opportunity to drive real change for the outcomes for the people in our city. It is also an opportunity to create the much-needed role-models for our young people and to strengthen social value. The Coach House is a strong and positive symbol of inclusion for Bristol - a flagship model - and its expansion will increase its impact which will be felt by many across our city.

I hope you will take my statement into consideration when making a decision on this asset transfer.

**Statement: PS08.04**

**Cabinet – 7 NOVEMBER 2023**

**Re: Agenda item 8 – Coach House Community Asset Transfer**

**Statement submitted by: Denis Lindsay**

We are now living in a time that is being dominated by the big challenges of the post Covid-19 pandemic and the ongoing cost of living crisis era. These new challenges have just exacerbated the inequalities that already existed in our society. Societal challenges such as generational worklessness, chronic diseases, an aging population, affordability of clean energy and serving the underprivileged, disenfranchised, disaffected, and underserved communities. However, these challenges also offer up opportunities, where the Black South West Network (BSWN) can be in the vanguard of energising economic prosperity and transformational societal change in Bristol.

We are supporting this proposed community asset transfer to them as it could represent the catalytic driver, and an exemplar, to how local government and the communities that they serve, can collaborate on social and institutional innovation.

There is a real opportunity to consider here. According to the department of Business Energy and Industrial Strategy (BEIS) there is a benefit to the UK economy from full representation of Black and Minority Ethnic (BME) individuals across the labour market through improved participation and progression (February 2017). According to this BEIS analysis, the benefit was estimated to be worth £24 billion per annum, which represents 1.3% of GDP in the year to June 2016. The Extend Ventures research (Diversity Beyond Gender - 2019) details that there is an issue with getting access to diversified deal flow to the venture capital community. According to this widely used peer reviewed research, in the decade between 2009 and 2019 only 1.7% of the total available venture capital in the UK was deployed into the UK's black and multi ethnic communities. The picture then deteriorates further for the black communities (0.24%) and then further for black female founders (0.02%).

The Coach House in St Pauls could become the focal point and a centre of excellence for the incubation and growth services across green, creative, cultural, and IT sectors for Black and Racially Minoritized entrepreneurs and social entrepreneurs. It could become a magnet for regional funding and venture capital to contribute to solving some of the inequities that exists in the Private Markets that are detailed above. Ethical Equity has no doubt that the BSWN with an improved based in which to accelerate from, would be an agent of transformational change in Bristol.

**Statement: PS08.05**

**Cabinet – 7 NOVEMBER 2023**

**Re: Agenda item 8 – Coach House Community Asset Transfer**

**Statement submitted by: Cleo Lake**

I write in support of Black South West Network and them securing a long term lease of at least 125 years, at their current premises of The Coach House. This is so that they can best continue and progress with their much needed vision and plans of an enterprising and cultural hub for minoritised communities of both within Bristol and surrounding areas of the South West.

As a cultural practitioner and resident of St Pauls where the Coach House is located, I know first hand the important work, impact and need for the services and venue that BSWN offer and I wholeheartedly support their aspirations.



**Statement: PS08.06**

**Cabinet – 7 NOVEMBER 2023**

**Re: Agenda item 8 – Coach House Community Asset Transfer**

**Statement submitted by: Asha Mohamed & Huda Hajinur**

I am writing to express my strong support for the transfer of a community asset from Bristol City Council to the Bristol South West Network (BSWN). As an organisation that has directly benefited from their services, I can attest to their incredible impact on our growth and success.

BSWN has been a cornerstone of support and empowerment for black-led organisations in our community, consistently demonstrating its commitment to the betterment of our community. Their dedication to fostering equity, diversity, and inclusion is evident in their programs, resources, and unwavering support.

Our organisation, Caffi Health, operates as a tenant from the same building under asset transfer consideration. The location has been instrumental in facilitating our operations and fulfilling our mission. The BSWN team has consistently provided us with a welcoming, collaborative, and supportive environment that has been essential to our growth and positive impact on the community.

In addition to providing an invaluable service to black-led organisations like ours, BSWN has been a beacon of hope and unity in our community. They have actively worked to bridge divides and build a more substantial, more inclusive city. Their success and community engagement record speak volumes about their ability to manage and nurture this asset.

We wholeheartedly endorse the transfer of this community asset to the Bristol South West Network. We believe this decision will preserve their vital work and ensure that our community continues to benefit from their services. Their dedication to equity, inclusivity, and community welfare is unmatched, and this transfer will further empower them to serve our city.

Please consider our endorsement and support the community asset transfer to BSWN. By doing so, you will help secure a bright future for our community, one that is inclusive, supportive, and equitable for all.

Thank you for your attention to this matter. We look forward to witnessing the positive impact that this decision will have on our community.

**Statement: CS08.01**

**Cabinet – 7 NOVEMBER 2023**

**Re: Agenda item 8 – Coach House Community Asset Transfer**

**Statement submitted by: Councillor Yassin Mohamud**

I am writing in support of BSWN's plans to refurbish and extend the Coach House, 2 Upper York Road, St Paul's, Bristol and the proposal that BSWN be awarded a 125-year lease to develop it into the Centre for Black Enterprise and Culture.

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In the current socio-cultural and economic context, the provision of a dedicated space for economic and cultural inclusion is of paramount importance. We have seen the research that demonstrates how existing business support provision does not appropriately serve Black and Racially Minoritized entrepreneurs. We have seen the data that demonstrates how little investment there is into Black and Racially Minoritized enterprises, despite the potential for growth.

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Yassin Mohamud  
Councillor for Lawrence Hill ward - Bristol City Council  
Email: -Cllr.Yassin.Mohamud@bristol.gov.uk  
Telephone: - 07584 182 869

**Statement: PS09.01**

**Cabinet – 7 NOVEMBER 2023**

**Re: Agenda item 9 – Temple Quarter Delivery Strategy**

**Statement submitted by: David Redgewell**

We welcome the setting up of the joint Venue Between Bristol city council West of England mayoral combined Authority Network rail Western route, Homes. England. University of Bristol, Developers of Temple island Bristol.

This very important project to Public transport users as Bristol Temple meads station is a Gateway to the south west railway Network but the station is in need of major regeneration scheme still including, shops Restaurant Boots the chemist small supermarket, waiting room Disabled accessible toilets changing places toilets. Full accessible waiting rooms are required with push button doors Accessible lounge. Renewal of the lifts and subways New Bus interchange facilities on the Friary and along the Friary towards Temple Gate where shelter are required both side of the road. For buses to Bristol city centre, Clifton Down station, Westbury on Trym Southmead hospital bus station Cribbs causeway bus station. Service 1 and 2 . Service 70 73 74 To Bristol city centre Gloucester Road ,Bishopston ,Filton Uwe bus station via Montpellier and Filton Abbey wood station. And service to Bristol Parkway station Bradley stoke Aztec west. Some journey. Service 70 to South Bristol via Bedminster. Service 1, To Arnos vale, Bristlington,Broomhill, Service 2 to Totterdown ,Knowle Hengrove, stockwood. Service x39 Bristol bus and coach station Bristol Temple meads station Arnos vale, Bristlington ,salford Newbridge ,Weston, Bath spa bus and coach station Service 9 to Bristlington park and ride. Service 39 Bristol bus and coach station Bristol Temple meads, station Arnos vale, Bristlington, keynsham salford Newbridge Weston Bath spa bus and coach station. Service 349 Bristol bus and coach station Bristol Temple meads Totterdown Arnos vale,Bristlington, keynsham, 522 Bristol bus and coach station, Bristol Temple meads station Arnos vale Bristlington, keynsham ,marksbury Timsbury ,Paulton, midsomer Norton Westfield Radstock, Peasdown st john Bath spa bus and coach station. Service 172 Bristol Temple M2 Metro bus Service Bristol Temple meads station Old market, cabot circus Bristol Broadmead shopping centre city centre Redcliffe Bristol Harbourside, long Ashton park and ride site. Bristol Temple meads station old Market Bristol cabot circus,Bristol city centre, Hotwells, Portway , portway park and ride. Services 9

So we need a well designed bus interchange at Temple meads/ Temple Gate, And at the south entrance for passengers travelling to South Bristol and North East Somerset

The new Eastern Entrance requires bus service for the station east side and the university complex. But bus service are required to feeder Road to St Anne's park and Bristlington. To Barton hill, East Bristol,Hanham and kingwood. We need to incorporate a need fully accessible ferry terminal at Bristol Temple meads station. For st Philips marsh ferry stop And the Netham locke . The station needs a interchange under the platform or in the Friary for a light railway mass transit system station. To Arnos vale ,Bristlington ,keynsham Salford Newbridge Weston Bath spa bus and coach station, interchange. Along the North Somerset railway corridor and through Arnos vale Bristlington Hengrove park whitchurch estate Hartcliffe Bishopsworth ,Yanley Bristol Airport. Mass transit light rail system needs to be fully incorporated in the Devopment Plan for Bristol Temple meads station and St Philips marsh.

We also have the west of England mayoral combined transport Authority and North Somerset council Metro west railway Network to Keynsham, Oldfield park, Bath spa Freshford, Avonclife Bradford on Avon Trowbridge, Westbury Dilton marsh warminster, Salisbury/ Frome Bristol Temple meads station, Filton Abbey wood station Bristol parkway, Yate, Charfield new station, Cam and Dursley Stonehouse Bristol Road new station Gloucester central Cheltenham spa Ashchurch for Tewkesbury Worcester Shrub Hill and Worcester Forgate Street. Severn Beach, St Andrews Road, Avonmouth Dock portway, park and ride, Shirehampton, Clifton Down, Redland, Montpellier, Bristol Stapleton road Bristol Lawrence hill, Bristol Temple meads station, Bedminster Parson street Nalisea and Backwell Yatton for Clevedon Worle parkway Weston Mill, Weston Super Mare, Highbridge and Burnham, Bridgwater and Taunton As well as the line Bedminster Parson Street Ashton Gate Pill Portishead. Bristol Temple meads station To Bristol Lawrence hill, Bristol Stapleton road Ashley Down, Filton Abbey wood Filton North for the Arena and Henbury for Cribbs Causeway and Bristol zoo. New Metro West. Given Good regional mass transit light rail system to this site.

We welcome the Development of the Temple Quarter, Temple meads station and St Philips marsh. We need to remember that St Philips marsh railway Depot is very much required for Region trains and Metro West Railway Network operated by First Group plc Great Western Railway company leased from Network Rail Western route. And employs a lot of local people. In Brislington, Totterdown, St Anne's park area. So it's very important to keep local railway skilled employment to service trains Day and night. These are skilled jobs in Railway engineering and a signing on point for train crew.

There are also a number of local jobs need to be retained within St Philips marsh giving local employment. We welcome the housing and Flats proposals and the new school. But we need both affordable homes for rent council owned homes Part buy part rent and market housing. As well as university flats. We are keen to see Harbourside walkways along Temple Quay and the feeder canal paths and preservation of the listed building around Temple meads station at grade 1 listed building. Bristol and Exeter Building. Building like the St Vincent works But we need to see the George and Railway hotel restored for educational use and restaurant with pub on the ground floor. The Governor Hotel which is fire damaged need demolition of the building unless the facade can be incorporated into a new building. And old petrol station at Temple meads station needs removing.

The Temple Quarter and St Philips marsh Temple Meads station is the one of the biggest redevelopment sites in South West England and the setting up of a joint venture by Bristol city council and the west of England mayoral combined transport Authority, Network Rail, Western Homes England, and Developers. We wish to see the joint venture Board set up. We also want to see a stakeholders board as Reset up with Public transport users groups Transport stakeholders West of England mayoral combined transport Authority, Bristol city council, Transport focus Network Rail Western route First Group plc Great Western Railway company and First Group plc Wales and West buses. Stagecoach West buses Abus Bristol disability equalities forum Old market gay community Black South West. Similar to the previous working part And a stakeholders forum for Barton Hill the Dings Totterdown, local residents and business. There are has railway access to the area Via Bedminster station, Bristol Lawrence Hill Station which is not fully accessible And could have a station at St Anne's park.

In order to develop the Transport Network 106 agreement and Transport levy or Precepting agreement need to be made by Bristol city council and Developers to the west of England mayoral combined transport Authority mayor Dan Norris

Please bring our statement to attention of the Bristol city council cabinet meeting 7th November 2023

David Redgewell South west transport Network and Railfuture Severnside.  
Trustee of Bristol disability equalities forum.  
Member of one city transport board  
West of England combined transport Authority and North Somerset council bus service  
advisory panel.  
Gordon Richardson Bristol disability equalities forum

**Statement: PS09.02**

**Cabinet – 7 NOVEMBER 2023**

**Re: Agenda item 9 – Temple Quarter Delivery Strategy**

**Statement submitted by: Richard Bonner**

On behalf of the West of England Local Enterprise Partnership.

We are pleased to see further plans being brought forward to support the progression of the Temple Quarter Enterprise Zone, particularly in the context of the ambitious plans to bring forward economic development activity to create the infrastructure to deliver circa 22,000 new jobs, and 10,000 new homes across the area.

We recognise that seeking to finalise arrangements for a Joint Development Vehicle, which aims to consolidate the partnership working between Bristol City Council, Network Rail, Homes England and the West of England Combined Authority, and to identify a mechanism in which assets and resources can be deployed in an equitable way towards the ambitious goals.

It is pleasing to see the progress that has been made since the last report, and in particular we are pleased to see that further works are now taking place at Temple Meads station to facilitate the construction of the Eastern Entrance, alongside the significant works that the University of Bristol are undertaking to create their new Enterprise Campus.

We support the recommendations made by officers within the papers submitted to Cabinet.

**Statement: CS09.1**

**Cabinet – 7 NOVEMBER 2023**

**Re: Agenda item 9 – Temple Quarter Delivery Strategy**

**Statement submitted by: Councillor Martin Fodor**

This paper proposes to get officers to conclude negotiations for a development vehicle to consolidate the sites and create a new development quarter.

In the briefing on this I queried whether this will result in another pseudo public private space as seems likely in the Temple Quarter strategy ( ie will the council/ public sector be privatising management of land, security, street sweeping, events and rules)? It wasn't answered just a comment on how the council will be working in partnership.

There are already issues arising in existing pseudo-public privately managed spaces in the city: in Harbourside and Millenium Square, Cabot Circus, Temple Quay North, and the approved new area of Victoria Street/Temple Gate. Is this going to be the next area where the council is no longer in control?

In recent news about new private space signage and rules at Temple Meads there's an example of what might happen, whether or not this was in error or a decision hastily revisited.

I'm therefore flagging this phenomenon yet again, publicly. The deals may not yet be done here and I believe it's time for the Mayor to be open about the prognosis. We can't wait until an application comes to DC as that's well after the deal is done.



**Question: PQ09.01 & PQ09.02**

**Cabinet – 7 NOVEMBER 2023**

**Re: Agenda item 9 – Temple Quarter Delivery Strategy**

**Question submitted by: David Redgewell**

**Question 1:** Whilst we very much support the setting up of a joint venture to Develop Bristol Temple meads station, and Temple Quay and Temple island and St Philips marsh between Bristol city council, Network Rail Western Homes England and West of England mayoral combined Authority Mayor Dan Norris University of Bristol and Developers .Especially the construction of the Eastern Entrance by Network rail Western route works on the station interchange and improvements to the station new shopping facilities waiting rooms, restaurant, kiosks platforms Lifts and Bridges changing places and accessories toilets. We welcome the work with Bristol city council west of England mayoral combined transport Authority and Network rail Western about the future of Bristol Temple meads station. But note their still a lot of concerns about the level of accessibility around the station and its Environs.

But whist welcome the joint venture Board which is to be welcomed what Provision is being made to set up community, stakeholders, bussiness and Passenger forum for this very important Development site in the Greater Bristol and Bath city region. So the community is keep full engaged in the theses plans including Equalities groups both by real community and hybrid meetings?

**Question 2:** With The Bristol Temple meads station and Temple island ,Temple Quay and St Philips marsh joint venture and Master plan What plan do the west of England mayoral combined transport Authority working with Bristol city council as Highway Authority have provided a Travel plan for St Philips marsh Temple Quay Temple Quarter and the Dings. Whist their is a bus and coach Network to Bristol Temple meads station and the metro west railway Network. The Dings and feeder road have no bus services and the Ferry terminal at Bristol Temple meads station is not accessible and no provision is made for Mass transit light rail system and university requires a green travel plan for its new campus.

What stakeholders consultation forum is planned on Bristol Temple meads Temple Quay and Temple island for such a travel plan?

**Question: CQ09.01 & CQ09.02**

**Cabinet – 7 NOVEMBER 2023**

**Re: Agenda item 9 – Temple Quarter Delivery Strategy**

**Question submitted by: Councillor Martin Fodor**

**Question 1:** What is the council's position on creating pseudo public private space in new development areas?

**Question 2:** What representations have the council representatives made to other regeneration partners to ensure that the streets and spaces created at Temple Quarter are kept as fully public open spaces and highways and that all the normal services and rules apply?