

Bristol City Council

Minutes of the Area Committee 4

8 December 2022 at 6.30 pm



Members Present:-

Councillors: Jenny Bartle, Fabian Breckels, Amirah Cole, Asher Craig, Yassin Mohamud, Barry Parsons, Steve Pearce, Ani Stafford-Townsend and Tim Wye

Officers in Attendance:-

Keith Houghton (Community Resources Manager), Keith Chant (Parks Assets and Projects Manager) and Mark Sperduty (Area Manager, Transport)

11 Election of Chair

Councillor Fabian Breckels was elected as Chair.

12 Apologies for Absence

The Chair welcomed those present and noted apologies from Councillor Jude English and Councillor Nicola Beech.

13 Approval of minutes from previous meeting

Member's reviewed the actions from the previous meeting and in discussion the following points were raised:

- a. It was noted that the impact of inflation had resulted in 30% higher construction costs, with the price of materials such as timber and tarmac having increased higher than the general rate of inflation. In addition, it was noted that this may be contributing to the reasons that contractors appeared to be turning work down.



- b. There was a need to review the cost and delivery of approved projects and make a judgement whether to reduce the scope of the scheme to fit the new constraints, deliver part schemes that could be improved upon at a later date or take the decision not to progress the project.

ACTION: Officers to provide guidance on the impact of construction inflation on the cost and delivery of approved projects.

- c. It was noted that Members should contact transport and parks officers direct to obtain reasons for delay on individual projects to enable them to feed back to residents in a timely way between meetings.
- d. It was noted that if Council Officers came across a scheme that could no longer be delivered, they must communicate with the relevant councillors and the Chair to consider available options eg to scale back.
- e. It was agreed that an additional meeting be scheduled for February 2023. Members would receive a project update and could then report back to communities with the current position.
- f. Members were reminded that they had decided not to include the contingency budget in their project allocations for Parks. Members asked that the February report highlight the projects where there was a risk of insufficient funding allocation to deliver the agreed scheme.

ACTION: Officers to provide an update report detailing the parks and transport schemes that had been agreed with the current timescales for completion, new projected costs for delivery and those at risk due to insufficient funds.

- g. A number of questions had been raised at the last meeting in relation to CIL, and the responses are set out below:

Responses to queries July 2022:

- Our CIL Rates took effect on 1 January 2013 and increase annually on 1 January each year by a government prescribed index over which we have no control. This index is based on increases in build costs (not property values).
- The CIL payable by a given development is based on the increase in the CIL Rate from 2013 to the year in which the relevant development is granted a planning consent.
- The current level of our CIL Rates is published on our website at the following link:
- Bristol City Council Annual Community Infrastructure Levy (CIL) Rate Summary 2022
- CIL does not accrue interest once it is received by the Council.

- h. It was confirmed that CIL funds could not be deposited into an account to accrue interest.

OUTSTANDING ACTION: Officers to provide a map of where trees had finally been planted at the next meeting.



The Committee

RESOLVED: that the Minutes of the previous Meeting held on 28 July 2022 be agreed as a correct record.

14 Declarations of Interest

There were no declarations of interest made.

15 Public Forum

There were no items of Public Forum received.

16 Community Resources Manager Update and Decision

Minute Extract – Development Control A Committee – Wednesday 15th December 2021

The Committee noted the request from Development Control A Committee to consider allocating sums from the CIL funding to Castle Park improvements. In discussion the following points were raised:

- i. It was acknowledged that Castle Park was unusual in that it was a strategic site and resource for the City, but may also be subject to local proposals.
- j. Some Members were of the view that Castle Park improvements should be covered by strategic CIL funding whilst others suggested that requests for allocations of funding from the Area Committee 4 could be considered on a case-by-case basis.
- k. Members asked for clarification on the definition of strategic CIL and where and how it was being allocated.
- l. Members were keen to put a case forward for strategic CIL to be allocated to Area Committee 4 locations and wanted to understand whether there was any existing strategic CIL monies currently tied to Area 4.



- m. It was noted that information about how funding was allocated and spent was publicly available on the Council's website [How we spend CIL money \(bristol.gov.uk\)](http://bristol.gov.uk)
- n. Members agreed to defer the Development Control request to the Mayor's Office.

The Committee

RESOLVED to defer the Development Control request to the Mayor's Office.

Progress update on CIL & S106-funded projects approved at previous Area Committee Meetings

- o. The Committee noted the progress update on previously-approved Area Committee projects and the publication of 6-monthly updates that had been introduced and published on the Bristol City Council webpage.

Allocation of CIL and Section 106 Funds

- p. Members noted that the General AC4 expenditure available had been updated since publication with an additional £53k which brought the total to £380,518.86. Reducing the overcommitted sum to £42k
- q. It was noted that due to the staggered timing of receipts of CIL from developments in the City and the timing of required draw down of CIL allowance and spend it was standard procedure to have some pre-commitment of CIL funding for projects until such time as the approved funding allocation had accrued.
- r. Members considered the projects that had been invited to submit Stage 2 Full Proposals.
- s. It was noted that the AC4PO12 Old Market stage 2 proposal required a formal decision to allocate the funding. Members agreed that it would be useful to hear from the proposers how the work aligned to the neighbourhood plan.

Action : Officers to invite the proposer to the next meeting to talk it through

- t. Members reviewed Proposal AC4PO5 Regeneration of Bloy Street Square and it was confirmed that VCSE organisations could not be commissioned to carry out the work of the highway authority or project manage it. However, there was potential to split the work of the project to determine what each side could do. Members agreed to the project in principle subject to further consultation. Transport Manager considered that £30,000 may be needed for this project. It was agreed to defer the formal decision to the February meeting where delivery mechanisms could be discussed.



- u. Members considered the Proposal AC4PO20 Improvements to play area at St George Park and after discussion agreed to remove the caveat condition that £50k can only be released when additional monies are match funded' as this £50k can support a smaller scheme.

The Committee

RESOLVED to

- a. approve funding for the following projects invited to submit stage 2 full proposals

Proposal ref no.	Name of Project Proposal	Outline £ offered	£CIL approved	£S106 approved	Conditions
AC4PO12	Improvements Broad Plain / Temple Way Underpass	£300,000 (Old Market DP)	£300,000		From Old Market NDP CIL funds
AC4PO6	Greenway adventure oasis	£60,000	£58,000		
AC4PO4	Community Hall Roof Replacement	£50,000	£50,000		
AC4PO30	Traffic calming measures along Prewett Street	£80,491.28		£80,491.28: £35,517.31 11/03785 Highway improvement within the vicinity of 1 Victoria Street; 10/01257 / £44,973.97 Travelodge, Mitchell Lane, Redcliffe: The provision of traffic management and/or highways measures in the vicinity of the Travelodge on Mitchell Lane. £80,491.28	S106 Allocation: £35,517.31; 11/03785 £44,973.97; 10/01257
2019 approved scheme	Owen Square MUGA lighting refurbishment	£22,500	£22,500		2019 approved at £17,525 – additional funding to complete



Proposal ref no.	Name of Project Proposal	Outline £ offered	£CIL approved	£S106 approved	Conditions
					due to need to replace some lighting columns
AC4PO14	Development of Swan building	£40,000	£40,000		
AC4PO23	Rawnsley Park Refurbishment with safe crossing to the park	£128,000	£81,360		Offered 50% of likely total cost, additional fundraising needed
AC4PO25	Meadow Vale Community Centre building extension	£22,000	£22,000		Reduced from £40,000, as advised by Cllr N Beech
2021 approved	Soundwell Road: additional funding to deliver effective scheme	£40,000	£40,000		2021: £50,000 approved; additional funding to deliver traffic calming
AC4PO16	Nicholas Wanderers: Extension of football Club and new roof	£40,000	£40,000		A lease will need to be in place
AC4PO20	Improvements to play area at St George Park	Revised £50,000	£50,000		
	Old Market NDP totals		£300,000		
	General AC4 totals		£403,860		
	S106 total			£80,491.28	
	Old Market NDP funds remaining:				£357,362.32
	General AC4 funds remaining:				-£23,341.14

b. agree Proposal AC4PO5 Regeneration of Bloy Street Square in principle until delivery mechanisms could be confirmed

Proposal ref no.	Name of Project Proposal	Outline £ offered	Full Proposal £ requested	Conditions
AC4PO5	Regeneration of Bloy Street Square	£20,000	£20,000	Delivery mechanisms to be confirmed

c. invite the proposers of AC4PO12 Old Market stage 2 proposal to the next meeting to hear how the work aligned to the neighbourhood plan.

d. agree to remove the funding caveat from Proposal AC4PO20 St George Park



- e. note the projects considered at Stage 1 and not invited to submit Full Proposals and the reasons why
- f. note the CIL and S106 monies available at 31st October 2022 and take up the option of pre-committing future CIL receipts to support the approved proposals
- g. agree allocation of eligible S106 monies to support relevant proposals in order to conserve CIL funds for future use
- h. note the legal information concerning the Public Sector Equality duty in reaching all its decisions

Meeting ended at 7.45 pm

CHAIR _____

