



AGENDA ITEM NO. 11

Horfield & Lockleaze NEIGHBOURHOOD PARTNERSHIP

JUNE 2016

Report of: South Lockleaze & Purdown Neighbourhood Group C.I.C.

Title: Recreational Facilities & Play space within South Lockleaze & Old Library, Eastville

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RECOMMENDATION:

The South Lockleaze & Purdown Neighbourhood Group C.I.C. are requesting Devolved Section 106 monies from the Horfield & Lockleaze Neighbourhood Partnership, "04/00721/Former Hewlett Packard Site, Romney Avenue, Lockleaze/...SB60".

We are requesting access to £50,000; £40,000 for developing an off-site play area & recreational space within The Old Library & Purdown, and £10,000 for maintenance.

We believe there is strong need and demand in this area for an improved recreational space with play facilities, both demonstrated within surveys, polls & meetings, alongside the current information in the Bristol Parks & Green Space strategies for this area. Please see below for further details on our proposal.

South Lockleaze & Purdown Neighbourhood Group C.I.C.

Request for Section 106 Funding for recreational facilities at The Old Library & Purdown.

Summary

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We believe there is strong need and demand in this area for an improved recreational space with play facilities, both demonstrated within surveys, polls & meetings, alongside the current information in the Bristol Parks & Green Space strategies for this area.

Access to these funds would enable us to not just improve play facilities for residents in this area, but would also greatly enhance other community facilities as part of the wider project.

Overview of South Lockleaze & Purdown Neighbourhood Group

South Lockleaze & Purdown Neighbourhood Group C.I.C. was set up in November 2015 by Emily Shimell, Debhora Hall, and David Walwin, who all live in South Lockleaze. The Group was established to facilitate and encourage community activity and cohesion in our area, drawn together in large part by a passion to protect and make the most of the amazing area in which we have chosen to live.

Our community led, non-hierarchical, approach will increase social cohesion and empower people to become active citizens to improve their social, physical, and economic environments. The Group's core purpose is to work with all people, residents, and community groups within South Lockleaze and Purdown, and immediately surrounding areas to formulate solutions to local issues.

Our broad aims as a group are:

- To run and sustainably manage the former Eastville Library building.
- To empower people to make positive personal and social change.
- To increase social cohesion and resilience in our community.
- To contribute to the diversity of cultural activities in the South Lockleaze area and Bristol as a whole.
- To protect local green space & to improve recreation, events & community activities that can take place in our neighbourhood.
- To positively engage with diverse audiences living in the South Lockleaze and Purdown area, including, but not only: socially excluded groups, including young people, older persons, socially isolated individuals, ethnic minorities, refugees and displaced people, the LGBT-Q community, individuals with learning difficulties; as well as single people, parents, family groups, and childless people. Further, to provide a safe space for members of the community, regardless of gender, age, sexuality, race, ability, or refugee status.
- To provide computers and internet access to the local community.
- To achieve all of the above through following the principles of asset based community development. Allowing activities to be driven from the bottom up by using the skills, energy, and aspirations of individuals in our community.

Need & Demand

Covering the area between the railway line to the west and south, the M32 to the east, and the beginning of Romney Avenue to the north, this area covers approximately 1000 residential properties alongside the Priory Hospital and Glenfrome Primary School and the green space and woodland of South Purdown and Sir Johns Lane Allotments. The area of South Lockleaze also includes the Eastgate retail park.

The South Lockleaze and Purdown Neighbourhood currently has one community space – the Old Library, Eastville – alongside two churches in walking distance. The area includes Eastgate Retail park, alongside Glenfrome Primary and Fairfield High Schools, which provide hire of indoor & outdoor sports facilities.

Many residents, local organisations, and councillors, have long seen the area we have defined as South Lockleaze and Purdown, as a “no-mans-land”. Although South Lockleaze and Purdown falls within the Lockleaze Ward, residents are positioned on the edge of the Horfield and Lockleaze border, Eastville border and St Werburghs border, and due to this, do not believe they get much recognition from any of the groups or associations set up to provide community services and support to the residents. In fact, the area is not included within the Residents Guide for Lockleaze and Horfield, and has not been covered within the Lockleaze Neighbourhood Development plan. In addition, the east of the said area is recognised via address/postcode as Eastville, but is not covered by the Eastville council ward, and is therefore not included within Eastville development plans or associations either.

This situation causes a lack of recognition and therefore lack of provision of facilities or support, of which we believe has become detrimental to the wellbeing of the residents of this area.

There is both a lack of community spaces and facilities in this area of North Bristol, and a lack of childrens play space, as shown within the map below. This map shows the areas covered by Childrens Play Space (blue, shown by key) demonstrating the suitable Distance Standard set out within the Bristol Parks Strategy, alongside the area covered and focused on by the South Lockleaze & Purdown Neighbourhood Group (purple circle).

Areas where the standard is currently met

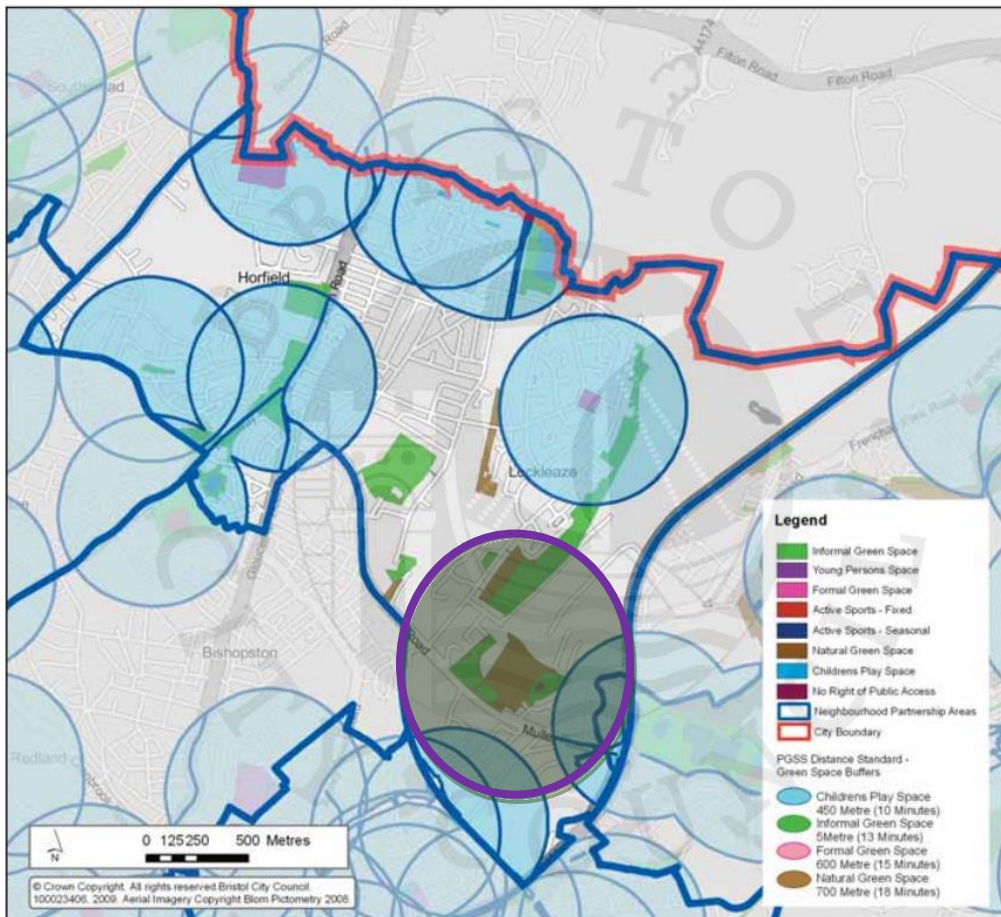


Figure: Childrens Play Space referring to Distance Standard (table 1 below)

The distances proposed are in the table below:

Distance Standard	Distance 'as the crow flies' (metres)	Estimated Time (minutes walk)
Distance to the nearest green space	400	9
Children's play space	450	10
Formal green Space	600	15
Informal green space	550	13
Natural green space	700	18
Active sports space	Determined by Playing Pitch Strategy	

Table 1: Distance Standard proposed within Green Space Plan

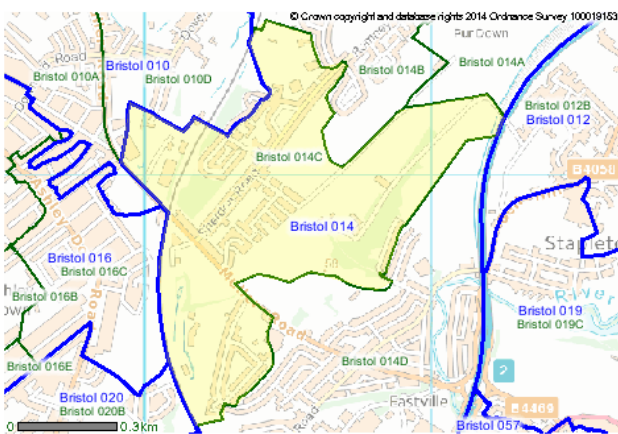
Demographics of South Lockleaze & Purdown

Using data from the Office of National Statistics (Covering datasets Bristol 014C and Bristol 014D, shown by the maps below) we have developed an understanding of the demographics of our area so that we can ensure provision is made to best serve the residents of the area.

Description

Bristol 014C lies within Bristol 014 (Super Output Area Middle Layer).

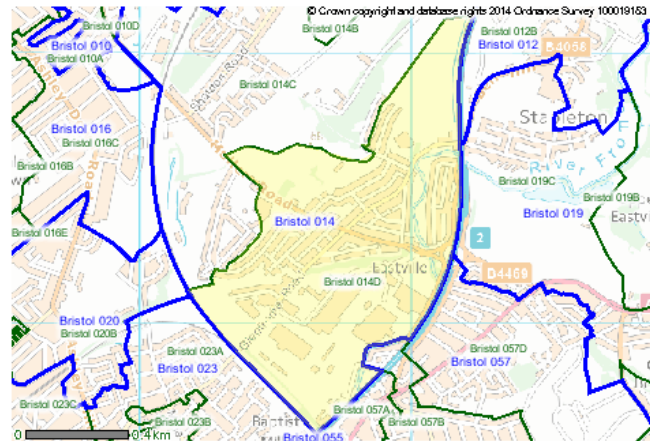
This area belongs to the 2011 Statistical Geography Hierarchy list of areas.



Description

Bristol 014D lies within Bristol 014 (Super Output Area Middle Layer).

This area belongs to the 2011 Statistical Geography Hierarchy list of areas.



Across the two areas in question, we have recognised a number of key statistics which form a basis to our understanding of the demographics of the area, and will be one of many factors when deciding upon the levels of activity provision within the Old Library. We are aware that in 2011:

1. 40% of households have children residing within them
2. Over 10% of people were retired, less than 10% were students
3. 25% of people had no formal qualifications (GCSE, apprenticeship, degree or other)
4. Almost 10% of people claimed incapacity benefits
5. 80% of people were born in the UK, 20% EU or Other
6. Approximately 13% of people identified as Asian, approximately 18% as Black/African/Caribbean

Other Demographic information can be found in our [Online appendix](#) and includes:

- Age range
- Religious beliefs
- Benefit claimants
- Occupation of all people in employment
- Qualifications
- Household composition & accommodation type
- Crime rates

The official national statistics data was compiled during the census of 2011. However we recognise through events & local knowledge that our local area has a changing demographic.

It has been widely noted by many residents that many young families and those with young children have moved into this area within the last 2-3 years.

Rousham Road Playing Out group have also carried out their own monitoring and have shared statistics with our group. They run a playing out session once a month, covering Rousham Road, Dormer Road, Bridge Road, Allfoxton Road, Stottbury Road and Spalding Close – approximately 250 houses. They have informed South Lockleaze & Purdown Neighbourhood Group that 40% of their area are families, with approximately 50% of those having moved to the area or had children within the last 2-3 years.

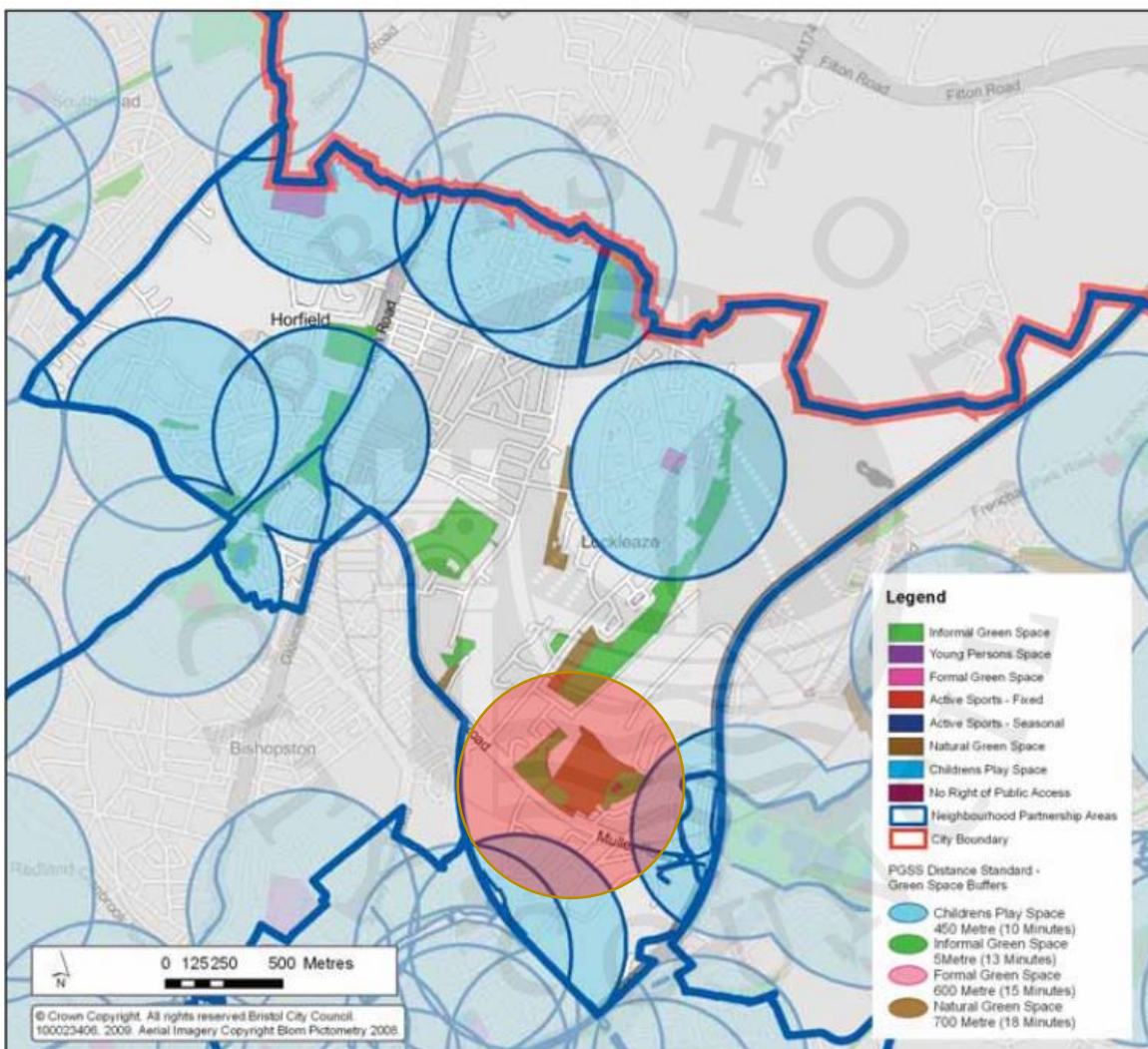
Rousham Road Playing Out group have also stated the social demographic of their activities are approximately 60% White British, 20% Black British and 20% Asian British.

What would we like to achieve?

The South Lockleaze & Purdown Neighbourhood Group C.I.C. would like to improve access to childrens play space within our area. With our recent and ongoing project at the Old Library, we see a strong need to improvements and access to recreational facilities, and our aims as a group are to create a community hub in our area that encourages residents to come together in a safe and friendly space, which promotes creativity, education and social inclusion.

Our aim is to create a natural and creative play facility within our larger recreational project, that provides play facilities for ages 1 – 12, located in a space where adults can feel comfortable and connected with their community too. Our aim is to include local residents in the design of the space to help engagement and sense of ownership, with traditional crafts & woodwork skills included to help improve skills in our neighbourhood.

We would like to include training for a number of local volunteers to assist with ongoing maintenance, which would also improve the skills and wellbeing of residents in this area. The diagram below shows the area the space would cover in relation to the Green Space Plan Distance Standard, covering a large area of previously unsupported houses.



We also believe a play space here would attract residents to our new community hub, meaning increased engagement with different groups who may not have previously been interested in the Old Library community project, thus improving knowledge of, and access to additional events, activities and groups that take place at this space. This will also provide a platform for the rest of the ward to share activities occurring in other areas of the ward, through notice & information boards at the library.

To ensure social inclusion for different ethnicities and backgrounds, the Old Library is developing activities and events to encourage inclusion, including share your culture days, food nights, and encouraging people from different background to help us as a community come up with new activities that would be more welcoming to their particular background.

We are also looking into the ability to translate leaflets and messaging into Urdu with a local resident, and actively promote our book swap as having an Urdu book swap section. We are also developing new relationships with Fairfield School through community gardening and fundraising activities, which we believe will enable us to encourage a wide range of local young people to get involved within this community of many different backgrounds and ethnicities, alongside opening discussions with the Muslim Scout hut on Muller Road around joining together for fetes & events.

Research & Consultation

Throughout our wider Old Library project, we have carried out ongoing consultations with local people and residents, to help us shape the overall project. This has included over 1000 leaflets delivered throughout South Lockleaze, online and offline polls, discussion boards at meetings and door knocking sessions. We have also referred to in-depth consultations carried out by the Bristol Community Land Trust in 2013 & 2014 for development and provision of facilities in the area.

Garden Survey

An independent group carried out a garden survey online, to help shape the decisions for the garden space of the Old Library. This survey was shared via email and on various Facebook groups, and resulted in 47 respondents within 2 weeks.

The top response of things residents would like to see in this area was a play area. 70% of respondents to the survey wanted to see this included in our neighbourhood.

Example of Quotes from Online Survey Responses

"I feel a park would be a great use of green space – a few families living in this area live in cramped accommodation and to have a safe space to use and explore with their families would be very beneficial to their health & wellbeing. Also, there are very limited play spaces in the Eastgate/Muller Road area."

"There are no play areas for young children in the surrounding areas – Purdown is crying out for a play park and sandpit"

"Community garden & some interesting play things for kids of a wide age range. I like what they have done at St Werburghs farm café garden"

"Play area for children, fenced so that the area is safe from the road, with seating area for adults"

"I would like to see a secure outdoor play area for children – we are tremendously lacking facilities of this type in this area"

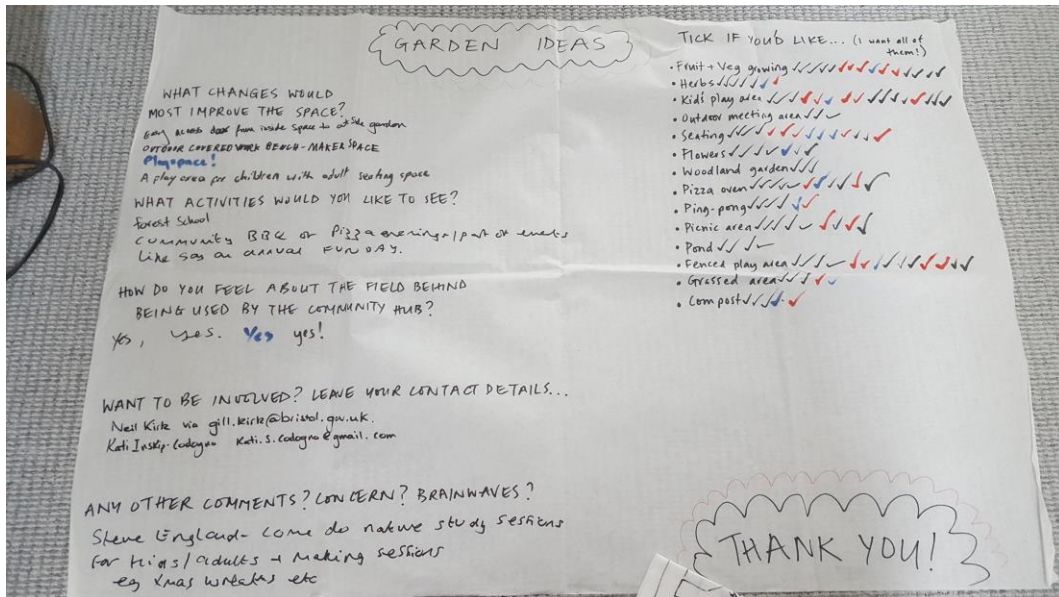
Offline Independent Survey

We also invited the team who carried out the Online Garden Poll to attend our initial library open meetings, to share ideas of plans and ask for response.

The meetings were very widely attended, after invitation via leaflet to over 1000 homes in the area, alongside many online announcements on social media, including Facebook, Streetlife and to our email contact database of over 150 local residents.

We had approximately 40 people attend each of the 3 meetings, many of whom commented on and added ideas to the list of things they would like to see in this area. The three "most wanted" items for outdoors were Community Fruit & Veg growing, Childrens Play area, and Pizza oven.

The image below shows one of the response pages that was available for all attendees to add to and comment upon.



Meeting 1: Garden Idea responses

Our Own Online Poll

South Lockleaze & Purdown Neighbourhood Group also carried out our own online poll, to help us shape decisions for our original business plan. Our online Poll was filled in by 69 respondents, which resulted in 8 leading activities and facilities wanted by residents in our area. These were:

- Community run café
- Hire space
- Book swap shelving
- Community events
- Outdoor Children's play area
- Community food growing space
- Community shop
- Talks, exhibits & discussion space

Note: We would like to make the partnership aware that of these top 8 priorities for the group, we are able to fulfil 7 of the 8 without neighbourhood funding requests.

Door Knocking

Door knocking has been carried out to all houses adjacent to the Old Library land, of whom may be affected by activities taking place in the outside area. Each house was visited, with leaflets & information about what we are aiming to achieve, and individuals were asked about their views to having a play space & community garden. Of all discussions held with residents, 100% recognised the positive impact this would have on the area and space, and were all in favour of our plans.

Bristol Community Land Trust Consultation

Bristol Community Land Trust carried out 3 consultation events in 2013-2014, when developing a plan for an area of development near the former B&Q, Muller Road. These events were held

at the Eastville Library, and demonstrated a wide consultation to many residents in this area. Within this consultation, they were strongly focused on improving existing facilities, and responses included the fact that the area had “limited play facilities”, “not enough play & community facilities at the bottom of Lockleaze” and “Youth Club now gone, better facilities for the young needed”.

The Bristol Community Land Trust Consultation and survey results can be seen in our [online appendix here](#).

What are the plans?

Those interested in the garden & green space within our group have had numerous meetings, which were open to all residents in the area, and all were made aware of through numbers of channels – email, leaflets & social media.

Within these meetings, we discussed the needs and wants of families in the area as widely as possible, and followed this with discussion with a number of suitable local playground design & manufacturers, namely Touchwood and Green Play project. These organisations have created a number of well used play spaces across the city, including St Werburghs Primary, Hotwells Primary and St Werburghs Farm. Both groups have visited the site, and listened to a range of parent's and children's opinions, along with understanding what we are trying to achieve at the Old Library.

The aim is to provide a natural play space that follows the ethos of the Neighbourhood Group, inspires creativity and encourages natural exploration for children.

The development would include opening up a corner of the space which is currently run down, overgrown and is used as a hidden hangout behind the library space. We would also like to utilise a small area of space connected to this that is adjacent to the library land as we believe this would improve security, safety and access for those accessing the space from Purdown.

The play space would be developed within the trees and use the natural slope of the land for some of the creation. We would also be looking to improve the paths accessing this space and ensure access for wheelchair users. We would also be providing some outdoor fencing to improve safety of the space from Muller Road and a lockable unit for outdoor storage of movable parts, materials & additional play equipment.

An example of the type of recreation we wish to create are shown below (ideas from Green Play Project and Touchwood).



THE OLD LIBRARY - EASTVILLE -

Ideas for developing the outdoor space
by Green Play Project



Clearing the scrubland will open up access to the trees and provide space for climbing elements and teepee dens.



A shipping container provides a large secure storage space. The timber cladding creates an attractive facade with integrated insect habitats. Other features include a green roof and sail shades, which provide a sheltered space for seating and an outdoor cooking area.



Natural loose parts provide children with material that can be moved and incorporated into their play.



A designated area for messy play provides a space for children to creatively connect with nature.

Images provided as ideas for The Old Library, by Touchwood Natural Play



What next?

If given access to this fund, the South Lockleaze & Purdown Neighbourhood Group would hold further meetings with local residents and groups, alongside the relevant playground design teams, to come up with a finalised plan and design for the space.

The aim would be to create a phased development plan to ensure the correct equipment and facilities were put in place, in the correct positions, based upon usage and feedback of previous phases. We would also develop an ongoing maintenance plan in line with the council's own maintenance requirements. We would expect phase one – including plans & design, and first facilities installed - to be completed within 3 months of funding, and phase two – second phase of equipment installation – to be completed by the end of 2016.

We welcome discussions with the council and neighbourhood partnership on taking this forwards, and would like to ensure we take into consideration all parties opinions, to ensure the longevity and sustainability of the recreational area. We would also fully ensure that in the event of any underspend of the funds, that it be invested back into further recreational improvement in the Lockleaze Ward.

We look forward to further discussions and providing further information if required.

Public Sector Equality Duty

Before making a decision, section 149 Equality Act 2010 requires the Neighbourhood Partnership to consider the need to promote equality for persons with the following “relevant protected characteristics”: **age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation**. The Neighbourhood Partnership must, therefore, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation
- Advance equality of opportunity between different groups who share a relevant protected characteristic and those who do not share it.
- Foster good relations between different groups who share a relevant protected characteristic and those who do not share it.

The duty to have due regard to the need to eliminate discrimination in the area of employment, also covers marriage and civil partnership

Insert a note below on how the public sector equality duty is relevant to the proposals and how the duty has been taken into account in developing the proposals.