

Working together to  
improve our Neighbourhoods



**Filwood / Knowle / Windmill Hill NEIGHBOURHOOD PARTNERSHIP**

**Tuesday 22 June 2016**

**Report:** Sale of Salcombe Road Recreational Ground

**Officer presenting report:** Andrew McLean

Recommendation:

- a) To **note** contents of the report
- b) To agree the process for allocating Neighbourhood Partnership capital receipts from the sale of the Salcombe Road Recreational Ground site



**Background**

On 21 March 2016 Bristol City Council sold the recreational ground site on Salcombe Road in Knowle. Approximately two thirds of the funds raised from the sale of the land can be used by the Neighbourhood Partnership to carry out improvements to parks and open spaces in the political wards of Knowle and Windmill Hill.

The Salcombe Road site was sold for £787,450 to Knightstone Housing Association (HA) who will be developing thirty five homes on the site. It is likely that the capital development will start in the latter part of 2016.

### **Financial background**

The total revenue raised from the sale of the land is £787,450. It has been agreed that the funds will be split 33.2% (£261,433) for the Capital Parks Programme and 65.8% (£518,142) for the Filwood Knowle and Windmill Hill Neighbourhood Partnership.

On completion of the sale in March 2016 the sum of £107,550 was retained by Knightstone HA pending any claims for additional costs associated with the purchasing of the land.

Knightstone HA has now produced documentation and proof of additional costs associated with the purchasing of the land and therefore, the Housing Association has retained the sum of £107,550. This sum will not be added to the sale price of the land and therefore, will not be added to the Capital Parks Programme or the Neighbourhood Partnership.

The additional incurred costs exceeded the retained amount and are as follows:

- New electricity substation £65,000
- On site drainage works £50,750
- Off-site drainage £8,614
- Raised slab levels for gravity drainage £2,850
- Additional Service Costs (beyond Site Boundary) £6,000
- Ecological Enhancements £3,790

### **Historical financial information**

On 4 July 2012 a Bristol City Council Cabinet report agreed a series of capital works for a number of parks in the Neighbourhood Partnership area. The Cabinet report detailed the use of the then Capital Stimulus Programme and proposed match funding from the future sale of the Salcombe Road site, for a series of improvements. The match funding from the land sale, was effectively an advance of monies, with the understanding that the land will be sold in the very near future.

The match funding amounts from the sale of the Salcombe Road site was as follows:

- Redcatch park (improvements to the playground and path around the park) £43,125
- Salcombe Road Recreational ground (school playing field development) £50,000
- Marksbury Road (new children's playground) £55,000
- Northern Slopes (access and noticeboard improvements) £1,200

- Perretts Park (new footpath) £75,000

### Current financial position

The Neighbourhood Partnership used an advance amount of money to carry out developments to:

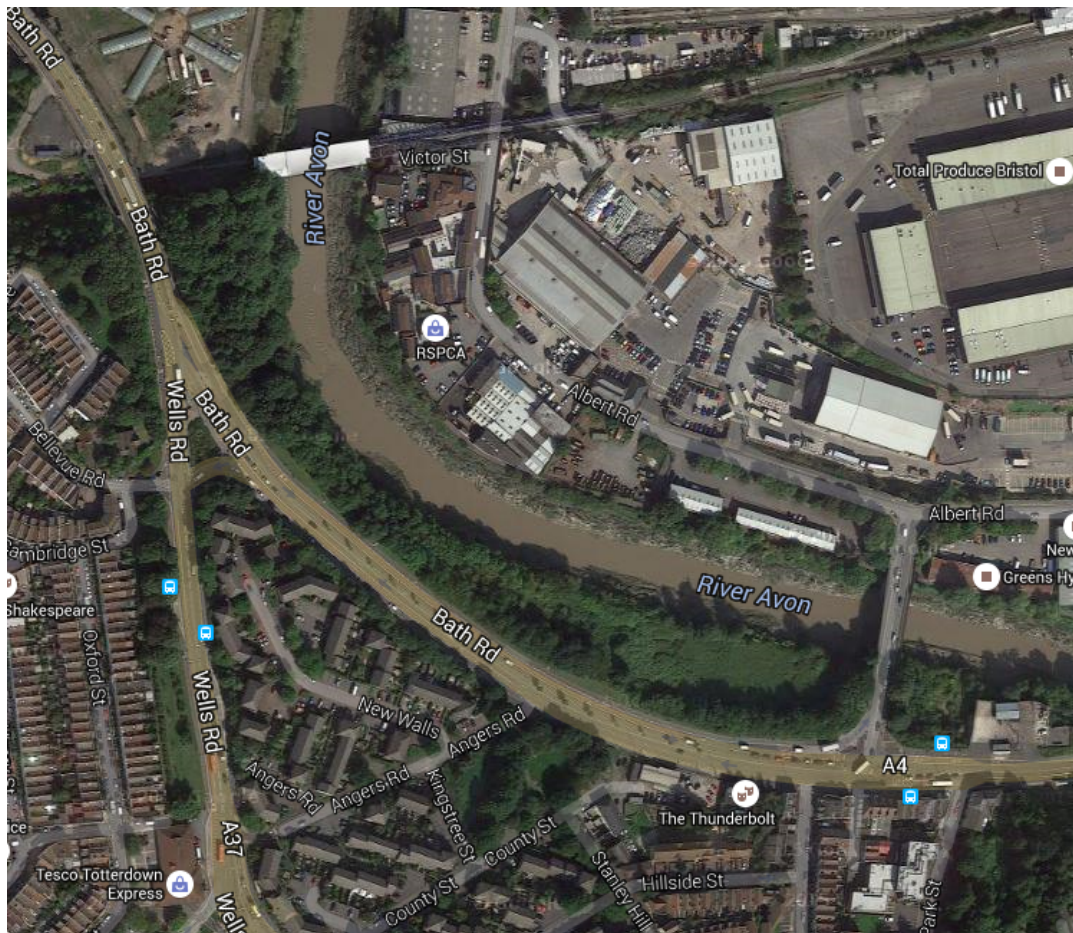
Perrett's Park  
 Redcatch Park  
 Salcombe Road Recreational ground  
 Marksbury Road Open Space  
 Northern Slopes

The current financial position is made up of the following components:

- A 65.8% share of the land sale - £518,142
- Funds spent as an advance for the above parks' developments - £224,325
- A commitment has been made to install a new playground on the Salcombe Road site, once the thirty five homes have been built. This is estimated to cost £80,000

The Neighbourhood Partnership has access to £213,817 to allocate for improvements to parks and open spaces in the political wards of Knowle and Windmill Hill.

### Additional funds from the sale of land on the Bath Road (Three Lamps)





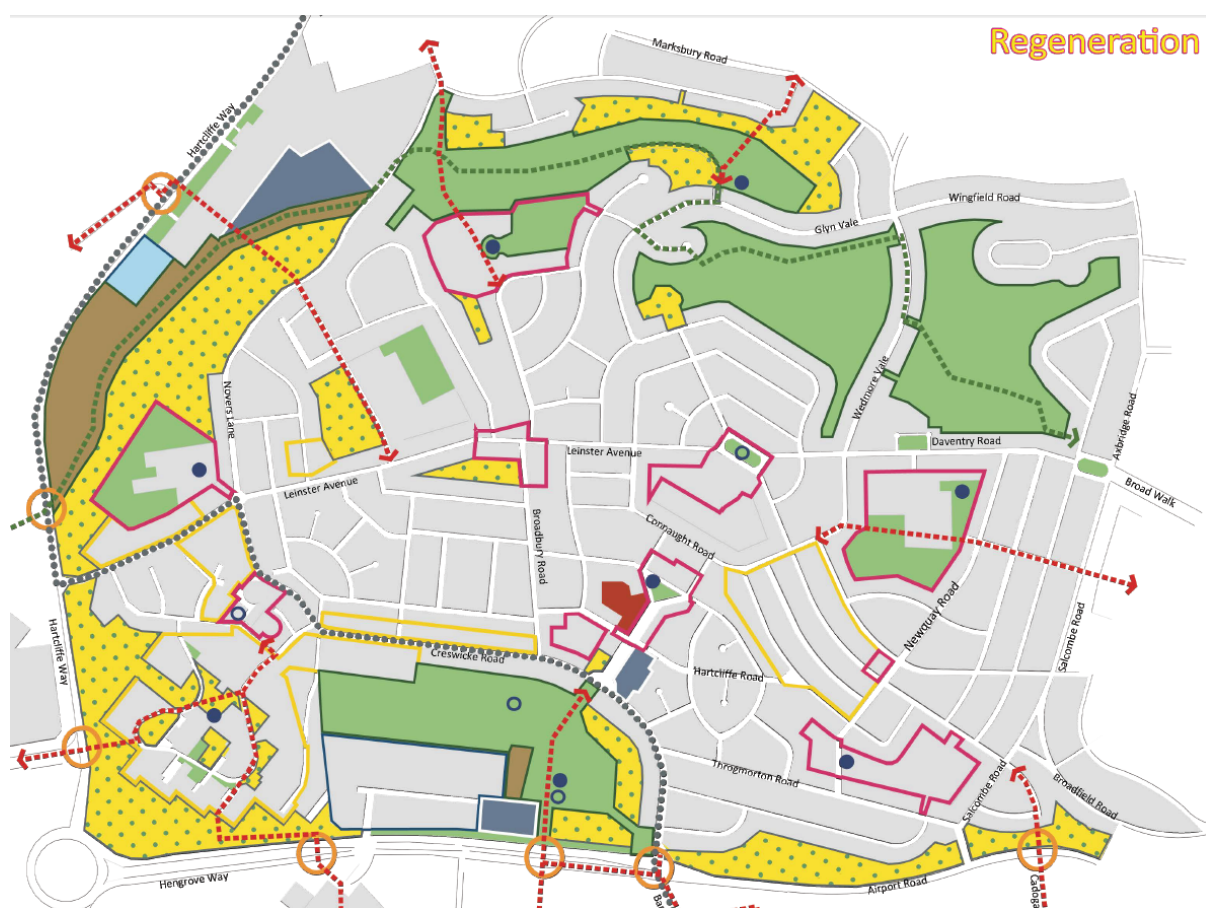
It is anticipated that the Neighbourhood Partnership will accrue additional funds for parks and open spaces improvements, from the sale of the land in Windmill Hill just off the Bath Road.

At present there are no plans for this land to be sold or be developed by the City Council. The City Council's Property Services have commented that it will be several years before the necessary funds are available to bring the site up to a suitable specification for internal or external development. The site currently possesses Japanese Knott Weed, and has ecology and topography challenges to manage.

### Geographical area of benefit

The Neighbourhood Partnership has access to £213,817 from the sale of the Salcombe Road site. The funds can be used to improve parks and open green spaces across the Neighbourhood Partnership area – Filwood, Knowle and Windmill Hill wards. The funds cannot be used for improvements in parks and green open spaces within the Knowle West Regeneration Framework area.

The Knowle West Regeneration Framework area is shown below.



It is proposed that the Neighbourhood Partnership makes available 75% (£160,362.75) of the allocation in the first instance. The remaining 25% (£53,454.25) will be made available at a future date to be determined by a future Neighbourhood Partnership meeting.

## Neighbourhood Partnership allocation process

The Neighbourhood Partnership will use the following process to allocate the parks and green open spaces funds.

- **Publicise the process** – Neighbourhood Partnership staff/members and Environment sub group members will promote the opportunity online, through existing networks, and communication channels. For example, through parks and community groups, and publications such as South Bristol Voice, local newsletters etc.
- **Timescales** – the opportunity will be open to any individual living or working in the area of benefit to use the process to make the suggestion for an improvement to a park or open space.
- **Parks and green open spaces improvement form** – see appendix 1. The Improvement Form will be the only way an individual can make a suggestion to the Neighbourhood Partnership.
- **Appraisal, recommendation and approval process** – the Neighbourhood Partnership will accept Improvement suggestions from the public up to **Friday 5 August 2016**. The Neighbourhood Officer will receive all submitted forms and present these to the Neighbourhood Partnership Environment Sub Group who will appraise each form and make a recommendation to the 21 September 2016 Neighbourhood Partnership meeting. The sub group will use the Environment Priorities within the form to help appraise each of the suggestions from the public. The Neighbourhood Partnership meeting in September will consider the recommendations from the sub group, and the Neighbourhood Committee will make the decision whether to approve or reject the recommendations.