

Bristol City Council

Future Parks Accelerator Programme

**Site Selection Process for Future Parks Expressions of  
Interest**

## Document History

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Draft 01	26-Jan-2021	Jonathan James	First Draft
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## Documentation, Sign-Off & Reviewers

Reviewed by
Jonathan James – Head Of Parks and Green Spaces
Richard Fletcher - Parks Services Manager
Richard Ennion - Horticultural Service Manager
Sharon Radnedge - Business Operations and Development Manager
Virajit Mungale – Programme Manager
Hayley Ash - Bristol Prospectus Programme Manager
Tracy-Ann Smith – Future Parks Accelerator - Account Manager

Name/Role	Sign off / Acceptance
Jonathan James – Head Of Parks and Green Spaces	28-Jan-2021
Richard Fletcher - Parks Services Manager	28-Jan-2021
Richard Ennion - Horticultural Service Manager	28-Jan-2021
Sharon Radnedge - Business Operations and Development Manager	28-Jan-2021

## **Site Selection Process for the Future Parks Expressions of Interest**

The Council's Parks and Green Spaces Services has a diverse asset base which we needed to consider for inclusion within the Future Parks Expressions of Interests for commercial and community led interests. The approach which we have developed will allow us to open up opportunities through a phased process for seeking expressions of interest. Through this method it will give us the opportunity to manage expectations, for the council to improve and fine tune the process and ensure we have sufficient capacity to manage the expressions of interests.

The shortlist of sites will allow us to test our approach and concepts by working with both the business and community sectors.

The bullets below identify some key principles which were used to allow the service to rationalise and shortlist Parks and Green Spaces for inclusion in the Council's Future Parks Expression of Interest process.

- Sites which have long and medium term leases and licences would not be considered in this process as it would be too difficult and challenging to work through individual leases and licences for the delivery of the FPA project. Outside of FPA and/or over a longer timescale there are third party agreements that need to be reviewed to ensure we are getting the best from our assets and delivering corporate objectives. For example tenanted grazing land could be used to support our efforts in addressing the ecological emergency or provide much needed green space in some areas of the city.
- Acceptability of the asset to be used for commercial and community opportunities was a key factor in shortlisting these sites and sites we have identified have either an element of commercial activity or community involvement already happening or recently proposed.
- Deliverability was included as some assets are more complex than others. Even though we wished to test the robustness of our approach we also wanted to ensure that we did not shortlist too many sites in Phase 1 which could result in prolonged discussions and debates around acceptable uses and mean having to overcome limitations as a result of, for example, local community resistance, planning constraints and restrictive covenants.

- Testing processes and our approach to evaluation is key to allowing us to formulate a strong and robust delivery model going forward. We have reduced the number of sites significantly following a number of discussions with our delivery partners and consultants we have employed on the FPA project. Once we have tested our approach during phase 1 of the programme we can reflect and fine tune this after considering lessons learned and feedback received.
- Utilisation of officer knowledge of assets has allowed us to refine our shortlist so that we have a good balance and geographical spread of assets across the city.
- Sites that are already subject to significant change processes or influences (Ashton Court Mansion etc.) have not been included until such time as work is concluded or there is greater clarity, as this may create conflict and uncertainty for any bidder and their approach to submitting an expression of interest.
- Capacity and resources have been a consideration to allow us to reduce the final list of phase 1 of the expressions of interest to a number which we can manage with the level of resources we have. If this was not done it would create a risk for the project and it would disappoint and frustrate organisations that have come forward.

The above approach has allowed us to distil the sites to be included from 450+ to 27 and once we have tested the first phase and these are in train we can then consider the development and delivery of phase 2.