



**STOCKWOOD, HENGROVE & WHITCHURCH PARK
NEIGHBOURHOOD PARTNERSHIP
28TH SEPTEMBER 2016**

Report of: Ariaf Hussain, Neighbourhood Partnership Coordinator,
Neighbourhood Management

Title: Neighbourhood Partnership Coordinators' Update Report

Contact: 0117 922 3218 / ariaf.hussain@bristol.gov.uk

RECOMMENDATIONS – to note the updates, provide comments and dates for diaries on the following:

- 1. Increased Capacity Bins in Hengrove Park**
- 2. Proposed Community Asset Transfer - The Business Park, Rear of 13-19 Lampton Avenue**
- 3. NP Resident Representatives Nomination and Elections:**
- 4. Future dates**

1. Increased Capacity Bins in Hengrove Park

The report attached as Appendix 17a was presented to the Environment Group on 31st August 2016.

The report was produced following a site visit with a member of the Environment Group, Parks colleagues and the NP team.

At the Environment group a number of questions were raised:

- Could existing bins be left in place as well as new bins for extra capacity?
- Are other NPs being asked to fund new bins? Why are parks not funding this?
- Bin design- can litter section be bigger and recycling reduced?
- Approach other businesses to make a contribution to the waste bins

purchase and installation

The response from colleagues in Parks is as follows:

1. Existing litter bins are at a maximum capacity of 150 litres capacity; these bins are 360 litres capacity. They would not leave the existing bin in place.
2. Bins are being replaced when they need updating/replacing in other site across Bristol. Currently the bins in Hengrove Park do not need replacing. The request to replace these bins has come from the community.
3. The largest capacity bin that the Parks waste officer can collect from a location is 150 litres, the recycling bins provide a waste capacity of 120 litres and a recycling capacity of 240 litres, (120 litres each for plastic bottles and cans). This represents an increase of waste collection of 210 litres
4. The request is that the Neighbourhood Partnership reconsider the proposal and indicate what support they are able to provide to enable the installation of bins to address the issue of litter in Hengrove Park.
5. The Neighbourhood Partnership Team will approach other business to see if they are able to make a contribution to the purchase and installation costs of the waste bins
6. The Neighbourhood Partnership Team will continue to work with Parks colleagues to identify additional improvements such as increases in frequency of collections.

2. Proposed Community Asset Transfer

New Lease of The Business Park, Rear of 13-19 Lampton Avenue, BS13 0PU to Hartcliffe & Witherwood Ventures.

BACKGROUND:

- a. Lampton Avenue Business Park consists of 7 'enterprise' units, set in a yard area at the rear of the houses in Lampton Avenue, reached via a gated access road.
- b. The units were constructed in 1989 and are managed by HWV under a standard, commercial Lease at market rent.
 1. One unit provides accommodation to a small business tenant and the remaining 6 units are currently let by HWV to Bedminster Down School.
 2. HWV claim that, over the past few years, demand for small business units has reduced significantly and that they have therefore let the 6 vacant units to the School for 'The Lamp', the School's off-site provision for its students who are at risk of being excluded from education.

3. This educational use is contrary to the Lease between HWV and the council.
4. HWV will also need to regularise this new use in term of relevant Planning policies.
5. HWV initially asked the council to extend the lease by 25 years and reduce the annual rent to a peppercorn, to bring the property in line with other council-owned assets that are let to community-based organisations for small business purposes.
6. This request was turned down and HWV are now requesting a 10 year Lease.

PROPOSAL:

The council proposes to grant a new 10 year Lease to HWV, subject to any Planning irregularities being resolved.

The Lease will be subject to a Service Agreement, which will set out a range of services that HWV will deliver each year from the property.

The rent will be reduced to a peppercorn for as long as the Service Agreement is complied with; failure to comply with this would result in the full market rent becoming payable again.

HWV will be responsible for the upkeep of the property and for all outgoings associated with managing and operating it, including all repairs, maintenance and insurance; no financial support will be available from the council towards these costs.

PROCESS:

- The Stockwood, Hengrove and Whitchurch Neighbourhood Partnership is asked to make any comments on the proposals, either in support or against, and to briefly set out the grounds for its views.
- Officers in the Asset Strategy Team will then prepare a report for the Service Director Property, who will make a final decision on the proposed CAT as soon as possible.

For further information please contact:

John Bos: 0117 903 6440 or john.bos@bristol.gov.uk

For more details about the CAT process please visit:

www.bristol.gov.uk/cat

3. NP Resident Representatives Nomination and Elections:

The Stockwood, Hengrove & Whitchurch Park Neighbourhood Partnership (NP) is a body that aims to improve the quality of life for residents living in the area. Comprising local councillors, resident reps and officers from Bristol City Council, and other agencies, it aims to find local solutions to local problems. This is an exciting time for NPs. The whole process is currently undergoing a review, which may result in substantially increased responsibilities and decision-making powers for NPs. The mayor has expressed his support for increasing the role of NPs in communities.

If you are interested in either standing yourself or nominating another resident (who you should check is willing to stand), please contact the NP Coordinator for further information and a full nomination and election pack.

4. Future Dates

Please see Appendix 17b for future dates.