

Decision Pathway – Report



PURPOSE: Key decision

MEETING: Cabinet

DATE: 07 February 2023

TITLE	Filwood Broadway Framework – utilisation of funding		
Ward(s)	Filwood		
Author: Tim Midwood	Job title: Senior Housing Development Manager, Housing Delivery Service		
Cabinet lead: Councillor Tom Renhard – Cabinet Member Housing Delivery and Homes	Executive Director lead: Stephen Peacock – Executive Director Growth and Regeneration		
Proposal origin: BCC Staff			
Decision maker: Cabinet Member Decision forum: Cabinet			
Purpose of Report: <ol style="list-style-type: none">To seek Cabinet approval to utilise remaining funding from the Filwood Broadway Framework (Major Projects) towards critical public realm infrastructure in Filwood. The project will implement the Filwood Broadway Development Framework by transforming the local Highstreet and provides a catalyst for the wider regeneration of Filwood.			
Evidence Base: Introduction: <ol style="list-style-type: none">This new decision is essential to creating an impetus for change in Filwood. Following capacity challenges, recent progress of key priority Affordable Housing, community and commercial projects along Filwood Broadway present this as an opportunity to capitalise on the momentum of nearby development to create a significant area of regeneration in Filwood. The public realm improvements are well supported by the local community and are being brought forward in collaboration with members of the community through a series of events and workshops. Background: <ol style="list-style-type: none">In March 2012 Cabinet approved a Filwood Broadway Enhancement Paper which endorsed the Filwood Broadway Development Framework; authorised the ring fencing of capital receipts from land disposals from within the Development Framework area, with a project budget of £1.4m. Refer to Appendix A1 for this Cabinet Paper which incorporates the Filwood Broadway Development Framework. Whilst these funds have previously been approved and earmarked for use on the Filwood Broadway Public Realm, with approximately £100k already spent, given the time that has passed since the 2012 Cabinet decisions it is necessary to seek Cabinet approval for the utilisation of the remaining £1,259,811 currently within the budget.In October 2012 Cabinet approved a Knowle West Regeneration Framework, including spatial plans and site proposals; and endorsed an investment plan, principles and programme delivery. The Framework area includes Filwood as well as the wider Knowle West area.The aforementioned frameworks have been in place for some time, and the progression of projects within the			

area has been delayed, however there is now sufficient capacity in place to bring forward a number of projects in line with the approved Framework. This will positively contribute to the regeneration of Filwood and the surrounding area, and significant progress has recently been made on the various workstreams.

Other associated budgets and potential funding sources

4. In April 2022 Cabinet approved £705k of funding from the Filwood Capital Receipts Budget towards housing enabling infrastructure in Filwood. Up to £300k of this will provide a new MUGA for Filwood and floodlighting for the football pitches at Filwood Playing Fields. The remaining minimum of £405k has been allocated towards improvements to Filwood Broadway Public Realm, which is subject to an established project known as 'Re-Create Filwood'.
5. Filwood Broadway is one of nine local priority high streets that are to receive City Centre and High Streets Economic Recovery funding and £90k has been allocated toward the children's play area within the Broadway.
6. Bristol City Council are developing an Active Travel bid which is due to be submitted to the Department for Transport later in 2023. The bid may include the introduction of cycling and walking infrastructure throughout Filwood Broadway and therefore could support the Re-Create Filwood Public Realm Project.
7. Bristol City Council have been awarded £14.5m Levelling Up Fund (LUF) funding to regenerate Filwood Broadway by enabling additional homes, increasing community and commercial floorspace within a much greener and attractive environment. This bid will support the council's ambition to deliver extensive improvements to Filwood Broadway.

Re-Create Filwood Public Realm project:

8. The Filwood Broadway High Street is unattractive, in disrepair and greatly underutilised. Intervention is required to make the Broadway an attractive and welcoming place to visit, shop and spend time. Therefore, Bristol City Council together with local communities and stakeholders are working to bring forward an extensive area of public realm improvements, to include flexible community and events space, enhanced children's play space, new street furniture, accessibility improvements, new signage, public art, greening and interventions to reduce the dominance of vehicles within the Broadway.
9. Filwood is one of the most deprived wards in Bristol, where six of the nine Lower Super Output Areas are in the most deprived decile nationally (IMD, 2019). Filwood Broadway is within the top 1.5% most deprived areas in England, ranked the 477th most deprived LSOA (out of 32,844). This is a key driving force for the proposed interventions, where the overhaul of the public realm will create an inviting streetscape, which encourages footfall, enabling businesses to grow and creating a thriving 'welcoming heart of Filwood' (Filwood Broadway Framework).
10. There has been extensive community engagement on this project during the past year (see consultation section below) and construction is programmed to start in 2024. An indicative programme for the project is included in Appendix A6.
11. In collaboration with the community, the public realm has been designed to an advanced concept stage and is currently being considered within Quality Assurance Stage 2, see conceptual designs in Appendix A4. There will be a fourth and final co-design workshop, and following this a final, detailed design will be prepared by the Council's City Design Group in partnership with the Council's Engineering Design Group. The construction works will be tendered via the most appropriate contractor framework.
12. Bristol Council's City Design Group are experienced at working in collaboration with the community to deliver high quality public realm improvements. Recent success at the Arnside Road shopping area have revitalised the local high street, changing perceptions of the area and facilitating the wider regeneration of Southmead.
13. Due to the size of Filwood Broadway, the public realm improvements bare significant cost and it is proposed that quality materials are used where possible. A budget cost has been developed for the concept scheme in

accordance with current framework costs and the recent experience in Arnside. This is currently in excess of the available budget and City Design Group will be exploring options with the community for reducing the scope of the works whilst retaining the spirit of the design and their priorities for the scheme. A revised scheme focussing the improvement works on the northern more commercial end of the high street has been developed, see Appendix A4. However, BCC officers will continue efforts to ensure funding is secured for the full scheme, e.g. through the potential funding sources referred to within this paper.

Filwood Priority Change Projects:

14. The Public Realm improvement project will knit together key priority change projects located along Filwood Broadway, creating a significant area of regeneration. At present two of the priority change projects within the Filwood Broadway Development Framework are being brought forward and plans for a further two developments are progressing. Together these projects will provide a significant number of new homes, including affordable housing of various tenures; new commercial space, new community space including a new library, alongside the greatly enhanced public realm. The details of these priority change projects are as follows:

- Site 1: the redevelopment of the former Filwood Broadway Cinema site by the Council’s Housing Revenue Account (HRA) for 30 new affordable homes, commercial and community space. These proposals ref: 22/03536/FB, have been subject to extensive pre planning public consultation Planning consent was granted in January 2023 and development is expected to come forward soon.
- Site 2: the redevelopment of the former Swimming Pool site at Filwood Broadway for 29 new homes. These proposals are being brought forward by LiveWest Registered Provider and are expected to be entirely affordable housing, and are subject to current full planning application 21/05652/F. It is expected that planning consent will be granted soon, and development will come forward thereafter.
- Site 3: the redevelopment of the parade of shops and housing at 4-16 Filwood Broadway by the Council’s Housing Revenue account (HRA), which is expected to deliver a number of affordable homes and commercial space.
- Site 4: the redevelopment of the current Filwood Library site could provide a considerable number of new homes.

Additional Funding from Filwood Green Capital Receipt and Apportionment:

- In order to bolster the Filwood Broadway Public Realm budget, in April 2022 Cabinet approved up to £405k of the Filwood Green Capital Receipt Budget toward funding the ReCreate Filwood Public Realm. This will ensure high quality public realm improvement whilst assisting with viability and providing satisfactory contingency, in addition to the funding matters subject of this paper. See a breakdown of the apportionment of funding below:

Budget	Budget Allocation	Re-Create Filwood Public Realm
Filwood Capital Receipts £705,000	£300,000 Filwood MUGA and Floodlighting £405,000 Re-Create Filwood Public Realm	£405,000
Filwood Broadway Framework (Major Projects) £1,290,996	£1,259,811	£1,259,811
Total		£1,664,811

Conclusion:

15. Using the funds within the Filwood Broadway Framework (Major Projects) for the ReCreate Filwood Public Realm project will:

- Ensure that there is funding available to implement the planned interventions required to regenerate Filwood Broadway and the surrounding area.
- Enable extensive public realm improvements, which will stimulate the economic viability of the area

and enhance the local environment.

- Align with other priority change projects within Filwood Broadway, culminating to create a significant area for regeneration.

Cabinet Member / Officer Recommendations:

That Cabinet:

1. Note the previous Cabinet report and decisions taken in 2012.
2. Approve the use of the remaining funding from the Filwood Broadway Framework (major projects) budget toward the reinvigoration of the Filwood Broadway Public Realm as outlined in this report.
3. Authorise the Executive Director Growth and Regeneration, in consultation with the Cabinet Member for Housing Delivery and Homes, to allocate and spend funds from the Filwood Broadway Framework to the above project as outlined in this report, and to procure the necessary contracts for relevant works, goods or services (including any over £500k) within the budget envelope.

Corporate Strategy alignment:

1. Delivery of the public realm, within Filwood aligns with various Themes in the Corporate Strategy, particularly, 'Economy and Skills', 'Homes and Communities', 'Children and Young People' and 'Health, Care and Wellbeing'. Notably this key piece of infrastructure provision will support the Council's ambitions for regeneration within the Corporate Strategy and Local Plan, focusing on a place-based approach ensuring provision for jobs, quality places, improving connectivity, and concentrating on improving access to opportunity for communities experiencing long term deprivation, in addition to the new homes that are being brought forward.

City Benefits:

1. The public realm will be available to the entire community, and as such will contribute to an equitable society.
2. Facilities such as the enhanced children's play space, community and events space, provide the opportunity for increased outdoor and cultural activity leading to higher level of health and wellbeing.
3. Removing the dominance of cars on the Broadway and the inclusion of cycling infrastructure to support the Filwood Greenway, and will reduce car borne travel, promoting active travel and sustainability.
4. There will also be social value benefits to the community by ensuring inclusivity, and potential for reduced crime and anti-social behaviour as a result of increased facilities.
5. Additional trees and planting will increase urban biodiversity and improve wellbeing.

Consultation Details:

1. Bristol City Council Officers have conducted a substantial programme of engagement on the public realm proposals for Filwood Broadway, where key stakeholders and the wider community have co-designed the revitalised public realm through a marketplace survey, neighbourhood knowledge mapping and three community led design workshops. The recent attendance of Bristol City Officers at Knowle West Fest saw the public engage with augmented reality to visualise the proposed public realm improvements. These extensive engagement activities has ensured strong community support and allowed detailed designs to be developed which are now at an advanced stage.
2. Following a final co-design workshop, a formal public consultation on the proposed designs for Filwood Broadway public realm will be conducted and the final design determined.
3. Also of note is Council Officers' regular attendance at the Filwood Broadway Working Group meetings, and regular interaction with the Knowle West Alliance and Knowle West Regeneration Residents Planning Group. Significant time has been spent ensuring that proposed developments and regeneration opportunities align with the needs of the local community.
4. Filwood ward councillors and the relevant Lead Members of Cabinet are briefed on a regular basis, and this will continue.

Background Documents:

[March 2012 Cabinet Paper](#)

[October 2012 Cabinet Paper](#)

[April 2022 Cabinet Paper](#)

Please also see Appendices at the end of this report.

Revenue Cost	N/A	Source of Revenue Funding	N/A
Capital Cost	£1,259,811	Source of Capital Funding	Funding within existing capital budget
One off cost <input checked="" type="checkbox"/>	Ongoing cost <input type="checkbox"/>	Saving Proposal <input type="checkbox"/>	Income generation proposal <input type="checkbox"/>

Required information to be completed by Financial/Legal/ICT/ HR partners:

1. Finance Advice: This report seeks approval to drawdown and spend capital receipts of £1.3 million from the Filwood Broadway Development Framework on the reinvigoration of the Filwood Broadway Public Realm. The total scheme cost of £1.7m includes amounts for contingency (30%) and inflation (20%). The balance (£0.4m) of the funding requirement will come from the “Filwood Green Capital Receipt” project, approved by Cabinet in April 2022.

This Capital project is likely to reduce the ongoing revenue maintenance cost as assets are refreshed, such as renewing footways, roads and play equipment. Some of the existing footways and concrete roads in Filwood Broadway are in poor condition, so this project will address these issues and reduce the associated revenue costs, providing a benefit to the wider Highways estate. Also, Parks service are already maintaining the play area and will continue to manage within the existing budget provision.

It is expected that any risks arising from costs overruns within this project would be minimal and managed within the planned capital budget.

Finance Business Partner: Archa Campbell, Housing & Landlord Services Interim Finance Manager, 15th December 2022

2. Legal Advice: The procurement process must be conducted in line with the 2015 Procurement Regulations and the Councils own procurement rules. Legal services will advise and assist officers with regard to the conduct of the procurement process and the resulting contractual arrangements.

Legal Team Leader: Husinara Jones, Team Manager/Solicitor, 6th December 2022

3. Implications on IT: I see no implications on IT in regard to this activity

IT Team Leader: Alex Simpson, Senior Solution Architect, 18th November 2022

4. HR Advice: No HR implications are evident in these proposals

HR Partner: Chris Hather, HR Consultancy Manager, 4th November 2022

EDM Sign-off	Stephen Peacock, Executive Director Growth and Regeneration	21 September 2022
Cabinet Member sign-off	Cllr Tom Renhard, Cabinet Member Housing Delivery and Homes	11 October 2022 & 13 December 2022
For Key Decisions - Mayor's Office sign-off	Mayor's Office	9 January 2023

Appendix A – Further essential background / detail on the proposal Appendix A1 – March 2012 Cabinet Paper - Filwood Broadway Enhancement Appendix A2 – October 2012 Cabinet Paper - Knowle West Regeneration Framework	YES
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Appendix A3 – April 2022 Cabinet Paper - Funding for Housing Enabling Infrastructure in Filwood	
Appendix A4 - Re-Create Filwood Public Realm conceptual co-designs	
Appendix A5 – indicative budget for Re-Create Filwood Public Realm	
Appendix A6 – indicative programme for Re-Create Filwood Public Realm	
Appendix B – Details of consultation carried out - internal and external	NO
Appendix C – Summary of any engagement with scrutiny	NO
Appendix D – Risk assessment	YES
Appendix E – Equalities screening / impact assessment of proposal	YES
Appendix F – Eco-impact screening/ impact assessment of proposal	YES
Appendix G – Financial Advice	NO
Appendix H – Legal Advice	NO
Appendix I – Exempt Information	NO
Appendix J – HR advice	NO
Appendix K – ICT	NO
Appendix L – Procurement	NO