

# Area Committee 4

29th February 2024



**Report of:** Ellie Stevens, Community Resources Manager

**Title:** Area Committee 4 Second Formal Meeting 2023/24

**Ward:** Area Committee 4 wards: Ashley, Central, Lawrence Hill, St George Central, St George Troopers Hill, St George West, Easton

**Member Presenting Report:** Councillor Fabian Breckels

## Recommendations

1. That the Area Committee take note that this year, there is no option to pre commit funding or go into deficit of CIL funds. This is due to changes to Area Committee boundaries which are due to take place (Item F)
2. To consider the approval of funding for the Proposals submitted for consideration, including any conditions which the committee may wish to attach and to consider allocation of eligible S106 monies to support relevant proposals in order to conserve CIL funds for future use (Item G)
3. To note the legal information concerning the Public Sector Equality duty in reaching all its decisions (Item I)

## Summary

This report sets out the available funds for allocation by Area Committee 4 and lists the proposals to be considered at the meeting of the Committee on 29th February 2024.

## The significant issues in the report are:

- Area Committee 4 has £1,301,223.13 available to allocate at 31 January 2024, of which £882,906.44 is general CIL and £418,316.59 is specifically for the Old Market Neighbourhood Development Plan Area.
- Councillors are asked to consider the approval of funding for 12 Proposals submitted at Stage 2, 2 within the Old Market NDP area and 10 proposals for general CIL.



## **A. Background**

1. Six Area Committees were approved at the Full Council meeting on 20th March 2018 to hold delegated decision-making powers over non-earmarked Section 106 and local Community Infrastructure Levy (CIL) funds.
2. Area Committee 4 consists of the councillors representing the wards of Ashley, Central, Lawrence Hill, St George Central, St George Troopers Hill, St George West, Easton
3. Each Area Committee will meet formally twice a year to make decisions on the awarding of local CIL and S106. 15% of CIL generated within each Area Committee area is available for spend. Those parts of an Area Committee which have a formally adopted Neighbourhood Development Plan receive 25% of the CIL generated within the defined border of their Plan to support their identified infrastructure priorities.
4. Information about Area Committees, CIL and S106 processes can be found on the BCC website at: <https://www.bristol.gov.uk/people-communities/local-decision-making>

## **B. Terms of Reference**

5. The Area Committee Terms of Reference were approved at Full Council on 20th March 2018 and adopted at the 2018 Area Committee on 3rd October 2018.
6. The Area Committee Terms of Reference were updated in August 2023 with the following clause:
  4. Procedure rules Meeting arrangements
  - 4.1 Area Committee meetings will normally be held twice a year. These meetings will be supported by Democratic Services

## **C. Progress update on CIL & S106-funded projects approved at previous Area Committee Meetings**

7. Progress updates are published every six months on previous schemes approved by the Area Committee. The latest was published in August 2023. The next will be published in February 2024. Updates can be found at: <https://www.bristol.gov.uk/people-communities/area-committee-progress-updates>

## **D. Allocation of CIL and Section 106 Funds**

8. Developing Outline and Full Proposals for funding from CIL and S106 resources:
  - 8.1. All ward councillors undertook community conversations within their wards across the period June – September 2023. From this process they chose a number of Stage 1 Outline Project Proposals to deliver priority pieces of work providing significant community benefit.
  - 8.2. The Area Committee then met formally on 26th October 2023 to consider the funding available and select the projects they wanted to invite to submit Stage 2 Full Proposals. Those proposals are set out in this report for consideration and decision at this meeting.

**E. CIL and Section 106 Monies available to Area Committee 4 at 31 January 2024****9. CIL available:**

At the end of 31<sup>st</sup> January 2024 there was an overall sum of £1,301,223.13 available to Area Committee 4, which breaks down as follows:

- For General AC4 expenditure: £882,906.44
- For Old Market Neighbourhood Development Plan expenditure: £418,316.59

**See Appendix 1**

**10. If the Committee approves all the requests for CIL funding at Item G the following CIL funds will remain:**

- For General AC4 expenditure: **£330,893.44**
- For Old Market Neighbourhood Development Plan expenditure: **£95,597.59**

**11. Section 106 available:**

At the end of 31<sup>st</sup> Jan 2024 there was a total of £115,696.09 uncommitted Section 106 agreement monies available for AC4, of which £27,912.95 is designated specifically for tree planting and tree replacement.

**See Appendix 2**

**F. No pre-commitment of future CIL receipts:**

**12.** This year Area Committees are not able to approve funding for a Stage 2 proposal by pre committing 'still to be received' CIL funds. There is no option to go into a deficit of CIL funding at this meeting by over-committing on the assumption of a future receipt of CIL. This is because Area Committee boundaries will change before the next set of committee meetings and their balances need to be calculated afresh based on new boundaries.

**G. Projects invited to submit Stage 2 Full Proposals**

Proposal ref no.	Name of Project Proposal	Delivery group	Outline £ offered	Full Proposal £ requested	CIL requested	S106 requested and the codes	Conditions/notes
AC423P21	St Matthias Park improvements	BCC Transport	£300,000	£306,693.53	£300,000	£6,693.53 10/04196 / 23 New Street, Old Market	Within NDP area
AC423P23	The Dings Park - Outdoor Youth Activity Equipment	Parks	£22,719	£22,719	£22,719		Within NDP Area
<b>TOTAL for NDP area:</b>					<b>£322,719</b>		

Proposal ref no.	Name of Project Proposal	Delivery group	Outline £ offered	Full Proposal £ requested	CIL requested	S106 requested and the codes	Conditions/notes
AC123P138	Docklands Community Legacy Investment	FULL CIRCLE DOCKLANDS	£35,000	£35,000	£35,000		
AC423P10	Repairs and remedial work to church garden	Saint Stephen's City Centre Church	£12,000	£12,000	£12,000		
AC423P12	Felix Road Gates 2 (Lift replacement)	Eastside Community Trust	£72,000	£72,000	£72,000		
AC423P16	Tenants Hall Development	Bristol Somali Resource Centre	£150,000	£150,000	£150,000		Planning permission is not yet granted, which is likely to affect the timescale for delivery. Recommend that funding be conditional on obtaining permissions and match funding
AC423P22	BHABC Roof	Barton Hill Boxing Club (Wellspring Settlement)	£29,833	£29,833	£29,833		
AC423P24	Portwall Lane Open Space - Improvements	BCC Parks	£15,000	£15,000	£15,000		Match funding from R&T BID secured
AC423P43	Bus Shelter for Harcourt Avenue bus stop	BCC Transport	£18,000	<b>£30,000</b>	<b>£30,000</b>		BCC Transport have noted the scheme is undeliverable for £18,000
AC423P49	The Coach House	Black South West	£50,000 with the	£100,000 but an	£100,000 but an		Planning permission is not

Proposal ref no.	Name of Project Proposal	Delivery group	Outline £ offered	Full Proposal £ requested	CIL requested	S106 requested and the codes	Conditions/notes
	Refurbishment Project	Network (BSWN)	possibility of going up to £100,000 if funds allow	option has been submitted for £50,000	option has been submitted for £50,000		yet granted, which is likely to affect the timescale for delivery Recommend that funding be conditional on obtaining permissions and match funding
AC423P50	Provision of Public Access Defibrillators	Great Western Air Ambulance Charity	£80,000	£72,000	£72,000		GWAAC declined to include bleed kits, see Appendix 4 for further information
AC423P65	St George School Street Trees	Tree Bristol	£40,000	£36,180	£36,180		
<b>TOTAL General CIL</b>					<b>£552,013</b>		

- 13.** The Committee is asked to note that the AC423P43 Bus Shelter for Harcourt Avenue bus stop proposal has requested funds additional to what was offered in the first formal AC meeting, due to actual project costs being higher than originally estimated.
- 14.** The Committee is asked to note that the AC423P16 Tenants Hall Development proposal has not had a planning application submitted for it yet. The AC423P49 Coach House Refurbishment Project proposal does not currently benefit from a planning permission, although an application has been submitted. There is therefore considerable uncertainty about the deliverability of these projects, and should the Committee wish to allocate funds to them, this should be contingent on permissions granted and match funding obtained, prior to any CIL funding being drawn down.

**See Appendix 3 for Full Project Proposal forms**

**See Appendix 4 for further information on the provision of bleed kits**

- 15.** The Committee is asked to note that the following proposal was invited to Stage 2 but withdrew before submitting a full proposal form:

Ward	Proposal ref no.	Name of Project Proposal	Delivery group	Outline £ offered	Full Proposal £ requested	CIL requested	S106 requested and the codes	Conditions
Central Ward	AC423P67	Willow Park Kitchen upgrade	Willow Park CofE primary school	£15,000	N/A	N/A	N/A	

- 16. Recommendation:** That the Area Committee considers the project proposals submitted and whether to approve full or partial funding to deliver these projects or not; any conditions which it might want to place on the projects

**H. Projects considered at Stage 1 first formal meeting and not invited to submit Stage 2 proposal:**

Proposal ref no.	Ward	Name of Proposal	Decision rationale
AC123P131	Ashley	Traffic calming measures around Mary Carpenter Place	Not prioritised and Transport advised: "While conventional traffic calming could be introduced, the width of road and volume of parking is such that it would have limited effect on reducing vehicle speeds or reduce through traffic. To traffic calm these roads would be £60-80k.  While it would be possible to consider road closures or one-way there are limited options that would still provide sufficient access for residents." £80k
AC423P 48	Ashley	Access to the Farm for All	CIL funding restricted – this was priority 3
AC423P51	Ashley	St Agnes Church Building Project	CIL Funding restricted- this was priority 4
AC423P 52	Ashley	Improvements to St Paul's Library	Not prioritised and Planning and Libraries advised: "Planning: Reader engagement activities are not eligible for CIL funding. Libraries: Not supportive. The size and demand on the library do not justify a self service kiosk. BCC is also not in a position to increase the network of kiosks and take on additional ongoing revenue cost"
AC423P64	Ashley	Sommerville Road	Not prioritised and not supported by BCC Transport: "We would not recommend that this proposal is taken forward. If this is taken forward to Stage 2 then a budget of over £200k would need to be considered in order to

Proposal ref no.	Ward	Name of Proposal	Decision rationale
			treat the road and the impact of any re-routing that does take place. The measures in the Stage 1 submission all relate to the stated aim of reducing the volume of traffic by banning certain movements. These are not viable at the current time due to the wider impact that this may have on the neighbouring communities. This would need to be treated as an area wide scheme which considers all potential re-routing.”
AC423P 66	Ashley	Safe Access For Cobourg Road	Not prioritised and not supported by BCC Transport: “This is not supported as a new scheme because refreshing existing markings following resurfacing would be a maintenance issue and is therefore not eligible for CIL funding. This has been forwarded to Highway Maintenance to ensure all road markings are reinstated in accordance with the existing restrictions contained in the Montpelier RPS Traffic Regulation Order.”
AC423P45	Central	Sparks Bristol	CIL Funding restricted- Priority 3
AC423P46	Central	Sparks Bristol- Lifts and Toilets	Not prioritised
AC423P69	Central	Creating an accessible space for dance and creativity for the whole community in The Mount Without	CIL Funding restricted- Priority 3
AC423P72	Central	St. Mary Le Port development - art re development	Not prioritised and not supported by BCC Planning: “Temporary use - probably not wise to fund infrastructure that may only be in place for a short while”
AC423P128	Easton	Phoenix ICB (Improvement to Community Building)	Not prioritised
AC423P130	Easton	Bruce Road pavement widening	CIL Funding restricted- Priority 2
AC423P47	Easton	Traffic calming measures for Gilbert Road	Not Prioritised and councillors aware of Transport projects backlog

Proposal ref no.	Ward	Name of Proposal	Decision rationale
AC423P70	Easton	St Marks Road Festive Lighting	Not prioritised and Transport advise: "it is not clear what is required here: festive lighting vs street lighting. BCC would only put in standard lighting so it is unlikely this can be taken forward, unless this can be clarified."
AC423P 71	Easton	GoE Outdoor Space	CIL Funding Restricted- Priority 3 and transport advised: "Building out the footway could be possible although this would only be on the alignment of the existing footway and may not allow sufficient room for tables and to still allow unimpeded use of the footway. Any amount of widening on the north side would require an additional length of double yellow lines on the southern side to maintain carriageway width and prevent footway parking which currently takes place. The cost of a TRO (£6k) would need to be factored in. This could be tied into the existing St Marks Road scheme as a complementary measure."
AC423P68	Lawrence Hill	Community Building Insulation Project	Not prioritised
AC423P20	Lawrence Hill	Essential ventilation refurbishment	Insufficient resources to meet all prioritised proposals in the ward
AC423P29	Lawrence Hill	Redevelopment of Empire Fighting Chance's Boxing Gym	CIL Funding Restricted: Priority 2
AC423P44	St George Trooper's Hill	New Paths in Dunderidge Park	CIL Funding Restricted: Priority 2
AC423P11	Multiple (Lawrence Hill and Easton)	Felix Road Gates 1	Application withdrawn by applicant

### I. Equalities/Public Sector Equality Duty: Legal Information

**17.** When councillors decide how CIL and Section 106 is spent they should have due regard to the Public Sector Equality Duty that applies to all public bodies. This duty is contained in the Equality Act 2010 and came in to force on 6 April 2011. It replaces previous equality duties under the Sex Discrimination, Race Relations and Disability Discrimination Acts.

**18.** The duty means that councillors are required to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited under the Act



- Promote equality of opportunity between different groups
- Foster good relations between people from different groups

**19.** The duty covers the following protected characteristics:

- Disability
- Sexual orientation
- Age
- Gender reassignment
- Religion and belief
- Sex
- Race
- Pregnancy and maternity
- It also applies to marriage and civil partnership, but only in respect of the requirement to eliminate discrimination and harassment.