

CIL & S106 2023, Full Proposal Part Two: Full Project Proposal Form

V1.00

Please use guidance to complete



FOR OFFICE USE ONLY	ID No:	Eligible: Y / N / Not complete	
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**Before completing please complete Part One: Eligibility Form Section 1:
Summary of the Proposal**

1a. Name of Project:

Tenants Hall Development (Bristol Somali Resource Centre)

1b. Where do you plan to deliver your proposal: Area Committee (tick box)

AC1	Avonmouth & Lawrence Weston; Clifton, Clifton Down; Hotwells & Harbourside, Stoke Bishop; Westbury-on-Trym & Henleaze	
AC2	Bishopston & Ashley Down; Cotham; Horfield; Henbury & Brentry; Redland; Southmead	
AC3	Eastville; Frome Vale; Hillfields; Lockleaze	
AC4	Ashley; Central; Easton; Lawrence Hill; St George Central; St George Troopers Hill; St George West	X
AC5	Bedminster; Brislington East; Brislington West; Knowle; Southville; Windmill Hill	
AC6	Bishopsworth; Filwood; Hartcliffe & Withywood; Hengrove & Whitchurch; Stockwood	

1c. Ward and site(s): Lawrence Hill Ward (Avonvale Rd)

1d. Summarise the project you want to deliver: **(50 words maximum)**

To redevelop the site of the dilapidated Tenants Hall in Lawrence Hill to deliver an inclusive, sustainable community centre for local people in overcrowded housing in a deprived ward, along with a minimum of 13 flats/ maisonettes (social housing targeted at local people on the Housing Register).

1e: Fund Sources	How much are you seeking?	
CIL	£	150,000
S106	£	
Total:	£	£150,000

Section 2. Your Project details:

Section 2a. Name of your group or organisation: Bristol Somali Resource Centre

Section 2b. Your Organisation:

Briefly describe your organisation's core purpose and activities
(less than 100 words)

BSRC supports local socially disadvantaged people, in particular (but not limited to) the Somali community. We assist with reducing economic, health, cultural and language barriers. Our 'one stop' service provides free, impartial information, advice, and guidance on issues including welfare, housing, education, wellbeing, employment, debt, volunteering and other social and health needs. BSRC also organises employment workshops and social activities to help reduce isolation. These include ESOL classes, mental health support groups, women's activities and specific activities to reduce isolation and improve wellbeing for Somali elders who are not accessing mainstream services due to cultural and language barriers.

Section 2c. Your Project:

The aim of the project is to redevelop the site of the dilapidated Tenants Hall in Lawrence Hill to deliver an inclusive, sustainable community centre for local people in overcrowded housing in a deprived ward, along with a minimum of 13 flats/ maisonettes (social housing targeted at local people on the Housing Register).

2d(i): CIL-funded projects

See Guidance (Section 3: CIL Criteria): this is the place to set out how your project meets the **technical criteria** for use of CIL funding (2di & 2dii). Then describe how your project will address the issues you've identified and/or what improvements it will deliver.

**How does your project support development by delivering:
(500 words maximum)**

This community-led project supports development in the area and meets identified local needs. It also meets all the technical criteria outlined in 2d(i) of the Guidance eg in terms of good design, prioritising disability access, sustainability and value for money. It has been visioned and designed based on the expressed wishes and aspirations of local people, and in particular the Somali community, and qualitative and quantitative ward data has been used to inform the design. Local people (mainly from the Somali community) had been lobbying the Council for additional facilities for many years, in particular wanting a communal space where they (particularly tenants of high rise blocks) can meet in a safe and culturally appropriate setting (in terms of language support, halal food etc.) A number of consultation meetings and surveys have been held by BSRC to develop the plans, and a steering group of local residents and community organisations has been overseeing every stage of the design.

The main aim for the Community Centre part of the development, (for which we are seeking CIL funding), is to address the needs of families in the densely populated ward of Lawrence Hill, where 16.6% of people are living in overcrowded accommodation (much higher than the Bristol average) and 44.3% are in social rented sector (Ward Profile 2023). Particular local need arises from the density of existing housing, high rise blocks without communal or outside space, which is being compounded by significant amount of current and proposed brown field development in the Local Plan.

Lawrence Hill is the ward scored as being most at risk in the Cost of Living Crisis assessment undertaken by the Council in 2022 (looking at indicators such as child poverty, income deprivation, mental wellbeing and food insecurity) and 46.6 % of residents live in low income household compared to 16.2% in the rest of the City - statistics

which have informed the development. Increasingly high levels of mental health issues, particularly anxiety and stress (often linked to poverty) have been identified in the people seeking advice and support from BSRC over the past few years. Other needs identified in consultations and surveys carried out by BSRC include a requirement space for young people in overcrowded flats to do homework, for wellbeing/mental health support groups to meet, and for a safe, culturally sensitive space and café/meeting place for older people, mothers with children with SEND, and people who are socially isolated in their homes. The development will provide a sustainable solution to these needs as BSRC has a 999 year lease on the land and the community will manage a new asset.

The need for more social housing (2+ bedrooms) is also regularly raised and the development will, in a small way, address the every increasing number of people on the Housing Register, as all the units built will be social housing at affordable rents, and available only to local people on the Housing Register.

Ward councillors have been involved from an early stage and are very supportive of the development, and the land belongs to the City Council, but has been unused for decades, and officers are very well aware of the project and are supporting each stage.

And/Or:

ii. address the demands that development places on the Area Committee area:

- Describe the demands placed by development that this project is addressing:
- What evidence of these demands is there? (Include any data evidence; local plans, surveys, Neighbourhood Development Plans)

iii. How will this project address the demands you've identified? What are the chief benefits that the project is designed to deliver?

The Community Centre will provide a safe space for existing groups to meet, such as the Barton Hill Activity Club for young people in school holidays, but also new space for children/young people in overcrowded homes to do their homework, for elders to learn English and socialise safely, for people with mental health issues to join wellbeing groups, and space for the parents of children with SEND to meet together and share support. Some of these groups will be facilitated by BSRC, but others will be run by local partner organisations renting space. It will also be possible for local people to rent space for celebrations, parties etc. improving community cohesion, and there will be a community café providing an extra space to tackle isolation . As well as the lack of communal space in highrise flats and overcrowded homes for socialising and studying, there is a need for those people in work required to undertake homeworking, to rent a desk space if they do not have an adequate space in their home.

In addition to the Community Centre, the new social housing units (funded separately through a Housing Association) will help to in a small way to address the local housing crisis by providing at least 13 flats/maisonnette for local families on the Housing Register.

2d(ii): S106-funded projects

Insert the S106 reference code(s); amount; purpose and expiry date: (this will be used to check that your project meets the terms of the S106 Legal Agreement)

N/A			
Permission / Site / S106 Code	Current Contribution Value	Date to be Spent / Committed by	Purpose of Contribution

Please use guidance to complete

How does your project meet the purpose of the S106 fund(s) and how does it address local needs and priorities?

Section 2e. Describing Success:

How can you demonstrate that your proposed project will address the demands and needs you've identified? How will you measure and demonstrate positive changes to the Area Committee and to local communities?

Propose **at least one** and **up to three** outcomes and associated measurable indicators (up to 3 per Outcome) to describe the improvements your project will make

Write no more than 25 words for each Outcome. Please use SMART Indicators and concrete proposals to evidence achievement. This will be followed up in Project Monitoring			
Outcome	Description	Indicator or Measure	Proposed evidence
Outcome 1	Community Centre is well used by local groups	At least 20 organisations / groups hiring space in the first year	Booking Register
		At least 5 new wellbeing/mental health support groups run by	Booking Register

Please use guidance to complete

		BSRC available to community members	
Outcome 2	Community Centre is used by a significant number of local people to reduce isolation, promote their well being and get advice and guidance	At least 2000 visits to the Centre in the first year.	Signing in database
		A 5% increase in the numbers of people getting advice or information from BSRC	BSRC database
Outcome 3	Café space is leased by a local organisation and open at least 5 days a week	Contract agreed with cafe	Quarterly usage returns from cafe
		Community Café Open 5 days a week and for events at weekends	

Section 3. Equalities, Inclusion and Public Sector Equality Duty

Both devolved Section 106 and CIL monies are the responsibility of Bristol City Council. Their use is covered by Bristol City Council's **Equality and Inclusion Policy and Strategy 2018–2023** and the **2010 Equality Act Public Sector Equality Duty** (see [Equalities policy - bristol.gov.uk](http://bristol.gov.uk/equalities-policy)).

All project proposals completing this proposal **MUST** attach a completed **Public Sector Equality Duty and Equalities Impact Assessment** to demonstrate how your project supports relevant elements of these policies.

Please tell us how your project has been designed to deliver positive impacts and mitigate any negative impacts on people with protected characteristics as set out in the 2010 Public Sector Equality Duty and identified Equalities communities within those protected characteristic categories.

See **Appendix 1** for the table template and see the Guidance for information about how to complete it.

Your Full Proposal will not be considered for funding without a completed Public Sector Equality Duty and Equalities Impact Assessment.

Section 3a. Public Sector Equality Duty and Equalities Impact Assessment	Tick to confirm
completed and attached	X

Section 3b. **Equalities-led organisations:**

Tell us if at least half your organisation's board (trustees or directors) are:

	Y/N
Black, Asian and minority ethnic people	Y
LGBT people	N

Disabled people	N

Section 3c. Disabled Access to Capital Projects:

Please explain below how you will ensure that high quality access for Disabled people will be delivered by your project? Please note: your project will not be funded unless you can demonstrate how it will be fully accessible.

Ensuring accessibility has been at the heart of the design process and many discussions have taken place at the Steering Group about supporting access for wheelchair users and other Disabled people (both to the Community Centre and the housing) on a site that has a distinct level change. The Chair of WECIL (who provide access support) is on the Steering Group and is also a BSRC trustee. The designs are intended to meet BCC Environmental Access Standard, and in some instances to go beyond them to ensure full inclusion. Several parents of Disabled children have also been involved in the design process, as they intend to use the community centre space, and so there have been discussions about how to meet the needs of groups including disabled children (eg sensory spaces). BSRC took advantage of the expertise of Disability Rights UK in the initial phase of the Community Resilience Funding bid process , but will enlist the support of WECIL's Inclusion and Access team (WAIT) to look at the plans prior to them going through the formal planning process, and again once construction is starting.

Section 3d. Involving the community

How have you already, and how will you, involve the wider community with your project, including Equalities communities and groups with Protected Characteristics under the 2010 Equality Act?

BSRC has worked extensively with the community over this initial stage of the project. We established a Steering Group early on, which includes representation from the local mosques, church, VCSE groups and local Barton Hill History Group, as well as local residents. This has met regularly, and gets detailed briefings from the architect and other partners, and the Steering Group has been able to actively input to the design phase. In addition, we have already held 3 large open consultation events, supported by Black South West Network, to enable local residents and VCSE groups to input to the project. These have been well attended by residents, local groups and local councillors etc. so there has been a high level of co-production in the initial phases. In order to support wider community engagement, BSRC have also conducted surveys, and written articles in the Up Our Street magazine which goes to every household in Easton and Barton Hill and has asked for feedback.

BSRC engages with equalities communities as part of its core function, and the majority of people attending its consultation events are from, or represent, the Somali Community. We also have an active partnership with Black South West Network who have been supporting the consultation work and writing up the outcomes and feedback. As a member of the City-wide Equalities Forum and as active partners in a number of delivery activities, BSRC also works closely with Disabled people's groups (eg WECIL), refugee organisations (eg Bristol Refugee Rights) and older people's groups and is part of a new and innovative partnership delivering youth activities in the area.

Section 4. Project Delivery Details

Section 4a. Land/Resource ownership. Please demonstrate your Project has permission to be delivered from any third-party owner of the land or resources it will impact on:

Land/Resource ownership				
Who owns the land or resources your project will impact on?	Bristol City Council			
Have you got their permission to deliver this project?	Yes	X	No	

Please use guidance to complete

If “yes” please provide contact details	Name: Bryony Stevens Tel: 07464 536973 Email: bryony.stevens@bristol.gov.uk
If “no” please state when you will know .	Preferred bidder status agreed. Awaiting lease (draft Heads of Terms under negotiation) from BCC
	Written confirmation of permission – please attach

Section 4b. Delivery Track record: what resources, skills, experience, knowledge, quality assurance processes and networks will your organisation use to successfully deliver the project? How will you deliver this project?

Whilst BSRC has not undertaken a development like this before, it is a Registered Charity with strong reserves and sound governance, that has been operating in the area since 2009, and has an excellent reputation for the delivery of advice services. It has a strong Management Committee with expertise in governance, budgeting etc. BSRC has appointed a Project Manager, with considerable experience of community led housing development, and architects (one50studio) with considerable experience of community-led projects to carry out the initial stage to RIBA2, and initially had the support of Bristol Community Land Trust. Working with Lloyds, we are now looking at the best management structure to run the Community Centre in future to ensure it does not detract from the core advice function of BSRC. It is envisaged that a partnership arrangement will be entered into with other local groups, but it is not yet clear whether they will be part of a new governance structure. The Steering Group overseeing the initial stages consists of residents and community leaders, but also professionals with community-led housing background, and an ex-councillor with planning experience. Bristol City Council is leasing the land and officers have been proactively involved at every stage of the process, and at the moment are overseeing the demolition process.

The building work (including the Community Centre) will be managed by an established Housing Association with a strong track record, with whom BSRC will draw up a partnership agreement, and who will draw down national funding for the flats from Homes England. They will have considerable experience of housing development and will have robust quality assurance and procurement processes, and will use their in-house expertise to manage the build. Expressions of Interest have been developed and the selection of the successful Housing Association will take place in mid Feb.

Please use guidance to complete

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Section 4c. Delivery timetable and key events/activities:										
Please complete the table below to set out the key actions and events which you will deliver to complete your project and the anticipated time scales.										
Month/Period/Year:	Feb 2024	April 2024	April 24	May/June 24	July 24	Jan 25	July 2025	Nov 2025		
Key Milestones:	Housing Assoc partner appointed	Confirm architects, develop Planning application	Community consultation event	Final plans agreed.	Planning application submitted	Pre-commencement work	Start on site	Completion		
	Steering Group Meeting	Steering Group meeting	Draft plans available for consultation	Contract with Housing Assoc agreed	Governance structure agreed					
				Steering Group meeting						

Please use guidance to complete

Section 4d. Project Delivery Budget

Capital costs		Funding sources							
Item of Expenditure	Full Cost	Amount of CIL requested	Amount of S106 requested	Other funding – secured	Source of funding	Other funding – not secured	Source of Funding	When will this funding be secured?	Total Income
Community Centre building costs	£550k	£150k				£400k	Community Ownership Fund(£250k) Clothworkers and other trusts (£150k)	End 2024	£550k
Internal capital costs (fittings etc)	£297k					£297k	Community Resilience Fund (£197k) Housing Assoc (£100k)	2024	£297K
A. Total Project Capital Totals									£847K
Revenue Costs		Funding sources							

Please use guidance to complete

Item of Expenditure	Full Cost	Amount of CIL requested	Amount of S106 requested*	Other funding – secured	Source of funding	Other funding – not secured	Source of Funding	When will this funding be secured?	Total Income
B. Total Revenue Costs									
Combined Capital and Revenue Costs (A + B)	N/A								

* Bristol City Council has already retained 33% of all relevant S106 contributions to support revenue costs

Section 4e. How would you manage delivery of your project if the Area Committee offers you less funding than you are requesting?

% reduction	Management of project
10%	Seek alternative funding sources
30%	Seek alternative funding sources
50%	Seek alternative funding sources

Section 4f. How have you arrived at your project costs?

Have you:

	Describe your approach
Obtained a range of quotes?	PROVAL calculations used Desk top exercise by Building Surveyor. Awaiting funding for site visit and full calculations. Quotes etc can not be sought until final Planning Permission is agreed.
How did you choose your final quote?	
How have you calculated your revenue/ maintenance costings?	Revenue costs not sought from CIL. Community Centre Business plan being developed based on benchmarking of local centres. Revenue costs based on Project management fees.
Please provide evidence of the quotes you've obtained	

Section 4g. CIL/S106 Payment release schedule

If your Full Proposal is approved, how would you like to have your funding released? BCC departments will arrange this with the Planning Obligations Officer.

Voluntary and Community Organisations: please complete the table below, fitting your payment requests with your project timetable.

	Funding request 1	Funding request 2	Funding request 3
	(Month & year)	(Month & year)	(Month & year)
Amount requested:	Jan 2025	July 2025	Nov 2025

Please use guidance to complete

Total CIL/S106 funding:	£50k	£50k	£50k

Please return the completed form by email to: communities@bristol.gov.uk

By the deadline communicated to you by email.

We can no longer accept hand delivered application forms
