



MEETING MINUTES 7th March, 7pm | The Pavilion

Present: Sian Ellis-Thomas (Chair), Lesley Powell, Mike Alden, Carole Hall
(Treasurer)

Non committee attendees: Rosemary Bertin Smith, Marion Dinham, Cllr Chris
Davies, Cllr Gary Hopkins, Keith Fairly, Steve Gordon, Dave Brown, Roger Smith

Apologies: Campbell Hutchison, Claudia Collins, Ben Skingly, Teresa
Henstridge (Sec) Pastor Matt Norris.

CIC Registration update – We are now a registered Communities Interest Company (CIC) with Companies House and have a company number. This means we can now apply for funding pots where this is a prerequisite (such as National Lottery). We have had to edit the constitution slightly to comply with the CIC Articles of Association. Copies of this constitution can be downloaded from the site.

Bank Account – We have had to apply for a new business bank account as we are now a CIC (our 'entity' has changed). We've stayed with Nat West.

- The Bank account currently stands at **£820.48**
- The **expenses** outstanding for Clothes Exchange and other essentials - printing, cash boxes etc is **£482.45**
- **Balance** will be **£338.03** once expenses are paid.
- Some additional money (£40) is due in from share of coffee/tea/cake sales at the RXC

Website update – The website is up and running. The subscription services is working fine and so far we have had 13 sign ups including **five** Park Classes join:

Yoga with Katy,

Little Feet Football

Paracise,

Hive Fitness

Dance in the Park

If there are any other groups out there what are looking to run groups in the park then tell them to get in touch. It's free to any business that has subscribed as a Friend. We'll be



doing a concerted campaign to get people to sign up. If you haven't already signed up, then please do. **It's only £20 per year**, but this money will really help us with the ad hoc costs of running the group (website hosting, mailbox, printing etc).

We'll also be launching a sponsorship for local businesses and hope to raise some more money from these. More of that in the next meeting.

Salcombe Rd Playing Fields (BCC) Money Confirmed: The £56k ish (promised from the Sale of Salcombe Rd Playing field) has been confirmed as available. This has to be shared amongst the adjacent parks. RCG has some items they wish to purchase (shelters to provide undercover seating) – money can only be spent on 'capital' items so something has to be bought – (it can't be renovating WC's or repainting etc). Cllrs Hopkins and Davies identified that some monies may need to go to Windmill Hill Ward and Paignton Park are asking for some small children goal posts.

Redcatch Clothing Exchange - The event was a great success, and it was a very lovely community day, although the wet weather and it being half term was not beneficial to turn out. We had lots of great feedback. **We raised £350**. This has helped cover the set-up costs for us doing more events for the rest of the year. We purchased 2 x Square Card readers, 2 x cash boxes, and invested in printing leaflets and other elements to run the event.

Events like this help to bring the community together and demonstrate a commitment by FORP to community engagement as well as fundraising.

Our very own Pastor Matt - kindly hosted the event in the Redcatch Community Church and shared the café takings from the day with us which helped swell the coffers by £40. The venue is perfect for the event and he's given us some storage space there, so Sian will get her spare room back! **Next event is April 22nd**

Status of Redcatch Quarter Development Liaison - The planning meeting scheduled for February 15th was postponed. The Planning meeting agenda for March 14th is full so its likely it will be presented at the April meeting. We'll keep you posted.

Community Funding from the Development (if approved): There are basically two pots of money that would come from the development, to fund 'community' projects, should it proceed:

- Section 106 money and
- Community Infrastructure Levy (CIL) money.

SECTION 106: Under S106 of the Town and Country Planning Act 1990, contributions can be sought from developers towards the costs of providing community and social infrastructure, the need for which has arisen as a result of a new development taking place. This funding is known as 'Section 106'. The amount is agreed between the council and the developer according to the specific needs anticipated.



We were led to believe that we would be able to apply for S106 money to assist with key improvements required to the park due to the influx of 2000+ new residents in this new 'Village' which is going to form a 12 storey boundary of the park. We were asked to supply a list of improvements and apply estimated costs to them. We did this using the top 10 results of the Park User Survey we conducted in September. We met with several people in person and on zoom to attribute costs to this list. It was not a small undertaking. The cost of the list was circa 1.7 million. We supplied this list to Peter Westbury, the Council case officer for RQ and to the Developers.

We heard back from Peter soon after submitting the list and the news was not good He said: ***"I regret that we cannot request such sums of money through a Section 106 Agreement. There is no lawful basis by which the Local Planning Authority could do so."*** Apparently BCC have changed their constitution and it appears that, since 2013, BCC no longer have policies requiring Section 106 monies to be put towards Parks / Libraries / Schools as it is intended that these measures would be funded from CIL monies. Peter Westbury said, they now **limit** use of **Section 106 to affordable housing and transport measures**.

Community Infrastructure Levy (CIL) is a charge (or tax) that local authorities can make on any new development, in order to raise money to help fund the infrastructure, facilities and services - such as schools or transport improvements - needed to support new homes and businesses. It is charged according to a tariff schedule.

Peter Westbury advised the following in regard to CIL if RQ goes ahead, based on its currently estimated value:

- Estimated CIL pot of money from the development = £4m
- 85% of this goes into the strategic CIL pot = £3.4m – this is spent on strategic projects that are important to the whole city. e.g. flood prevention work, Western Harbourside development, (former scheme example was the Bristol Metro Bus).
- 5% is charged as admin fees = 200k
- 15% is given to the 'local area' nearest to the development = £600k

This 'local area' is managed by **Area Planning Committee 5** – this is made up of 12 councillors and covers 6 wards: Knowle, Bedminster, Southville, Brislington East, Brislington West, Windmill Hill.

The total money awarded to the area has to be shared out amongst all 6 wards. If it was shared out equally then Knowle would stand to get just £100k.

There is of course a good case to be made to the other members of the committee, that Knowle and Redcatch Park should get more of this money and there are undoubtedly some who might agree, but we have to appreciate that each of these councillors is fighting for money to do work in their own ward. **All of this will mean that even if we managed to get**



triple our share, we'd still only have £300k. Just to put this amount into **context**; £300k wouldn't even cover the proposed cost of upgrading the children's play area, let alone, the toilets, pathways, lighting, the pavilion, gates etc.

We're very upset that a development so huge, ON the Park boundary, towering over the park, which will have such an impact on numbers utilising the Park (or their back garden), will enable virtually no upgrade of the park.

So where do we go from here?

Best case scenario is that we'll maybe get a contribution from S106 for the pathways in the Park, as there is a case that these can be construed as key cycle routes and that would qualify them in terms of being 'transport measures'

From the CIL, with some lobbying from us of the Area Committee, we might get £300k from that. This still leaves us with insufficient funds to raise the game of the park and prepare it for an influx of 2000+ more people, including over 100 more children, using the park.

The developers have an obligation to ensure the area of the Park which will be destroyed during the development (in order to build up to the boundary a large area of the park will need to be cordoned off to facilitate the scaffold etc) is put back as they found it. This is included in the party wall agreement. We would hope they would include some enhancements as it makes their properties easier to sell. We have no doubt that they will put significant resource into this, and we'll be monitoring and feeding into this as it develops.

Our major concern is that the park will become 'a park of two halves'. One side will be enhanced because it's been redesigned but beyond the tennis courts, it will remain pretty much as it is right now; with the dilapidated pavilion and toilets being left to rot and little, if any, upgrade being made to the playground which will now be expected to accommodate another 100 children.

We have met with the project manager for the development Francis Hilton to try to get some straight answers and check out what our options are for seeking more support. Their position is that they are not happy about how the money will be spent but have **no control** over how the CIL money is allocated. We know this to be true. It is a levy and BCC decide how it is spent. Section 106 pot is an agreement, and this will be done between them and Peter Westbury but we already know that we'll be lucky to get a small contribution from this towards cycle pathways.

So we need a different plan or, more to the point, several plans which run simultaneously.

Plan 1: Continue to leverage as much as we can from the S106 and CIL allocation as it stands. See how we can position the pathways upgrade to become part of the transport measures.



Lobby the Area Committee for more of a share of the £600k

Plan 2: Identify key funding pots/grants nationally and locally that we can apply for to cover the costs of elements within the shopping list. We can now do this as we are a CIC. There may be funding within sport, disability, mental health, community, green development etc. We would be doing this anyway, whether there was a development on our doorstep or not but the park should reap some reward from the development because of its major impact on it and its current users!

Plan 3: Work out how we can turn Redcatch Quarter into part of a larger 'community plan' for Knowle e.g. Our Lockleaze. This would then change it from a **local project** into a **strategic project** and allow us to legitimately draw down on the strategic CIL pot. The RQ developers will assist us in doing this as it's in their interest to do so. They will help with data and professional input, but no funding towards its actual creation. So we will have to investigate funding which will enable us to put this plan together. We have also already started reaching out to other groups and people who we feel would be interested in helping or being involved in this community plan. This is going to mean a lot of work and BCC may resist this but we're determined to do right by the park.

ASB and Police Communications –We continued to have isolated incidences of ASB – mainly smashing up the toilets when they're not locked (BCC Park Works are meant to lock the toilets and gates every night but this sometimes does not happen) and arson. The Police have advised that if a crime is witnessed we're to call 999.

We are liaising with Alistair from Youth Moves to get his advice about how we can proceed to engage the youth. We also had an incident on a Saturday a couple of weeks ago with a man exposing himself to a lone female lone dog walker. The Police attended but did not catch him. We've put a note out on FB about people buddying up. Please be vigilant if you are in the park, particularly after dark, alone. Chris Davies would like some Youth Moves leaflets to distribute.

BBC SPOTY Award update- Mike Alden has had great media coverage and there will undoubtedly be more to come. We now just need to leverage that profile as much as possible to help him achieve some more funding. Now that we have CIC status we can do this for any relevant Sport grants that are out there. Sian is going to put a website together for the club this year so that they have somewhere people can go for general information and which will also help them raise their game.

Community Asset Transfers (CAT) update – Pavillon – over two years ago, RCG and Park Knowle FC submitted an Expression of Interest (EOI) to take over the Pavilion under a Community Asset Transfer (Sports Asset Transfer). Bristol City Council (BCC) have never progressed this, so it continues to deteriorate and Park FC cannot attract any more teams as the changing rooms don't meet FIFA standards (notwithstanding the showers don't work and the changing facilities no one would want to use!). Park Knowle FC are still keen to take over the building but it's a risk, as it seems that BCC may not hand over money that was



allocated for such Sports Asset Transfers (a share of a pot of £500,000) but they're also now looking for 'commercial rent' from such transfers! There is no income to be derived from the Pavilion so the renovation and running costs (utilities, insurance etc) would be all a cost to Park Knowle, who have very little income. Not an attractive proposition! Despite lobbying to obtain the building survey and other information about the Pavilion to allow us to assess the risk, nothing is forthcoming.....

Mike Alden advised that the Football Foundation have ID funds which will be released for Sports Asset Transfers – **Lesley will investigate.**

RCG CAT – Over the last 5 years BCC have drip fed a licence to occupy the former bowling green to RCG. RCG have been asking to take on the plot on a longer lease under a CAT as this would provide better security of tenure and mean that more funds could be applied for (some funders won't entertain handing over money to organisations that don't have at least 3 and sometimes more, years security of tenure). RCG are a not for profit organisation with all funds going back into the service provision. The current rent is £300 a year as the plot was classed as agricultural land. In return for a 25 year lease, BCC have initially asked for £17,000 a year rent. Subsequent discussions has this reduced to £8,000 by year 4. This rental is unaffordable, and, as far as we can ascertain, not demanded of similar organisations across the city, so we're lobbying BCC with statements and Questions which are going in front of Full Council on 14th March. We may have to engage the press and possible launch a petition. We may need the community to help save the garden.

Earthfest 2023 – Update – We decided in December that this was just too big an event for us to embark on this year and that first we needed to concentrate on raising some funds and getting FORP back on track. We will revisit this for 2024, however, we do have two potentially amazing opportunities being investigated for this year:

- The Redcatch Balloon Fiesta - A community launch of up to 5 hot air balloons. This will be a free event at end June. With any luck, it will coincide with RCG Summer Fair and will therefore include food and other stalls.
- Cinema & Community Picnic - We are also investigating a pop up cinema and community picnic. There will be a small 'donation' per person to cover the cost of the cinema hire. But people will be encouraged to bring their own picnics and have a fun family evening in the park (July) RCG will be open and offering refreshments and ice cream.

Grants & Funding looking at funding for the wider park and for Park Knowle FC we've so far done the following:

- Spoken with Sarah Casleden at WESPORT and she's helping to make connections to some sport related organisations / funds that we may be able to use to support Park Knowle FC – for the Pavilion or the main site.



- Investigated any funds coming from Sport England currently – a number of funds indicate phase 2 (where phase 1 is closed).
- We were hopeful that Entrust / Landfill tax related funds (an offset of tax on landfill if organisations give money to local community projects) unfortunately we can't find any that are operating in our area as yet! And we know Bristol Waste don't have any money.....

We're reviewing other potentials:

- Youth Investment fund
- Crime prevention through sport
- Tackling Inequalities Fund – Together fund
- Access Sport
- Quartet Foundation
- VOSCA
- Return to Play Active Together
- Club Matters
- Avon and Somerset Police
- National Lottery

Play Area & Adult Exercise equipment - We visited Page Park (Staple Hill / South Glos) and met an amazing woman Steph Purser, (Friends Of Page Park), who has achieved the kind of things that we are looking to do here in Redcatch. This was inspiring and has energised us to think big and go for it!

Steph is happy to give us advice and guidance. Although everyone should be aware these projects can take up to 5 years to come to fruition.

We met Stephen Woodd from Kompan (the play / adult external gym company) for some ideas about what we could do in the park and how much things would cost. He's going to come back with some ideas which we'll start to refine once we have the park play area survey results back. With the play area being one of the most important areas to improve we have implemented a **consultation survey** to find out **what park users would like to see in the park**. This is part of our **Plan 2**.

The survey was launched on Thursday 9th and will be completed by 6th April.



We will hold a in person consultation in the Garden on **Saturday 25th March** so people can come and talk to us and complete the survey in person if they wish to.

H&S / Policy update - Les is now the Certified H&S Queen after a five-hour-training- session, so we can officially run maintenance and other activities with Les supervising. Does anyone else fancy doing the H&S course? Its free!

Les is currently completing a suite of H & S policies for FoRP.

Volunteer activities – We have our very first **Park Tidy up** on **18th March** from 10am to 2pm. Anyone who can spare a couple of hours please join us. We've done a shout out on Facebook and got one bite so far. All tools and gloves will be provided.

We've also contacted the scouts to see if we can get some regular work for them to do. If anyone has any ideas of other volunteer activities, then please pitch in.

Lighting in the Park – We put in for some money for this as one of the shopping list of things for the S106/CIL monies. We will look at going along one of the Energy Fund applications and see if there's some way we can do this with Green Energy – we'll need BCC approval to do any infrastructure improvements so don't hold your breath!

AOB

Lines in the tennis courts – During the Mayors recent visit to the Community Garden and the Park he confirmed that the tennis court relining should be done by 'Parks'. The Councillors and us are following this up....

NEXT MEETING: TUESDAY JUNE 13th 6.30pm PAVILION –

PLEASE PUT THIS IN YOUR DIARIES NOW.