

Southmead Community Buildings Review 2014



Vivid Regeneration LLP
Final report July 2014

vivid

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	Thank you to all of the partners and residents who contributed to this report.	

1 Executive Summary

1.1 Background

In early 2013, Southmead residents and staff from a range of local agencies formed a Steering Group to develop a Community Plan for Southmead.

As part of developing the Community Plan, the Steering Group commissioned a Community Buildings Review to find out:

- How many community use buildings there were in Southmead and what was their condition
- How they were managed
- Who used them currently and what plans there were for the future
- Were there were gaps in local services being delivered from the buildings
- What opportunities were there to improve or develop new community buildings to better meet local needs

This review sets out a set of recommendations about how land and buildings might be reconfigured to better meet the identified needs for community space and what action is required to implement the recommendations.

The Community Buildings Review was undertaken in Spring 2104, by Helen Bone and Halina Pasiecznik (Vivid Regeneration), working with Southmead Community Plan Steering Group (with representation from residents, Southmead Development Trust and Bristol City Council).

1.2 Area Profile

There is a considerable level of need in Southmead ward. The ward has seven Lower Super Output areas (LSOAs)¹. Most of the ward experiences above average deprivation, but three LSOAs (Southmead Central, Trymside and Fonthill) are particularly disadvantaged and fall within the most deprived 10% of all English LSOAs for multiple deprivation. In contrast, Charlton Mead LSOA experiences less deprivation than the English average.

There is a higher than average proportion of dependent children under 15 years in Southmead, as well as the higher than average proportion of lone parents and working parents. This means that there is a greater need in the area for services for parents and children, including parent support services, child and family health services, childcare, school holiday and after/pre-school care, play facilities and youth services.

More Southmead residents are unemployed and have fewer educational qualifications compared to the average for Bristol. There is thus the need to retain and expand locally accessible education and training provision for adults, particularly

¹ Lower Layer Super Output Areas are geographical areas and have been automatically generated to be as consistent in population size as possible. The Minimum population is 1000 and the mean is 1500.

in vocational skills. There is also a need to both help create more local jobs and improve affordable transport to employment elsewhere in the city.

Many Southmead residents experience significantly poorer health and well-being than people in other areas of Bristol. Southmead has the lowest life expectancy of any ward in Bristol. There is also a higher incidence of residents experiencing problems with alcohol and drugs misuse. It is therefore important to retain and if possible extend facilities and services that support the psychological well being of individuals and families, improve health outcomes and promote healthy lifestyles.

In line with Bristol and national trends, overall crime rates in Southmead have recently fallen. However, there has been a rise in the rate of criminal damage compared to previous years, and problems from vandalism in Southmead are the highest in Bristol. Whilst not all criminal damage stems from younger residents, some of it undoubtedly does, and points to the need to retain and improve services for young people in the area.

1.3 The Community Survey

As part of the research for creating a Southmead Community Plan, the Steering Group devised and implemented a resident survey. At the time of writing this review (May 2014), 815 surveys have been completed by residents. The headline results so far with respect to community buildings are as follows:

- Most respondents were satisfied with Southmead as a place to live. 40% rated it as good and 52% as average. Less than 8% of respondents rated Southmead as poor. Over the last three years, most respondents (49%) thought that Southmead had not changed much. However, 29 % thought that it had improved, 10 % thought that it had got worse and 12% didn't know.
- The most used buildings are the Greenway Centre, the Post Office and the Library. Other well used buildings are Southmead Community Centre, The Customer Service Point at Southmead House, the SCART Shop and the Lanercost Centre.
- When asked about their satisfaction with the physical condition of community buildings, of the 658 respondents, most people (41%) said that they "didn't know". 33% were satisfied, and 26% were dissatisfied.
- In terms of what things people wanted delivered locally, the following were highlighted; a skate park; activities for children and young people; LGBT support; activities for disabled people and their carers; first aid training; a coffee shop; a cinema; swimming; live music; dog training; creative groups; health training especially for older people; car boot sales; talking groups; multi-cultural events; support groups for domestic violence; tennis; gardening clubs; reading groups; DIY; cycling; debating group; chess; women in business support; walking groups; computing; mental health services; and a community venue in the Charlton Mead area.

1.4 Conclusions

There is currently a relatively large amount of community use space in Southmead ward. However, there are few modern or purpose built community buildings in the area. Many buildings are over 30 years old, and some are in very poor condition, which puts off some potential users.

Though some buildings are well used, it does appear that most organisations are conscious of local incomes and charges are kept low to maximise participation. This means that it is hard for building managers to create surpluses from lettings to cover longer term and/or bigger building refurbishment programmes. There are some buildings which have no reserves for emergencies and this makes them unsustainable in the medium to long term.

Though there have been efforts to make some community buildings accessible for wheelchair users, often this is limited to installing an accessible ground floor toilet, and upper floors of buildings tend to be inaccessible. There is in general little provision in community buildings for people with other kinds of disabilities, such as hearing loops or the use of colour and design to assist people with visual impairments.

Some community space is underused. Most Church congregations are quite small, although a small number do have large congregations on Sundays. Whilst some church buildings are reasonably well used during the week, there is a lot of church and church hall space that is unused for most of the time.

At least three of the community buildings have bar facilities as well as kitchens. Whilst bars may be a source of much needed revenue for the community organisation - as well as a further “offer” to centre users and/or members - it can also be problematic. The health data for Southmead shows that alcoholism is an issue in the area, and having more licensed premises, open during the day and offering cheap alcohol, encourages drinking. It is also the case that the bar users are sometimes a quite separate group from other users and do not integrate or use other community or sports services. In any case, having a drinking crowd within facilities used by children, young people, young parents or sports people is not ideal.

There is some good partnership working developing between groups and workers running community buildings. Southmead Development Trust manages the Greenway Centre and now Southmead Youth Centre, and has good working relationships with Southmead Community Association (The Community Centre and Meeting Rooms), as well as the Baptist Church and others.

However, there is scope for better collaborative working to ensure that existing community space is more effectively used and that community buildings work together rather than in competition. There appears to be duplication of some facilities, including halls with stages, sports halls, meeting rooms, snooker rooms and general social club type facilities. It would be useful to explore this in more detail through a mapping exercise. There is also scope to pilot systems for more integrated management, marketing and administration of community space, such as sign posting potential tenants and customers if rooms are full, a joint website promoting all local rooms and rates, and an easier more integrated (one stop) booking system.

As well as duplication, there are also some gaps in community use space, including smaller advice or counselling rooms, a soft play/rumpus room and possibly a family contact centre. There is also possibly some under-used space, such as the resident lounges in older people’s accommodation centres, which could be better used if there was a clear way of making bookings. It also could be that more weekday use could be made of church halls or even churches (for an appropriate activity).

A number of buildings are currently closed or may shortly close, including the White Hall, and Southmead Police Station. The future of the libraries, including Southmead

Library, is uncertain. This presents an opportunity to reconfigure services within other existing or potentially new developments. There is some successful local experience to draw on, as Southmead workers and residents have recently negotiated with Bristol City Council to save the Youth Centre.

Southmead occupies a large geographical area, quite long from end to end, and some community locations are not very accessible to all local residents, particularly those people who have mobility issues or young children, or those that have no access to a car. The Community Survey has highlighted that residents in Charlton Mead feel that something is needed in their part of Southmead.

From the Community Survey and the needs data, there is evidence for a need to maintain and perhaps increase facilities for employment and training, young people's services, health and advice services, and family, carers and older peoples' support. The survey also highlighted that some people do not use some community facilities as they do not know what is going on, and that new residents do not always feel part of the Southmead community. This highlights the need for more marketing and outreach work to improve the uptake of services, achieve the fullest use of community facilities, and ensure that all residents are informed of and can access local provision.

In terms of the current situation of community facilities in Southmead, there are threats and opportunities. There is a fragmented situation but emerging partnership working between organisations with buildings and this initiative needs to be more fully developed. However, though there are some excellent resident volunteers and voluntary and public sector staff working in Southmead, there is an overall lack of capacity to build community networks and support new community initiatives. Some people managing buildings are sole workers, and others manage buildings as part of very busy jobs.

Local organisations should consider working together to consolidate effort on some of the community buildings, investing in some and developing a new facility on the site of Southmead Community Centre, the Meeting Rooms and the Baptist Church, possibly incorporating Southmead House. The aspiration - for creating a new multi-purpose community centre on what is known as the "Greystoke Strip" - is already gaining momentum locally, but the idea now needs more practical research.

This centre would have a number of benefits. It would be a modern, purpose built, accessible and environmentally friendly building in the heart of Southmead that residents can be proud of. It could provide a range of high quality spaces, including smaller advice rooms, and it would bring services and organisations together to create footfall and enable collaborative work to happen. It could house public services such as the Library and the Police Station. The whole of the site offers the potential to develop some housing that could be owned and managed locally, potentially contributing providing an income stream for sustaining community facilities on the site and elsewhere in Southmead.

However, focussing energy onto developing a new community hub has the danger of leaving little capacity and resources to look after existing local community buildings, all of which require ongoing maintenance and some of which need more substantial investment in the short to medium term. These include Southmead Community Centre, the Meetings Rooms, the White Hall and the Greenway Centre, particularly its Green Rooms building. Indeed, there are few modern community buildings in the whole of Southmead, and those that are new or relatively new – Bristol Free School

Hall, the David Lloyd Centre, Southmead House – do not have significant community access.

1.5 Recommendations

1.5.1 Southmead Development Trust (SDT) should prioritise securing additional funding for at least one new community worker post which would co-ordinate the Community Buildings Sub-Group, liaise with appropriate partners, support resident volunteers and undertake other recommended actions (see below). Funding could be sought from Big Lottery Reaching Communities and other charitable trusts (see Appendix 6).

There also is a need for more operational capacity to free up the SDT CEO and other building managers to undertake the level of networking and strategic work needed to ensure that more private, public and voluntary partners are involved and invest resources, time and expertise into Southmead.

1.5.2 Establish a community buildings sub group of SDT, inviting people who manage facilities in Southmead to join and meet at least quarterly. This forum can then look at piloting some collaborative work and help steer the more major initiatives recommended in this report.

1.5.3 Complete building conditions surveys for all community use buildings in Southmead, and research and write maintenance programmes. Make approaches to Quartet Community Foundation and Ethical Property Foundation to help resource this work (with funding and pro bono time). Put together an action plan and fundraising strategy for these buildings based on findings from the maintenance programmes.

1.5.4 Research the availability of grants for environmental efficiency improvements for community buildings. Approach the Centre for Sustainable Energy, Regen SW and the Green Capital team to investigate how they might work with Southmead on this initiative.

1.5.6 Follow up contacts with churches to see whether there is any potential for more collaboration amongst faith groups including exploring the possibility of sharing worship and church hall spaces and the potential funding this would create from the redevelopment of land.

1.5.7 Given the low level of engagement of local schools in the Community Buildings Review, undertake a separate and complementary Southmead school building review, possibly using existing school networks, to better understand needs, gaps and usage. There may be a potential to promote and enhance the Doncaster Road area from the Ranch through to Badocks Wood School as a “Southmead children’s campus”.

1.5.8 SDT and Southmead Community Association should move forward on a formal merger of the two organisations which will have immediate as well as longer term benefits. In the shorter term, the two organisations would benefit from sharing staff.

1.5.9 SDT and Southmead Community Association should apply to the Social Investment Business for a £10k to start a feasibility study on the Grey Stoke Strip. Further funding for this could be accessed through the Homes and Communities

Agency (Right to Build) up to £32k, Quartet (Bristol Neighbourhood Planning) and Locality (up to £7k if the project is delivered through a Neighbourhood Plan/Neighbourhood Development Order). This could create a significant enabling budget to consider options, complete a feasibility study and fundraise for this key site.

1.5.10 As part of the research about a funding package for the Greystoke Strip site as well as for other sites, explore the options for housing developments, including partnerships with social housing providers and community self build schemes.

1.5.11 Conduct further research about the condition, uses, ownership and future plans for the whole of the Arnside retails and residential area, to explore potential community use and the management of local assets and services.

1.5.12 Be proactive about the Library and the Police Station. These could both be co-located within future developments on the Greystoke Strip. The library building site is a local resource and should form part of the thinking on new developments.

1.5.13 Use the results of this research to write funding bids for targeted work; young people, young families, disabled people/carers, and continued focus on health promotion. Possible funders include; Our Place, Comic Relief, Henry Smith Charity, Lloyds TSB Foundation, Paul Hamlyn Foundation, Tudor Trust, Esmee Fairburn Foundation, Tesco Charity Trust, Trust Charitable Foundation, The Co-operative Community Fund.

1.5.14 Write funding bids and explore sponsorship opportunities to secure the future of the Mead and develop a communication strategy and a community development strategy to ensure that more residents get to know about what is going on, and are able to engage in and influence local initiatives.

1.5.15 Consider developing a Welcome Pack so that people moving into Southmead can find out what is going on and feel welcome.

1.5.16 Consider how potential developments of the Dunmail site might contribute (via Section 106/CIL) to park improvements and the delivery of a Skate Park.

1.5.17 For Fonthill Park, there are several options that need community consultation, debate and decision making. This site could be further pitches for Bristol Community Sport or sold for housing for funding to help develop the Greystoke Strip.

1.5.18 An additional room or other community facility is required to meet the highlighted need for facilities in and around Charlton Mead. Again, there are options to be considered including provision at the newly improved Lannercost Centre and Bristol Community Sports.

1.5.19 The survey has identified a community farm as a local priority. This could be sited close to Charlton Mead - at Lannercost or at Bristol Community Sports – and thus also provide an accessible community facility for Charlton Mead residents as well an exciting addition to community provision for as for Southmead as a whole.

1.5.20 Maintain an ongoing watching brief about proposals for community buildings being developed as part of new housing on the Filton site. Given the proximity of this major development to Southmead, there may be opportunities as well as possible threats to plans for community buildings in Southmead.

2 Background

Southmead ward in North Bristol is a residential area that originated in the Middle Ages as a manor house in the parish of Westbury-on-Trym. By 1888, Southmead was a small hamlet on Southmead Road. In 1931, the Bristol Corporation built 1,500 houses to the north of Southmead Road, partly to house families cleared from the slums of central Bristol, and partly to address the housing shortage at the time. A further 1,100 houses were built after World War II. Since then, reference has often been made to the old (pre-war) estate and the new (post-war) estate.

The area consists of mainly low rise houses with gardens, and residents can access a range of local facilities and shops, mainly located in the centre of Southmead, along Greystoke Avenue and Arnside Road, together with a number of local parks and open spaces.

Southmead is located close to what was once a major industrial centre in North Bristol, predominantly for engineering and aerospace, with residents having access to good employment opportunities. However, this industrial activity has since either relocated or declined, with an impact on local employment. Despite some recent successful regeneration initiatives, many Southmead residents continue to experience a range of social problems, and there are still significant differences in the quality of life of Southmead residents compared to people in most other parts of Bristol and the UK as a whole.

2.1 Southmead Community Plan

In September 2012, Southmead Development Trust, the BS10 Planning Group and Neighbourhood Partnership staff began working together and formed a Steering Group to develop a Community Plan for Southmead. The aim of the plan is to:

- Influence decisions that will have an impact on Southmead
- Support community groups and residents to work together
- Increase the likelihood of Southmead receiving financial investment.

As part of the work to develop the Community Plan, the Steering Group undertook a ward wide survey to find out more about residents views about living in Southmead. The Steering Group also commissioned a review of all the buildings in Southmead ward that had significant community use.

2.2 Southmead Community Buildings Review

A review was needed to find out how many community use buildings there were altogether in the Southmead area; their condition, management arrangements, current and future uses; whether there were gaps in services being delivered from the buildings, and whether there were opportunities to improve or develop new community buildings to better meet local needs. Specifically, the audit was required to provide:

- An analysis of the key strengths, weaknesses, opportunities and threats facing existing community (use) buildings, linked to the emerging community needs expressed in the current Community Survey.
- An analysis of groups and organisations that own and/or manage community buildings and an assessment of the scope to enhance partnership working around community space.
- Drawing on ideas from local groups, an analysis of how best to improve the quality and sustainability of community buildings.
- Research into the opportunities to develop land and buildings in Southmead to meet current and future community needs and aspirations.
- A description of best practice elsewhere, including successful models of developing and sustaining high quality community buildings in similar neighbourhoods, locally and nationally.
- A set of recommendations about how land and buildings might be reconfigured to better meet the identified needs for community space and what action is required to implement the recommendations

3 How the Community Buildings Audit was undertaken

The Community Buildings Audit was undertaken by Helen Bone and Halina Pasiecznik (Vivid Regeneration), who worked with Southmead Community Plan Steering Group members to complete the following tasks:

- Identify buildings with significant community use in Southmead, and confirm contact details. Decide which to prioritise, and arrange visits. (see Appendix 2 for list of buildings visited)
- Develop interview schedule to capture key information – See Appendix 1
- Conduct review visits and write up findings.
- Attend other relevant meetings over the review period (March – May 2014), including Southmead Community Plan Steering Group, Community Buildings visit feedback meeting, Southmead Neighbourhood Forum, BS10 Planning Group and the Over 50s Forum.
- Work with the Community Plan Survey volunteers.
- Undertake desk research into current and emerging needs and population trends in Southmead, including reviewing statistical data and getting feedback from local service providers
- Investigate best practice elsewhere in Bristol and the UK, in terms of developing and managing successful community use buildings.
- Analyse relevant sections of the Southmead Survey
- Write a report of the audit and research findings, together with recommendations for action
- Work with the Community Plan Steering group to plan and facilitate a presentation of the Community Buildings Audit report at an event for all those managing a building in Southmead.

4 What is the need? A profile of Southmead

4.1 Deprivation

Southmead ward has seven Lower Super Output areas (LSOAs)². Most of the ward experiences above average deprivation, but three LSOAs (Southmead Central, Trymside and Fonhill) are particularly disadvantaged and fall within the most deprived 10% of all English LSOAs for multiple deprivation. In contrast, Charlton Mead LSOA experiences less deprivation than the English average.

4.2 Population

According to the 2011 Census, there are 11,956 people living in Southmead. Between 2001 and 2011, the population increased by 814 people or 7.3%.

The age profile of the ward is younger than the average for Bristol or for England and Wales as a whole. Children aged 0-4 years make up 7.5% (896) of the population of Southmead, compared to 6.9% of Bristol and 6.2% of England and Wales. Children aged 5 to 9 years make up 7.1% (845) of the population of Southmead, compared to 5.3% of Bristol and 5.6% of England and Wales. Children aged 10 to 15 years make up 8.6% (1,030) of the population of Southmead, and only 6.1% of Bristol and 7% of England and Wales.

4.3 Identity

According to the 2011 census, most Southmead residents (10,069 or 84.2%) are white, and of these, most are white English/Welsh/Scottish/Northern Irish/British (98.4% or 9,371). There is a sizable Other White community of 598 residents. Whilst there is not an official breakdown of these Other White residents, there is anecdotal evidence of a growing Polish community in the area.

There is also sizable black and minority ethnic (BME) community living in Southmead, making up 15.8% (1,887) of the population. Of these, the largest BME community is Indian (456) or Other Asian (257). The next largest BME communities are African (311) and White and Black Caribbean (208).

Most residents (90.9%) have English as their main language, but again, there is a sizable minority (9.1%) whose main language is not English.

Over half of Southmead residents give their religion as Christian – 6,372 or 53.3%, though not all these may be church goers. 4,073 people (34.1%) have no religion and a further 941 (7.9%) do not state their religion. There are relatively small communities of other religions, the largest being Muslim (318).

4.4 Households

² Lower Layer Super Output Areas are geographical areas and have been automatically generated to be as consistent in population size as possible. The Minimum population is 1000 and the mean is 1500.

There are 4,850 households in Southmead, and the average household size is 2.4 people.

Southmead Household Composition	Number	%
All households	4,850	100.0
One person	1,520	31.3
Married couple with dependent children	688	14.2
Married couple with no dependent children	1,023	21.1
Same sex civil partnership couple with dependent children	1	0.0
Same sex civil partnership with no dependent children	5	0.1
Cohabiting couple with dependent children	253	5.2
Cohabiting couple with no dependent children	318	6.6
Lone parent household with dependent children	618	12.7
Lone parent household with no dependent children	257	5.3
Multi-person household – all fulltime students	8	0.2
Multi-person household - other	159	3.3

2011 Census

Almost 32% (1,520 or nearly one third) of all households consist of one person, just under the citywide average and just over the national average.

Altogether, there are 1593 households with dependent children, which is 32.8% of all Southmead households. This is a higher proportion than the citywide average (26.5%) and national average (29.1%). There is also a higher proportion of households with children under 4 years of age in Southmead (14.7%) compared to both the city (12.5%) and national (11.8%) averages.

There is a higher proportion of lone parent households with dependent children in Southmead (12.7%) than the average for Bristol (8.9%) and England and Wales (7.9%).

At 8.1% (394 adults), there is a bigger proportion of adults in employment with dependent children in Southmead than the average for Bristol (5.2%) and for England and Wales (4.2%).

As there is a higher than (city and national) average proportion of dependent children under 15 years, as well as the higher than average proportion of lone parents and working parents in Southmead, this means that there is a greater need in the area for services for parents and children, including parent support services, child and family health services, childcare, school holiday and after/pre-school care, play facilities and youth services.

4.5 Economic Activity

In terms of employment, there are 8278 people aged 16 to 64 years in Southmead, of whom 5,650 (68.3%) are economically active. The unemployment rate – 5.5% (453 people) is slightly higher than Bristol's average of 4.3%. Of the 453 unemployed people, 195 are long term unemployed, and 85 have never worked, both higher proportions than the Bristol average. Taking together the "never worked" and long term unemployed, the overall rate for Southmead is 7.4%, compared to Bristol at 5.3% and England and Wales at 5.6%.

Of the total number of people 16 years or over in Southmead (9,185), 31.9% (2,924 people) have no educational qualifications at all. This is significantly higher than the average for Bristol, which is 22.7%. Of those with a qualification, the majority have Levels 1 and 2. Southmead people with Level 4 and above comprise only 19.2% of over 16s, compared to the Bristol average of 32.8%.

With this qualification profile, it is likely that people in Southmead residents will (disproportionately) have lower skilled and lower paid jobs, and this is borne out in the data. Only 5.8% of Southmead workers are employed in higher managerial and professional occupations, compared with 12.3% for Bristol and 10.3% for England and Wales. Similarly, only 15.7% of Southmead workers are employed in lower managerial and professional occupations compared with 20.3% for Bristol, and 20.8% for England and Wales. However, in semi-routine occupations, Southmead has 18.2% of workers, compared to 13.4% for Bristol and 14.1% for England and Wales, and for routine occupations, Southmead again has a much higher proportion of workers – 18.2% compared to Bristol at 10.5% and England and Wales at 11.1%.

There are less full time students in Southmead – 7.4% - compared to Bristol (13.5%) and England and Wales (9%).

Though there has been a fall in people receiving out-of-work benefits in Southmead in line with national trends, it is still the case that there are a greater proportion of people on (all) benefits in Southmead (17.1%) compared with Bristol (12.1%) (February 2013).

There is a clear need to respond to the needs of unemployed people, particularly the long term unemployed and those who have never worked. There is also a need to help those people who wish to access higher skilled jobs but have missed out on gaining the necessary qualifications. There is thus the need to retain and expand locally accessible education and training provision for adults in Southmead, particularly in vocational skills.

Given the population profile, there might also be a need to provide more English language education. There is also a need to help young people remain in education and training and achieve higher qualifications, and perhaps a need for more services that help parents support their children's education, especially in early years.

4.6 Education

There are 6 schools within Southmead ward. These are Badock's Wood Community Primary School, Fonthill Primary School, Little Mead Primary Academy, Elmfield School for Deaf Children, Badock's Wood Children's Centre and Bristol Free School (secondary). Elmfield pupils come from across Bristol.

Most primary age children from Southmead attend local Southmead schools. Secondary age pupils living in Southmead attend a number of schools outside of Southmead, as all local secondaries were closed some years ago. The new secondary school in the ward - Bristol Free School – does take some Southmead pupils, but its catchment area covers only part of the ward. It would be useful to clarify what proportion of Southmead children are currently Bristol Free School pupils and whether there are any plan to increase this number in the future.

In terms of the need for school places, BCC pupil projections for primary schools go up to 2017 and show a surplus of places across the Henbury and Southmead Neighbourhood Partnership area until 2017, when there is projected to be a small shortfall of about half a form of entry. If there were to be increased housing and/or an increase of young families in the area, BCC would examine a number of options for meeting any increased need, including expanding the intake of Badock's Wood and/or Fonthill Primary Schools.

Badock's Wood Primary currently takes in up to 45 pupils per year but has previously admitted up to 60 and has some surplus space to allow it to do this again should it be required. Fonthill Primary currently admits up to 30 pupils each year. BCC has retained the adjacent Fonthill Centre building to allow for school expansion should this be required.

In terms of educational attainment, this has improved dramatically in recent years in line with the improvements seen in Bristol as a whole, and is now around the average for the city.

4.7 Health

Many Southmead residents experience significantly poorer health and well being than people in other areas of Bristol.

Southmead has the lowest life expectancy of any ward in Bristol. Life expectancy for women in Southmead, at 78.0 years, is lower than the Bristol average of 81.9 years. For men in Southmead, life expectancy is 73.1 years compared to the Bristol average of 77.2 years.

The all age all cause mortality rate in Southmead (in 2006-10) was 844 deaths per 100,000 people, significantly higher than the Bristol average (610 per 100,000 people).

The lower than Bristol average life expectancy is due to a disproportionate rate of deaths in babies under 1 year (often linked with infection and prematurity), young men in their 20s (which may be linked to drug use and accidents), men and women in their 30s and 40s, and people aged 65-79 years (which are likely to be linked with unhealthy lifestyles including drinking, smoking and little physical activity, with circulatory, respiratory and digestive causes of death occurring frequently).

Teenage conceptions rates in Southmead remain higher than the Bristol average though the actual numbers of births and terminations amongst under-18s have dropped in recent years, in line with the trends across the city.

According to Bristol Quality of Life Survey for 2010, 41% of respondents in Southmead live in households with a smoker, 30% smoke themselves and 22% live in households with someone who smokes regularly within the home. These indicators are significantly higher than Bristol average. Over 20% of mothers in Southmead are known to be smokers at the time of delivery (data for 2008-2010) which is much higher than the Bristol average of 11%.

In terms of mental health, both GP practices in Southmead report that there are 1,412 patients over 18 on their depression registers (QOF Feb-2012). Southmead and Henbury Family Practice has 907 patients (10.2% of registered patients over 18

years old) and Greenway Community Practice has 505 patients (10% of registered patients over 18 years old). This is significantly above Bristol average of 6.8%. Rates of patients diagnosed with other mental health disorders (schizophrenia, bipolar disorder and other psychoses) are not significantly different to Bristol average.

Hospital admissions of patients registered to practices in Southmead have high emergency admission rates. Areas with the highest numbers of emergency admissions are: coronary heart disease, chronic obstructive pulmonary disease and heart attack.

In terms of people with long term limiting illnesses, there is a greater percentage of those over 65 years and aged 16 -64 years in Southmead whose activities are limited both a lot or a little, compared to the average percentage for Bristol or England and Wales.

Health services have a number of priorities for Southmead:

- Promote breastfeeding initiation and continuation, to protect against infections and obesity.
- Decrease the number of women smoking during pregnancy.
- Focus support on young mothers.
- Increase levels of physical activity among children.
- Increase levels of physical activity among adults – particularly among men.
- Encourage active travel.
- Increase young peoples aspirations and help young people resist taking up risky behaviours such as drinking and drug abuse.
- Reduce alcohol misuse and raise awareness of levels of harmful/hazardous drinking among young and older adults (particularly men) in order to both prevent and address the development of chronic alcohol-related conditions (physical or mental).
- Reduce smoking prevalence, particularly among men.

All these priorities to improve health outcomes and promote healthy lifestyles are particularly important in Southmead, given the health data for the area. All these priorities require appropriate local facilities and delivery partners. There are already some good facilities and initiatives in the ward that deliver a range of health related services and activities, including family support, play, sport and exercise, gardening and food projects, as well as some specialist projects. All these need to be sustained and developed, and be accommodated in buildings that are fit for purpose.

4.8 Crime

Avon and Somerset Constabulary is reviewing its estate and has recently announced its decision on the future of all its police stations. In 2016/17, Southmead Police Station will close and the enquiry office and policing base will move to a new station in Southmead. This will include the local Avonmouth policing team. It is possible that the station will be co-located with other local services, possibly in Southmead House or the Youth Centre, though no decision about the location has yet been made.

The table below is a summary of crime data for Southmead Beat/ward and other comparable parts of the city in 2013. The figure in brackets shows the percentage change in each figure compared to the previous year giving an indication of recent crime trends. The size of the area and population within each of the Beats/wards will

vary. Also, these figures are for incidents/offences reported to the police so will not necessarily indicate the complete picture for each area.

Crime statistics 2013

	Southmead	Knowle	Hartcliffe	Filwood	Southville	Hillfields	Henbury	Lawrence Weston
Total crime	1,021 (-3.1%)	857 (+4.4%)	1,543 (+6.3%)	1,059 (+1.8%)	1,747 (-2.2%)	914 (-10.4%)	908 (-3.1%)	692 (-7.4%)
ASB (incidents reported to police)	739 (-4.3%)	489 (+1%)	1,132 (-5.2%)	899 (-6.1%)	1,097 (-3.9%)	702 (-11.5%)	712 (+1.4%)	602 (-3.2%)
Theft from motor vehicle	41 (-14.6%)	85 (-5.6%)	65 (+30%)	59 (+18%)	160 (+1.3%)	81 (-8%)	89 (+34.8%)	23 (-4.2%)
Dwelling burglary	68 (-24.4%)	61 (-3.2%)	84 (-11.6%)	44 (-12%)	47 (-23%)	93 (-)	50 (-20.6%)	26 (-33.3%)
Criminal damage	234 (+17%)	138 (-4.8%)	243 (-3.2%)	273 (+15.7%)	198 (-7.5%)	162 (-10%)	171 (-0.6%)	178 (+16.3%)
Theft from shops	69 (+15%)	144 (+82.3%)	341 (+10.7%)	18 (+63.6%)	402 (+3.3%)	23 (+155.6%)	67 (+31.4%)	40 (+17.6%)
Violence against the person	226 (-11.7%)	177 (+14.2%)	357 (-5.3%)	321 (-4.7%)	344 (+23.3%)	230 (-3.8%)	236 (+8.8%)	196 (-6.7%)

As the table above shows, overall crime rates in Southmead have fallen recently, particularly in terms of dwelling burglaries, violence against the person and theft from motor vehicles. However, there has been a rise in the rate of criminal damage compared to previous years, and problems from vandalism are the highest in Bristol. In Spring 2014, there has been a spate of deliberate car fires in people's drives. In 2010 Southmead was one of the worst areas for this type of crime, and it appears that this issue remains a problem locally. Whilst not all criminal damage stems from younger aged residents, some of it undoubtedly does, and points to the need to improve services for young people in the area.

In terms of hate crime and domestic violence incidents, though there has been a slight decrease over the past year from the previous year, there is still a considerable number of incidents in Southmead:

Southmead	Racial Incidents	Domestic Assault incidents (crime and non-crime)	Domestic Assault (Violent Crime tagged)
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2013/14	24	300	223
2012/13	21	302	252

4.9 Housing

There are 5016 dwellings in Southmead ward (2011 census). 80% (4,005) of all dwellings are houses (detached, semi-detached or terraced), and about 20% (1,011) are flats, maisonettes or apartments, the majority of which are purpose built. In comparison to some other wards, Southmead has a relatively high proportion of houses with gardens compared to flats, and blocks of flats in the ward are relatively low rise.

In terms of tenure, just over 21% (1,040) of dwellings are owned outright, 28.4% (1,379) are owned with a mortgage, and less than 1% (48) of dwellings are in shared ownership. The rest of the dwellings are socially rented. The major landlord is Bristol City Council, with almost 30% (1,446) of all dwellings. Only 4.5% (216) dwellings are owned by other social housing providers. 13% (632) of dwellings are privately rented, and almost 2% of dwellings (89) are listed as “living rent free”.

There are 2 care homes in Southmead providing care for elderly, providing 156 overnight beds in total. There are also a number of sheltered accommodation complexes.

4.10 Transport

In terms of car or van availability, Southmead residents have less access to cars or vans than other areas of the city. There is a bigger proportion of Southmead households with no cars or vans at all - 31.5% or 1,527 households – compared to Bristol (28.9%) or England and Wales (25.6%). There is also a smaller proportion of households with two or more cars or vans in Southmead (22.9%) compared to Bristol (26%) and England and Wales (32.2%). This means that more residents are more reliant on public transport than in other area, and are probably likely to rely more on locally accessible services.

5 The Community Survey 2013/14

As part of the research for creating a Southmead Community Plan, the Steering Group devised and implemented a resident survey. Copies of the survey were made available to residents at a number of locations throughout the ward, and a team of trained local volunteers also knocked on doors to personally deliver the survey and encourage residents to complete it. At the time of writing this review (May 2014), almost 815 surveys have been completed. Further surveys are being completed with a final target of 1,000. The headline results so far pertaining to community buildings and facilities are as follows:

5.1 Most respondents were satisfied with Southmead as a place to live. 40% rated it as good and 52% as average. Less than 8% of respondents rated Southmead as poor.

5.2 Over the last three years, most respondents (49%) thought that Southmead had not changed much. However, 29 % thought that it had improved, 10 % thought that it had got worse and 12% didn't know.

5.3 In terms of community buildings, residents were asked about their use of local facilities, and whether its closure would matter to them.

	Have you accessed this building in the last 3 years	Would like to find out more	Would it matter to you if this building closed, tick if yes	Total Respondents
Greenway Centre	77.94% 491	12.38% 78	44.60% 281	630
Library	69.68% 416	10.39% 62	52.26% 312	597
Post Office	83.58% 565	3.99% 27	43.05% 291	676
SCART shop	34.78% 136	42.71% 167	36.06% 141	391
Southmead Community Association	38.73% 165	39.20% 167	37.56% 160	426
Southmead house customer service point	43.19% 184	31.46% 134	40.14% 171	426
Lanercost Centre	21.49% 78	46.83% 170	37.47% 136	363
Church building in Southmead	52.22% 223	20.14% 86	49.88% 213	427
Church building outside Southmead	42.20% 146	26.01% 90	45.66% 158	346

Clearly, not all respondents expressed a view on all ten buildings listed above.

However, it is clear that the majority of respondents (over 400 for each) had all used the Greenway Centre, the Post Office and the Library during the last 3 years. For each of these three buildings, a high proportion of respondents said that it would matter to them if the building closed – the highest number (312) was for the Library.

Other community buildings were also well used and would be missed, the Southmead Community Centre, The Customer Service Point at Southmead House the SCART Shop and the Lanercost Centre.

In terms of the use of church buildings, 223 respondents used Southmead church buildings and 146 used church buildings outside of Southmead.

5.4 When asked about their satisfaction with the physical condition of community buildings, of the 658 respondents, most (41%) said that they “didn’t know”. 33% were satisfied, and 26% were dissatisfied.

5.5 In terms of sport and leisure facilities used in the last 3 years, the majority of respondents (218) used the Greenway Centre gym, followed by Southmead Community Sports (117), Southmead Rugby Club (108) and David Lloyd gym (121).

5.6 In terms of services for young people accessed in the last 3 years, most respondents (152) had used the Ranch Adventure Playground, followed by Southmead Youth Centre (97). Of the other groups and activities asked about, 38 respondents used Southmead Rugby and Football Club Juniors, 45 used Southmead Community Sports Junior teams, 39 used D Streets Dance Group and 29 WISH Holiday Play Schemes.

5.7 In terms of the reasons that people do not access services the most prevalent reason was “I did not know about it”. Other reasons cited included lack of confidence, busy working, a preference for going out of the area, age, disability, carer responsibilities, not feeling welcome, and not feeling part of the community.

5.8 In terms of what things people wanted delivered in community buildings the following were highlighted; a skate park; activities for children and young people; LGBT support; activities for disabled people and their carers; first aid training; a coffee shop; a cinema; swimming; live music; dog training; creative groups; health training especially for older people; car boot sales; talking groups; multi-cultural events; support groups for domestic violence; tennis; gardening clubs; reading groups; DIY; cycling; debating group; chess; women in business; walking groups; computing; mental health services; a community venue in the Charlton Mead area.

5.9 Some of the activities and services people listed under “what things people want delivered in community buildings” are already being delivered. Clearly marketing and awareness-raising is an issue.

5.10 Respondents were asked to specify what facilities they would like to see from any new developments in Southmead. A pre-defined list was used with the results were as follows:

Which of the following would you like to see?

	Yes please	% of respondents answering the question	Total Respondents
Community farm	360	70%	517
Shops	358	68%	523
Older people's Facilities	352	64%	552
Youth Facilities	308	61%	506
Cafe/Restaurant	332	60%	554

	Yes please	% of respondents answering the question	Total Respondents
Health Facilities	276	60%	462
Employment, debt and benefit support	273	56%	486
Fitness Facilities	249	52%	483
Sports Facilities	246	51%	485
Media/Arts Facilities	200	43%	462
Digital/Computing Facilities	192	41%	463
Social facilities with a bar	195	41%	472
Training Rooms	183	41%	451
Small industrial units	163	36%	453
Offices	141	33%	428

5.11 In addition to the Community Survey, residents have also been consulted by Bristol City Council through the work of Henbury and Southmead Neighbourhood Partnership, which gives the priorities for Southmead as:

- Better support around alcohol and heroin misuse.
- Investing in 0-4 age group and young people.
- Increasing community influence on education – adult and children.
- Making the community safer by making neighbourhood harassment a thing of the past.
- Increasing pride in Southmead and improving its status.
- Increasing involvement of residents in all parts of Southmead ward.
- Future development of open spaces and public areas in Southmead and in Glencoyne Square.
- Strengthening the community by bringing young people and older people together more.
- Organising ourselves better to have a clearer, stronger voice.
- Supporting people to improve their health through a high standard of services.
- Helping the local community with the effects of the recession.

In addition, a recent Southmead Forum meeting (20th November 2013) discussed ideas for housing development on the Dunmail Avenue site. Residents attending this meeting wanted more affordable starter homes in the area, with a mixture of social and private, to rent and to buy. They also were keen to keep a substantial amount of green space, perhaps with communal gardens and a skate park. There was a request for more information on community owned housing and for the ability to influence any development and building specification, to incorporate good environmental elements like solar panels and low cost heating systems.

6 Audit of community buildings in Southmead – key findings

The following is a summary of the key findings. However, the results of the review of the buildings visited (or where staff have taken part in a telephone interview) is given in Appendix 2, and an analysis and overall conclusions are provided in Section 8 (Conclusions and Recommendations) of the report below.

6.1 The Greenway Centre

This is clearly an important multi-use community facility, proving a large amount of mixed use space. It is a popular venue according to responses in the Community Survey. Currently, its main facilities include sport and leisure facilities, the cafe, the business units and offices, and a number of meeting rooms, including a large hall.

As a former secondary school, the building has been adapted and modernised over the years, mainly with grants and other one-off regeneration funds. However, there are a number of ongoing challenges:

- The centre is located on the edge of Southmead and though not a huge distance from the centre of the ward, there are some residents who find the location inconvenient.
- Though there have been improvements made to the centre, it is a comparatively large community building with substantial running and maintenance costs. Retaining and increasing rental and other income to maintain and improve the centre is a real challenge, particularly in the current economic climate.
- Not all of the buildings on the site have been upgraded. The Green Room (formerly the school kitchen and dining room) is in very poor condition, and as it contains asbestos, it will be problematic and expensive to upgrade or replace.

6.2 Southmead Community Centre and the Meeting Rooms

The Community Centre and Meetings Rooms are both owned by Bristol City Council and on lease to Southmead Community Association. Though purpose built, the Community Centre is now very dated. It is a two storey building without a lift, so is inaccessible for some disabled people. The fabric of the building (particularly the windows and heating system) is in poor condition and the centre requires either substantial repairs or a complete rebuild. However, the Community Centre is popular with its users and also attracts event bookings from residents. There is a bar which brings in income but does not feel like an integral part of the centre.

The Meeting Rooms have been closed for a time while some essential refurbishment has been carried out by BCC. These will now be managed by the Community Association. However, the Meetings Rooms are again quite dated and despite some recent modernisation, are possibly not viable in the longer term.

6.3 The SCART Shop

This is a centrally located shop front advice and resource centre, which is valued by users. The shop is in private ownership and rented. However, there is currently very little funding for the project which is run by WISH (Working in Southmead for Health), which relies on volunteer time to keep it open for part of the week.

6.4 The Southmead Project

The Southmead Project provides a range of support services in a former retail unit. Whilst centrally located and reconfigured, most of the building is not accessible for some disabled and older people. In the future, the project would like larger premises, co-located with other community based services.

6.5 Southmead Library

The library is highly valued by Southmead residents. The Library service will face significant cuts in year 3 of the Mayors 3 year budget. There will soon be a consultation phase to help decide the future of libraries in Bristol. This presents both a threat and an opportunity for Southmead. It will be important for residents to use the results of this Community Survey to argue for a continued and improved library service for the area.

6.6 Southmead Police Station

An estates review within Avon and Somerset Constabulary has been ongoing for some time and recent announcements (April 2014) specify that Southmead Police Station will close with the station being relocated elsewhere in the area. No specific location has yet been identified though the review suggests that staff will be co-located with Bristol City Council staff where possible. The new station will incorporate the Avonmouth policing team as Avonmouth Police station will also close. No timescales have been defined.

6.7 Southmead House

Though not confirmed, it appears that BCC wishes to retain this building to continue delivering it's Customer Service Point and for offices to house various staff members. In the future, it could also house the Police Station and Library.

6.8 Sports Facilities

There are a number of organisations in Southmead providing indoor and outdoor facilities for sports and physical activities. These include the David Lloyd Centre, a private members club that is part of a large corporate business, which could be approached to provide greater community benefit more in keeping with earlier expectations. Community facilities with indoor gyms and sports hall and outdoor pitches include Southmead Rugby Football Club, Southmead Community Sports, the Greenway Centre and Bristol Free School. Southmead Adventure Playground also has a MUGA and provides some sports facilities for children and young people.

6.9 Churches and Church Halls

There are a relatively large number of churches in Southmead (over 10), and the Community Survey shows that residents also attend churches outside the ward. There are also churches without a building that use other community buildings. In the main, the actual regular congregation size for some of the churches is quite small, though there are notable exceptions, such as St Vincent's and Southmead Community Church (held at the Greenway Centre). New Brunswick United Reform Church operates more like a community centre, and is well used by community groups and for meetings and events. St Stephens Church has a good hall as part of its main church building, and this is used for coffee mornings and Under 5s groups. However, it appears that some church space could be better used.

6.10 The White Hall

This building is managed by St Stephens Church and was formerly a thriving community centre. There is a community garden project on the site, but the building is now in a poor condition and is currently unused. Though no detailed assessment has been made, it is clear that there would need to be considerable financial investment made to bring the building up to a usable condition. However, with other community halls available in the vicinity – Southmead Community Centre, The Meeting Rooms, Greenway Centre (and for part of the week/year, the Bristol Free School), there does not appear to be a local need, though there may be other groups outside the area who might wish to rent space if improvements are made.

6.11 Schools

Though efforts were made to contact the primary schools and children's centre in Southmead, it was not possible to arrange visits or conduct the building survey with any primary school within the time period of the review. No staff from any of the primary schools attended the Building review meeting. However, the Community Plan Steering Group should continue to make efforts to contact the primary schools, and to add details of the wider use of primary school buildings and facilities to this review.

Bristol Free School has some good facilities (a new purpose built sports and drama/dance hall) which it has begun to let out to other organisations and groups in school holidays and could potentially grow its lettings.

6.12 The Lannercost Centre

The Lannercost Centre will shortly re-open with high quality facilities for its target users – people with physical and sensory impairments and those with early onset dementia. It aims to provide more opportunities for wider community use, including a community café.

6.13 Sheltered Accommodation complexes

There are residents' lounges in the most Southmead elderly housing/sheltered accommodation complexes, all of which could be used for community meetings. However, there needs to be better publicity and a clear way of making bookings.

6.14 The Ranch Adventure Play Ground

The ranch will soon be on lease to Learning Partnership West (LPW). It is open from Tue – Sat 3.30-6.45 and Sat 12-5. It is well used with 40-60 children attending after school and up to 150 in the summer. The facility includes; Art and craft room, rumpus room, main social area, Kitchen (learning), Tuck shop, Toilets, Showers, Storage, MUGA (flood lit), Storage, Outdoor play equipment, large structures, zip wire, bike storage, pond, stream, wildlife area.

6.15 Southmead Youth Centre

Southmead Development Trust are about to sign a lease for this BCC building and hope to refill the building with services. Some partners are already in place and a youth worker has recently been recruited. There are currently 2 sessions of the boxing club, a disability group and open access session (Youth Links – LPW).

7 Good Practice elsewhere

An analysis of what works can be made through looking at the success factors of other community buildings. Examples of what works well in some recently developed community buildings in Bristol is given in Appendix 4. Overall, successful community buildings:

- Are well designed, internally and externally, with attractive, good quality finishes
- Are built in response to well evidenced local needs and purposes, but are also flexible and able to meet future needs and priorities. This includes using folding doors to create different room sizes
- Have a welcoming, shared reception area
- Are welcoming, vibrant, well-used and well-loved
- Have a good kitchen/catering facilities
- Are built to excellent environmental standards and are thus cost efficient in terms of utilities
- Use robust construction methods and ensure ease of maintenance ongoing
- Implement a planned maintenance programme and save for future maintenance through ongoing contributions to a sinking fund
- Are fitted out with up-to-date features for IT etc
- Are fully accessible to all disabled people. This will include a reasonably sized lift if the building is more than one storey.
- Provide good facilities for a range of ages and abilities, such as handrails and pushchair parking
- Have a range of different spaces, including small and larger rooms that are individually accessible (via corridors) or have separate entrances
- Are able to provide a mix of spaces that can be rented out long term or as a one-off with anchor tenants who create both footfall and reliable rents
- Are located in busy areas, with other community, educational, leisure or shopping facilities close by
- Have good transport links, and reasonable car and bike parking facilities, including disabled parking
- Have strong management committees and governance arrangements
- Have committed and skilled paid staff or volunteers.

8 Conclusions and recommendations

Detailed conclusions and recommendations are provided in Section 1 – Executive Summary above.



Appendix 1 Questions/Prompts

Southmead Community Plan - Audit of Community Facilities

Questions/prompts for visits

1. Name of organisation
2. Address
3. Contact person
4. Contact details
5. Year established
6. Ownership of building – owned outright/owned with mortgage/leased (what type?)
7. Legal structure of organisation
8. Premises type – Library/place of worship/community centre/community hall/multipurpose community building/advice-information centre/sports related building/nursery/school/college/crèche/social club/youth facility/office(s)/tenants room/playing fields/something else?
9. Opening hours/days
10. Usage (%) – temporary/permanent tenants etc.
11. Facilities (what does it include – kitchen, parking, rooms (how many/what size), bar, play area, MUGA etc.)
12. Access information (DDA)
13. Current activities and uptake of activities
14. Booking process
15. Caretaker
16. Key holder
17. Charges (if available)
18. Costs of running the building/energy efficiency measures etc.
19. Maintenance obligations
20. Maintenance programme
21. Future plans for the building
22. Condition – In need of major improvements/repair, In need of updating/redecorating, Well maintained
23. What is working well? What is working less well? Strengths and weaknesses, opportunities and threats?
24. What would you like to see happen to the building in the future? What are your future plans?
25. What are your views about community space more generally across the neighbourhood? What is there too much of, not enough of – both in terms of buildings and services?
26. Can we pass the basic updated information to BCC?

Appendix 2 Community buildings audit – by building

Organisation:	Southmead Community Association and Meeting Rooms.		
			
Address:	248 Greystoke Avenue BS10 6BQ		
Contact person:	Judith Gardiner		
Contact Details:	Jude.gardiner@hotmail.co.uk		
	0117 950 1187		
Year Established:	1940's. It was built by the local community.		
Ownership of the building:	Council own the building. It is on a peppercorn rent. Full repairing. Not renewed and now out of date. Meeting rooms are BCC but an agreement between BCC and SCA has been reached.		
Legal Structure:	Charity plus there is a separate social club which is a limited company. Hard to recruit trustees. Recently had a review with Voscur.		
Staff:	Judith Gardiner – been there 4 years as Centre Manager 35hrs per week. Post part funded by BCC. Plus cleaner. Social club have bar staff. Buy in security for events.		
Opening Hours:	Mornings, afternoons and weekends.		
Usage:	Space rented out for sessional activities. No permanent tenants.		
Facilities:	2 Halls – one smaller, one larger (150 people). Kitchen. Small training room. One other small room. Upstairs bar (not used). Snooker room. Downstairs bar. Skittle alley. Car park. Meeting rooms.		
Access information:	No lift to upstairs. No loop. Access downstairs is OK. Disabled toilet downstairs. Room for mobility scooters.		
Current activities:	Clinic, Skittle Alley, Sequence dance, line dancing, lunch club, ladies bingo, Pilates, slimming world, splitz, bingo, coffee/bingo, CAB, Nitter Natter, Harmony, Karate club, Art class, Bisc Water?, Didi dance, D Streets, Over 50's forum, precision, Briska, Dance, Church group, Children's' parties, Weddings and other functions. Uptake is good.		
Users who?	Very varied – old, young.		
Partners:	Working more closely with SDT and those who rent spaces.		
Booking process:	Through the office.		
Caretaker:	No		


Key holder:	Not known
Charges	Contact the centre
Building condition:	In need of major improvements/repairs
Cost of running the building	Not given. Had to borrow money for a new boiler. Heating is either on or not so this is not efficient. Wiring needs replacing.
Maintenance obligations:	Full repairing lease. BCC are doing some alterations/repairs to the meeting rooms before they are taken on.
Maintenance programme:	None
Future plans for the building:	Would like to knock it down and redevelop this and the church and the meeting rooms and possibly link up with the housing office. Could the Library come in? Scart shop? Others? Would be great to have a garden and a café.

Organisation:	Southmead Baptist Church
	
Address:	Greystoke Avenue BS10 6BQ
Contact person:	Ian Thornley
Contact Details:	ian@southmead.net
	9593914
Year Established:	21 years ago.
Ownership of the building:	BCC on a lease. £1,500 per year.
Legal Structure:	
Staff:	Ian Thornley – small number of hours
Opening Hours:	Sunday – am,pm, Tue – ladies/lunch, Wed lunch once per month, Thur chill and chat. Ad hoc. Southmead Prayer meeting Group. Once per month –tea. Special service once per month. Special service once every three months.
Usage:	15-20 congregation.
Facilities:	Hall and small kitchen.

Access information:	No disabled access
Current activities:	See opening hours.
Users who?	Members of the church
Partners:	Ian is involved in lots of things in Southmead – SCA, SDT, NP
Booking process:	Through Ian
Caretaker:	No
Key holder:	Not known.
Charges	Not rented out.
Building condition	In need of major improvements/repairs
Cost of running the building	£30k
Maintenance obligations:	All
Maintenance programme:	None
Future plans for the building:	Would like to redevelop with SCA – Greystoke Strip.

Organisation:	Southmead Adventure Play Ground – run by Learning Partnership West
Address:	Doncaster Avenue
Contact person:	Paddy Dorney – Lead Engagement Worker for the North – covers Lockleaze round to Lawrence Weston
Contact Details:	pdorney@lpw.org.uk 0117 9503607
Year Established:	LPW won the contract last year and will be taking over the building. Build 1960's, extension 90's
Ownership of the building:	BCC – will be leased to LPW.
Legal Structure:	LPW is a CIC. There is a local managing committee with bank account (councillors) but this may not be needed now LPW have taken over the service.
Staff:	Paddy and a team of staff.
Opening Hours:	Tue – Sat 3.30-6.45 Sat 12-5 School hols – Tues – Fri 11-5 Sat 12-5.
Usage:	40-60 children after school. Up to 150 in the summer.
Facilities:	Art and craft room, rumpus room, main social area, Kitchen (learning), Tuck shop, Toilets, Showers, Storage, MUGA (flood lit), Storage, Outdoor play equipment, large structures, zip wire, bike storage, pond, stream, wildlife area.
Access information:	Disability access for wheelchair users. Disabled toilets hoist. Ramped. Wide doors.
Current activities:	Open access 8-13 or younger if with an adult. One-to-one work and referrals. Football, soft play, art, sports competitions, Lifecycle. Tuck shop. Bring in specialists e.g. Circomedia.
Users who?	Open to everyone plus extra work with Elmwood School for the Deaf and targeted sports work with Girls (football).
Partners:	Lots.
Booking process:	Through the office
Caretaker:	Not known.

Key holder:	Not known.
Charges	MUGA charged out at £25 per hour.
Building condition	Good
Cost of running the building	Not known.
Maintenance obligations:	Not known.
Maintenance programme:	Not known.
Future plans for the building:	Nothing major. Need to zone it better. Could rent it out more in the day time to schools and others to generate income especially Mon and Sun. Birthday parties etc.
Other comments:	Not enough to do for 13+. This is a gap that needs to be filled.

Organisation:	Lanercost Day Centre
	
Address:	Lanercost Road, Southmead, Bristol, BS10 6HZ
Contact person:	David Belcher
Contact Details:	david.belcher@bristol.gov.uk 0117 9038640
Year Established:	Not known.
Ownership of the building:	Bristol City Council
Legal Structure:	Local Authority
Staff:	To be confirmed
Opening Hours:	Weekdays
Usage:	Lanercost is currently closed undergoing major refurbishment and due to re-open in May 2014. It was previously a day centre for adults with learning difficulties. However, when re-opened, the centre will change its service offer to also include provision for adults with sensory impairments and adults with dementia. The centre also wants to become much more integrated with the local community and will run a community café open to the public and have rooms available for hire by local groups and residents.
Facilities:	The centre is currently in the process of developing its new service and activities. In addition to day centre activities, there

	will be new community space and some shared use, but details have yet to be decided.
Access information:	Fully accessible and designed to enable disabled people to operate as independently as possible.
Current activities:	Currently closed – see above
Users who?	BCC referred adults with learning difficulties/sensory impairments/dementia, with some community use.
Partners:	Not known. Keen to work with the local community.
Booking process:	To be confirmed
Caretaker:	Not known.
Key holder:	Not known.
Charges	To be confirmed
Building condition:	Good
Cost of running the building	Bristol City Council, but the centre will contribute towards these via lettings income
Maintenance obligations:	Bristol City Council
Maintenance programme:	Bristol City Council
Future plans for the building:	See above. The Lanercost Centre will change its name to “Bristol Community Links North”

Organisation:	David Lloyd Tennis Centre
Address:	Greystoke Avenue Westbury-on-Trym Bristol, BS10 6AZ
Contact person:	Jack Phillips
Contact Details:	jack.phillips@davidlloyd.co.uk
	01179 597140
Year Established:	
Ownership of the building:	David Lloyd Leisure Group
Legal Structure:	Limited Company – 90 clubs in UK and Europe
Staff:	50 FT, 120 PT
Opening Hours:	6.30am to 11.30pm
Usage:	Approx. 5000 members; corporate events
Facilities:	Indoor and outdoor swimming pool, sauna, basketball court, gym, indoor and outdoor tennis, squash and badminton courts, bar and restaurant and function suite, meeting room, sports shop
Access information:	Accessible building and toilets
Current activities:	Tennis and leisure centre
Users who?	Approx 5000 individual centre members are a wide range of mainly adults from Bristol and West of England area. Users also employees as part of corporate events. There is a weekly session for a local group of people with disabilities
Partners:	Part of David Lloyd Leisure Group, so all functions (e.g. purchases) decided by Head Office and undertaken as part of larger UK/European business.
Booking process:	Via website or telephone

Caretaker:	Contact Jack Phillips
Key holder:	Contact Jack Phillips
Charges	Membership fees
Building condition:	Excellent
Cost of running the building	
Maintenance obligations:	David Lloyd Leisure Group
Maintenance programme:	Ongoing
Future plans for the building:	None – expand membership

Organisation:	Bristol Free School
Address:	Concorde Drive, Bristol BS10 6NJ
Contact person:	Julie Lawrence, Finance and Contracts Manager, with responsibility for premises.
Contact Details:	j.lawrence@bristolfreeschool.org.uk
	0117 9597206
Year Established:	September 2011
Ownership of the building:	Bristol Free school is part of the Russell Education Trust. There is a site lease to Department of Education (DfE, which still has one building on the school site) and Bristol Free School have a sub-lease from the DfE.
Legal Structure:	School
Staff:	56
Opening Hours:	School hours plus some buildings are open some evenings, weekends and school holidays.
Usage:	Currently, approx 400 children on school roll in years 7,8 & 9. Year 10 starting in Sept 2014.
Facilities:	Former government offices converted into teaching rooms, science labs, dining room, meeting room, library plus new build sports hall, dance and drama studio. Outdoor MUGA, 3 tennis courts and play areas
Access information:	Fully accessible – lift installed in older buildings.
Current activities:	School but outside use of Sports Hall
Users who?	School has wide catchment area including approx half of Southmead ward. School use in daytime and for afterschool clubs. Evenings & weekends – Sports Hall is fully booked by sports clubs, mainly football and cricket clubs. Have had other school holiday users.
Partners:	Part of the Russell Education Trust. Regular liaison with feeder Primary schools (some Southmead)
Booking process:	Via Reception
Caretaker:	School
Key holder:	School


Charges	Charging policy decided by School Governors – Chair – Karen Foster
Building condition:	Sports and dance/drama halls – excellent and well equipped. New MUGA and Tennis courts. Other rooms well refurbished and made accessible with ramps and lifts.
Cost of running the building	Not known.
Maintenance obligations:	With Bristol Free School
Maintenance programme:	On-going
Future plans for the building:	Bristol Free School is considering letting out other spaces, including the Dining Hall and Meeting Room

Organisation:	SCART – Working in Southmead for Health (WISH)
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Address:	169 Greystoke Ave, Southmead BS10 6AS
Contact person:	Karen Green
Contact Details:	Karen.tgwish@yahoo.co.uk
	07904 602302
Year Established:	2008. (Residents founded WISH in 1989)
Ownership of the building:	PG Holdings - private owner. SCART has a lease and pays rent, which to date has been funded through a BCC grant
Legal Structure:	Community group
Staff:	Currently 1 day a week paid staff member plus volunteers
Opening Hours:	Tuesday, Thursday and Friday
Usage:	Good.
Facilities:	Corner shop in a prominent position in the main shopping area in Southmead. Shop area with seats, small kitchen, storage, information leaflets in windows and on display stand, computer and free phone and fax.
Access information:	Ground floor, no public toilets.
Current activities:	Drop in information service to sign post people to appropriate services and agencies e.g. health, childcare, education etc

	Credit Union contact point, issue food bank vouchers, police hold beat surgeries in the shop.
Users who?	Wide range of local residents and other visitors to Southmead.
Partners:	Local community groups, public health, the police, other statutory services.
Booking process:	Via Karen Green
Caretaker:	Karen Green/volunteer
Key holder:	Karen Green, PCSOs
Charges	Not known.
Building condition:	Fair – heating needs upgrading
Cost of running the building	Not known.
Maintenance obligations:	Internal decoration
Maintenance programme:	Via volunteers
Future plans for the building:	Would like to see the shop open more - 6 days a week – and used more by local groups. It could be used for evening meetings.

Organisation:	Southmead Project
	
Address:	165, Greystoke Avenue, Southmead, Bristol BS10 6AS
Contact person:	Mike Pierce
Contact Details:	Southmead_project@yahoo.co.uk 0117 9506022
Year Established:	1994
Ownership of the building:	Southmead Project has a lease on the building with 12 years left to run. Will explore buying at the end of this. (also provide services at other locations e.g. GP surgeries)
Legal Structure:	Registered Charity
Staff:	Yes plus volunteers
Opening Hours:	Open weekdays
Usage:	Provide services for people who have experienced abuse and their families


Facilities:	Originally retail shop with flats above. Now, 1 large group room, 3 small counselling rooms, 2 offices/meeting rooms, 2 kitchens, 2 toilets, outside terrace.
Access information:	Poor disability access – no lift and most services on upper floors.
Current activities:	Provide a range of group support and individual counselling sessions to adult survivors of childhood abuse; provide support to carers; undertake research into abuse, self harm and addictions; provide training to professionals working with survivors.
Users who?	Survivors of abuse and their carers/families from across Bristol and beyond
Partners:	Referrals from GPs, Health Visitors, mental health workers, police, probation service. Work with NHS, LIFT Psychology, Oasis-Talk, Second Step; Universities (student placements)
Booking process:	Referrals
Caretaker:	Not known.
Key holder:	Mike Pierce
Charges	Not open access/bookable. Some use made by other organisations providing complementary services e.g. Next Link
Building condition:	Reasonable
Cost of running the building	Not known.
Maintenance obligations:	Not known.
Maintenance programme:	On-going
Future plans for the building:	Need more space for increased numbers of users, possibly in another shared use building. Would like increased resources for more services – outreach worker; specialist counsellors for work with children and young people; and preventative services around domestic violence: work with male perpetrators.

Organisation:	New Brunswick United Reformed Church
	
Address:	Wigton Crescent, Bristol, Avon BS10 6DY
Contact person:	Gill Waines
Contact Details:	gillwaines@blueyonder.co.uk
	0117 969 0294 or 0790 844862
Year Established:	Was used previously, but in 1998, the main church building was destroyed in a fire and the remaining buildings were re-configured to create the current community hall and rooms.
Ownership of the building:	United Reform Church
Legal Structure:	Church charity (but not independently registered with Charity Commission). Local committee of Elders, treasurer and Synod Treasurer
Staff:	25 hr pw Activities Co-ordinator
Opening Hours:	Mostly week and weekend days
Usage:	Regular users
Facilities:	Church Hall, community rooms, kitchen, toilets. Large outside area, and large carpark.
Access information:	All ground floor plus there is a disable toilet
Current activities:	UR church services on Sundays, plus use by 2 other church congregations on Sundays and weekdays; local groups including Diabetic Group, History Group, Exercise Group for Older People (WISH), Bristol Lung Foundation, Respiratory Support Group, Girls Brigade; bookings from NBHS Bristol, Neighbourhood Partnership, BS10 Planning Group. One-off bookings (Saturdays) for children's parties. Can provide catering but most users do this themselves.
Users who?	URC congregation of approx 12 people. Other church and community group users – see above. Approx 40% of current users are regular bookings, the rest one-off.
Partners:	Not known.
Booking process:	By phone or calling into the centre – no forms. Marketing mainly word-of-mouth. Have some web presence as part of

	Redland Park Church website.
Caretaker:	Gill Waines/volunteers
Key holder:	Gill Waines
Charges	£10 per hour. Children's parties are £35 per party (12pm - 5pm). Food is £4-£6 per head, tea and coffee is £6 per half day, £10 per day.
Building condition:	Fair
Cost of running the building	Not known. Comes out of lettings income.
Maintenance obligations:	Are responsible for all repairs and upkeep.
Maintenance programme:	Have had lead roof lead stolen twice but covered by insurance. There are no major repair issues but boiler is not fully functioning.
Future plans for the building:	Would like to see the building used more but there is only a small congregation. There are plans to develop the outside area into a community garden with the help of volunteers from BAE

Organisation:	St Stephen's Church
	
Address:	Ullswater Road, Southmead, Bristol, BS10 6DP
Contact person:	Reverend Tanya Lord
Contact Details:	revtanyalord@gmail.com 01179507164
Year Established:	1959
Ownership of the building:	Church of England/Church Commissioners
Legal Structure:	Church
Staff:	Priest in Charge plus volunteers
Opening Hours:	Some weekdays, weekends and some evenings
Usage:	Church congregation of approx 40 people plus regular groups –see below
Facilities:	Large church hall, large hall/café, kitchen, small meeting/storage/office rooms, toilets
Access information:	Ground floor, accessible
Current activities:	Weekly church services and monthly communion, regular


	groups include Mother and toddlers (c.30 families), Teenage Girls Group (25 members), Coffee Club, Art Group, friendship Circle Lunch, plus less frequent meetings (e.g. Church Commissioners), weddings, funerals etc
Users who?	Open to all residents and community groups. However, the core mission of St Stephens is to promote the Christian faith and the church hall itself is to be used as a space for worship, though related uses, like a choir, are possible.
Partners:	Not known.
Booking process:	Contact Reverend Tanya Lord
Caretaker:	Reverend Tanya Lord/volunteer cleaner
Key holder:	Reverend Tanya Lord
Charges	Not known.
Building condition:	Reasonable but needs some updating – windows, doors and damp need attention.
Cost of running the building	Not known.
Maintenance obligations:	There is a building fund
Maintenance programme:	There is a 5 year review of church buildings (quinquennial).
Future plans for the building:	Would like to see the building open 7 days a week. Would like to secure funding for a children's or youth worker to develop more activities.

Organisation:	The White Hall
	
Address:	Glencoyne Square, Southmead, Bristol, BS10 6DE
Contact person:	Reverend Tanya Lord
Contact Details:	revtanyalord@gmail.com
	01179507164
Year Established:	Not known.
Ownership of the building:	Managed by St Stephen's Church, owned by Church of England/Church Commissioners

Legal Structure:	Church
Staff:	N/A
Opening Hours:	Currently the building is closed, but the Community Garden is open and being developed by local volunteers.
Usage:	None currently. Previously used as a community centre by a number of local groups
Facilities:	Large hall with stage, small offices at front and back, toilets, outdoor space
Access information:	Ground floor, but poor toilet facilities
Current activities:	None
Users who?	None
Partners:	St Stephen's Church
Booking process:	N/A
Caretaker:	Not known.
Key holder:	Reverend Tanya Lord
Charges	n/a
Building condition:	Very poor. The whole building - windows, doors, heating, toilets, kitchen, decoration etc requires major renovation.
Cost of running the building	Not known.
Maintenance obligations:	All.
Maintenance programme:	None.
Future plans for the building:	Reverend Tanya Lord is currently investigating how to upgrade the building and exploring interim use by other church related community services.

Organisation:	Southmead Rugby Football Club (SRFC)
Address:	The Greenway Centre, Doncaster Road, Southmead
Contact person:	Geoff Williams
Contact Details:	geoff-williams@blueyonder.co.uk
	07970 883329
Year Established:	1984
Ownership of the building:	Building and 2 rugby pitches leased from Southmead Development Trust
Legal Structure:	Company Limited by Guarantee
Staff:	One part time employee – bar and catering worker
Opening Hours:	Mainly Saturdays, Sundays and occasional evenings
Usage:	Adult and junior rugby teams and opponents play matches and train. Some club committee meetings, socials and fundraising events. Some outside bookings for social events (parties etc)
Facilities:	Large single storey clubhouse with bar, lounge, kitchen and toilets: new build changing rooms. Club has alcohol licence. 2 rugby pitches. Use SDT parking facilities.
Access information:	All ground floor with ramp.
Current activities:	Rugby teams (senior, junior and children), related meetings and social events.

Users who?	Local families who play/support rugby, and rugby players from across Bristol
Partners:	SDT: other local rugby clubs: schools
Booking process:	Via club committee members or bar staff (diary at bar)
Caretaker:	Club members volunteer
Key holder:	Club Chair and employee
Charges	Not known.
Building condition:	Old building in fair condition. New building/extension (built approx 5 years ago with RFU grant) has some problems including damp, leaks, which SRFC is still in dispute about with the building company.
Cost of running the building	Not known.
Maintenance obligations:	SDT undertake some pitch maintenance as part of the lease arrangements. Maintenance undertaken by club volunteers or bought in.
Maintenance programme:	On going.
Future plans for the building:	Intend to continue as a successful local rugby club. Club has, over the years, nurtured local rugby players that have gone on to success at a national level. Currently has 2 senior teams but could accommodate another. Very popular children's programme ("minis") but would like to attract older teenagers. Would like to see more collaborative working within Southmead.

Organisation:	Southmead House
	
Address:	Southmead House, Greystoke Ave, Southmead, BS10 6BQ
Contact person:	John Bos (Community Buildings) Beverley Dummett (Customer Service Point Team Manager) Terry McMillan (Senior Office Administrator Adult Services)
Contact Details:	john.bos@bristol.gov.uk; beverley.dummett@bristol.gov.uk; terry.mcmillan@bristol.gov.uk
Year Established:	Not known.


Ownership of the building:	Owned by Bristol City Council (BCC)
Legal Structure:	Local Authority
Staff:	BCC managed
Opening Hours:	Open office hours on weekdays
Usage:	BCC operate a Customer Service Point on part of ground floor providing face-to face advice and information on BCC housing and other services, plus access to a computer, telephone and pay point. The CSP Team Leader reports that the service is well used and appreciated by Southmead residents. There are hot desks for staff from Estate Management and Landlord Services downstairs. Upstairs there are offices used by BCC Adult Services staff.
Facilities:	The building has a large reception and waiting area, open plan and smaller office space, a spacious staff room with kitchenette, meeting rooms (used by other BCC staff), interview rooms, toilets, a lift and large car park.
Access information:	Fully accessible - there is a lift, disabled toilets and ramps
Current activities:	See above – BCC CSP and offices
Users who?	BCC
Partners:	N/A
Booking process:	N/A
Caretaker:	BCC
Key holder:	BCC
Charges	N/A
Building condition:	Fairly new building and looks in good condition though some BCC staff feel that the building is tatty and some interview rooms are shabby.
Cost of running the building	Not known.
Maintenance obligations:	BCC
Maintenance programme:	BCC
Future plans for the building:	BCC would like to move to a completely online Customer Service, with a central CSP in Temple Street, but the council recognises that some customers do not have access to computers. It is understood that currently, "Southmead House is not earmarked for closure/disposal, but this situation may change in the future. The council is bringing most of its staff together onto a small number of sites and many of the smaller office sites will be re-used or disposed of. As the 'Workplace Programme' progresses, the future of smaller sites will become clearer. Apart from the CSP, the rest of the building accommodates council functions that don't necessarily need to be located in Southmead."

Organisation:	Southmead Development Trust – Greenway Centre
	
Address:	Doncaster Road, BS10 5PY
Contact person:	Alex Kittow
Contact Details:	alexkittow@southmead.org
Year Established:	1996 Though building was built 1952
Ownership of the building:	Owned by Bristol City Council (BCC) on a 125 year full repairing lease (5 years in). Rugby club have lease with SDT for 125 years for their building.
Legal Structure:	Charity and not for profit company
Staff:	19 staff
Opening Hours:	9-5 weekends 8-10 weekdays plus later for events (licensed)
Usage:	High
Facilities:	Business units/offices for permanent tenants on easy in easy out (30 - 5 vacant currently) room hire (by the half hour – 6 rooms – demand is high), gym, crèche (houses a play scheme), new nursery about to start, main hall (500), sports hall (200 – basket ball, 5 aside, sprung floor, changing rooms and showers), café, dance studio, fitness suite, snooker room, IT suite, 2 rugby pitches and club building, communal garden, green rooms.
Access information:	Nearly everywhere is fully accessible. The stair lift costs £3k per year to maintain, is sometimes broken and is rarely used. Sports hall is not accessible.
Current activities:	See above – plus Church and services of small VCS organisations, national charities and statutory bodies delivering a broad range of services. AWP will be moving in shortly to deliver Lot1 mental health services.
Users who?	Southmead residents, North Bristol, City Wide
Partners:	Many.
Booking process:	Good online system. This could be used for other buildings (e.g. Youth Centre, Southmead Community Association and others)
Caretaker:	Yes though not called that!
Key holder:	Yes

Charges:	See website http://www.southmead.org/
Building condition:	SDT do what they can to keep on top of maintenance. The buildings are old and need constant attention. Major works are required to the roof. Boiler is not efficient and the building needs more insulation. Green room has not got a bio mass boiler, roof leaks and there is asbestos.
Cost of running the building	
Maintenance obligations:	Full repairing lease.
Maintenance programme:	Due to funding issues, maintenance is largely reactionary. SDT needs a building conditions survey and a 10 year maintenance programme to identify costs. Recently put up £50kw solar panels. Storage is always an issue.
Future plans for the building:	Need funding for ongoing and major maintenance items. Overall there is too many community use buildings and SDT keen to work with others to deliver better facilities that are well used.

Organisation:	Southmead Youth Centre
	
Address:	Greystoke Ave, Bristol, Avon BS10 6AS
Contact person:	Keith Sykes
Contact Details:	
Year Established:	1960's
Ownership of the building:	BCC – but SDT looking to take this on an asset transfer (long lease). Due to start 1 st June.
Legal Structure:	It will be SDT – charity and company
Staff:	Currently recruiting. There will be 2 staff.
Opening Hours:	
Usage:	Usage has reduced due to youth service budget cuts. Need is enormous. All partners agree that there is not currently enough for young people in Southmead.
Facilities:	Gym, boxing ring, sports hall, lounge, kitchen, DJ room, six offices, small memorial garden.
Access information:	?

Current activities:	SDT hope to refill the building with services and have partners in place (over 20). Currently 2 session boxing club. Disability group. Open access session (Youth Links – LPW).
Users who?	LPW but other services will soon be moving in.
Partners:	SDT have been talking to a large number of partners about using the building.
Booking process:	N/A
Caretaker:	N/A
Key holder:	N/A
Charges:	N/A
Building condition:	Poor.
Cost of running the building	N/A
Maintenance obligations:	Not yet in place
Maintenance programme:	Not yet in place
Future plans for the building:	Business plan has been completed. Still awaiting CAT process to be completed.

Organisation:	Southmead Community Sports – The SHED
	
Address:	Jarrats Road
Contact person:	Julie Gibbs
Contact Details:	07941193996
	junog@blueyonder.co.uk
Year Established:	2007
Ownership of the building:	BCC built the building from developer contribution after houses were built. The site was a former school. The land is owned by Fields and Trust but the council or the council are the managing trustees. Southmead Community Sports do not have a lease currently. In 2009 Football foundation funded the pitch. MUGA was funded through Community Spaces. Also have had funding from SITA for the play park. In 2011 an agreement was entered into with Churngold. The club agreed

	to accept landfill being tipped and in turn to receive funding for pitches. There is an endowment of £150k from the sale of the land for housing and the interest goes to the club - £1,600 per quarter. The local committee includes a BCC rep. Also have a junior committee.
Legal Structure:	Sports and social club. Separate legal structure for 3G (5 aside pitches).
Staff:	Bar manager, 3 bar staff, 2 cleaners –could do with a sports development post.
Opening Hours:	Social club 12-11pm all week and Sat Sun 11 – 11. MUGA is open from dawn to dusk. 3G can be booked from 9am to 9.45pm.
Usage:	Good.
Facilities:	Pitches, 3G, MUGA, play park, Social Club, Parking, toilets and showers, , table tennis, tea shed (run by volunteers)
Access information:	Disabled toilet, ramp.
Current activities:	County League on Saturday. Ladies football league. Junior games – 7 teams (200+children). Have a football development plan and want to do more kids teams. Hard to keep volunteers to manage the teams. Netball, basketball. Junior girls netball
Users who?	200+ children. Lots of adults – mostly from Southmead and beyond.
Partners:	Nick Glanville from sports development.
Booking process:	Through Julie
Caretaker:	Staff
Key holder:	Staff and trustees
Charges	Charges for 3G separate. Membership fees. Bar.
Building condition:	Good but needs extending and is expensive to heat.
Cost of running the building	All costs of maintaining pitches, buildings etc.
Maintenance obligations:	As and when
Maintenance programme:	As and when
Future plans for the building:	<p>Want to build an extension to the building as it is too small. Separate functions, parties. Required for league games. Could be used for courses, toddler groups, older people, coaching courses. Already have designs and planning permission for this. Could offer car park to Southmead hospital.</p> <p>Would like to do more with girls/women and disability sports. Could link with Lanercost Centre. Airbus use facilities and schools –would like to do more of this.</p> <p>Keen to get the message out.</p> <p>Interested in the Foothill green space and would like this for a junior pitch as require different sizes now for different age groups.</p>
Organisation:	Southmead Library

Address:	Greystoke Avenue, Southmead, Bristol, BS10 6AS
Contact person:	Hayley Cantle
Contact Details:	hayley.cantle@bristol.gov.uk
Year Established:	1970's
Ownership of the building:	BCC
Legal Structure:	BCC
Staff:	10 part time staff.
Opening Hours:	Monday: 09:30-13:00 14:00-17:00 Wednesday: 09:30-13:00 14:00-17:00 Thursday: 09:30-13:00 14:00-17:00 Friday: 09:30-13:00 14:00-17:00 Saturday: 09:30-13:00
Usage:	Specified by BCC as a "small library". Usage of libraries is ranked and Southmead is near the top of the list for small libraries.
Facilities:	Books and shelves. 10 open access computers. Training room. No public access toilets. In Feb % of computer usage was 50% (487 hours). One of BCC's busiest small libraries in terms of computer use. Number of visits 2597, issues 2000. Footfall has been better since Aldi moved next door. Also vandalism has reduced.
Access information:	DDA compliant with lift to training room on first floor. Disabled parking and ram. Hearing loop and lift.
Current activities:	Open access computers. Councillor surgeries. Some advice services use it as a quiet space e.g. Move on (Careers Advice) Gatehouse School, Hospital School. Class visits from local schools ad hoc or 1 per term or 1 per year. Community learning delivering courses for getting people back to work. Library runs an arts club fortnightly for children. Baby bounce. 2 reading groups – crime, general – alternates with Henleaze library. In the past Libraries have taken part in Wellbeing events – healthy eating classes
Users who?	Southmead residents, schools
Partners:	Community learning, schools, David Lloyd.
Booking process:	Library staff
Caretaker:	Council staff
Key holder:	Council staff
Charges:	Not known.
Building condition:	Fair. Building is maintained by BCC.
Cost of running the building	Not known.
Maintenance obligations:	BCC
Maintenance programme:	BCC
Future plans for the building:	Libraries have a bit budget cut in year 3 of Mayors budget. The future of libraries is being reviewed so this is all uncertain at the moment.

Appendix 3 Examples of community use buildings elsewhere

For All Healthy Living Centre



The For All Healthy Living Company (FAHLC) is based in Weston-super-Mare; it runs a Healthy Living Centre, manages a GP practice and is commissioned or grant aided to run other services and projects. Work is promoted in partnership with local people and agencies in order to increase access and ensure local residents remain key partners in the design and delivery of local services. FAHLC is a social enterprise with an annual turnover of £1.7m; it owns its own building and reinvests in the health and wellbeing of the local community; it is led by an independent board consisting of representatives from partner organizations and local residents, ensuring that local residents maintain a strong voice in how the centre is run.

Services Provided

Primary Medical Service: The GP surgery has over 5,000 patients and is directly managed by FAHLC; it offers, nurse led clinics, and other health advice.

Library: membership is free; a number of computer terminals provide internet access.

College courses: There are courses available at the Centre including Maths, English and computing, all provided through Weston College.

The South Weston Children's Centre: The SWCC provides a range of services, support and advice to children (aged 0 to 5 years) and their families living locally.

Barnardo's Family Support offers support and activities from the centre for families with children aged 5-13 living in the area.

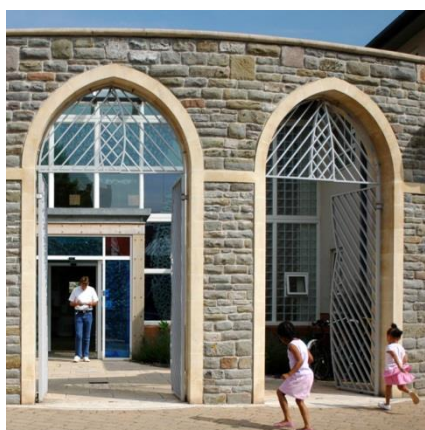
Contact centre: The Centre also works with family support services to provide safe and family friendly spaces for families to meet.

Other: Community Cafe, lunch club, community hall, library, Church, meeting/training rooms and office space are also all provided at the centre.

Building Statistics

The building has a floor area of 1,850sq.m and was completed in 2005 at a construction cost of £2.3m.

Wellspring Healthy Living Centre



Wellspring Healthy Living Centre is an award winning community building in Lawrence Hill. It is home to a host of services designed to improve health and wellbeing and is a testament to what can be achieved when a community comes together with a clear vision.

Founded in 2004 by a group of local residents, Wellspring is a community-run charity, owning its own building and serving one of the most vibrant but deprived communities in England. A resident-led board of trustees meets every six weeks and is responsible for the day-to-day management of the centre; it strives to ensure that local people continue to have a say in how the WHLC develops into the future. The current turnover of the business is £0.5m.

Services Provided

Health services: Wellspring Surgery is a modern partnership practice with six GPs and three practice nurses working closely with a variety of other services within the community. A Health visiting team and a dental team provides services from the centre and there is also a complementary health clinic.

Pharmacy: This is an on-site pharmacy at the centre operated by Boots.

Kitchen: This is a purpose built, fully equipped venue for individual and group cooking classes for all ages and all abilities accommodating up to 9 people at a time.

Dance studio: A light, airy space with a sprung dance floor and mirrors is for dance, fitness sessions, yoga; it is also used as a meeting room.

Art: Arts and crafts play an important part in the promotion of wellbeing at the centre; courses and sessions are delivered from a well equipped art room. Several artists were involved with the design of the building: the artworks were influenced by the designs of local residents who were engaged in the process.

Building Statistics

The building has a floor area of 1,530sq.m and was completed in 2004 at a construction cost of £2.61m.

The Gatehouse Centre



Hartcliffe & Withywood Ventures (HWV) was set up in 1985 by a group of local people and workers to tackle the issue of youth unemployment in the area. HWV is a not for profit Company Limited by Guarantee with charitable status, managed by a board of voluntary directors and employing over 70 full and part time staff. The current turnover is £1.4m pa. HWV works with Bristol City Council and other partners with the objective to increase choices and opportunities available to local people for better quality of life and higher standard of living; in short, helping to bring about employment, enterprise and education.

Services Provided

Café: A social space at the heart of the centre welcomes local residents and is used to advertise activities/courses/opportunities available at Gatehouse.

Nursery: this is a large and well organized facility with a turnover of £200k, looking after 100 children a week.

Business units: A range of workspace units are included at the centre for business incubation and employment.

Learning/training facilities: Teaching space is provided for the numerous courses run at the centre including computer training and skills to assist with job applications.

Conference facilities: A small suite of rooms at the centre is used for letting out as a conference/meeting space and also for celebrating the successful completion of training courses/gaining of qualifications.

Building Statistics

Funding to build the Gatehouse Centre came from Central Government, Bristol City Council and the private sector in almost equal amounts. The building has a floor area of 2,932sq.m and was completed in 1995 at a construction cost of £1.3m.

Withywood Centre



The Withywood Centre is a multifunctional community asset owned and managed by South Bristol Church and Community Trust (SBCCT). The project is a successful demonstration of partnership working for sustainable regeneration with local involvement being key at all stages in helping to build confidence, skills and capacity with the community. The building was designed for ultimate flexibility and multiple use, where ease of management and security was key.

Services Provided

The Withywood Centre is home to numerous service providers including: Megabytes Internet Café, The Withywood Church, Amelia Nutt Clinic, South Bristol Advice Services (SBAS), Age UK Bristol, Princess Royal Trust for Carers, Community Learning Difficulty Team (CLDT) and Healthy Urban Lifestyles Team. The Centre is a hub of activity hosting various support groups, sporting groups, recreational groups and community groups.

Building Statistics

The building has a floor area of 2,540sq.m and was completed in 2006 at a construction cost of £3.55m.

Patchway Hub

Patchway hub provides access to a range of health, children's, young people and family services under one roof.

The Patchway hub is located on the old Patchway library site and opened 5 September 2011. The hub is also the location for the North Bristol Trust (NBT) Children's Health team alongside the integrated children and young people's services.

The Patchway hub has been designed to bring together services for children, young people and their families in one location and in an accessible and welcoming environment.

Services include:

- Adult Learning Difficulties service
- Child and Adolescent Mental Health services
- Community paediatricians
- Educational psychologists
- Educational welfare
- Family support services
- Health visiting service
- Inclusion support workers
- Midwifery service
- Physiotherapy
- School health nurses
- Social care services
- Speech and language therapists
- Volunteer Centre - Patchway, Filton and the Stokes

The new state of the art library incorporates a 'volunteer bureau' for use by local voluntary groups. It provides the full range of usual library services.

A One Stop Shop is also incorporated within the building providing space for five customer service advisors, five interview rooms and its own waiting area.

A drop-in facility for adults with learning difficulties includes a public 'Changing Places' toilet for those people who cannot use standard accessible toilets. This includes people with profound and multiple learning disabilities and their carers, as well as many other disabled people who need sufficient space and the right equipment, including a height adjustable changing bench and a hoist.

The building employs low and zero carbon technologies where practical and economic including:

- low energy and automatic lighting
- combined heat and power plant
- photovoltaic cells for energy generation with the ability to sell spare electricity back to the national grid
- low energy natural ventilation wherever possible.

Appendix 4 Feedback from visits to other community venues

The visit to community centres in South Bristol took place on Tuesday 11th March 2014. The findings from the visit were discussed in terms of positive and negative points at each venue.

Name of Building	Positives	Negatives
<u>Gatehouse Centre</u> Helen mentioned that during the development of the building the two managers had taken on different roles, one had kept services going and the other had focussed on the building project. This had worked well.	-shop/ business units -contained areas; parts of the centre could be open independently of other parts i.e. shop units could be open outside of centre opening hours - nursery – income generator	- narrow corridors - impractical central tower - café not sustainable
<u>Hartcliffe Community Centre</u>	-700+ members -variety of space -financially independent -reach a different sector of the community - appear to have many volunteers	- bar in every room - entrance unwelcoming - poor accessibility - oldest and dirtiest of the buildings visited
<u>Withywood Centre</u> It was noted that it was close to other community centres	-welcoming reception area -garden with raised beds - 'nicest building' -light and airy	-lack of storage -big space but not much appeared to be happening -rent expensive -big hall; lack of sound proofing was an issue - 'echo-y' - is café viable? - not enough car parking?
<u>The Mede / Inns Court Centre</u>	-building being used by another agency (children's centre) = income generating.	- too small - no café at present
<u>Knowle West Media Centre</u>	-environmentally friendly building (made of straw) -windows	- lack of storage - no room for fridges in the kitchenettes - design didn't include space for storage of biomass pellets

Other general observations:

- Internal flexibility of the building is important so that layouts can be changed to accommodate different tenants. It is not good for the design of a building to be based on an anchor tenant as this can limit its future use.
- The building needs to be 'future proof'
- We need to think about the form and function of any new build – what do we need to use it for?
- Flexible advice space is useful and a potential income generator.
- Customer service points if incorporated into a community centre are cheaper to run because they require less staff and therefore may be a preferred option for council services.

Vision for Greystoke Strip

Ian described his vision for the development of the Greystoke Strip, which was an extension of Southmead House which would include:

- Southmead Community Centre
- Bethany Baptist Church
- The Meeting Rooms
- SCART shop
- Library
- The Southmead Project.
- With car parking at the front and housing to the side

It was suggested that we should apply to the Social Investment Fund to finance a feasibility study/ business plan.

Appendix 5 Key points from the Community Buildings Review Meeting

Meeting held on 19.05.14

20 people from a wide range of local organisations attended this event. Key points about community use buildings in Southmead were:

<p>Strengths – what works</p> <ul style="list-style-type: none"> • There are a variety of community buildings and costs/prices • There is lots going on • Arnside shops are a focal point and meeting place • Lots of parks and green spaces • The Greenway Centre is a local asset • People are beginning to work together • Southmead is easily accessible from other areas • There are brilliant volunteers • Residents are positive about living in Southmead • Most organisations are not reliant on external funding – earn their own incomes • Southmead Hospital means area is well known – but created parking and traffic problems 	<p>Weaknesses – what works less well</p> <ul style="list-style-type: none"> • The community is changing and facilities need to change too • Services and activities are not always joined up – there is duplication and gaps • Tired old community buildings, with little or no reserves for repairs or major works • Some people don't know what is going on where - need more and better publicity about activities • Not enough management committee volunteers or other volunteers • Not enough local building management expertise • Not enough staff capacity to work together & attend networks and meetings • Divided community – need to join up • Shops and flats need investment • External funding not usually available for what is needed locally • Uncertainty about Library, Southmead House etc • Community finds out about decisions to late • No Work Club for unemployed people
<p>Opportunities</p> <ul style="list-style-type: none"> • Local organisations have track record and are more trusted • Community Plan – creates a vision for future community spaces • Better collaboration could lead to more sharing or resources • Filton development – employment 	<p>Threats</p> <ul style="list-style-type: none"> • Filton development – extra traffic and possibly new community facilities (in competition) • Housing developments – need to have social housing to secure Section 106/CIL • Recession and cuts to BCC services and other public service

<p>opportunities</p> <ul style="list-style-type: none"> • Dunmail site – new housing can provide for older residents down sizing • Greystoke Strip – could provide new community hub in central area, and community housing scheme • There are other possible development sites that may generate income 	<p>cuts</p> <ul style="list-style-type: none"> • Greystoke Strip – could detract from other community facilities and not be visible enough from Arnside shops
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Participants discussed ideas for the future in 3 themes:

Families and Young People:

- Need better partnership working with all local schools – better collaboration and resource sharing with community organisations and between schools; improved welcome for residents: more joint projects e.g. with older people
- Need better out of school provision for 5-8 year olds, clubs and in holidays
- Need to improve services for young people aged 13 +. (This will get improve with 2 new workers employed, great work on the Youth Centre)
- Young people aged 16-18 years need empowering to do create more activities and meeting spaces for themselves
- Managing anger and aggression e.g. boxing club at the Youth Centre
- A Skate Park is a popular idea locally – can this be developed?
- The Ranch is developing a Rumpus Room
- Could improve opportunities for family activities – most are age-specific. Could create a family restaurant, community farm, family sports sessions, family events at the Community Centre etc
- Need more small advice rooms, possibly at different locations
- More music, including at the (Greenway Centre) Green Rooms

Older people, disabled people and their carers:

- There are already some groups for older people and people with disabilities, but we may need more publicity for people who are isolated or hard to reach. We could have an Open Doors Day and more taster sessions (as Over 50s Forum already does). Some local activities include Brushstrokes Group (art for stroke survivors): city wide young disabled group at the Youth Centre; Well Being choir at Greenway Centre: 2 “exercise on referral groups” for older people and people leaving prison at the Greenway Centre gym;
- The Lannercost Centre is about to re-open for people with early onset dementia and those with a physical or sensory impairment. It will have excellent facilities, provide advice and support for person centred plans and have a community café open to all. Lannercost is keen to share the centre with other groups. Could set up a Community Trading Scheme (swop) for Rooms/Facilities
- St Monica’s has great facilities and needs encouragement to share its café these with non-residents as initially promised.
- David Lloyd Centre should be approached again for more use of its facilities for older and disabled people.
- Could explore developing other facilities, classes and activities including a bowls club (at Pen Park or Lannercost?) allotments/gardening, a community

- farm, fishing, disabled sports club, sport for older people, cycling (and a cycle track), table tennis, oral history
- Sheltered accommodation (at Port Elizabeth House, Lilac Close, Kirkstone Gardens, Arncliffe, Halleswater, Millpool Court) and Windermere Homeless Hostel all have resident's lounges which could be used more for meetings and activities
- Need a carers' support group. Volunteers looking after older people need valuing and supporting. Could hold a 'Hearts and stars' community thank you event.
- Many community buildings are not accessible for older and/or disable people. Need access to good transport, good disabled parking for cars and for mobility scooters, wheel chairs etc
- Volunteering – more support for older people to volunteer to help other older people, and as volunteers sharing skills in schools and youth clubs – reading, governance, meals, chess, oral history
- Older people use the library – to meet and chat, read newspapers, use computers – need to ensure that this provision is continued.
- Though some facilities are already well used by people who have mental health difficulties (via Second Step and e/g. the use of Greenway Centre gym) more activities are needed. There will be more local services as Avon and Wiltshire Partnership (mental Health contractors) are moving part of their new service into the Greenway Centre.
- There is some local provision for people with learning difficulties; Three Trees are at the Greenway Centre.
- Dunmail could be the site of Bristol's first dementia village (is one planned elsewhere in Southmead?)

Greystoke Strip:

- The site is the current Southmead Community Centre Building, Meeting Rooms, Baptist Church, adjacent (and possibly including) Southmead House.
- The vision is for a shared building with a central reception, shared staff and infrastructure, merging SDT and SCA housing the Library, Customer Service Point, payment machine, Councillors surgeries, advice provision, Community Centre with (flexible and sound proofed) large and small meeting rooms, kitchen and "high hall". Parking on site or outside? May house projects if they want this– e.g. Southmead Project, WISH
- Part of the site would be developed into housing, shops and offices/workspaces, possibly by a new local community housing association, giving a sustainable income.
- Need to formalise and be clear on distinctions between Greystoke Strip/Community Hub and Greenway Centre (training and sport).
- What would happen to empty spaces created by move to Greystoke strip building? e.g. Southmead Project, SCART shop and Library. How do we include Arnside?
- Café – would it be sustainable? or would it be better to have a community kitchen that can be used for serving refreshments
- Usage – would it be enough, bearing in mind other facilities. Could develop other services e.g. Sofa Project or similar, but sustainability of services is important

Appendix 6 Possible funders and sources of advice

Our Place

<http://mycommunityrights.org.uk/ourplace/>

The Our Place programme will help areas working to transform local public services in three ways:

Direct support – consultancy/coaching support, tailored to meet the needs of your neighbourhood

Grant payments - Small Getting Ready grants of £3,000 in Year 1 with some direct support; Getting Going grants of £10,000 in Year 2 with further direct support; Going Further grants of between £5,000 and £7,500 for those who are prepared to push the boundaries and up to £20,000 for projects preparing to break new ground.

Social Investment Business (SIB)

<http://www.sibgroup.org.uk/>

SIB has managed several rounds of a range of grants aimed at helping communities to deliver a local service or save a local building to benefit the community. These include:

Pre-feasibility grants: Up to £10,000 to help groups through the early stages

Feasibility grants: Up to £100,000 to help groups prepare to take over the asset or service

Capital grants: Grants between £100,000 and £500,000 to buy or refurbish a community asset.

Comic Relief

<http://www.comicrelief.com>

The Stronger Communities theme aims to strengthen local communities through making small grants of up to £10,000 to small, locally based groups or organisations in areas of disadvantage that have a clear understanding of the needs of their community and are undertaking actions as a means of addressing these needs.

Big Lottery Reaching Communities

www.biglotteryfund.org.uk/global-content/programmes/england/reaching-communities-england

Priorities include: People have better chances in life, with better access to training and development to improve their life skills; stronger communities, with more active citizens working together to tackle their problems; and healthier and more active people and communities.

Henry Smith Charity

<http://www.henrysmithcharity.org.uk>

Priority is given to work with groups experiencing social and/or economic disadvantage and to work that tackles problems in areas that fall within the bottom third of the National Indices of Deprivation.

Lloyds TSB Foundation for England and Wales.

www.lloydstsbfoundations.org.uk

Priorities include work that helps disadvantaged people play a fuller role in the community.

Paul Hamlyn Foundation

<http://www.phf.org.uk>

The Social Justice programme is probably the most relevant, and there is no maximum amount. In this theme, the Foundation is interested in funding work that puts into practice new ideas that will achieve better outcomes, leading to significant, long-term impact, as well as work that challenges an organisation to reflect on, consolidate and/or change the way it operates. An example of this could be building capacity or changing the nature of how it works across departments and/or with outside partners. The Foundation is particularly interested in work that enables participants to shape the direction and delivery of the work.

Tudor Trust

www.tudortrust.org.uk

Grants available for organisations working directly with people who are at the margins of society; building stronger communities by overcoming isolation and fragmentation and encouraging inclusion, connection and integration; organisations which are embedded in and have developed out of their community – whether the local area or a ‘community of interest’; high levels of user involvement, and an emphasis on self-help where this is appropriate; work which addresses complex and multi-stranded problems in unusual or imaginative ways.

Esmee Fairbairn Foundation

<http://esmeefairbairn.org.uk>

Grants are available to support the arts, education and learning, the environment and social change. Applications are prioritised if they address a significant gap in provision; develop or strengthen good practice; challenge convention, taking risks to address a difficult issue; test out new ideas or practices; take an enterprising approach to achieving its aims; aim to influence policy or change behaviour.

Tesco Charity Trust Larger Grants

<http://www.tescopl.com>

One off grants up to £25,000. Charities working on an international, national or regional basis are eligible to apply. Charities should be working around Tesco stores, and in the countries where Tesco sources from. The current application deadline is 09 January 2014 but there will be other rounds. Funding is available for practical equipment and resources, and current priorities are children’s welfare and education; older people’s welfare; and adults and children with disabilities.

Trusthouse Charitable Foundation

<http://www.trusthousecharitablefoundation.org.uk>

One off, one year small and large grants are available, of between £5,000 to £30,000.

The Co-operative Community Fund

<http://www.co-operative.coop/membership/local-communities/>

Small grants of up to £2000 are available for community projects.

Local Enterprise Partnership

<http://www.westofenglandlep.co.uk/funding/>

European Regional Development Fund - this fund is not yet open for business but it is estimated that it will come on stream during 2015.

Ethical Property Foundation

<http://www.ethicalproperty.org.uk/>

This charity provides advice and access to professional support on all aspects of running a community building.

Locality

<http://locality.org.uk/>

Quartet Community Foundation

<http://www.quartetcf.org.uk/>

Bristol Green Capital

<http://bristolgreencapital.org/>

Regen South West

<http://www.regensw.co.uk/>

Centre for Sustainable Energy

<http://www.cse.org.uk/>

Homes and Communities Agency

<http://www.homesandcommunities.co.uk/>