

Hengrove Park Forum

Notes of meeting

Tuesday 10th June 2008
7pm – 8.30pm

The Scout Hut, Hengrove Park, Bamfield, Bristol

Present	Present
David Fowgies Jane Hewer John Button, Elmtree Park Residents Association (EPRA) Ray Andrews, EPRA Dave Stevens, EPRA Chris Tarr, Whitchurch Assisting Development (WAD) Michelle Tarr, WAD Inspector Colin Salmon, Avon & Somerset Police Wendy Linham, Police, Traffic Management Hilary Scriven, Scouts Allan Whiteley, Area Housing Committee member	Richard Mond, Bristol City Council Lucy Darkin, Bristol City Council John Trotman, Constellation Europe Apologies: Local ward councillors Ben Bennett, Bristol PCT Richard Thorold, City of Bristol College Sue Walker, Hartcliffe Health & Environment Action

1. Introductions

Lucy introduced Richard Mond, Head of Parks, Estates & Sports who would be providing an update on the PFI Leisure Centre and John Trotman from Constellation Europe who will be giving a brief update on their office proposals.

Lucy also explained that Andy Tyas is off-sick at the moment, recovering from a back operation and hopes to be back towards the end of the month or into early July, subject to agreeing a work programme with Occupational Health. The Forum sent their best wishes to Andy.

Apologies were given, including those from local ward councillors due to a clash with the Full Council meeting.

2. PFI Leisure Centre update

Richard gave a presentation on the PFI Leisure Centre which provided background on the process for selecting a preferred bidder to design, build, run and maintain the facility; the citywide swimming strategy, how the building is being funded, proposals for public consultation and details on the type of facilities to be provided.

Citywide Strategy

Richard gave an overview of the citywide strategy to improve sports, and in particular swimming provision which has been in steady decline over a number of years. Hengrove Park is central to this strategy with the aim of creating the best leisure centre in the South West of England. Other strands to this strategy includes new

pools at Horfield and Henbury, the refurbishment of Easton and Dean Lane, and some closures locally including Filwood.

Process for selecting a preferred bidder

Richard explained how the PFI process differs to the normal process for designing, building and securing an operator to run and maintain a leisure centre. Through PFI all of these strands are placed with a single company with an obligation to provide services for 25 years. Due to the large investment by government and historically poorly performing PFI schemes, complex checks and balances are put in place to scrutinise the process for selecting an operator.

After starting with three bidders, there are now two teams remaining, who will be submitting their final bids to BCC on the 25th June. More information on the timescale for arriving at a preferred bidder and consulting on their scheme is detailed below.

Information on the design proposals will be presented to the Forum on 29th July. Richard emphasised that the bidders offer for maintaining the Leisure Centre over 25 years is as, if not more important than design, as it ensures ongoing delivery of quality services.

Funding

Central government will be providing ~£30m in PFI credits which is the equivalent of ~£2.3m towards running costs over 25 years. A combination of PFI credits from central government (~£30m), The Council will be providing ~£400k per year to help run the facility on top of ~£3m and ~£1m as one-off payments to fund the building of the car park and plaza respectively.

Type of facilities & services

The brief from BCC to the bidding teams includes the following:

- 8-lane, 50m pool – capable of being sub-divided and variable depth
- Learner/leisure pool – children and starter swimmers
- 4-court sports hall
- 100-station gym
- Aerobics studio
- Healthy living zone with café and crèche

The expectation is that both bidders will meet and exceed this brief.

Aiming to provide a car park with 330 spaces (designed as a single deck, similar to the hospital car park) with 20 disabled spaces next to the building.

There was a discussion about the size and role of the plaza in providing a connection between the Leisure Centre and the Community Hospital, including the provision of facilities in the Leisure Centre which may be used by patients.

Discussion about provision of car parking spaces and potential impact on local roads in conjunction with already consented parking provision and matters currently under planning such as Constellation Europe's scheme.

Action:

- PCT to expand on relationship between the two buildings with respect to delivering health services at 29th July meeting.
- See note below regarding separate transport meeting.

Consultation

Richard explained that there has already been extensive consultation on the PFI Leisure Centre, via the swimming pool strategy, as part of the wider Hengrove Park masterplan and last year as part of Phase 1.

Draft consultation programme for preferred bidders proposals:

- 1st July – pamphlets at Jubilee & Bishopsworth pools, Asda, Action Sport and Play Park
- 14th July – Quality of Life Scrutiny Commission
- 24th July – Cabinet papers published with recommendation on preferred bidder. This coincides with starting point for pre-application consultation on preferred bidders proposals for the building, plaza and car park.
- 29th July – preferred bidder presents to the Forum
- 31st July - Cabinet meeting to decide preferred bidder
- Mid-August – target for planning submission
- 29th October – target for planning committee

3. How we'll keep you informed during construction

Lucy ran through the various methods which are being proposed for keeping local people and other stakeholders informed on progress in the run-up to and during the construction phase. Anticipated start on-site is now during August.

Hengrove Park Forum

Lucy explained plans to improve the effectiveness of the Forum:

- Reviewing profile of membership and filling gaps if groups are under-represented and advertising details on website
- Convening meetings for a regular time slot every alternate month
- Loading details on Forum membership and meeting dates on website

Actions:

- Meeting invite (agenda and minutes) to be issued via email and mail.

Newsletter

Lucy explained proposals for a Hengrove Park newsletter which would include information such as:

- What's happening on site
- Information on construction traffic routes
- Special interest news e.g. tree planting
- Contact details i.e. information phonenumber and emergency number

Initially the plan would be to circulate the first issue of the newsletter more widely than later issues but to provide information on how people can keep up-to-date on

Hengrove Park news. The first issue would be sent out close to construction start on-site. The aim would be to circulate copies to local residents, community venues and local schools.

Actions:

- Explore scope for distributing newsletter via local papers such as the Tenants Tribune and The Bristol Observer.
- Section to be added where recipient can subscribe to receiving subsequent issues of the newsletter.
- Explore need to provide information and/or liaise with schools to facilitate raising awareness about the dangers of construction sites due to works starting during the summer holidays

Website

Lucy explained that there needs to be a major overhaul of www.hengrovepark.com. New sections will be added explaining extent of construction site (as this will impact on park users), details of construction traffic/key roadworks and a media centre archiving relevant press releases. Contact details will be updated to include dedicated phonenumber and emergency contact details. Information is already provided on how to contact the project team using hengrovepark@bristol.gov.uk.

Hoarding on Whitchurch Lane

Lucy explained proposals for promotional hoarding on Whitchurch Lane (subject to planning), which shall announce to passers-by that Hengrove Park is open for business whilst also acknowledging sponsors, funding and development partners. Primarily this will be designed to be read by passing motorists. The Forum were show a working draft of the hoarding and were supportive of the proposal.

Information Board

Lucy explained plans to install a notice board near the Play Park (subject to planning) which will be modelled on the information board at Queen's Square. The double-sided panel would have one side detailing Hengrove Park regeneration and the reverse, updated more regularly, including information such as the newsletter and information on events.

Alternative locations were suggested such as outside Asda Whitchurch. The Forum's preference would be for a notice board to be located both at the Play Park and outside Asda, although the latter is their preference. There also was a discussion about the suitability of the Play Park for this type of information and whether it should be inside the facility or outside the fenceline.

In determining the final location(s) consideration needs to be given to risk of vandalism, reaching a wide audience and value for money.

Actions:

Lucy to explore feasibility of installing a board outside Asda Whitchurch.

Information phonenumber

Lucy explained plans to set-up a phonenumber to aid management of project enquiries in the lead-up to and during construction. The aim is to have a dedicated number, managed by BCC, where callers will hear a recorded message asking them to leave

information such as their contact details and the nature of their enquiry. Similarly to phonelines such as Nationalrail enquiries, additional information on key construction works could be given in the recorded message. Callers will also be informed of the 'service level agreement' i.e. the time by which someone will get back to them to deal with their enquiry. For complex calls, a 'holding' phonecall will be made with a commitment to answer the enquiry within a specific timescale. A period of evaluation will follow the initial pilot period to review the effectiveness of the system.

Action:

Lucy to clarify whether the dedicated phoneline will be a freephone number.

4. Phase 1 update

Community Hospital

- Local people are being involved in the process of working with the hospital's artists to develop the art plan for both inside and outside the building. Hilary gave an update to the Forum about her contribution to this process and is very positive about the response she has had so far to her feedback.
- The PCT are aiming for Department of Health approval of their business case in Autumn 2008.
- The current programme aims to start construction on-site in Spring 2009, with pre-fabrication commencing a couple of months previously in Germany. Building completion is targeted for Winter 2009.

Action:

Lucy to seek confirmation of PCT representatives presenting to the Forum on 29th July.

Skills Academy

- Tenders for construction have been received and are undergoing evaluation
- Subject to formal approval, the project team are aiming to start on-site during August

Computershare

- Negotiations are still progressing with regards to sale of BCC's land to Computershare.

Action:

- Lucy to seek confirmation of timescale for Computershare undergoing pre-application consultation and date for bringing their scheme to the Forum.

Constellation Europe

John explained that the Constellation Europe planning application has now been submitted and is subject to a 13-week period of determination prior to it being considered by the planning committee for approval. A quicklink from www.hengrovepark.com to the relevant planning documents is to be added shortly. Access to these documents is already available either via planning reception at Brunel House or online via the UK planning portal

(<http://www.bristol.gov.uk/ccm/content/Environment-Planning/Planning/publicaccess-for-planning.en>).

Action:

Lucy to get the website updated with relevant drawings and link to planning portal.

5. Actions from last meeting

- Actions relating to the hospital to be covered in a separate presentation to the Forum, potentially 29th July.
- Confirmation that following concerns raised by the Forum and subsequent discussions with the PCT that a haul road across the park is no-longer required. Pods will be delivered to site via Whitchurch Lane and a slightly modified access road e.g. specification can take 80 tonne vehicles. The Police have expressed concern and requested more information on these proposals.
- No progress to report on discussions with First Bus on provision of bus services into Hengrove. Lucy explained that if the value of certain services are above permissible thresholds that negotiations would be opened-up to other operators.
- Website visits average ~1000 new visits per month and ~1400 visits in total per month for this year
- Members of the Forum present agreed the meeting notes as an accurate record.

Action:

- A separate transport meeting is to be arranged as a matter of urgency between the BCC transport team, interested members of the Forum and the Police. It was asked that a flipchart be available for use at the meeting.
- Update on Hartcliffe Education Campus at next meeting.

6. AOB

Discussion about how the Infrastructure works will affect the hedgerow along Whitchurch Lane and assurance that losses will be confined to the section removed to create new access and the thinning along the frontage associated with constructing additional lanes.

Confirmation that spoil generated during construction of the PFI Leisure Centre will not be disposed of on the Park.

Action:

Lucy to forward Wendy Litham's contact details to Infrastructure team with view to ensuring that the relevant sections of the Police are involved in discussions prior to and during construction.

7. Date and venue of next meeting

7pm-8.30pm on the 29th July at the Scout Hut, Bamfield