

Carriageworks/Westmoreland House

Stakeholder Group Meeting

15 December 2011, 5.30 pm

Attendees:

Lori Streich	St Werburgh Neighbourhood Association (Chair)
Simon Lewis	Montpelier resident
Ben Appleby	Co Chair Cabot Neighbourhood Forum
Jawahar De Sousa	Project Officer, City Design, Bristol Council (notes)
Nick Hooper	Bristol City Council
Chris Chalkley	Peoples Republic of Stokes Croft
Pete Bullard	St Paul's Unlimited
Cheryl Jones	Kingsdown Council Tenants Association
Beverley Tattersfield	Montpelier Conservation Group
David Saunders	Hamilton House
Jon Rogers	Councillor, Ashley Ward
Gus Hoyt	Councillor, Ashley Ward
Prue Hardwick	Shake Wrap and Roll
Sophie Howe	
Rhodri Jones-Morris	Bristol Resident
Julian Mellor	2md
Hugh Nettelfield	2md

Apologies:

Tracy Edwards Brown	St Pauls Unlimited
Delroy Hibbert	St Pauls Unlimited/Resident
Anthony Negus	Councillor, Cotham Ward
Jan Reichel	Project Manager, Property Services, Bristol Council

Purpose of meeting: Review Contact Groups work and draft vision proposal.

1. Vision

JM reported back:

- the second stage of the community consultation process was completed on the weekend of the 3/4th December 2011
- more than 270 people gave their views on the 8 vision statements
- there was over 90% support for all 8 statements
- the final Vision document is 18 pages with over 260 pages of appendices, which includes SPD10

One of the main objectives of this Stakeholder Group meeting is to sign-off the completed vision document and the community involvement process. Only one issue of significance was identified from the consultation process – car parking and what was meant by adequate? It was generally felt that a

discussion on car parking provision along with access and servicing for business in different parts of Stokes Croft was entering into too much detail for the document. The parking statement is a 'high level' statement it was therefore ok to leave the text as is in the draft document. There was unanimous stakeholder support for the vision document. It was pointed out that some minor amendments were needed – grammar and spelling, which should be submitted to Julian before 23 December 2011. The Carriageworks website will be kept going, but the Vision will only be available on the website after the launch date. In the meantime an explanation on progress, details of the next steps and launch date will be put on the website. A special vote of thanks was made to the Julian and Hugh of 2MD for their efforts, commitment and quality of work.

Action: submit corrections/amendments to JM before 23 December 2011

2. Launch

The purpose of the launch should be to let all those people involved in the community involvement process the outcome of the process i.e. the detail of the vision. When should the Vision Document be launched? LS introduced the subject and favoured keeping the document under wraps until it is ready for a media launch. It has to be a small media launch with the Evening Post and possibly a national e.g. the Guardian and the trade media. A launch in February is considered the earliest realistic date, hence the need to keep the document under wraps until the launch. Following discussion the following dates were agreed for the launch:

Press Launch – Tuesday 6 March 2012

Public Launch – Thursday 8 March 2012

The existing contact group of local residents and Council officers will continue to meet to bring forward the launch. It will operate under the title of Launch Task Group

3. Next Steps

The Carriageworks stakeholder group will continue to function, but under the new name of the Carriageworks Action Group (CAG) and will have two roles

- Own the Vision promoting and delivering it for the community
- Maintain contact with the local community, local stakeholders, the site owners, the City Council, etc.

Contact with the city council will be through the Liaison Group, who will work closely with the Council on preparation of a developers brief and developer selection. It is important that the Liaison Group does not include members who may be involved in the establishment of a Community Interest Company that may bid under the developer selection process. Lori Streich, Peter Bullard and Prue Hardwick volunteered to be on the Liaison Group. The launch of the Vision will be pulled together by the Launch Task Group, which will consist of the liaison group members plus Simon Lewis and Chris Chalkley and Council officers. After the vision launch the Launch Task Group

will cease to meet and contact and work with the council will progress through the Liaison Group, which will include Lori Streich, Prue Hardwick, Peter Bullard and Council Officers.

Dates for Launch Task Group – Jan Reichel and Kate Hartas to provide date availability to meet during the first two weeks of January 2012.

4. **Feedback on the visioning community involvement process**

What has made the process successful? Everyone in the meeting gave a brief explanation for the success of the process. These included:

- The people – many local people have been working together for a long time, so bringing people together was better than expected
- independent brokers in 2MD with the skills to bring a wide variety of views into one shared vision
- Context – a politicised area going back to the 1980s, the riot, anti-corporatism and alternative groups have all contributed to the possibility of sensible and coherent dialogue to make something exciting happen
- The right ingredients needed for success - the archetypal wicked developer, a Grade II* listed building, an engaged community and a great process
- Believer in do what you can with what you've got. We have a very skilled group with varied perspectives. We are more than the sum of our parts.
- Critical mass and timing
- Timing is key. Stokes Croft has politicised people. Add to that general disenchantment with developers
- A bottom-up process
- Clarity of communication - nothing is hidden; all the minutes are publicly available. Very inclusive.
- Julian and Hugh. Green T-shirts. Visuals. Pedal Walla. A very clear timescale from the outset
- The Spirit of Stokes Croft. The energy of the people
- We've bucked all expectations. We had a very committed contact group. While we had heated debates we always came back together. The Council also played a genuinely enabling role, supporting and funding but not seeking to control or direct a partnership between local people and the Council
- An alliance of disparate individuals. The budget enabled a very creative process. Council staff were all getting things to happen. The community had the energy. The alliance/partnership makes it feel like it's going to happen.
- Stokes Croft is a shifting changing place. We have got people onto the streets.
- The derelict building itself and the community - the building has been laughing at us for years, and now the community is demanding something back.

5. **A.O.B.**

David Saunders has not been receiving e-mails while he's been covering for his colleague Andrew Baker – agreed that David will e-mail Jawahar with his e-mail address details.

Action: Jawahar/Jan will ensure David receives details of meetings, notes, etc by e-mail.

The next meeting will be the Vision launch in March 2012

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