

# Carriageworks Action Group: What Next?

## Discussion paper for Community Meeting

### 1<sup>st</sup> December 2015

#### CAG's Aim

CAG has a single aim: ***to work with any developer that will develop the site in line with the Community Vision.*** We have been working with residents, business owners and community organisations in all of the communities impacted by the dereliction of the Carriageworks site since 2011 to achieve this. At every step along this long, often strange and seemingly tortuous road, we have revisited our role, and come back to Community Meetings to check out what we do next. Given where we are in the process, it is time to revisit how we will work with the developer throughout the development process.

#### CAG's role and approach to now

**Conduit of information:** CAG has been an ongoing conduit of information about the various processes, and the different stages that we've all been through in seeking the development of the site. We have done this by holding Community Meetings when there has been a need, through the CAG website, and through the Liaison Group working with key people such as Bristol City Council, Councillors and, more recently, Marc Pennick (owner of Fifth Capital) and his team.

**Flexible approach:** We have always adopted a pragmatic approach and been flexible and fluid in our working arrangements. There has always been a ***Liaison Group*** (initially called a Contact Group) which has ... liaised... with anyone, agency, council, developers, housing associations and any other stakeholders about any issue that has been open for discussion in order to achieve our single aim.

#### What next?

As we move towards the development of the site, we need to look again at CAG's role and agree how we will work with Fifth Capital to achieve the development of the Carriageworks site. Marc is open to working with us to an unusual degree for a large developer, and over the past few months we have established a constructive dialogue with him and his team. At the time of writing, discussions have taken place about including CAG in the Section 106 agreement; and members of the Liaison Group have brokered links between Fifth Capital and a local social enterprise to secure the local management of the commercial elements of the site. We have also had conversations with the nationally based housing association that is likely to play a management role around the housing. We hope to broker further relationships that will improve the local housing offer within the development. Members of the Liaison Group have been engaged with this activity. There is a recognition by all involved that members of the Liaison Group, as well as members of CAG in general, have significant local knowledge and so can contribute positively to achieving the best possible outcome for this development of the Carriageworks site.

**Key areas of involvement:** The October Planning Committee (Development Control A) meeting, at which Planning Permission was granted, set out the areas for CAG's ongoing involvement. Subsequent discussions between Marc Pennick and members of the Liaison Group had added some other issues to this list:

- Delivery management plan (especially the commercial space)
- Public art plan and cultural programme
- Detailed scheme design, specifically surface treatments (i.e. what the outside may look like)
- Housing

We would also like to be involved in ensuring that both the build and the subsequent management offers maximum opportunities for local employment and training.

We recognise that this is a greater level of involvement than is usual for community organisations working with a developer. It will be important not to abuse the relationship that we have developed with Fifth Capital. At the same time, we want, and need, to stay involved so that we work to achieve the best possible development – and one that meets as much of the Community Vision as is possible. We also know that there is real knowledge, energy and creativity within the CAG communities, and if we bring this together, we can create a “development of which we are proud” – to quote the Vision.

We need to be realistic, though, and we need to create an approach that works for us as resident/volunteers; and for the Fifth Capital team. We need to be careful not to ask too much of any of the partners in the development.

**Proposals: CAG going forward:**

- The current Liaison Group continues to act as a conduit for information, and continues to liaise with the Fifth Capital team as it grows.
- Members of the Liaison Group to agree with Marc Pennick/Fifth Capital the areas of CAG involvement and influence. This will include CAG role in relation to the building contractor.
- We (CAG) establish relevant special interest groups, or task groups. These would be people with an interest and expertise in the issues on which CAG has influence. These groups would probably be ad hoc, bringing people together as needed, for more detailed discussions about specific issues. They would meet once only or a few times. They would be run maintaining CAG's fluid and flexible approach. At least one member of the Liaison Group would be involved in each Task Group.
- Members of the Liaison Group will set out communications protocols with Fifth Capital, so we agree how the community is kept informed about the development as it progresses; and changes to the timetable. This will include a two way dialogue about the impact of the construction process.