

**Neighbourhood Portion of
Community Infrastructure Levy (CIL) for Bath**

**APPLICATION FOR FUNDING
(Express form for applications under £5,000)**

Section 1 - Contact Details *(Please note this should be the lead organiser)*

Name:	Gareth Somerset
Organisation: <i>(If applicable)</i>	Bear Flat Association (BFA) Bear Flat Environment CIO (in the process of being incorporated)
Contact Number:	
Email:	

Section 2 - Description of your Project

Description of your project, including the outcomes and objectives. (Maximum 300 Words)

The Bear Flat Association (BFA) has published its ***Vision for Bear Flat Centre***, an ambitious vision for the improvement of Bear Flat environment, and is setting up the Bear Flat Environment CIO for fund raising (see Section 3.1 below for more detail). This application is for initial funding of the initiative, which will start with improvements to The Gore.

The Gore is the informal name of the narrow triangle of land between Wellsway and Bloomfield Road. The area is in a poor condition and is unsightly, giving an unfavourable impression to visitors entering the historic city. The land is plagued by utility boxes, it has little utility for residents and will benefit hugely from sympathetic landscaping. Also, it hosts a listed [Queen Victoria Diamond Jubilee drinking fountain](#) that has been allowed to fall into a bad state of disrepair.

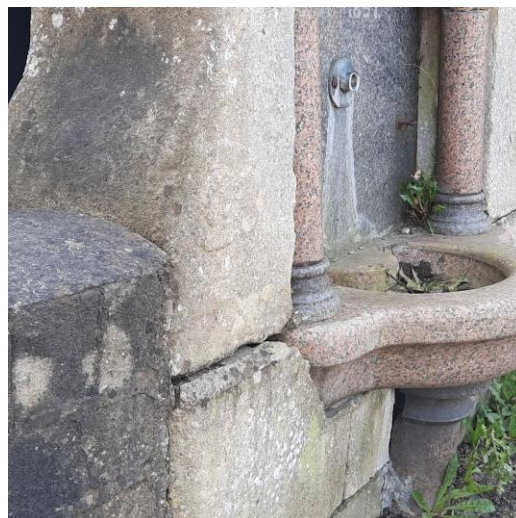
The key objectives are:

1. Urgent work to rescue the fountain from further decay and becoming a safety hazard.
2. Landscaping the area to improve its utility and attractiveness.
3. Removing or re-siting of utility boxes, if possible or affordable.
4. Creating a hard-landscaped area as a feature around the fountain, potentially re-introducing a modern drinking fountain.
5. Ensuring that the pedestrian crossings over Wellsway (existing) and Bloomfield Road (future) are properly integrated into The Gore.
6. Rationalise signage, including introducing a 'Welcome to Bear Flat' sign

This CIL application is to address Objective 1, ie to reset the fountain onto its pedestal and conduct repairs to the stonework and granite backing to prevent further degradation (see photographs).

Outcomes

1. A safe fountain structure, preserved from further decay that adds to the quality of the Bear Flat environment.
2. Removal of the unsightly Wessex Water box from behind the fountain, currently not possible because of the fountain's instability.



Section 3 - Criteria

3.1 How does the project address the specific impacts of the new developments from which the funding has been generated? (This may be considered on a ward, a locality or a city wide basis)

Please also explain how the project meets the following criteria:

- **How this supports the development of the relevant area by funding the provision, improvement, replacement, operation or maintenance of infrastructure.**
- **(or) Anything else that is concerned with addressing the demands that development places on the area. (Maximum 300 words)**

The Bear Flat Association (BFA) has published its [Vision for Bear Flat Centre](#), which outlines the improvements that the BFA, on behalf of the Bear Flat residents, would wish to see over the next 5 years. The Vision particularly covers Bear Flat Wellsway from The Gore to Hayes Place. It has been the subject of presentation and discussion with the residents and has been advertised in the local press (most recently the May edition of *Bath Voice*).

The BFA is setting up Bear Flat Environment (BFE), a Charitable Incorporated Organisation (CIO), as a vehicle for pursuing the Vision, in particular for the purposes of fund raising, project management and contracting. At the time of this application, we have submitted all necessary documentation to the Charity Commission and have made updates as recommended by the CC. We await final confirmation that it has been successfully incorporated.

The Bear Flat Centre Vision addresses a major problem faced by Bear Flat - the long-term decline of the area as a retail centre. This has been exacerbated by the pandemic but has been evident for a longer period. This impacts not only businesses but also the expectations and quality of life of residents. The centre is becoming a traffic route to the city, rather than a destination. The Gore in its current state gives a poor image and the drinking fountain shouts 'neglect' (see photo below)



In addition, Bear Flat lies within the city boundary and the history of Bear Flat is also that of the wider city. The fountain is a nationally designated Grade II monument that has received little (probably no) attention for many years from B&NES Council (the Gore is asset number L168 on the council's asset register). This initial stage will start the process of fulfilling obligations to maintain this listed monument.

3.2 How does the project provide links to the locality in the area where development has taken place? (if your project has city wide impact you will need to demonstrate how the broader community in the city will benefit) (Maximum 300 words)

The Gore is a prominent area of Bear Flat, providing the only area of green space on the Bear Flat centre, as can be seen from the map. Not only does it mark an entry point to the city but it is also prominent on Bear Flat itself, as it has been for over 100 years, see the photograph below. Its renovation is key (and a perfect first step) to implementing the BFA's wider Vision as:

It will provide utility to an under-used area within the Bear Flat centre

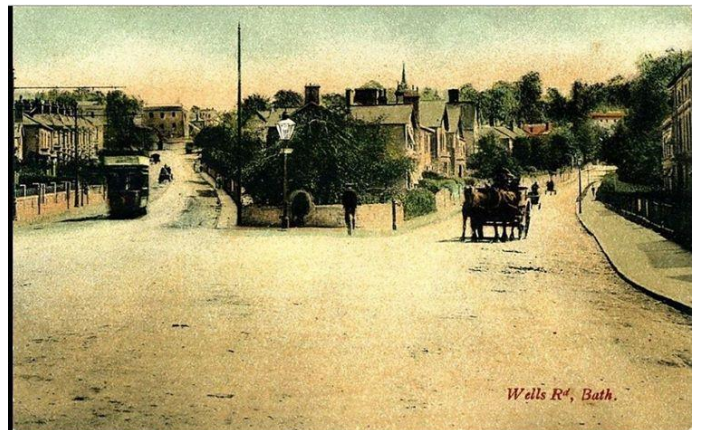
It will advertise Bear Flat to visitors, signposting its value as a retail and leisure centre

It will provide a recognisable gateway to the city

It will help to give Bear Flat a recognisable identity and celebrate its history

It will improve the safety of pedestrians and cyclists when integrated with designs for road crossings over Wellsway and Bloomfield Road

This initial stage will allow the safe removal of the Wessex Water valve station, paving the way for future improvements and demonstrating to the community the value of pursuing these improvements.



The Gore and fountain viewed from Bear Flat – early 20th century and early 21st century



3.3 Please provide evidence which shows how the community has been listened to and what existing support you have for your project? (Maximum 300 words)

The BFA started looking seriously at how the deterioration of the Gore might be reversed in 2017. The Bear Flat community in general has been consulted on our ideas through articles in the association newsletter and at our annual AGM. Also, residents close to The Gore have been consulted through a project leaflet posted through each door, seeking views. A web page has been set up on the association website (see [here](#)) for all residents to see.

Most recently, the project has been included in the wider Bear Flat Centre Vision paper which itself was the subject of a residents' online open meeting on 10th February 2021. Throughout the consultations, both on the Vision and previously, the project to improve the Gore and safeguard the fountain has received wide support from Bear Flat residents. Some quotations from comments received are:

I support the BFA's proposals for the Gore and increased pedestrian crossings. – Phil Jackson

I support the improvements to the Gore – C Phillips

The proposals for the Gore look sensible, and we especially like the way that the Victorian fountain becomes a prominent focal point rather than being dwarfed by an ugly utility as it is now. – Martin Monks

Councillor Duguid supports the Vision, and wrote the Foreword to the Vision paper, saying 'The BFA vision will change what is a pleasant neighbourhood into an even better community. Improvements in the physical environment and the public realm, for example through emphasis on pedestrians and cycling, will make Bear Flat more attractive and safer for our residents, visitors, businesses, shops and cafes'.

We have presented our ideas to the City of Bath World Heritage Advisory Board (3rd April, 2019) which has expressed support for the project. We have also discussed, via a pre-planning application, the fountain with B&NES Council conservation officer, Adrian Neilson, who agreed that urgent work is required to save the monument.

3.4 Please provide us with any details of previous experience that you or your organisation have been involved with in the delivery of projects. (You may wish to tell us about the people involved in your project and why you are confident in their / your ability to make the project succeed).

This initial stage and all further follow up work will be run under the umbrella of the Bear Flat Environment CIO. This will allow fund raising and grant applications to take place within the structure of an accountable incorporated organisation with powers of direct contracting for work.

The key personnel in the initial phase will be:

Gareth Somerset. Retired engineering and project director of SEA, a local (Beckington) engineering company, with experience in project planning, management and delivery. Previous secretary and chair of the BFA.

Timothy Cantell. Planner. Trustee, SAVE Britain's Heritage; former trustee, Bath Preservation Trust. Bear Flat Association Planning and Transport Group Convenor.

Mark Richardson. Financial director by profession, long term treasurer of the BFA.

Nigel Spragg. Local professional architect.

This team has the support of the BFA residents' association, which itself will supply support as necessary, for example in community consultation

Section 4 - Breakdown of Funding

This form is for grant applications under **£5,000**.

<p>Total cost of your project</p>	<p>Cost of the complete 5 year Vision depends upon future planning, involvement with B&NES Council and community consultation. These costs are as yet unquantified.</p> <p>Estimated cost of the complete renovation of The Gore, including in-kind costs (approximate and subject to final design details). £25,000</p> <p>Estimated total cost of the initial phase described in this application, including all costs (including in-kind) incurred to date (see breakdown below): £13,310</p> <p>Estimated cost of work to be done for the initial phase (including in-kind costs but excluding non-professional fees – see breakdown below) £6,500</p>
<p>How much of the total has been raised already</p>	<p>Raised by BFA: £1,030</p> <p>Cost in kind, Nigel Spragg: £1,050</p> <p>Cost in kind, Wessex Water: £4,730</p> <p>Local councillor donation: £100 (may be increased subject to other commitments)</p> <p style="text-align: right;">-----</p> <p>Total raised to date: £6,910</p> <p>Non-professional hours: 100</p>
<p>How much CIL funding are you applying for</p>	<p>£5,000</p>

Please provide a breakdown of what the CIL funding will be spent on

OVERALL GORE PROJECT COSTS TO DATE

The overall Gore project has already incurred both actual and in-kind costs as detailed here.

Project costs to date (paid for by BFA)

• B&NES Council pre-planning application	£336
• Gore site survey	£594
• Stationery for marketing and presentations	<u>£100</u>
Total Project Costs to date	£1,030

Project in-kind costs to date

• Gareth Somerset	approx. 100 hours	
• Nigel Spragg	15 hours @ £70/hour	£1,050
• Wessex Water		
disconnection of power to cabinet by Western Power Distribution		£905
underground hardware to replace original cabinet electronics		£1,825
labour costs for underground hardware / cabinet modifications		£2,000
Total Wessex Water costs to date		<u>£4,730</u>

Total In-Kind Project Costs to date (excl non-professional hours) **£5,780**

TOTAL COSTS TO DATE (excl non-professional hours) **£6,810**

INITIAL STAGE COST BREAKDOWN:

Costs to date (see above) **£6,810**

1 day professional fees (Nigel Spragg): **£500**

Professional stone-mason: **£5,000**

We have a cost estimate from Bath Stonemasons (January 2019) for £4,800 including VAT for a very similar scope of work.

dismantle as necessary the fountain
 undertake repairs as necessary to stonework and granite facia / water bowl
 re-letter the granite facia
 repair / relay fountain foundation as necessary
 re-assemble fountain

Wessex Water (removal of cabinet and concrete plinth) **£1,000**

TOTAL COST OF INITIAL STAGE (incurred and future): **£13,310**

This excludes non-professional hours which are not easily estimated but may amount to some 200 hours, including those already incurred.

FUNDS TO BE RAISED

Total cost of initial stage (incurred and future): £13,310

Total funds raised to date: £6,910

Total additional funds for initial stage **£6,400**

Anticipated fund providers:

Bear Flat Association: £400

Wessex Water: £1,000

CIL Neighbourhood Grant: £5,000

£6,400

OFFICE USE ONLY:

Project reference	
Date received	
Date of approval or rejection	