

From: Richard Mond [mailto:richard.mond@bristol.gov.uk]
Sent: 07 February 2008 09:12
To: rob@troopers-hill.org.uk
Cc: Elizabeth Peddle; Jane Greenaway; peter.wilkinson@bristol.gov.uk
Subject: RE: Hengrove Park Development

Rob

you're correct that the cost of upgrading the open space in Hengrove into a park would be financed within the Hengrove ring fence and not be charged to the strategy.

The calculation of £87m was not done by adding individual site estimates but by taking upgrading cost-per-hectare cost indicators for each of the site types, based on some sampling and modelling work done by a QS assisted by Keith Chant. I think this probably means that the hectarage of Hengrove will have been included in the calculation of the £87m; if so, this includes a chunk which I suggest we regard as contingency for the time being.

You'll already know about the transfer of open space at Purdown to education as playing fields; although the reality of this is that the council does not profit, there may be some accounting convention which says there's a value being realised so I feel compelled to mention it.

The only other exception which I am conscious of at present is the land at Filwood, which Peter has already advised you of. This is not as fixed and clear as Hengrove, but I believe that the principles have been agreed (and had been before we got even the in-principle for 50%), whereas the strategy is of course not yet approved and would not have retrospective force.

Peter has also advised you of the forthcoming transfer of green space in the Housing Revenue Account into the "general fund" land under the parks service. Some of this is already on the recreational green space layer, some of it will not be. I don't believe they will be transferring any land with existing development plans.

As you know, allotments, small holdings and grazing land which is not public open space are not included in either the land or the financial calculations.

I don't think there are others, but by copy of this I am asking for the strategy team, plus Liz Peddle our departmental property advisor, to consider/put an item on their team agenda for any other public access green space deals which are in progress or where there is a plan which would not conform to the 70% rule. I don't want misunderstandings within the council, or between the council and the Forum, to sow suspicion.

Richard