

# Annual report

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## Objectives and activities

The principle activities of the charity are to secure the establishment of a community building to provide facilities for recreation, leisure, education and training with the object of improving the conditions of life for persons living in Lockleaze Ward.

We articulate this vision as *Supporting residents to achieve positive change for themselves and their community*. Our mission is to help the community by empowering people to help themselves not doing things to them or for them, in this way individuals are more resilient, the community defines its own success and change is long-lasting.

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## Summary of main objectives in relation to the above objects

- Notice, listen and welcome residents
- Share information, signpost and inspire
- Connect residents for wellbeing and action
- Working with partners on supporting a healthy resilient just community

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## Review of the activities and achievements

For a small organisation led by volunteer trustees and some 9 staff making up just 4.5 FTE plus some 123 volunteers (about 17 regular volunteers), who support the organisation throughout the year, we have had some remarkable achievements for, with and by our community. Where nearly a third of UK charities with income under £500,000 have no or negative reserves we have managed our finances well, provided a diverse range of activities in our two community buildings with over 2500 hours of community activity, delivered on a community led housing project, a co-produced climate action plan, developed a local lettings policy for the area and much more. When we set our budget for this year we were still in lockdown and had no idea what the year would bring, we are now learning to live with covid, understanding the impacts of lockdown on the community, mental health, tackling climate change, and facing a cost of living crisis as a result of rising energy costs and other impacts from the war in Ukraine. These challenges are complex, systemic and beyond the ability of any organisation or individual to challenge but by working together and creating space for community conversation and action we can make progress in the right direction.

## Empowering residents through listening, signposting, connecting and organising

A key way that we support residents is by maintaining high quality community spaces that provide affordable accessible activities that meet community needs. We also provide support through information and signposting through our reception, our website and our social media platforms.

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## Regular Groups

Our regular groups are attended by between 6 and 18 residents. Most of the participants are from Lockleaze, but we have members from as far as BS4. We run an art group, exercise classes, a ukulele group and a short mat bowls group, all run with help from local volunteers (8). These all

provide a great opportunity for residents to socialise and connect with other members of the community which can be particularly useful for elderly or disabled residents, but all members say how connecting with others helps their wellbeing. We also rent out our venues to other organisations such as churches and scout groups as well as a youth theatre and martial art groups. They run their activities on evenings and weekends, adding to the affordable and accessible activities available locally. We also use our space for residents to have conversations that matter, such as climate action, residents planning group and Lockleaze community forums, where residents can speak with their Councillors and each other. Our venues host regular celebrations hosted by different faith groups, quarterly table top sales and private bookings for celebrations, training and just some large family get-togethers. We have over 300 visitors a week on average, for whom these groups are a vital part of their week and a key element of their wellbeing and resilience.



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### Hubbub cafe



Following our experience of a pop-up takeaway cafe in lockdown and in response to residents' feedback, The Hubbub pop up cafe was launched December 2021 in partnership with Boing! The softplay based in our building, who supply the catering.

This friendly pop-up happens every Wednesday 10.30-1.30pm, term time only and is a welcome addition in Lockleaze for residents, providing a safe and friendly place to meet with affordable

food and snacks.

Local organisations, Councillors and several peer support groups now visit regularly as a useful local meeting place, as well as residents. In our work supporting wellbeing we have found this friendly cafe space a helpful meeting point for residents who are not yet ready to join a group to get out and about in their community.

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### Newsletters and leaflets

Just one of the ways Lockleaze Neighbourhood Trust helps to keep residents connected is our regular online newsletter, jam packed with whats on locally, fun and family friendly affordable things to do , events, workshops and important updates not just from us but from our community partners too. Supporting residents to make the most of their neighbourhood, to connect, discover and support some of the great opportunities available. We also include important announcements, and helplines and regularly feature snap shots of what we as a team have been up to.



To ensure residents who are not online don't miss out we display as many posters as we can fit into The Hub windows, the community notice boards and in various venues and businesses around Lockleaze (hairdressers, post office, pharmacy, chip shop). We also print and distribute leaflets to Lockleaze residents for campaigns, events and activities and keep an array of leaflets for residents to pick up from the Hub. This year we did a Winter newsletter 1000 copies, and Spring newsletter 2000 copies, hand delivered to local residents by staff and volunteers.

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## Community forums

No. unique participants 38

Key Partners: Local councillors, Police, The Vench, Old Library, BCC Housing Delivery Team, Artist Scott Farlow, My Bristol-Mencap

Supported by: Community Connections funding for printing, promotion and venue cost

Our Lockleaze are community forums held twice a year hosted by LNT and local councillors. They are an opportunity for residents to come together to discuss and prioritise topics and community needs, informed by recent engagement work and the Community Plan and to work together to action them.

The meetings are advertised including on the BCC community meetings page, social media platforms, in the LNT newsletter and posters are placed in various local venues. Community Connections funding partly contributes to staffing, venue and printing costs.

These meetings supported the 7 applications to CIL funding, contributed to the development of the Local Lettings Policy (see below), supported resident engagement in positive action around youth activities in Lockleaze, promoted wellbeing activities in Lockleaze and contributed to the Community Climate Action Plan.

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## Residents Planning Group

No. unique participants 131 meeting attendees, 143 on mailing list, 319 online

No. volunteers 4-Chair, Vice Chair, 2 note takers

Key Partners: Residents, Dovercourt Depot Action Group, Friends of Suburban Railways, BCC housing Delivery Team, Various Development Teams

Residents planning group is a monthly meeting for residents to discuss planning developments in Lockleaze. With 1000 new homes planned, it is key that residents are aware of planning developments and feel able to respond to proposals and influence development so it meets local needs. The group reviews planning applications, responds with collective statements, questions developers and council officers, asks for clarification and shares information about developments beyond the group to the rest of Lockleaze. As part of our role in supporting residents' awareness of developments in Lockleaze, the venue publicise and promote and work with the group to achieve many of the actions outlined in Our Lockleaze community plan around housing, transport and

infrastructure. We also support staff flexible working for time, to voluntarily prepare and chair the group. Through a combination of online and in person meetings over the last year the group has addressed traffic calming measures, the proposed Muller road bus lane plans, the proposed extension to the cycle track and the proposed plans for a transport mobility hub at Gainsborough Square. The group also invited a GP from Horfield Health Centre to discuss the impact of new residents and the possibility of expansion. The group has supported the Dovercourt Depot residents action group, the campaign for a Lockleaze rail station and individual residents to engage with consultation and submit comments for planning applications.

A Vice Chair was appointed in November as well as 2 volunteers to take notes. Subscribing to the mailing list has been adapted so residents can add themselves. Attendee numbers for meetings have declined over the last few months, whether online or in person- the volume of consultations may be a contributory factor, but we have also seen low attendance at a number of community activities.

The group has begun a *Comment where it counts* campaign and how effective residents can be, for example, 137 residents engaged with the consultation for the small Romney Ave site and the planned number of dwellings was reduced and one of the proposed apartment blocks removed and replaced with four houses, to minimise the visual impact on the historic landscape of Stoke Park.

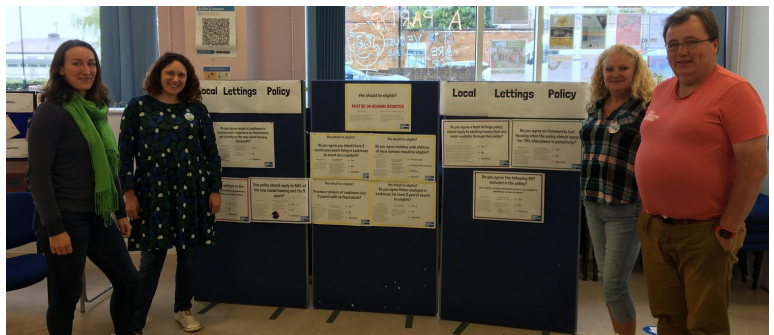
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### Lockleaze Local Lettings Policy

No. unique participants: c. 150

No. volunteers: 10

Key Partners: Residents of Lockleaze, Bristol City Council, Local Councillors



We have successfully prioritised local residents in housing need for new social housing built in Lockleaze. This is a major achievement and culmination of 2 years of hard work. Lockleaze Neighbourhood Trust has worked collaboratively with residents and Bristol City Council to create a local lettings policy that will ensure new social housing built in the area will benefit people with a local connection (defined in the policy) in housing need.

Under the new policy 50% of new social and affordable rented properties on any new developments being built within Lockleaze will be allocated to applicants that meet the relevant criteria. In the case of Community led Housing developments 100% of the new social and affordable units will be allocated in line with the Local Lettings Policy where possible.

We achieved this through:

- 6 separate engagement events with community conversations about LLP
- 74 respondents to the LLP survey which informed the priorities and eligibility of the policy to ensure it is community driven
- Focus Group - opportunity for members of the community to meet BCC Housing Delivery Team and discuss specific issues within the first draft of the policy. Qualitative research used to develop the next iteration of the lettings policy.

- Open surgery - Our bi-annual community forum saw the latest opportunity for Lockleaze residents and community members to give their input into the emerging housing allocations policy

*We welcomed the opportunity to build a strong effective working relationship with Lockleaze Neighbourhood Trust and the local residents during this process and look forward to continuing this positive engagement into the future.*

*We have worked hard to ensure that the community has driven decision making throughout the development of this policy and have been given the space to provide meaningful input at every stage.*

Councillor Tom Renhard, Cabinet Member for Housing Delivery and Homes on Lockleaze Local Lettings Policy

The impact of the feedback gathered through the above engagement ensured that LNT ran a process that benefited from stakeholder input at key decision-making stages and was agreed by Bristol City Council.

Maria Perrett, Lockleaze resident and Chair of the Residents Planning Group, said: "Adoption of the Lockleaze Lettings Policy is fantastic news and a wonderful example of how all those who got involved have brought about positive change by using their voice effectively.

"Residents have worked closely with LNT and the council to help people in

housing need to stay in the area. That's what makes Lockleaze such a great community and why residents want to continue to live here."

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## Welcome Pack

No. unique participants : 1000+

Supported by: Vistry Partnerships and Goram homes

With so many new developments, we thought it was important to ensure that new residents were made welcome in their new community and could find out how to connect with their neighbours and local nature and beauty spots from day one. With this in mind we created the Welcome Pack, which aims to give every new resident an introduction and warm welcome from Lockleaze Neighbourhood Trust. The wipe clean and keep pack with pull out map contains fun facts, locally interesting and useful information to help new residents of all ages begin to connect with their community. It promotes local amenities, encourages support of local businesses and celebrates community assets.



This is our gift to them, to welcome them and to encourage them to connect, explore and discover and to make the most of their neighbourhood . Thanks to Vistry Partnerships and Goram Homes who sponsored the development of this Welcome Pack.

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## Community Led housing

Lockleaze Loves Homes is a residential development project focused on meeting identified resident housing need, empowering residents in the housing process and developing community led

housing available for local residents in perpetuity. We are pursuing 2 housing developments: Constable Road 19 affordable homes designed for and by the community; Home-made Lockleaze - up to 5 modular SNUG homes on an old garage site where residents can be involved in learning constructing skills through to home ownership, in partnership with Ecomotive and SNUG homes.

Since the previous year, the **Turner Gardens Gateway Project** has continued to progress well, summarised by the following:

- Secured an additional £45,000 of revenue funding from the Community Housing Fund used to commission detailed design forming a pre tender package for contractors to accurately price up the cost of the build
- Have negotiated and agreed elements of the development proposal with BCC and statutory consultees within the planning process. We have been issued a set of pre commencement conditions, indicating that planning permission is forthcoming. The only thing holding up the case officer's decision notice being issued is the Section 106. LNT has fed back in the initial draft through our solicitor, we are now awaiting BCC's legal team to respond.
- The Local Lettings Policy has been a key deliverable of the project. Initially earmarked for the site specific project, we have worked with BCC to upscale the LLP across all new build homes for affordable rent. This is a huge outcome for the project and residents of the Lockleaze Community.
- Furthered legal advice with respect to the most appropriate legal structure to form for LNT and the project. Following this advice, we now have a preferred structure and are seeking specific corporation tax to fully understand financial implications of this approach.
- We have agreed the heads of terms for a 999 year lease for the site. BCC have confirmed that their legal team have been instructed and our solicitors are now waiting to receive a draft lease for comment.

We estimate that this year the project has involved 25 unique participants, nearly all of whom are volunteers. Across the variety of door knocking, incidental conversations and formal engagement events we estimate that there has been approximately 40-50 hours of community activity. Key partners involved in this project continue to be the community of Lockleaze, LNT trustees, Bristol City Council, project Steering Group, Homes England, Power to Change, local agencies and organisations with a direct interface with residents.

We now look forward to the coming year in which we aim to achieve formal planning permission, apply to BCC's affordable housing capital, set up a new legal entity to deliver the project, exchange contracts on the lease, go out to tender and initiate the construction phase.

### **Home-made Lockleaze**

This year has also marked the initiation of LNT's second Community-led Housing project: Home Made Lockleaze. The proposal is for 5 no. 1 and 2 bed homes adopting an innovative Modern Methods of Construction means of delivery. The SNUG Home is a timber frame home constructed off-site maximising the use of recycled and sustainable materials. The first SNUG prototype was built on the Wordsworth Centre site in Lockleaze with volunteers from Lockleaze. It is intended that the project will offer a volunteer programme to the Lockleaze community, giving residents training and future employment opportunities.

In November 2021, we were successfully awarded £40,000 of grant funding from the Community Housing Fund. This has enabled the project group to undertake the necessary site survey work, begin the design process and initiate a programme of community engagement. We have run three

separate engagement events with the wider community to understand local concerns, priorities and ambitions that could be realised by the project. These are in addition to four rounds of door-knocking and conversations with near neighbours.



**1 Principle 1:**  
Know Your Neighbours | Safety and Connection

What makes a place feel safe to you? Is it about deterring crime, improving road safety or knowing your neighbours? How does connection with your neighbours contribute to safety? What practical development designs and measures can be taken to contribute to safety & connection?

**> Things to consider:**  
This principle refers to development designs which can foster safety such as:

- creating community through collaborative design & stewardship of common spaces
- clear barriers around homes vs spaces that are as 'open' as possible
- well-lit spaces & access routes
- outdoor spaces & shared facilities where local community naturally meet and gather (e.g. bike and tool storage)
- natural surveillance overlooked by surrounding houses
- streets that prioritise pedestrians vs roads with passing traffic
- well connected streets that make walking through the neighbourhood easy
- what other ideas do you have?

**> Tell us where you stand by placing a sticker in the scale bar below:**

Development plans and delivery models can help foster community	Community and safety are separate issues from plans and delivery models
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Lockleaze Neighbourhood Trust | ecomotive | SNUG

## Community Climate Action

No. unique participants 450

No. volunteers 8

Key Partners: Stoke Park School, The Vench, Bristol Green Capital Partnership, Ambition Lawrence Weston, Ashley Community Housing, Bristol Disability Equality Forum, Eastside Community Trust, HeartBS13, Bristol City Council and Centre for Sustainable Energy

Supported by: National Lottery



The Bristol Community Climate Action Project consists of a partnership of community organisations across the city with funding from the National Lottery. The purpose is to co-produce an action plan with the community that describes how to get to net zero by 2030. Our approach has been to develop Lockleaze Community Climate Champions - local residents with skills and passions for

climate action. The Community Climate Champions worked with local organisations and residents to develop a programme of over 60 different events, ran two different surveys and captured conversations and feedback from over 450 different participants and interactions. Alongside physical communications for the digitally excluded we also had social media with information and tips about climate action reaching 5000 residents. We've combined the survey feedback and conversations with information from our community survey and plan, from Residents Planning Groups, from community forums and feedback from local partners. Once combined into a draft report and priorities, it was peer reviewed by the other Community Climate partners and experts across seven different themes, who provided critical input into our plans, to help us refine our priorities. This was then published online and launched in Lockleaze at our Community Feast attended by 145 people on 6 March, and to the city at an online event on 9 March. The report and a summary can be read on our website [www.lockleazehub.org.uk/ccareport](http://www.lockleazehub.org.uk/ccareport) We are now in the

process of bidding to the Lottery for further funding to deliver a key element of our climate action plan around support for nature and rewilding Lockleaze to encourage greater biodiversity.

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### **#ActiveLockleaze - a partnership project with Wesport**

No. unique participants: 100+

Key Partners: Westport and 25 local physical activity and sports providers

Supported by: WESPORT to fund Community activator time to work together on more sports and physical activity in Lockleaze

Since October 2021 LNT and Wesport formed a partnership to deliver a joint project #ActiveLockleaze to support everyone living in Lockleaze to live a more active lifestyle. This partnership approach utilises LNTs existing community connections, networks and local knowledge and expertise.

In 6 months the project has updated and reinstated the physical activity and sports partnership mailing list and had its first meeting to improve communication, share knowledge and expertise and identify and address barriers to engagement, and gaps in provision. In addition we launched a directory for residents to explore and discover local sports provision making searching for suitable local activities easier. This directory also enables providers to collectively promote each other and strengthen partnership working.

#ActiveLockleaze supported residents to write and then published 14 honest and relatable personal accounts about engaging with a variety of providers, acknowledging different forms of activities, celebrating achievement, promoting provision and inspiring and motivating others whilst also identifying some of the barriers to engagement.

This project has also provided funds to local providers allowing them to expand their offer, invest in new equipment, offer free taster sessions and provide subsidised places for Lockleaze residents.



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### **Community events**

#### **LNT on Tour-Taking the Conversation to the Community**

No. unique participants 100+

No. volunteers 15

Key Partners: LifeCycle, Playing Out, Police, Bristol Energy Network, Travel West, UWE, Brighter Places, Ashley Down Old Boys Rugby Club. Bristol Energy, CCA Artist, Scott Farlow Artist, Furze Cooperative





LNT supported the well-loved Santa Street Visits resident-led event through completing the risk assessment, co-ordinating the Police team, promotion, by providing the power pack and leading the safety talk for all the volunteers involved. Several staff also support and volunteer as Elves. The route was altered to avoid the traffic congestion and long delays from the previous year and LNT liaised with Lockleaze Community Club who delivered an opportunity for a free selfie with Santa after residents shared how much they were being charged elsewhere. This collaboration also meant residents had an alternative to waiting out in the cold.



3 new Elves were recruited and the event was well received and supported by residents. An Elf off the Shelf fun trail was also placed around Gainsborough Square to encourage residents to get out and about walking.

### **Making the most of Your Neighbourhood-Welcome Back Half Term Event**

No. unique participants: 83

Key Partners: Police, Wesport, Brighter Places, CVS, My Bristol-Mencap, Steve England Outdoor Learning, Nati Hoops, St Marys & St James, Sarah Rammage, Playing Out, Gainspace, Jhoots, Crispy Cod, Square Roots, NBAC, Lockleaze Library, Green Gym

Supported by: ERDF and HM Government funding via Bristol City Council: Welcome Back fund-to encourage residents back to the high street and aid Covid recovery

LNT secured funding to promote and encourage residents to return to the local high street-Gainsborough Square- and to aid Covid recovery. A programme of free family fun events for half term with 2 Saturday activities to allow those at work to participate, including a variety of taster sessions, a wildlife activity trail and four prize draws to encourage and reward participation.



It was also an opportunity for residents to engage with some of our community partners and to promote local provision and services-to connect, discover and support. The Community Litter pick and play session on Saturday was well attended, allowing residents who work the opportunity to attend and our younger residents made some wonderful clay tree spirits and dream catchers from natural materials.

## Community Litter Picks & Anti Fly Tipping Project: *Turning Waste Ground to Loved Ground*



No. volunteers 78

Key Partners: Artist Scott Farlow, Bristol Waste, Police, Green Influencers

Supported by: Vistry Partnerships sponsored *Waste ground to loved ground*

Community Litter Picks are organised by LNT as an opportunity for residents to engage in a practical way, to promote pride of place and to support all residents to take action for positive change for their neighbourhood. Following from complaints about an area of persistent fly-tipping LNT worked with residents on an a campaign to combat fly tipping in the area through interactive workshops and to explore creative and sustainable solutions.

Residents created 3 proposals for the site on Lockleaze/Constable road and are exploring how we can make something Lockleaze residents can be proud of on that site. They have used the Comment Where it Counts campaign to endorse the message on how to report effectively. The litter picks happen 4-5 times a year and are well attended by all ages. The residents who attend enjoy doing something practical that has instant results for all of the community, meeting other residents and being more active outdoors with a purpose, working together to keep Lockleaze litter free.

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### Wellbeing support

No. unique participants: 119

No. volunteers:2.

Key Partners: The Vench, Ebenezer Church, Social Prescribers, Mencap, Ramblers Bristol, St Marys and St James Church, Steve England, CASS, Horfield & Lockleaze Breakfast network partners

Supported by: City Funds via Quartet Community Foundation

This is an 18 month project started in September to support the wellbeing of residents. We are aware that many residents are in need of support and long waiting lists for referral and over-subscribed services leave a lot of people struggling. Additionally many residents' well-being has suffered as a result of lockdown and isolation and they are struggling to return to 'business as usual'. Our wellbeing approach involves producing an online directory of support and activities, a wellbeing passport that residents can follow at home or with friends or groups, and our wellbeing navigator who can refer people to groups or advice services, discuss the wellbeing passport and support people on their wellbeing journey. We have been using our website and social media to promote wellbeing through regular blogs about activities available, using personal stories to

encourage people to take part. Some of the articles have covered topics such as: encouraging people over Christmas to look out for others and a write up of an excellent foraging walk by Steve England which helped me to see my local surroundings in a new light. We also shared a map of the Sculpture Trail in Stoke Park to encourage residents to go for a short walk as this is good for our soul.

We have set up a Lockleaze Guardians support group, for parents and carers of children with additional needs. This was recognised as a need in the area by a local parent who had a child with additional needs who wanted to give and receive further support. It can be very tiring and isolating caring for a child with additional needs. We have set up a Wednesday Wellbeing Walking group, using our wellbeing passport to highlight one of the 6 ways of wellbeing each walk, and provide a safe and friendly environment for people to do some gentle exercise and meet others in their community.

## Positive Promotion of Lockleaze

### Talk and Tours

No. unique participants: 90+

Key Partners: UWE, Bristol Civic Society, Green Gym, various developers.

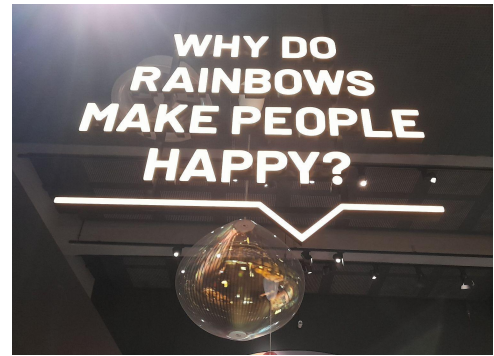
We regularly conduct talks and tours of Lockleaze to showcase our great community assets, tell our story and share local knowledge, raising the profile of Lockleaze and ensure those working in Lockleaze work collaboratively and avoid unnecessary duplication. Other organisations, new staff and community partners have all appreciated our help and this informative approach. In addition, for each of the development teams we were able to share community concerns about the cumulative impact of the developments on the tour, and highlight issues raised by residents about speeding, traffic calming measures, parking and the need for more community spaces.



Our tour to Bristol Civic Society resulted in an article about Lockleaze developments in their magazine *Better Bristol*. We have also featured regularly as Community contributors on Radio Bristol's breakfast show and recently, as part of the Bristol City Council campaign [Where's it to?](#) LNT were asked to feature to promote Lockleaze.

Lockleaze features in the long running display at We the Curious featuring the Why Do Rainbows Make Me Happy? Following the

interactive art campaign that ran during the pandemic to support residents to keep connected in a creative way and we were delighted to attend the preview.



### UWE Planning Student days

No. unique participants: 34

No. volunteers: 34

Hours of community activity: 20+ from door knocking conversations/talking to residents

Key Partners: UWE

As part of an ongoing twice yearly programme LNT welcomes groups of UWE planning students to introduce them to Lockleaze and LNT and to provide an opportunity for practical and relevant work based experience. We welcome the students to strengthen partnerships, invest in the development of future placemakers, and reach a wider audience about all the great things happening in Lockleaze.



We developed a programme for the day to ensure the relevance to their course and focused on the importance of community engagement, including examples of ways LNT engages with the community, providing practical experience opportunities and a critique exercise of various examples of communication material from developers for

residents.

100% said the day had increased their understanding of community engagement. 5 signed up as volunteers and two groups have since undertaken projects including designing tools to help residents comment on planning applications.

Students all agreed how the practical work with Lockleaze Neighbourhood Trust had increased their confidence and their understanding of the value of community engagement.



*'It really is important to talk to residents to understand their views they are the experts as they live here'*

UWE Planning student after field trip to Lockleaze Neighbourhood Trust



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## Kickstarters

No. unique participants: 2

Supported by: Department of Work and Pensions

Following the lockdown the government ran a programme to support 16-25 young adults not in education or employment to ensure they got work experience and did not have the life limiting experience of being unemployed for over 6 months at such a young age. We successfully support two such individuals as part of this 25hrs a week for 25 weeks

government supported programme, giving young people valuable skill development and work experience. Every

member of the LNT team shared their knowledge and expertise to support both of them and we are delighted that one has gained employment locally ensuring that the skills and experience gained continue to benefit Lockleaze and the other, after completing the program has been employed temporarily by us ahead of beginning his full time Bristol University course.



"I have thoroughly enjoyed my time at LNT, the staff are all friendly, kind and very welcoming. It's been a great way to develop skills and be creative, designing posters and leaflets to help promote various events and classes within the community. Working at a community centre is very rewarding as you feel you are actively helping people and providing them with a service which helps improve people's lives and wellbeing. I wish all the best to everyone at LNT and hope they continue to do an amazing job helping and supporting people!"

Sean, Marketing admin (Kickstarter)

