

West of England Local Enterprise Partnership Board Board meeting – 29 September 2023

Bristol Temple Quarter regeneration programme

Purpose of the report

1. To update on the scope of the Bristol Temple Quarter regeneration programme
2. To show how the Temple Quarter programme aligns with the emerging West of England Regional Strategy.

Recommendation

- For Board members to note progress on the BTQ regeneration programme and its alignment to wider regional ambitions.

Background

The Bristol Temple Quarter regeneration programme (BTQ) is one of the UK's largest city-centre regeneration programmes, aiming to transform 130 hectares of land around Bristol Temple Meads station while delivering 10,000 new homes, thousands of new jobs and opportunities for people right across the region. The impact of the scheme is anticipated to deliver an annual boost of at least £1.6bn to the regional economy.

In addition to the significant housing and economic benefits, the programme will deliver wider environmental and social benefits for the region, including: integrated flood defences; local employment and skills opportunities; new open spaces; and a network of green infrastructure that will increase biodiversity and enable low-carbon travel across the area. The ambition for BTQ is to deliver world class placemaking that is accessible, inclusive and delivers sustainable new development supporting the region's low carbon ambitions.

In June 2022, the programme successfully secured £94.7m in funding from the Brownfield and Investment Land Fund (BIL) from the Department of Levelling Up, Housing and Communities (DLUHC) administered by Homes England for Phase 1 infrastructure, including three new station entrances to Bristol Temple Meads station. The programme is a partnership between the West of England Combined Authority, Bristol City Council, Network Rail and Homes England. A Joint Delivery Team (JDT) has been established and it is leading on the delivery of BTQ on behalf of partners.

Within the BTQ area, the University of Bristol is delivering nearly £1bn of investment, including a new Enterprise Campus to bring innovation, education and new skills into the heart of the city-region.

When delivered, the scheme will have a significant impact across the region. The creation of new transport hubs and improved facilities at Bristol Temple Meads station will make this key transport hub an easier space to use and support our ambitions to increase the number of people using public transport to get around the region. The wider benefits to the region, including the creation of new jobs and new housing will see this area of the region change significantly. BTQ has the potential to serve as a catalyst for wider transformation across the region as new investment continues to land. The collaborative approach being taken to the delivery of BTQ also serves as a potential model for us to consider to unlock other regeneration opportunities across the wider region.

Figure 1 shows the area BTQ will cover.



Figure 1: Aerial image showing regeneration area outline and phasing.

Programme workstreams update

Work is progressing across a wide range of workstreams, as set out below.

Eastern Entrance – enabling works for the build of the new Eastern Entrance to Bristol Temple Meads station are due to begin at the end of September, following the signing of an Implementation Agreement between partners. The main works will commence shortly afterwards, with completion anticipated in Q1 2025. The entrance will open in September 2026 alongside the University of Bristol's new Enterprise Campus.

Southern Gateway and Northern Entrance – both projects have completed the RIBA Stage 2 design stage. RIBA Stage 3 is due to commence later this year, subject to approval.

Temple Island enabling works – bids have been received for the procurement of a contractor for the main package of enabling works to prepare the site for development, with the appointed contractor anticipated to be on site in early 2024. Works to restore the historic river walls are ongoing, and improvement works to the A4 access road are due to begin this month.

University of Bristol - The University of Bristol is making strong progress on the build of its main academic building on Cattle Market Road, with the piling completed and the work on schedule. The wider campus development area is also taking shape, with work on the nearby Research Hub ongoing. On Friday 8 September, the new Dental School on Avon Street was officially opened by constituency MP, Thangam Debbonaire. The £36m state-of-the-art school will provide 119 dental chairs, radiography services, instrument sterilisation facilities, clinical simulation teaching rooms, seminar and IT teaching rooms, and staff and student social spaces. Free dental treatment for the local community by undergraduate students, under the supervision of qualified clinical dentists will be available at the new site. This service will double the daily availability of emergency dental appointments in the local area.

Masterplanning and placemaking – the tender process to procure a masterplanning consultant for phase 1 and phase 2 has recently closed, with the announcement of the

appointed consultants expected in mid-October. The masterplanner will focus on phase 2 and connectivity in and around the phase 1 area, with the commission expected to last around 12 months. The appointment of a placemaking consultant is also anticipated in mid-October. This consultant will help to define what good placemaking looks like in the Temple Quarter and wider regional context. Both the masterplan and placemaking vision will be shaped by input from councillors, residents, interest groups, and other stakeholders starting later in 2023.

Social Value strategy – work to develop a Social Value strategy is underway. The development of the strategy will be shaped by community and stakeholder input, tied to a wider public engagement strategy sitting across the entire TQ programme.

Employment and Skills strategy – work to develop this strategy is underway, informed by business engagement work undertaken in late 2022, alongside other city-wide programmes, including the Local Plan Review and an Employment Land strategy for the Bristol area. The team is now using Building Bristol as a formal body to report progress and to obtain feedback and input regarding their Employment and Skills Strategy.

Communications and engagement - a comprehensive programme of public engagement has continued, managed by the Joint Delivery Team, with support from the council's Community Development team. In January-March 2023 the Temple Quarter Development Framework was consulted on across Bristol. The results of this consultation and a summary of the activity that took place can be found online: [Bristol Temple Quarter Development Framework Consultation | Ask Bristol Consultation and Engagement Hub](#). The Joint Delivery Team intends to continue its open engagement approach throughout the life of the Temple Quarter project and extend engagement to the West of England region. This will include continued engagement with Bristol Ward Councillors and their counterparts in the WECA region. Cross-party briefings are being planned for councillors ahead more information will be shared in the coming weeks.

Creation of a Joint Delivery Company

The establishment of a Temple Quarter Joint Delivery Company (JDC) will formalise the long-standing collaborative working arrangements that are already in place under the Memorandum of Understanding between the council and its Temple Quarter delivery partners - Homes England, West of England Combined Authority and Network Rail (JDC Partners).

The JDC's remit will be to secure the comprehensive regeneration and delivery of BTQ. It will be responsible for developing and managing the overall programme as envisaged in the Collaboration Agreement and Grant Funding Agreement.

The JDC will work to an agreed Business Plan, that will be agreed by the council and each of the JDC Partners prior to the JDC being formally established.

Procurement of Development Partner

The JDC Partners have been working to prepare the proposition to the market to secure a Development Partner. To help inform that proposition and the procurement strategy pre-market engagement has been undertaken.

To deliver on the vision and objectives for BTQ, it is currently intended to launch a procurement process in Spring 2024 to procure a master developer partner for Phase 1 and work with the JDC to subsequently bring forward Phase 2 subject to the necessary approvals.

Regional benefits

Temple Quarter is one of the largest city-centre regeneration programmes in Europe and will act as a catalyst for future investment into the West of England and beyond. It will be home to research and innovation with the University of Bristol's new Enterprise Campus acting as a global centre for innovation and investment.

Delivery of new homes and new jobs will bring inclusive economic growth to the region and new opportunities for West of England residents. The development will bring billions of annual GVA uplift to the region's economy once built out and will bring the skills and opportunities the region needs for the 21st century. The refurbishment and renewal of Bristol Temple Meads Station will help to make Temple Quarter a world-class gateway to the city-region.

Alignment with Regional Strategy

While the work to refresh our regional strategy is not yet complete, BTQ serves as a good example of how on the ground delivery is contributing to the achievement of the priorities that have emerged to date from the strategy refresh process.

Creating a well-connected region

A key catalyst for the regeneration of Temple Quarter is the enhancement of Bristol Temple Meads station, supported by the £94.7m secured in June 2022. This funding will support the delivery of three new station entrances to the north, south and east, and improvements to Station Approach, the historic main entrance to the station. These improvements, alongside Network Rail's own programme of refurbishment at Temple Meads, which includes renewal of the historic roof, a full station rewire, and other works, aim to boost capacity and improve passenger experience at the station, as well as futureproofing the station for mass transit.

Across the regeneration area, the programme partners ambition is to improve connectivity in, through and out of Temple Quarter. Currently, the area is underserved by walking, cycling and public transport infrastructure. A masterplanning exercise, due to begin in late 2023 and lasting approximately 12 months, will explore how connectivity could be improved to enable people from across the city-region to access the new homes, jobs and opportunities being delivered by the regeneration programme.

Creating a greener West of England

The Temple Quarter programme will have sustainability at its core, with the UN's Sustainable Development Goals (SDGs) as a key metric to measure the success of the project. Active travel will be improved with new infrastructure for walking and cycling, as well as new and improved public transport options, including the revitalised Bristol Temple Meads station.

Currently, only a fraction of the Temple Quarter area is green space. A key ambition is to improve the provision of greenspace and access to nature in the area, as well as exploring ways to enhance the waterways that bound much of Temple Quarter. Climate resilience will be baked in, including low-carbon district heating connections wherever possible. The Bristol Avon Flood Strategy (BAFS) is crucial to the successful regeneration of large parts of Temple Quarter, and the team is actively working with the BAFS team to find a solution that better protects the area from flooding while providing public amenities to future residents and businesses.

Creating the jobs and training our region needs now and in the future

Temple Quarter will create thousands of new jobs for the West of England, both during the construction phase and longer term as new businesses and investment come to the region. The University of Bristol's Enterprise Campus will be a catalyst for this investment, with new skills and educational opportunities created. Linking local residents to the opportunities created will be an important area of work for us to focus on.

Work to develop an employment and skills strategy is underway aligned to the existing regional employment and skills plan and informed by business engagement work undertaken to inform the BTQ programme. Business engagement will continue to be an important aspect of work as the scheme progresses, ensuring our employment and skills plan is meeting the requirements of employers across the zone.

Supporting sustainable communities that people are proud to call home

BTQ is being developed with an aim of supporting people to live sustainable lifestyles. Work is also underway to develop a Social Value strategy for the programme, ensuring BTQ delivers real value to the people that call Temple Quarter home, now and in the future. The development of the strategy will be shaped by community and stakeholder input.

To support the programme's ambitions to create a place where people want to live, work and spend time, a placemaking consultant is soon to be appointed. The placemaking specialist will explore what good placemaking means for the West of England and for Temple Quarter and will set a clear vision for the kind of place Temple Quarter should become. As part of this commission, the team will be engaging locally and regionally with key stakeholders to harness their input.

Putting the West of England on the map for national and global success

Temple Quarter is a locally, regionally and nationally significant programme to transform 130 hectares of central Bristol that will help to attract significant investment into the region. Following the successful bid for infrastructure funding, we will continue to make the case to central government for further investment and support to deliver this once-in-a-generation opportunity.

With significant investment from the new University of Bristol Enterprise Campus, Temple Quarter will link leading research and development with major businesses, and can become a national asset in levelling up the UK economy and helping to power the UK's economic recovery post Covid-19: creating jobs, opportunities and homes for the entire city-region.

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