

## Decision Notice

**Decision Title:** Grant Funding Agreement with Bristol City Council to deliver RIBA 1-3 Temple Quarter – Northern Entrance and Southern Gateway

**Decision Date:** 11/04/2024

**Decision Reference Number:** INF\_2024\_0003

### Decision Taken

That:

- 1) The West of England Combined Authority enters into a grant funding agreement with Bristol City Council to deliver the 'Temple Quarter – Northern Entrance and Southern Gateway' scheme as part of the Phase 1 works funded from the successful, Homes England (HE) Brownfield Investment Land (BIL) Grant
- 2) The West of England Combined Authority, as accountable body, allocates funding of £5,223,034 of the BIL grant to fund \*RIBA stages 1-3 of the Northern Entrance and Southern Gateway projects, in accordance with the 'Request for Allocation of Funding' received from Bristol City Council, and the grant funding agreement to be entered into per decision 1) above.

\*Royal Institute of British Architects Plan of Work Stages 1 to 3

### Reasons for the Decision

The grant funding agreement between West of England Combined Authority and Bristol City Council will deliver the following in accordance with the infrastructure objectives as set out in the Brownfield and Investment Land Grant Funding Agreement entered into between Homes England and The West of England Combined Authority on 12 April 2022, and in the Collaboration agreement entered into by Bristol City Council, Homes England, Network Rail Infrastructure Limited and West of England Combined Authority on 20 April 2023.

The allocation of this funding will be used to undertake work for the Northern Entrance and Southern Gateway projects up to RIBA Stage 3.

The Northern Gateway intervention delivers the following:

- Upgraded Northern entrance to the station and related works including a new bus interchange, relocation of the station car park (to a site in the Southern Gateway), and transformational placemaking.

- This makes the Northern entrance the primary entrance to the station and open up surrounding public-sector land at Friary North and Goods Yard for development as a new mixed-use district, with a retail, food and beverage offer to come forward in the ground floor of the development sites.
- By enabling the core public-sector development sites around the station to be developed, the 'Northern Gateway' will also help catalyse the adjacent sites, in a mixture of public and private ownerships, at Temple Square and Temple Gate to be progressed

The Southern Gateway intervention delivers the following:

- A new multi-storey car park for public and rail passenger use on a site south of the river and passenger footbridge across the river into the station, along with provision of associated transport interchange facilities.
- These works will provide a new 'Southern Gateway' to access the station from the south (York Road and Bath Road), helping bring forward the Mead Street development in the first phase by transforming its access to the station and its wider precinct.
- The Southern Gateway has the potential to also enable and accommodate wider additional Temple Quarter parking if required. Over the longer-term, the car park is designed to be repurposed for residential and commercial uses if no longer required.

More detailed background to the Bristol Temple Quarter Regeneration Programme of works is as set out in the BTQ Regeneration Project paper that was discussed at Committee on 26 January 2024 – see link below.

[Item 10 - BTQ Regeneration Project.pdf \(moderngov.co.uk\)](#)

The breakdown of the funding as set out in the Request for allocation is as follows:

## Request for Allocation of Funding – BIL Grant

### 6. Total Funding required for this phase of works

#### A. Spending Profile (£)

	22/23	23/24	24/25	Total
BIL Grant	£1,537,700	£2,189,173	£1,496,161	<b>£5,223,034</b>
Match Funding - please state source(s)				

#### B. Cost Breakdown (£)

	BIL Grant (£)	Match Funding (£)
In house staff costs	N/A	N/A
Strategic Partner/External Consultants	<b>£4,997,000</b>	N/A
Other Delivery Costs	<b>£226,034</b>	N/A
Other (please specify)	N/A	N/A
Total	<b>£5,223,034</b>	

These funds to be provided from the £94,705,769 grant award from Homes England as set out in the Brownfield and Investment Land Grant Funding Agreement dated 12 April 2022.

The spend profile relating to the programme infrastructure works being as follows:

Item	Historic Costs	22/23	23/24	24/25	25/26	26/27	27/28	Total
Northern Entrance & Enabling Works		£ 702,102	£ 1,488,361	£ 4,260,795	£ 6,616,699	£ 6,616,699	£ 6,616,699	£ 26,301,353
Southern Gateway		£ 832,217	£ 704,193	£ 4,043,815	£ 7,000,198	£ 7,000,198	£ -	£ 19,580,621
Eastern Entrance	£ 7,736,901	£ 1,972,117	£ 6,992,660	£ 3,146,917	£ -	£ -	£ -	£ 19,848,595
Land Assembly and Delivery	£ -	£ -	£ 1,663,619	£ 2,245,416	£ 20,662,764	£ 2,778,609	£ 1,624,791	£ 28,975,200
<b>Total</b>	<b>£ 7,736,901</b>	<b>£ 3,506,436</b>	<b>£ 10,848,832</b>	<b>£ 13,696,943</b>	<b>£ 34,279,661</b>	<b>£ 16,395,506</b>	<b>£ 8,241,490</b>	<b>£ 94,705,770</b>

### Authority for the decision

A delegation to Strategic Director of Infrastructure by West of England Combined Authority Committee on 26 January 2024 to:-

“... the Strategic Director of Infrastructure in consultation with the Director of Legal and Governance and the Strategic Director of Resources authority to agree

Delivery Plans for the Infrastructure works as listed in the Grant Funding Agreement dated 20 April 2023 and to enter into (and/or amend) all agreements (including the Collaboration Agreement and the Grant Funding Agreement) as may be necessary to ensure delivery within approved budgets and risk appetite;”

[Decisions 26th-Jan-2024 13.00 West of England Combined Authority Committee.pdf \(modern.gov.co.uk\)](#)

**Impact of not taking the decision**

This would put at risk the delivery of the Northern Entrance and the Southern Gateway which are key infrastructure deliverables in the HE BIL grant funding agreement

**Decision-Taker**

**Full Name:** David Gibson

**Position:** Strategic Director of Infrastructure, West of England Combined Authority

**Date:** 11/04/2024

**In Consultation with:** - The Director of Legal and Governance and the Strategic Director of Resources