

# Temple Quarter

Growth and Regeneration

Scrutiny Commission

– 29<sup>th</sup> September 2022

# Agenda

- Project Background
- Funding
- Northern Entrance and Southern Gateway Projects
- Temple Quarter and St. Philip's Marsh Development Framework
- Updated Vision
- Communications, Engagement and Consultation
- Interface with Other BCC Projects

# Funding

## **BIL Funded Infrastructure:**

- Creation of a new Northern Gateway to Temple Meads Station
- Creation of a New Southern Gateway to Temple Meads Station including a new multi-storey car park (relocating station staff parking).
- Creation of a new Eastern Entrance
- Highway reconfiguration works to Redcliffe Way
- Wider Enabling works for Housing
- Land Assembly at Temple Gate and Mead Street.

## **BIL Funding Outputs:**

- 2476 new homes
- 44,000 sqm of commercial space

# Legal Agreements

BCC is proposing to enter into:

1. A legally-binding collaboration agreement with Network Rail, Homes England and the West of England Combined Authority.
2. A flow down agreement with the CA under which the CA will flow down the BIL funding to BCC subject to the terms of the Collaboration Agreement.

Other related matters:

- **Reinvestment Strategy** - The proceeds of sale of BCC owned land to be reinvested into Phase 2 of the Temple Quarter.
- **Joint Delivery Team Resourcing and Priority Workstreams** - The BIL funding does not cover all JDT costs. A funding application has been submitted to the Combined Authority for up to £7.843m to secure the necessary funding for the JDT up to 2026/27 and other priority workstreams.
- **Joint Venture Delivery Vehicle** - The partners are exploring options to establish a joint venture delivery vehicle and potentially appointing a delivery partner.

# Northern Entrance and Southern Gateway

## Projects established

Bristol City Council's Strategic Partner has been commissioned to progress both projects to RIBA Stage 3, with a break clause upon RIBA Stage 1 completion

## Outputs of this stage

- Project brief
- Technical studies, modelling, proof of concepts
- Delivery and Procurement Strategy
- Surveys and site investigations
- Land and Consents Strategy
- Stakeholder engagement strategy

## Next Steps

- Review draft RIBA Stage 1 outputs
- Soft market testing informed by the Delivery and Procurement Strategy



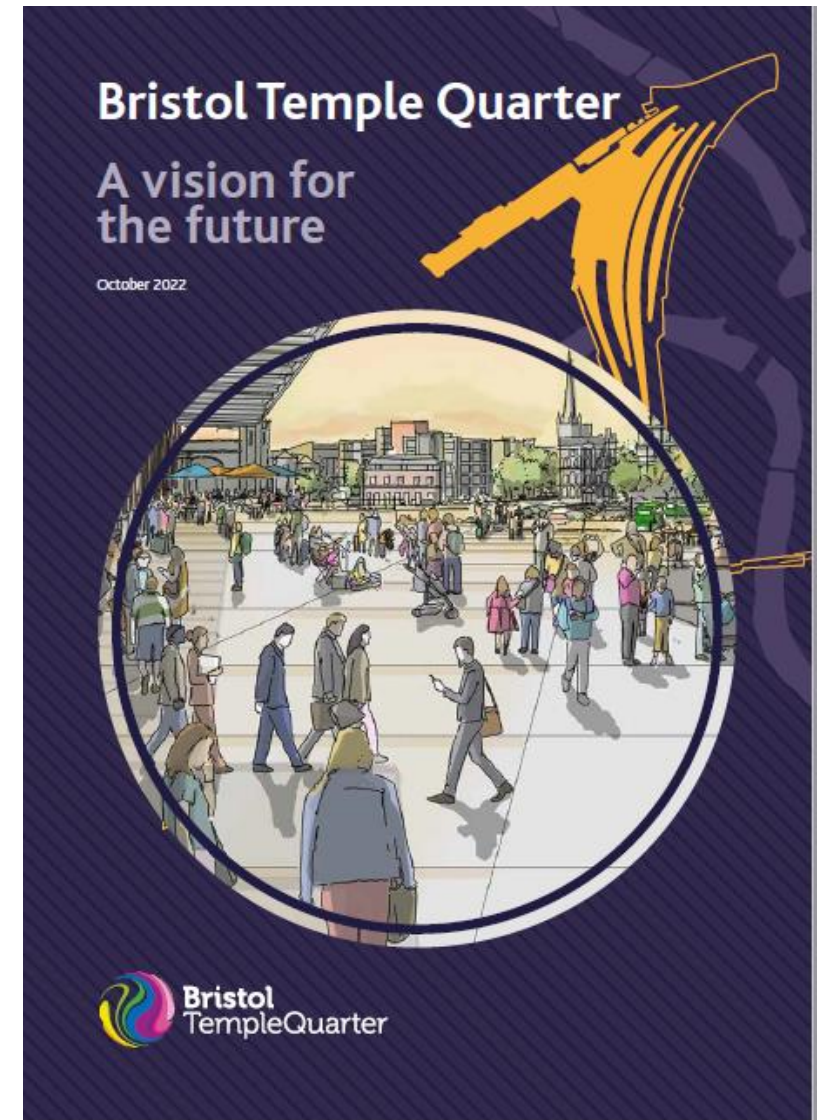
# Development Framework

- The draft Temple Quarter and St. Philip's Marsh Development Framework sets out the long-term vision for Temple Quarter
- Consultation on the Development Framework to be commenced in late 2022
- Presented to BCC Cabinet for endorsement in 2023



# Vision Update

- Updated following Strategic Board instruction.
- Vision narrative and guiding principles, followed by short summaries of the six character areas in TQ.
- A key engagement tool for upcoming consultation on the project.
- Designed to show *why* change is coming (vision, principles) and *what* that change will be (maps, timeline, character areas).
- This is a large, complex project – this document aims to summarise the project as succinctly as possible to give a simple overview to community and stakeholders.
- Two-page summary of vision and principles also created.



## Communications, Engagement and Consultation Update

A Communication, Engagement and Consultation Strategy has been prepared for the TQRP in July 2022 setting out a phased approach.

- **Summer-Autumn 2022:** early engagement and awareness raising
- **Winter 2022/23:** formal consultation on the draft Development Framework
- **2023 onwards:** ongoing engagement with community, business and stakeholders



## Recent Activity

- Site visits with: Bristol MPs, community groups and organisations, civil servants, youth workers, BCC senior staff.
- Preparing a stakeholder map.
- Early engagement with key stakeholders, including the One City Employment and Skills Board, Historic England, University of Bristol and Wellspring Settlement.
- Developing a programme of engagement and consultation for the autumn and winter.
- Consultation on and endorsement of the Mead Street Development Brief.
- Engagement commissions: Community Development, PRD, and Cultural commissions to undertake on the ground engagement across TQ.
- PRD business engagement in St Philip's Marsh including desk-based assessment and door knocking.
- Creation of communications collateral.
- Survey to businesses in St Philip's Marsh.

## Upcoming Activity

- Commissioning cultural engagement to deliver 3x cultural commissions with focus on young people and building community, supporting formal consultation.
- Further site visits, including G&R and OSMB Scrutiny boards, all Ward Cllrs, and regional leaders.
- Updated Bristol Temple Quarter website and re-launch of the TQ newsletter.
- Creation of an online consultation hub for the draft Development Framework consultation.
- Community engagement door-knocking in Totterdown, Redcliffe, the Dings and Barton Hill.
- Regular walking tours for members of the public.
- New hoardings at the Eastern Entrance within Temple Meads station subway.
- Shape My City Design West session with local young people (January).
- Business roundtable(s).

# Draft Development Framework consultation

- **Proposed dates: December 2022 – March 2023**
- 12 week consultation to account for Christmas break
- Focused stakeholder engagement before Christmas
- In-person engagement including:
  - Cultural commissions focusing on young people and building community
  - Drop-ins and briefings
  - Walking tours
  - Story of Place talks
- Bespoke online engagement hub created to host the consultation and support future digital engagement opportunities

# Interface with Other BCC Projects

- Transport Projects
- Bristol Avon Flood Strategy
- Building Bristol Initiative
- Social Value Policy
- One City Plan
- One City Ecological Emergency Strategy
- One City Climate Strategy

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