



Glencoyne Hub for Enterprise, Learning and Wellbeing – Business Case

“We had a dream to make a better future for Southmead. It’s been 5 years of meeting once a month, with a desire, a burning ambition to do something.”
Deana Perry, Lifelong Southmead Resident

“The Community is clearly in the driving seat”
Sue Manns MBE, President of the Royal Town Planning Institute

Introduction and Vision

The Glencoyne Square Regeneration Project is one of the biggest community-led housing schemes in the UK and the first housing scheme to be brought forward as part of the Southmead Master Plan.

The Masterplan sets out a collaborative vision to transform the economy, environment, community and housing provision within the Arnside district centre, the heart of one of the most deprived areas of the City with high levels of social and economic need. The Glencoyne scheme will bring significant added footfall and vitality to the district centre and be a catalyst for the rest of the Southmead Regeneration Masterplan.

In 2020 Bristol City Council voted unanimously to approve the Glencoyne scheme which received highly commended at the National Planning Awards for Community Led Place making. In February 2021 the BCC Cabinet approved up to £7m of CIL funding for the community infrastructure elements of the Glencoyne scheme.

The Glencoyne Hub

The Glencoyne scheme will provide a northern extension to Arnside, creating a new 'hub' for community uses with housing above. This will be in the form of two 'perimeter' blocks (an east and west side) with upgraded open space sitting at the northern end of an extended high street. The Hub will be a place where local business can grow and the community can connect and access learning, health, and wellbeing services. It will benefit the estimated 600 new residents, the 12,700 strong local community of Southmead along with people across North Bristol.

Overall, the new scheme and Hub will deliver over £83m of social value.

Background: The story so far of the Glencoyne Housing Scheme and Southmead Masterplan.

Since summer 2018, driven by the outcomes from the 2015 Community Plan, SDT has worked on behalf of the Southmead Community and in partnership with Bristol City Council to take forward the regeneration and development of the centre of Southmead.

Local residents and stakeholders were widely consulted to shape proposals which resulted in the preparation of a wider Masterplan which was presented to the Community in September 2018.

The original development proposals for the Glencoyne Scheme included 120 residential units (85% affordable), a relocated health centre and library, live-work accommodation and other potential uses including community space, together with an improved open space.

It became clear in mid 2021 that there were significant issues due to the viability of the health centre and overall scheme costs. These have been addressed in a revised planning application submitted in June 2022 that will bring the number of new homes up to 187 (64% affordable), with a reduced community infrastructure footprint to include the new library, Glencoyne Hub and improved open space.



Figure 1: Overall scheme showing 187 homes, extended Arnside with non-residential uses on the ground floor and improved public realm and park (final submitted scheme may vary slightly).



Figure 2 Illustrative view from park towards Arnside



Figure 3 Illustrative view through extended Arnside showing east and west ground floor hub

The Glencoyne Hub for Learning, Enterprise and Wellbeing – Activities, Services and Benefits

The Glencoyne Hub will provide a brand-new offer specifically tailored to meet the demands of businesses, employers, young people and the community.

The Hub will comprise:

- A library co-located within an employment and training hub containing small business work space, training and drop in advice provision
- Health and wellbeing provision including a fitness and wellbeing studio
- A pedestrianized open air high street extension zone to provide outdoor enterprise space (outdoor seating and a space for local markets) along with quality public realm.



The hub will fill key gaps in provision in Arnside District Centre, which currently benefits from some thriving retail, but lacks any local business or wellbeing space. This will be essential as younger people move into the new apartments in central Southmead and the subsequent new developments.

Figure 4: Aims of the Southmead Masterplan :

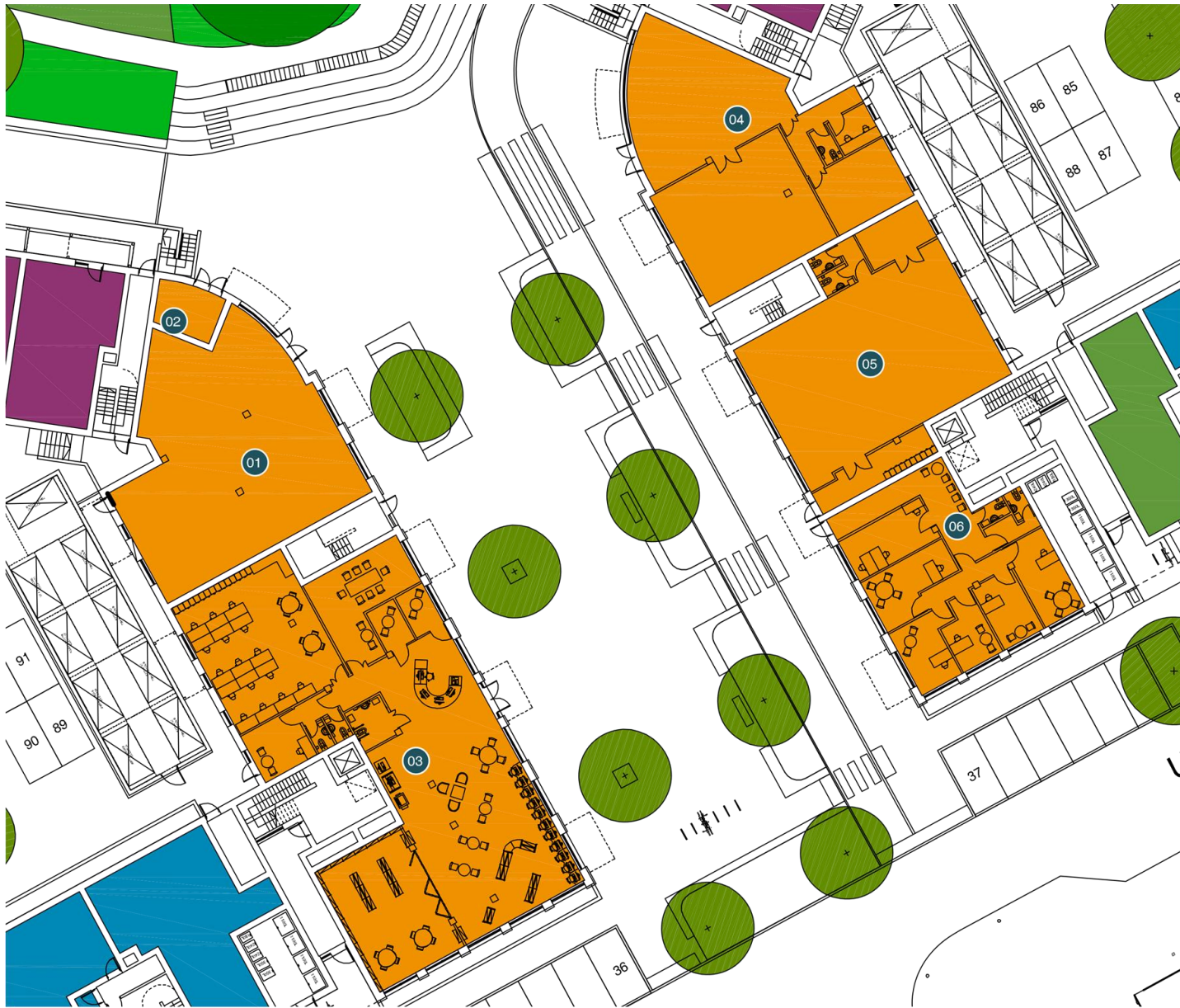
The Hub will be run by Southmead Development Trust, a strong local community business with a growing annual turnover and a skilled and experienced staff team. The Trust currently successfully manages local non-residential space at the Greenway Centre and a number of thriving enterprises including a Gym and Café. The Trust will ensure that the Hub is run professionally and maintained to a high standard, complying with all relevant health and safety and safeguarding policies.

The enterprise will use the same model as the Greenway Centre, providing a number of services from the same space with a shared entrance and reception.

Below is a ground floor plan of the hub, followed by a more detailed diagram of internal layout.



Figure 5: Overall community infrastructure elements of the hub, comprising park, public realm, Community Enterprise Space (Space 01), Library, Training and Advice Hub (Space 02), Health and Wellbeing Hub (Space 03, 04, 05). See Figure 6 below for detail of internal layouts.



West Block Schedule		Areas
01	Community Enterprise Space	184sqm GIA
02	Community Storage	12sqm GIA
03	Training, Library & Advice Hub	363sqm GIA
	Co-working Space	118sqm NIA
	Co-working Area	75sqm NIA
	Training Room	31sqm NIA
	One to One Training Rooms	12sqm NIA
	Library	205sqm NIA
	General Space (incl. Shared Reception)	150sqm NIA
	Children's Library	55sqm NIA
	Shared	30sqm NIA
	Shared Corridor	5sqm NIA
	Staff Room	13sqm NIA
	Private WC	5sqm NIA
	Public WC	7sqm NIA
Overall West Block GIA		566sqm
East Block Schedule		Areas
04	Health & Wellbeing Hub - Space 1	199sqm GIA
	Shop/Workshop	76sqm NIA
	Training Area	76sqm NIA
	Storage	23sqm NIA
	Office	7sqm NIA
	WC/Lobby	13sqm NIA
05	Health & Wellbeing Hub - Space 2	191sqm GIA
	Hall/Meeting Space/Community/Fitness	151sqm NIA
	Entrance Lobby	16sqm NIA
	WCs/Lobby	9sqm NIA
	Storage	12sqm NIA
06	Health & Wellbeing Hub - Space 3	141sqm GIA
	Entrance/Waiting Area	26sqm NIA
	Office/Reception	17sqm NIA
	Consulting Room 1	18sqm NIA
	Consulting Room 2	15sqm NIA
	Consulting Room 3	11sqm NIA
	Consulting Room 4	13sqm NIA
	Consulting Room 5	17sqm NIA
	WCs/Kitchenette/Lobby	16sqm NIA
Overall East Block GIA		539sqm

Note:
Internal layouts are illustrative.
Column positions are indicative.

Figure 6 Detailed layout of internal ground floor uses of the Glencoyne Hub

Social and Economic Value

Overall, the social value generated by the scheme as a whole is estimated to be over £83m over the first 5 years. The figures has been calculated using HACT and TOMs metrics to establish the overall value of the housing delivered, the non-residential space and the proposed uses and the impact of the services being offered. The Social Value of the Glencoyne scheme is calculated through its impact on the following outcomes:

Focusing specifically on reducing poverty and inequality, we will:		
1		Support the creation, sustainability and growth of local micro, small and medium-sized enterprises
2		Support the creation and retention of high-quality, sustainable jobs for local people which pay at least the living wage
3		Support local people with opportunities for life-long learning, skills development and experiences of work
Focusing specifically on enhancing community economic and social wellbeing, we will:		
4		Support the creation, sustainability and growth of local community groups, voluntary groups and social enterprises
5		Promote the involvement of local people and organisations in active citizenship such as volunteering and foster caring
6		Promote the mental and physical health and well-being of local people
7		Support the creation of high quality, affordable and sustainable homes and inclusive public spaces
Focusing specifically on increasing the city's resilience and environmental sustainability, we will:		
8		Reduce air pollution and greenhouse gases (both direct emissions and those embodied in any supplies and services)
9		Reduce and reuse waste, particularly waste that is harmful and/or sent to landfill
10		Support Bristol becoming a more ecologically resilient and biodiverse city

Strategic fit

The enterprise space will contribute to key city priorities as set out in all BCC documents and the City Plan, including: provide employment and training pathways for young people, increase levels of self-employment and business start-ups, reduce unemployment, increase access to local, affordable, flexible working space, create healthy work environments, reduce digital exclusion.

Planning Policy

The 187 home Glencoyne scheme, Arnside Master Plan and associated high street design are set as planning policy within the Bristol Local Plan review. The scheme follows all planning policies set within it such as BCS12 and DM5 relating to protection of community facilities and DM7, DM9 and BCS7 relating to local centres and retailing. DM9, for example, states that “Development in Local Centre frontages will be expected to maintain or provide active ground floor uses”.

North and West Bristol Integrated Care Partnership

Integrated care systems (ICSs) are partnerships that bring together providers and commissioners of NHS services with local authorities and other local partners to collectively plan health and care services to meet the needs of their population. The central aim of ICS is to integrate care across different organisations and settings, joining up hospital and community-based services, physical and mental health, and health and social care.

SDT are the community and voluntary sector partner sitting on the Leadership Board of the North and West Bristol ICP. The Glencoyne Hub will play a key role in achieving greater integration of health and community services; improving population health and reducing inequalities; and helping the NHS to support social and economic development.

Libraries

Innovation and community involvement in libraries is a national and local policy. In 2018 a National Government Report concluded that “Protecting frontline library services requires radical thinking” (Libraries Deliver: Ambition for Public Libraries in England 2016 to 2021). The hub will deliver against Bristol City Council Libraries Strategy which supports innovation and reform in the libraries service:

“By 2024 we will have a library service that is shaped by local communities and delivered in partnership with Bristol’s residents...By sharing space and looking for new partnerships with organisations including business start-up hubs, we can explore ways to grow the role of libraries and make better use of these valuable assets”

Management and maintenance

The building will be run by Southmead Development Trust (SDT), a charity that works with local people and businesses in order to support the community of Southmead. SDT have been actively working in Southmead for over 20 years and run the Greenway Centre which is a community hub, health and wellbeing Centre, Business Centre and Playing Fields. The Greenway Centre site is 9 acres, comprising a 1950s school building, an annex built in the 1990s and some new business units. SDT have an existing experienced and confident site management and maintenance team who will lead on the running of the Hub.



Feasibility, research and consultation work completed to develop this hub business case

The Hub proposals have been developed through co-production with the local community and following a wide range of local studies, consultations and involvement exercises.

The Hub delivers against priorities in the Southmead Community Plan (written following involvement of all key stakeholders and over 900 in depth community interviews). Priorities within the plan include: Sustain youth and play services, create more affordable small business space, create an employability and training hub for residents, improve skill levels, establish new businesses in Southmead.

A resident led steering group has led this project, identifying objectives and outcomes from the local community plan. The group includes council officers, councillors and stakeholders and has been meeting monthly for five years to steer the project, providing a local voice. They've been motivated since the Community Plan was published to see improvements to Arnside Road and develop appropriate housing options for local people.



Further involvement, consultation and survey work completed to date and providing evidence and insight that has shaped these proposals includes:

- A community survey, drop in event and exhibition in April-May 2022 to identify gaps and demand for new provision within The Hub
- A full community building audit, undertaken in partnership with an external consultancy (Vivid Regeneration).
- Library Consultations in 2017 and 2019 provided feedback from local residents about what was needed in the library. Most frequent asks were accessible public toilets with baby changing facilities, improved accessibility, space for an advice worker to meet people, access to IT facilities with support, connections with youth work and space for children and young people, extended opening hours and a source of community information.
- Over 40 local engagement events and more than 2000 individual conversations to feed into the Masterplan.