



Committee Report

PURPOSE: Final Decision Report

KEY OR NON-KEY DECISION: Non-key decision

COMMITTEE: Economy and Skills Committee

DATE: 29 July 2024

TITLE: Regeneration Service Update

Ward(s): Central, Windmill Hill, Southville, Lawrence Hill,
Hotwells & Harbourside

Officer presenting the report: Abigail Stratford

Job title: Head of Regeneration

Committee Chair: Cllr Andrew Brown

Executive Director lead: John Smith: Executive Director for
Growth & Regeneration

Proposal origin: Committee Chair

Purpose of Report:

To update committee members on the planned activity in the regeneration service.

Evidence Base / Options to consider:

The Regeneration Service:

1. In June 2021 Cabinet authorised the creation of a new regeneration service. The regeneration service works collaboratively with communities, stakeholders, developers and landowners within the following Areas of Growth and Regeneration:

Central Bristol which incorporates;

- **City Centre:** to guide growth to deliver the transformation of Broadmead in line with the [City Centre Development and Delivery Plan](#) ('DDP') approved by Cabinet in December 2023
- **Western Harbour:** to develop a masterplan for Western Harbour informed by the [Western Harbour Vision](#)

- **Harbour:** to develop a place shaping strategy for the Harbour
- **Frome Gateway:** to guide growth in line with the [Frome Gateway Regeneration Framework](#) approved by Cabinet in February 2024

Central Bedminster which incorporates;

- **Bedminster Green:** to guide growth in line with the [Bedminster Green Framework](#) approved by Cabinet in March 2019 and the [East Street Vision](#).
- **Whitehouse Street:** to guide growth in line with [Whitehouse Street Regeneration Framework](#) approved by Cabinet in March 2023.

Temple Quarter: In March 2023 the Bristol Temple Quarter LLP was established to deliver the transformation of Bristol Temple Quarter. The regeneration service delivers a client function role providing strategic support and co-ordination to the Bristol Temple Quarter LLP.

2. The Regeneration service seeks to work in partnership to harness the regeneration benefits of growth in line with the Council’s objectives to enable residents, businesses and communities to thrive, prosper and enjoy a high quality of life. The service encourages and shapes growth through:
 - Taking a place-based approach to regeneration, promoting inclusive and sustainable growth
 - Promoting a range of housing to meet local housing need, including affordable housing
 - Promoting high quality developments, public realm and place making
 - Promoting local employment, training and apprenticeships
 - Supporting local businesses, high streets and the night-time economy
 - Responding to the climate and ecological emergencies
 - Identifying and delivering the physical, social and community infrastructure required to support growth.
3. Within Central Bristol, Central Bedminster and Temple Quarter, investors and developers continue to acquire and bring forward land for development. Collectively across these areas the regeneration service is working in partnership to enable the delivery of over 13,000 new homes and employment spaces supporting over 23,000 jobs across a wide range of sectors.
4. The regeneration service works across the Council, improving internal systems and co-ordination to provide a single coherent voice for the Council when working with communities, developers, stakeholders and partners.
5. Regenerating and transforming places can be difficult and can raise complex issues and challenges. Since the inception of the regeneration service in June 2021, consultation and engagement activity led by the service have been designed to listen to those who know an area best, learning from past experience in Bristol and elsewhere to improve this aspect regeneration projects. We work with local communities to tell stories about the places we want to make and shape together, in order to build support for positive change.
6. To achieve the aspirations of sustainable and inclusive growth set out in the associated regeneration frameworks, the Council needs to work with communities, developer partners and stakeholders in order to secure the funding required to deliver the physical, social and community infrastructure needed to support our growing population.
7. Within Central Bristol and Central Bedminster, the regeneration service has identified a number of priority projects which would be beneficial to progress, in order to accelerate

delivery by either; informing development proposals, bidding for further external funding or delivering the required place based physical, social or community infrastructure required to support the planned growth.

Accelerating Delivery

8. The regeneration service recently secured £260k revenue funding from Homes England, which combined with regeneration services annual budget will enable the delivery of the following priority projects in 24/25 which will help accelerate delivery.

Project:	Purpose / output
City Centre	
Co-living design guide	Developers may seek to bring forward Co-living homes in Central Bristol and Central Bedminster. Bristol lacks any policy on the requirements for co-living housing. A Co-living design guide is needed to set the city standards for this relatively new residential use type to ensure that appropriate standards of accommodation are delivered in urban areas.
Broadmead design guide and city-wide family living policy.	Create a consolidated Broadmead design guide and city-wide family living residential charter to ensure that appropriate types and standards of accommodation are delivered.
Community and cultural space strategy	<p>The DDP sets out the requirement for 10% of new GF developments to be allocated for community/cultural uses at an affordable rent. The purpose is to ensure community-focused activities and organisations can still thrive as values go up in the regional centre.</p> <p>Undertake an options appraisal to identify an appropriate vehicle to procure, operate and manage these spaces. A Community Land Trust is a potential solution. The options appraisal will need to consider the parameters for this vehicle, map existing community organisations and assets and develop a tool for linking demand with supply. This mechanism must also ensure that the operation and management is robust, inclusive and accessible to ensure units aren't vacant and instead offer a highly valuable asset to this future neighbourhood.</p>
City Centre Culture and Public Art Plan	To create a coherent strategy for the delivery of public art and cultural activation in the DDP area. Identified projects will be used by developers to deliver their planning requirements and by partners where funding opportunities are identified. The work will support enhancement of the City Centre during transformation (as meanwhile projects) and leave legacy projects as part of the regeneration.
Frome Gateway	
Wellington Road Depot site – Meanwhile Use Business Case	The Wellington Road Depot is a BCC freehold site within the Frome Gateway regeneration area. The site is currently used by the Housing and Revenue Account (HRA), the joinery shop makes fire doors for Council homes. It is intended this use will remain on site as long as it is required by the HRA. Cabinet previously committed

	<p>to delivering affordable, family homes on this site in the medium-long term, to be co-located with an energy centre for the Frome Gateway District Network.</p> <p>If the site were to come vacant in the short-medium term, this business case would explore if there is a viable and deliverable meanwhile use on site that could help unlock early delivery and regeneration objectives. For example, could the site facilitate early business retention and relocation needs, accommodate a temporary energy centre, and/or create community space in advance of its redevelopment.</p>
Wellington / Eugene Street public realm design	<p>Detail design of Wellington and Eugene Street, including design details for the connecting new pedestrian bridge.</p> <p>Design is required to inform developers proposal facing onto these streets what they need to deliver as part of, and at the interface with, the public realm.</p>
Frome Gateway Culture and Public Art Plan	<p>Co-developed with community and cultural organisations and developers in the Frome Gateway area. The Plan will set out requirements for public art and cultural activation at all stages of the regeneration process (short, medium and long-term projects) to ensure the area's character and identity is embedded by all stakeholders as the area changes. Identified projects will be used by developers to deliver their planning requirements and by partners where funding opportunities are identified.</p>
Bedminster Green	
Strategic Transport Assessment	<p>Update the Bedminster Green Strategic Transport Assessment in autumn 2024.</p>
Whitehouse Street	
Industrial Intensification feasibility and capacity study	<p>The Whitehouse Street Framework allocates a BCC-owned site for industrial intensification to support retention of light industrial space and local employment in the area, while reducing the requirement for employment re-provision on residential-led, mixed-use schemes to support viability.</p> <p>This is a new employment concept in Bristol, the feasibility study will consider the design requirements, cost for scheme and potential operating and delivery models.</p>
Central plaza design guidance	<p>The central plaza is a focal point of the Whitehouse Street Regeneration Area, which interacts with 4 different land ownerships and active travel infrastructure.</p> <p>Design guide is required to inform developers proposal facing onto these streets what they need to deliver as part of, and at the interface with, the public realm.</p>

9. Alongside delivering the priority projects noted above, within 24/25 the regeneration service will also:
- procure a contractor to deliver the river restoration project in Bedminster Green

- procure a design team and secure planning permission to transform Castle Park
- consult and finalise the Harbour Place Shaping Strategy
- consult and finalise the Western Harbour Masterplan
- support the Temple Quarter LLP to procure a developer partner
- continue to lead negotiations, in conjunction with property colleagues on lease re-gears in Central Bristol and Central Bedminster
- working in partnership with Vattenfall to deliver projects to support Bristol's transition to net zero
- working with partners and local stakeholders, support community cohesion by preparing to welcome new residents into Bedminster Green
- working with partners and local stakeholders, support community wealth building by delivering meanwhile and permanent social infrastructure to ensure local people feel the benefits of regeneration.

10. The regeneration service will continue to submit external funding bids to deliver projects identified within the City Centre DDP, Frome Gateway Regeneration Framework, Whitehouse Street Framework, Bedminster Green Framework and the emerging Harbour Place Shaping Strategy.

Lawrence Hill

8. Bristol draft Local Plan Policy DS6 identifies Lawrence Hill as an Area of Growth and Regeneration, suitable for redevelopment to deliver a mix of homes, workspace and community uses. The draft Local Plan notes the development of Lawrence Hill will be expected to accord with a regeneration framework which will coordinate the approach to development across the area and the relationship with surrounding locations.
9. Landowners and developers are starting to express interest in development within Lawrence Hill. A regeneration framework, informed by community engagement, an integrated transport assessment and local employment land strategy, is urgently needed to shape and guide the planned growth.
10. The regeneration service will be submitting a funding bid to the Combined Authority to develop a Regeneration Framework for Lawrence Hill.

Officer Recommendations:

That the Economy and Skills Committee:

1. Note the planned activity in the regeneration service as outlined in this report including securing £260k Homes England Funding to deliver priority projects within Bedminster Green, Whitehouse Street, Frome Gateway and the City Centre.
2. Note the regeneration service will be submitting external funding bids to deliver projects identified with the City Centre Development and Delivery Plan, Frome Gateway Framework, Whitehouse Street Framework, Bedminster Green Framework, and the emerging Harbour Place Shaping Strategy.

- Note the regeneration service will be submitting a funding bid to the Combined Authority to develop a Regeneration Framework for Lawrence Hill.

Corporate Strategy alignment: The regeneration service activities align with the following themes in our Corporate Strategy:

- Economy and Skills:** Economic growth that builds inclusive and resilient communities, decarbonises the city and offers equity of opportunity.
- Homes and Communities:** Healthy, resilient and inclusive neighbourhoods with fair access to decent, affordable homes
- Transport and Connectivity:** A more efficient, sustainable and inclusive connection of people to people, people to jobs and people to opportunity

City Benefits: The Regeneration Service will seek to harness the benefits for growth to deliver;

- Inclusive, sustainable developments and neighbourhoods
- A range of housing to meet local housing need including affordable housing
- Employment, training and apprenticeship opportunities
- Support for local businesses, high streets and the night time economy
- Sustainable transport and improved connectivity
- Liveable neighbourhoods

Consultation Details: Details of the consultation undertaken on each project being delivered by the regeneration service are available here:

- Frome Gateway: [Statement of Community Involvement](#), [Formal Consultation Report](#), [Formal Consultation Response](#)
- Whitehouse Street: [Formal Consultation Report](#), [Formal Consultation Response](#)
- City Centre Development & Delivery Plan: [City Centre Development and Delivery Plan - Consultation Report](#)
- Western Harbour: [The vision \(harbourhopes.co.uk\)](http://harbourhopes.co.uk)
- Harbour Place Shaping Strategy: [Harbour Place Shaping Strategy - Engagement to date | Ask Bristol Consultation and Engagement Hub](#)
- Bedminster Green: [East Street - high street engagement and plans \(bristol.gov.uk\)](#), [Bedminster Green River Restoration and Transport Consultation | Ask Bristol Consultation and Engagement Hub](#) - <https://www.ask.bristol.gov.uk/17582/widgets/50004/documents/61998>

Background Documents:

[Regeneration Funding Cabinet Report](#)
[Western Harbour Masterplan Cabinet Report](#)

Revenue Cost	£ 410k	Source of Revenue Funding	£260k Homes England Grant Funding £150k Regeneration Service Budget
Capital Cost	£ 0	Source of Capital Funding	N/A
One off cost <input type="checkbox"/>	Ongoing cost <input type="checkbox"/>	Saving Proposal <input type="checkbox"/> If yes - existing or new saving? OR Income generation proposal <input type="checkbox"/>	

Professional comments section:

1. Finance Advice: There are no specific financial implications arising from this report. Any changes to the funding plans as laid out in the report would require approval.

Finance Business Partner: Ben Hegarty, Finance Business Partner Growth and Regeneration, 4 July 2024.

2. Legal Advice: There are no specific legal implications arising from this report. Any funding bids submitted over the key decision threshold will require Committee approval in accordance with the decision pathway, if this is not already in place.

Legal Team Leader: Husinara Jones, Team Manager/Solicitor 3 July 2024

3. Implications on IT: I can see no implications on IT regarding this activity.

IT Team Leader: Alex Simpson – Lead Enterprise Architect 4th July 2024

4. HR Advice: There are no HR implications associated with this report

HR Partner: Celia Williams, HR Business Partner 4 July 2024

APPENDICES

Appendix A – Further essential background / detail on the proposal	NO
Appendix B – Equality Impact Assessment (EqIA)	YES
Appendix C – Environmental Impact Assessment (Environmental Impact Assessment	NO
Appendix D – Decision Risk Assessment	NO
Appendix E – Exempt Information	NO
Appendix F – Details of consultation carried out - internal and external	NO
Appendix G – Options appraisal matrix	NO
Appendix H – Business case / financial analysis	NO