



BRISTOL TEMPLE QUARTER

STRATEGIC BOARD MEETING

11:00 – 13:00, 20th July 2018

Venue: Room 1P09, City Hall, College Green, Bristol

Attendees

Marvin Rees	
	Sir Peter Hendy

Apologies

Agenda item	Discussion points/outcomes and actions	Actions
1.0	Introductions	
	Introduction by Marvin Rees welcoming everyone.	
2.0	Minutes of the meeting of Friday 23 March 2018, and matters arising.	
2.1	The minutes of the last meeting were approved and the following noted:	
	<ul style="list-style-type: none"> 4.7 A project board would be set up to drive forward the masterplan work. This has been fulfilled 	
	<ul style="list-style-type: none"> 4.8 Terms of reference for each group and details of their proposed membership would be issued to the Strategic Board. Gov arrangements explained by [REDACTED] and where the 	

	project board sits as of now.	
	<ul style="list-style-type: none"> 5.1 A first draft of terms of reference had been issued to the Board. Comments on this and any further drafts were to be returned to Neale Coleman by the end of April. TOR has been sent for final agreement today. The Board approved the ToR subject to amending [REDACTED] and [REDACTED] to attendees rather than Board members. 	
3	Update and next steps on master planning and design	
a	Presentation of summary paper by BCC on behalf of partners' project teams	
	[REDACTED] presented agenda item 3A Summary report on appointment and selection of masterplan consultants for the Temple Meads and Temple Quarter Masterplan commission	
b	Presentation by Masterplan consultants	
	[REDACTED] introduced the masterplan team and gave an outline of the project. Key messages included the need to deliver a fitting gateway to the city; deliver jobs, and; deliver homes, including affordable homes. This would deliver balanced growth and positive outcomes for the whole city.	
	[REDACTED] explained in more detail, saying he wanted a project built on good foundations. Lots of physical challenges such as poor road connections, parking issues and flooding issues.	
	[REDACTED] and [REDACTED] outlined the team experience of working on similar projects such as Old Oak Common station and Paddington station. Explained the need to meet passenger growth rates and went through indicative ideas to illustrate the type of options available for increasing capacity at Temple Meads.	
C	Discussion/opportunity for questions	
c.1	<p>[REDACTED], University of Bristol - Various elements and projects currently happening and moving at different speeds, which needs to be accounted for within the masterplan. How do you balance the projects and account for what is happening.</p> <p><i>Masterplan Consultants said they were aware of many of the projects currently underway/gathering momentum and that these would become part of the baseline. They would build on established projects – understanding them from the beginning and working together, ensuring flexibility in the model to allow for change.</i></p>	
c.2	<p>[REDACTED], Homes England – stressed importance of need to deliver homes and therefore potential need to acquire land to ensure delivery, building in phases. Asked if policy was currently supportive of this.</p> <p>[REDACTED] - various things are happening right now which will become supportive – e.g. Local plan review, Employment land study and masterplan.</p>	

c.3	<p>██████████, West of England Combined Authority - welcomed collaboration between the commissioning partners, acknowledging the complexity and multi-layered nature of the area & region. Mentioned that investment in Temple Meads is key to unlocking the region. New homes/business feed into master plan. Asked that the team give particular attention to how phasing of the masterplan will work.</p> <p>██████████ - A lot of work is needed around phasing (uni, transport, homes). Needs to work for everyone - delivery timelines needed for all projects for clarity.</p>	
c.4	<p>██████████, Bristol City Council - highlighted the plan for the secondary school in Silverthorne lane and the importance of creating a child friendly city.</p>	
c.5	<p>██████████, Historic England – Stressed that the station is a significant asset. HE are happy to have a break from old ideas and have fresher plans. Look forward to working together. Highlighted the fact that the city deserves a much better entrance – “can be as good as London Paddington”.</p>	
c.6	<p>██████████, BEIS – Agility and flexibility is important to succeed at this scale.</p>	
c.7	<p>██████████ University of Bristol - Noted economic pressures and situation on central gov funding. Phasing needs to be in line with network rail timescales. Scalability is important with demonstration of the benefits of funding. The board needs a regular updates on the masterplan work.</p>	
c.9	<p>Sir Peter Hendy, Network Rail – Need to know how it will look afterwards and the cost of delivering. Confirmed Network Rail support the project, but need to understand wider rail system effects.</p>	
c.11	<p>General comments on comms; lots of work over 12 months. Needs a clear roadmap. Different projects different speeds but have to fit it in with consistent and clear messaging.</p>	
c.12	<p>Marvin Rees – Need to understand how it (the masterplan) compliments other projects/balance of the city. Inclusion from the very beginning. People will be living/working in the same place. How do we make sure local businesses are involved and ensure it is the local people buying it? They are the experts. Open lines of communication needed early.</p>	
c.13	<p>Marvin Rees confirmed Masterplan Consultants attendance at September meeting (now set for October)</p>	████
c.14	<p>Marvin Rees asked that a separate note be made detailing the comments & ambitions of the strategic board and that this be passed to the masterplan team for reference and noting</p>	████
d	<p>Press announcement on appointment of masterplan consultants</p>	
d.1	<p>Slight amendments to be made by ██████████ The final release was to be approved by relevant comms leads from the partners’ organisations and Marvin Rees asked for the press release to be issued</p>	████

	today (20/07/18)	
4	Verbal updates on progress on key Temple Quarter projects – All partners UOB Temple Quay, Bristol Arena, Engine Shed 2	
4.1	UOB – Now into detailed planning on academic buildings. Residential planning in process. Have made one application into research fund. Very good engagement with public.	
5.2	BCC update on Temple Island – stated that important that the public are made aware of the options and important questions set out correctly; Is it affordable and is the Arena the best use for Temple Island? The public needs to see two options for the Arena site – including the alternative option. St Philips Marsh up to Avonmeads is becoming an acceptable part of the city centre. The university campus was a game changer for the area.	
5.3	Plot 3 is very close to exchanging contracts - funded by well-known investor. Tight robust contracts. Will conclude shortly.	
5.4	██████ - funding of master plan. Important we are all informed in stages of the work. Masterplan needs to be flexible and agile to other funding streams. Work collectively and take ownership.	
5.5	Engine Shed 2. Working with the university to progress project. Very close to finalising deal with developer. Business case due in Autumn. Has to be built by 20-21.	
5.6	BCC shortlisted for channel 4 hub. Due to hear by the end of the month. 7 cities shortlisted for hub or HQ.	
6	Comms updates	
6.1	Temple quarter Selfie wall - history of the site. Several businesses donating prizes and will use the hashtag #templequarterstory Aims to increase awareness of the programme.	
7	Any Other Business	
7.1	No other business	
8	Photo-call relating to announcement of Temple Meads commission	