



Homes
England

Date: 11 June 2020
Our Ref: RFI2962
Tel: 0300 1234 500
Email: infogov@homesengland.gov.uk

Making homes happen

██████████
By Email Only

Windsor House
Homes England – 6th Floor
50 Victoria Street
London
SW1H 0TL

Dear ██████████

RE: Request for Information – RFI2962

Thank you for your request for information, which was processed under the Freedom of Information Act 2000 (FOIA). You requested the following information:

I wish to see full copies of any email correspondence with Bristol City Council from 01/01/2017 through til 31/12/2017.

Where an email has been identified please disclose the full thread for context. Please also search draft and (where possible) deleted email folders. Please include any and all attachments.

I'd like to limit my request to information regarding the following schemes:

*'Bristol arena'.
'Arena Island'.
'Temple Island'.*

Response

We can confirm that we do hold information that falls within the scope of your request, which is attached as Annex A.

We are withholding some information from disclosure under the following exemptions:

Section 40 – Personal information

We have redacted information on the grounds that it constitutes third party personal data and therefore engages section 40(2) of the FOIA.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Section 40 is an absolute exemption which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exemption is engaged.

OFFICIAL



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The full text in the legislation can be found on the following link;

<https://www.legislation.gov.uk/ukpga/2000/36/section/40>

Section 43 - Commercial interests

Under section 43(2) Homes England is not obliged to disclose information that would, or would be likely to, prejudice the commercial interests of any party.

Information that falls in scope relating to the Overage Agreement for the site engages section 43(2) of the FOIA as it is commercial in nature and its release would be likely to prejudice the commercial interests of Homes England and other interested parties to the information.

Homes England has identified that the information requested, if released, would be likely to prejudice the effective operation of the development at this site.

Section 43 is a qualified exemption. This means that once we have decided that the exemption is engaged, Homes England must carry out a public interest test to assess whether or not it is in the wider public interest for the information to be disclosed.

Arguments in favour of disclosure

- Homes England acknowledges there is a general public interest in promoting accountability, transparency, public understanding and involvement in how Homes England undertakes its work and how it spends public money.
- Homes England acknowledges that there is an interest in the development at Temple Island, Bristol.

Arguments in favour of withholding:

- The information in relation to the Overage Agreement for this site is commercial in nature and relates to ongoing negotiations between multiple parties. There is a high risk to Homes England and Bristol City Council's ability to negotiate effectively if this information were in the public domain. Disclosure would mean that sensitive information in relation to ongoing negotiations could be used to distort the negotiations. This would not be in the public interest as it could negatively affect public funds;
- Parties involved in the site have signed a non-disclosure agreement in relation to the site. If Homes England were to release this information the terms of the Agreement could be breached. This could cause reputational damage to Homes England if third parties felt we would disclose sensitive information. It is in the public interest for Homes England to be able to work effectively with our partners in order to achieve best value for public money and successfully work with partners in order to meet the objectives of our strategic plan. To disclose this information would be highly likely to prejudice this. There may also be financial penalties due if this agreement were breached, which would be against the public interest as public funds could be put at risk; and
- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.



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The full text of the legislation can be found on the following link;

<https://www.legislation.gov.uk/ukpga/2000/36/section/43>

Right to Appeal

If you are not happy with the information that has been provided or the way in which your request has been handled you may request an internal review by writing to;

The Information Governance Team
Homes England – 6th Floor
Windsor House
50 Victoria Street
London
SW1H 0TL

Or by email to infogov@homesengland.gov.uk

You may also complain to the Information Commissioner however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link

<https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely

The Information Governance Team
For Homes England

S40(2)

From: S40(2) [redacted]@bristol.gov.uk>
Sent: 19 December 2017 09:06
To: S40(2) [redacted]
Subject: RE: Arena Site

Hi S40(2) [redacted]

Many thanks for speaking to me yesterday and for updating me with regards to where you are with the option, overage and the rights / reservations.

I have updated S4 [redacted] and I have left it with him to get in touch with you today to discuss the matters further.

Thank you again.

Kind regards

S40(2) [redacted]

From: S40(2) [redacted]@hca.gsi.gov.uk]
Sent: 18 December 2017 14:15
To: S40(2) [redacted]
Subject: RE: Arena Site

Hi S40(2) [redacted]

Do you have a number I could call you on this afternoon? Just to let you know where I am at with this.

S40(2) [redacted]

From: S40(2) [redacted]@bristol.gov.uk]
Sent: 18 December 2017 10:04
To: S40(2) [redacted]
Subject: RE: Arena Site

Hi S40(2) [redacted]

Hope you had a good couple of weeks off. S4 [redacted] and I would of course be delighted to speak to you via a conference call this week. S4 [redacted] is on annual leave today (returning tomorrow) but if you let me know when a convenient time for you is over the next couple of days, I can check S4 [redacted]'s diary and we can get a conference call pencilled in?

If any queries arise when you review the sale document this afternoon, please do not hesitate to contact me.

Thank you again for all your efforts and co-operation.

Kind regards

S40(2) [redacted]

From: S40(2) [redacted]@hca.gsi.gov.uk]
Sent: 15 December 2017 23:09
To: S40(2) [redacted]
Subject: Arena Site

Hi S4/S40(2)

I'm sorry I cant make a meeting next Wednesday. I have made some progress whilst on leave, mainly trying to find a way that this can be approved locally. If you are free for a conference call next week, I can set this up.

In terms of legals, i have appointed S40(2) at Pinsent Mason to deal with this.

My first day back is Monday and I have set aside some time in the afternoon to review the sale document.

Speak soon

S40(2)

Sent from my Windows Phone

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Homes and Communities Agency; Arpley House, 110 Birchwood Boulevard, Birchwood, Warrington, WA3 7QH (reg.address for legal documents) 0300 1234 500 mail@homesandcommunities.co.uk VAT no: 941 6200 50

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S40(2)

From: S40(2) [redacted]@bristol.gov.uk>
Sent: 17 October 2017 08:32
To: S40(2) [redacted]
Subject: RE: Bristol Arena Site

S40(2) [redacted]
I think reception and front entrance has gone! – if you can make your way to back entrance where all car and bikes are parked I'll see you there

Regards

S4 [redacted]

From: S40(2) [redacted]@hca.gsi.gov.uk]
Sent: 16 October 2017 12:36
To: S40(2) [redacted]
Subject: RE: Bristol Arena Site

Hi S4 [redacted]

That's fine with me. Shall I meet you at reception?

S40(2) [redacted]

Sent from my Windows Phone

From: S40(2) [redacted]
Sent: 13/10/2017 15:24
To: S40(2) [redacted]
Subject: RE: Bristol Arena Site

S40(2) [redacted]
I have been asked to attend another of our housing meetings in 100 Temple St on 17th which I can escape from to see you. I'll confirm next week but would 100 Temple St be as convenient for you at the same time?

Regards

S4 [redacted]

From: S40(2) [redacted]@hca.gsi.gov.uk]
Sent: 12 October 2017 08:37
To: S40(2) [redacted]
Subject: RE: Bristol Arena Site

Hi S4 [redacted]

Before the meeting on the 17th is fine with me. Shall I come up at 10.30am and meet you at the back entrance?

Kind Regards

S40(2) [redacted]

From: S40(2) [redacted]@bristol.gov.uk]
Sent: 12 October 2017 08:06
To: S40(2) [redacted]
Subject: RE: Bristol Arena Site

Hello S40(2) [redacted]

That is good news and am pleased you have been nominated. I see we have a liaison workshop on 17th – would it be possible to meet with you before or after? Just to run through a few principles so we are both up to speed. Am with S40(2) this morning so will let him know we are on the right road.

Regards

S4

S40(2)

Bristol City Council

Property

Office Address:

Parkview,
Whitchurch Lane,
Bristol, BS14 0TJ

Postal Address:

Property 2nd Floor Parkview
City Hall
College Green

Tel: S40(2)

Bristol BS1 5TR

E.Mail S40(2)

[@bristol.gov.uk](mailto:S40(2)@bristol.gov.uk)

Mobile: S40(2)

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From: S40(2) [@hca.gsi.gov.uk](mailto:S40(2)@hca.gsi.gov.uk)]

Sent: 11 October 2017 15:38

To: S40(2)

Subject: Bristol Arena Site

Hi S4

I have been temporarily handed ownership of the Bristol Arena Site agreement and I understand that you want to meet about this due to the university progressing. Would you be free for a meeting on the morning of the 25th? If this doesn't work, shall we get a call diarised so we can at least get started on this?

Look forward to speaking to you

S40(

S40(2)

Homes and Communities Agency

M: S40(2)

T: 0300 1234 500 (switchboard)

homesandcommunities.co.uk

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S40(2)

From: S40(2) [redacted]@bristol.gov.uk>
Sent: 29 November 2017 16:23
To: S40(2) [redacted]
Subject: Non Disclosure agreement Arena Island

Hello S40(2) [redacted]

Spoke to our Legals on expediting the above agreement – This has now taken place and as I understand it our respective Legals are agreed, so you should have UoB agreement shortly. Have you had any further thoughts on what provisions can be made whilst you are on leave?

Regards

S4 [redacted]

S40(2) [redacted]

Office Address:

Bristol City Council
Property Development Team
City Hall
College Green
Bristol
BS1 5TR
E.Mail: S40(2) [redacted]@bristol.gov.uk
Mobile: S40(2) [redacted]

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S40(2)

From: S40(2)
Sent: 15 December 2017 08:04
To: S40(2)
Subject: FW: Combined Papers - Temple Quarter Strategic Board - 15 December 2017
Attachments: Combined Papers - Temple Quarter Strategic Board - 15 December 2017.pdf

Fyi the papers for today's board meeting S40 and I will be attending. Interesting to note the CEO of Historic England will be at the meeting. We will only be providing a verbal update on the outcome of the Budget in relation to land acquisition..

S40(2)

Homes & Communities Agency
2 Rivergate, Temple Quay, Bristol, BS1 6EH
M: S40(2)
www.gov.uk/hca



Homes & Communities Agency

#ShapeHomesEngland

Later this year we will launch as Homes England, with a mission to create a better housing market and change places. We're inviting the industry to help shape our priorities – get involved and let us have your views on [Twitter](#) or [LinkedIn](#), using [#ShapeHomesEngland](#)

Please forward any Freedom Of Information Act or Environmental Information Regulation requests to: mail@homesandcommunities.co.uk

From: Mayor [mailto:mayor@bristol.gov.uk]
Sent: 12 December 2017 18:02
To: 'Hugh Brady (vice-chancellor@bristol.ac.uk)'; Nick Walkley; S40(2) @networkrail.co.uk'; 'Tim Bowles (mayor@westofenglanddevo.org)'; S40(2) @networkrail.co.uk'; S40(2) ; S40(2) @networkrail.co.uk'; S40(2) @communities.gsi.gov.uk'; S40(2) @regenfirst.co.uk'; S40(2) @communities.gsi.gov.uk'; S40(2) @dft.gsi.gov.uk'; S40(2) @arup.com'; S40(2) @networkrail.co.uk'; S40(2) @bristol.ac.uk'; S40(2) @dft.gsi.gov.uk'; S40(2) @gmail.com'; S40(2) @communities.gsi.gov.uk'; Guy Orpen; 'uob-cfo@bristol.ac.uk'; S40(2) S40(2) @historicengland.org.uk'; S40(2) @HistoricEngland.org.uk'; S40(2) ; S40(2) @historicengland.org.uk'
cc: S40(2)
Subject: Combined Papers - Temple Quarter Strategic Board - 15 December 2017

Dear all

Please find attached the combined papers for this Friday's meeting.

Best wishes



S40(2)

The Mayor's Office

mayor@bristol.gov.uk | S40(2)

Bristol City Council, City Hall, BS1 5TR

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AGENDA

Meeting	Date	Time	Location
Temple Quarter Strategic Board	Friday, 15 th December	10.00 – 12.00	Meeting Room 1P06, City Hall, Bristol

Apologies: S40(2)

Item	Title
1	Minutes of the Board meeting on 15 September and Matters Arising (Minutes attached)
2	Progress report and issues for discussion ((Paper from Marvin Rees attached)
3	Further design and masterplanning: procurement and proposed MOU (Paper from Bristol City Council attached)
4	Homes and Communities Agency presentation
5	University of Bristol presentation
6	AOB

Date of next meeting: 23 March 2018 (TBC)

BRISTOL TEMPLE MEADS - STRATEGIC DIRECTORS BOARD

MINUTES – CONFIDENTIAL.

<i>Date</i>	<i>Time</i>	<i>Location</i>
Friday 15 th September 2017	15:00 – 17:00	City Hall, Bristol

Attendees:

- Marvin Rees (Chair & Bristol Mayor)
- Tim Bowles (WoE Mayor)
- Sir Peter Hendy (Chairman, Network Rail)
- Nick Walkley (Chief Executive, HCA)
- Hugh Brady (President and Vice-Chancellor, University of Bristol)
- S40(2) (HCA)
- S40(2) (DCLG)
- S40(2) (Rep. BCC)
- S40(2) (Network Rail)
- S40(2) (HCA)
- S40(2) (ARUP)
- S40(2) (WECA)
- S40(2) (WECA)
- S40(2) (DfT)
- S40(2) (DfT)
- S40(2) (BCC)

Agenda item	Discussion points/outcomes and actions	Actions
1.0	Introductions	
2.0	Welcome from Marvin Rees, Bristol Mayor	
2.1	Outlined Vision for Bristol and relationship with Temple Meads. Purpose of meeting; to build consensus around next steps for achieving investment in and refurbishment of Temple Meads.	
2.2	Tim Bowles, West of England Mayor, welcomed meeting and agreed with need to demonstrate West of England ambition through an appropriate Gateway (Temple Meads)	
2.3	Marvin Rees invited comments from other key partners: <ul style="list-style-type: none"> • Nick Walkley – welcomed significant progress made between partners in short period of time and relayed excitement around project. • Sir Peter Hendy – relayed significance of the project and the generational opportunity to do something with the iconic station. • Hugh Brady – Station investment is key to realising outputs of UoB's Enterprise Zone campus, which will be a catalyst for development. 	

3.0	Presentation by ARUP (S40(2))	
3.1	<p>Powerpoint presentation:</p> <ul style="list-style-type: none"> • Updated Strategic Group on work undertaken to date (HIF) and relationship with Housing Deal. • Outlined necessity of moving on to next stage of Masterplanning work to support ongoing and future funding bids. Recommended joint commission between key partners with efficient procurement route. • Noted value of walk-around with Network Rail at recent Working Group – especially as a way of delivering affordable access through station. • Referenced Hansford Review and need to ensure cost effectiveness and value for money of any proposed interventions. • Stressed need for all partners to share Vision and work together to deliver redevelopment of station. Working together will strengthen this position. Next 6-9 months will be critical in developing proposals so need to act jointly and efficiently. • Drew group to proposed next steps as set out in presentation slides (re-attached for reference.) 	
4.0	Discussion around proposed Terms of Reference of Strategic Group	
4.1	Marvin Rees asked (S40(2)) to briefly outline ToR	
4.2	(S40(2)) briefly outlined ToR to group – outlined similarity with Olympic Board ToR and successes achieved by that body	
4.3	Marvin asked for agreement of group to ToR	
4.4	<p>Group agreed ToR with some suggested minor additions:</p> <ul style="list-style-type: none"> • Nick Walkley asked for inclusion of scope for station to drive economic outputs to be referenced and to link to University campus. • Sir Peter Hendy stressed need to identify level of investment already committed to railway and highlight opportunity that investment in Temple Meads would offer in maximising outcomes. • (S40(2)) outlined need for joint, seamless narrative between all partners/agencies making links between housing, jobs and transport. <p>ACTION: comments to be incorporated by (S40(2)).</p>	S4
5.0	Discussion on Governance and resourcing	
5.1	Marvin Rees asked for thoughts on proposed Governance and commitment of partners to jointly resourcing the project	
5.2	Partners supported proposed Governance arrangement and committed to resourcing team(s) to support project moving forwards.	
5.3	<p>Parties engaged in wide ranging and productive discussion. The following key comments were noted:</p> <ul style="list-style-type: none"> • Rail investment projects which demonstrate the unlocking of private development will be most compelling – especially where housing, employment and education outcomes are unlocked. • Bid(s) need to be supported by an investment strategy which demonstrates leverage of private sector investment. • ACTION: (S40(2)) took an action to meet with ARUP to scope next phase of work. • ACTION: Group agreed that the HCA was best placed to commission next phase of work once brief is developed with a joint client role between key parties. • Group agreed to engage at a national level with Historic England. <p>ACTION: (S40(2)) and Nick agreed action to meet CX of Historic England</p>	<p>S4</p> <p>S4</p> <p>NW & S4</p>

	<p>and issue invitation to visit Bristol to see Temple Meads.</p> <ul style="list-style-type: none"> • Suggestion that HIF bid should be developed to treat grant as returnable/revolving investment. • Need to link to Enterprise Zone outputs to emerging policy – such as Government’s Industrial Strategy and Housing White paper. 	
6.0	HIF bid – update and discussion	
6.1	Tim Bowles briefly outlined position on HIF bid (WECA is lead authority for purpose of bid.)	
6.2	<p>Discussion followed. Key points noted:</p> <ul style="list-style-type: none"> • Temple Meads forms heart of the bid but will need to demonstrate housing delivery • S40(2) outlined emerging position on Housing Deal. Four key areas: 1) Right houses in right places, 2) Building homes faster, 3) Diversifying the market, and; 4) Helping people now. • Sir Peter Hendy noted significance of project and scope for mentioning in Autumn Statement. • Scope for some joint working with West-Midlands (Andy Street) in promoting regional investment was noted. • Group agreed to put together a one/two page brief demonstrating all project outcomes (education, housing, digital, transport and employment) to assist in promoting and briefing on the scheme across Whitehall. ACTION: ALL to share information on anticipated outcomes for collation. 	ALL
6.3	Marvin Rees asked around process of HIF and Housing Deal decision making. Nick Walkley confirmed strong interest expressed in HIF and that funding will be over-subscribed. Hence need for strong and compelling bids. S40(2) outlined tight timescale for Housing Deal; core proposition needed to be ready for end of month.	
7.0	AOB	
7.1	No AoB recorded.	
8.0	Marvin Rees thanked attendees for helpful and productive meeting	
9.0	<p>Strategic Directors Board Groups to be scheduled quarterly and Working Groups on a monthly basis.</p> <p>ACTION: Dates to be circulated. S40(2) to action</p>	S4

TEMPLE QUARTER STRATEGIC BOARD

10.00 am – Friday 11 December: Bristol City Hall

PROGRESS REPORT AND ISSUES FOR DISCUSSION

Paper from Marvin Rees, Mayor of Bristol

1. This paper summarises progress made on issues relevant to Temple Quarter and the Board since the last meeting on 15 September and identifies a number of issues for report and/or discussion.

Temple Quarter Narrative

2. At the last meeting it was agreed to try to put together a single narrative explaining the ambitions and case for investment in Temple Quarter for use across government and with other audiences. Following consultation with the Board members and others this narrative was completed and widely circulated in the run up to the November Budget. A copy of the latest version of the narrative is attached. *Board members may want to comment on possible further iterations of the narrative and how they might be used.*

HMG visits to Bristol

3. In October S40(2) from the No 10 Policy Unit visited Bristol for a tour of and presentation on plans for Temple Quarter from Bristol City Council, the West of England Combined Authority, Business West, Network Rail and the University of Bristol. A similar tour and presentation was arranged for Melanie Dawes, the CLG Permanent Secretary, in November as part of a visit to Bristol and the west of England. In the immediate run up to the Budget Sajid Javid visited Bristol for a speech on government housing policy in the Engine Shed and met with local political leaders. All these visits have been successful and have advanced the case for investment in Temple Quarter and I am grateful to all those who participated in and organised them.

November Budget announcements

4. The November Budget report was notable for a number of positive announcements for Bristol and the West of England, in particular on Bristol Temple Meads: ***“The Government will work with stakeholders on their proposals for direct access from the station to help unlock housing and employment benefits from the new Enterprise Zone.” (para 4.76)*** *It would be good to discuss how in addition to the work of the Board this important commitment should be taken forward.*
5. There were a number of other announcements of importance or potential importance for the Temple Quarter plans and for productivity, economic and housing growth in Bristol and the west of England:
 - a new £1.7 billion Transforming Cities Fund to support transport investment in cities with £80 million allocated for the West of England (para 4.42)
 - a £12 million fund to Mayoral Combined Authorities to boost the new mayors’ capacity and resources (para 4.78)

- a new loan scheme for local authorities of up to £1 billion in total at a discounted interest rate to support infrastructure projects that are high value for money with details of the bidding process to be published in December (para 4.79)
- a proposed CLG consultation on land value capture including on giving Combined Authorities the option to levy a Strategic Infrastructure Tariff in future in the same way that the London Mayoral CIL is providing funding to Crossrail (para 5.14)
- a new £1.1 billion Land Assembly Fund for the HCA to work to develop strategic sites, including urban regeneration schemes (para 5.16)
- an allocation of a further £2.7 billion to the Housing Infrastructure Fund taking the total investment to £5 billion (para 5.18)
- Government is continuing housing deal negotiations with Greater Manchester, the West Midlands, Leeds and the West of England (para 5.19)

Any further information on progress, process and timetables relating to these announcements would be welcome as would discussion on how they can assist in delivery of the plans for Temple Quarter.

Housing Infrastructure Fund

6. At the end of September following intensive work and collaboration by local partners the West of England Combined Authority submitted to Government a Housing Infrastructure Fund bid for £250 million including a proposed £100 million investment in Bristol Temple Meads and proposals to bring forward over 14,000 new homes in the Combined Authority area focusing on sites along the A4 corridor between Bristol and Bath. *It would be useful if the HCA and CLG officials at the Board could provide an update on the process for evaluating and developing bids and the timetable for future announcements.*

Network Rail: Statement of Funds Available 2019 to 2024

7. On 12 October the Secretary of State for Transport published the final Statement of funds available for the railway in England and Wales for control period 6 which covers the period from 2019 to 2024. The statement expected around £47.9 billion to be spent on maintenance and renewals across the network in control period 6 with £34.7 billion directly from government grant and the remainder from other sources of income and funds.
8. The statement confirmed that the Government expects new enhancements to the rail network to be developed outside of the regulatory system. The Secretary of State announced that he was also making funding available for the early-stage development of new enhancement schemes and would announce further details on a new process for taking forward enhancements later in the year. *I would welcome any further information Network Rail and DfT officials at the Board could provide on this and the possible timing and requirements for bringing forward proposals for enhancements at Bristol Temple Meads.*

Housing Deal

9. As noted in the Budget Report negotiations have been continuing with Government on a Housing Deal for the West of England. The West of England Combined Authority is due to submit a further proposal in the week before the Board meeting. *The Combined Authority and CLG officials at the Board should be able to update on the latest position.*

Arup work on Temple Quarter

10. Arup have been continuing with the work commissioned by the HCA on the future programme for Bristol Temple Meads and developing a funding and output model. *Arup will present briefly on the progress of this work.*

Inclusive and Sustainable Economic Growth Strategy and Industrial/Employment Land Assessment

11. Bristol City Council has commissioned Arup to work with the Council and stakeholders to produce an Inclusive and Sustainable Economic Growth Strategy for the city with a final report due to go to Cabinet in early April 2018. The Council is also finalising a brief for an Industrial and Employment Land Assessment across the city which will be an important input into the work in 2018 on Bristol's new Local Plan. Both these pieces of work will be significant in developing the overall development and regeneration strategy and approaches for Temple Quarter and neighbouring areas. *Council officers and Arup can provide some further details to the Board of what is proposed.*

Historic England

12. At the Board's first meeting we noted how important it would be to ensure full engagement with Historic England going forward given the heritage significance of Bristol Temple Meads. *I am pleased that Duncan Wilson, Chief Executive of Historic England, and S40(2) from Historic England South West will be attending this meeting which will allow for an initial discussion of their views and involvement.*

Key sites

13. Since the last meeting there have been further discussions and work ongoing in relation to the Engine Shed 2, Plot 3 and Arena sites at Temple Quarter. *Council officers and the HCA will be able to update the Board on the current position.*

Marketing, Inward Investment and Communications

14. Earlier this month I visited Beijing and Kuala Lumpur for a series of meetings to encourage inward investment in key projects in Bristol and in particular in the opportunities in Temple Quarter. Plans are also underway for Bristol and the West of England's engagement with investors and developers at MIPIM next March which both Tim Bowles and I will be attending. The Council is also developing a branding and marketing brief for Temple Quarter.

Further design and masterplanning: funding, procurement and MOU

15. Since the last meeting the Combined Authority has approved an application from Bristol City Council for £2 million funding for further design and masterplanning work at Bristol Temple Meads and Temple Quarter. Network Rail has also confirmed the availability of £1.6 million towards this work. The Council, Network Rail and the HCA have been working together to develop a brief for the next stage of work which it is proposed should be procured via the HCA panel. Initial expressions of interest were invited on 8 December and the next stages of the procurement are programmed to enable an appointment to be made at the end of March 2018. It has been agreed that there should be an MOU between the Council, Network Rail and the HCA to set out management and decision-making processes, roles and responsibilities. *There is a more detailed report on these issues for discussion as the next item on the agenda.*

Land assembly strategy

16. Bristol City Council held a workshop in November attended by Network Rail, the University of Bristol and the HCA to discuss land ownership and land assembly priorities in Temple Quarter and neighbouring areas and agreed a programme of further work. *There will be further discussion on land assembly priorities and strategy arising from the presentation on the agenda from the HCA who have substantial funding available for this purpose in the current financial year and the extra resources announced in the Budget.*

Temple Quarter Campus

17. The University of Bristol is close to submitting a planning application for its proposed new campus and student accommodation in Temple Quarter. *The agenda for this meeting includes a presentation by the University on its plans for the new campus.*

MARVIN REES
Mayor of Bristol

December 2017

Bristol Temple Meads – Master-planning commission

Update to: Temple Quarter Strategic Board

Date: 15th December 2017

Author: S40(2), BTQEZ Programme Director, Bristol City Council

Input received from: S40(2), Network Rail

1. Purpose of Commission:

The proposed commission will build on previous work undertaken by Bristol City Council, Network Rail and other partner organisations in order to develop a comprehensive masterplan for the refurbishment of Temple Meads Station and the regeneration of the wider area.

The work will focus on identifying a deliverable and cost effective programme of interventions which meet the operational requirements of Network Rail and the wider placemaking aspirations of Bristol City Council, the Homes and Communities Agency and other key partners in delivering opportunities for; new homes, employment opportunities, improved transport linkages, education facilities and leisure/recreation.

The work will look to respect the heritage of the station, whilst also creating a transport interchange which is both a fitting gateway to the city and capable of delivering the level of capacity and required level of customer experience both now and in to the future. Facilitating the creation of a 'smart transport interchange' (in line with the Smart City agenda) is likely to be an important focus of the work and will chime well with Bristol's reputation plus proposals for the new TQE Campus.

The work will also be expected to deliver a comprehensive delivery programme, linked to a funding and financing profile. This will allow the partners to match required investment to both public and private funding opportunities and leverage funding accordingly in order to support delivery.

The masterplanning work will also look outside of the station to adjoining areas in order to begin to consider how these will interact with the station in future. This will assist in informing subsequent development proposals for these important sites and will inform integrated phasing of any rail related interventions.

2. Funding

Since the previous Strategic Board meeting, funding for the Masterplan work has been identified as follows;

- a) £2m of Early Investment Funds from the West of England Combined Authority (WECA) - via BCC. This revenue grant funding has been secured to support the delivery of the Masterplan

through 2017/18 and 2018/19. WECA formally approved the allocation of these funds on the 7th November 2017 and approval has been given to use of the funds via a Bristol City Council Cabinet approval, also dated 7th November, but effective from 15th November 2017. Key milestone dates for the work need to be agreed with WECA.

- b) £1.6m from Network Rail associated with feasibility works for Bristol Temple Meads. It is understood that the drawdown of this funding is subject to the approval of refreshed client requirements and Network Rail investment authority

Confirmation of funding and governance arrangements will be required in advance of the issuing of the detailed brief as part of the procurement exercise – this will therefore have a link to the critical path of this project.

3. Procurement process – Multidisciplinary panel (HCA)

Bristol City Council, the HCA and Network Rail have agreed that the HCA's Multi-disciplinary panel would be an appropriate framework through which to procure masterplanning services for Bristol Temple Meads and the neighbouring area. The use of this panel is favourable as it has consultancy firms of sufficient calibre and expertise to deliver such a flagship project and also offers an effective and efficient procurement route.

The terms of the framework require that the HCA's e-tendering panel is used for the Procurement process. BCC will be the contracting authority for this work and has access to the e-tendering portal and accompanying documents.

Network Rail, HCA and BCC have all identified procurement leads in order to support this procurement exercise and have legal input (internal) to support the development of an appropriate Collaboration Agreement (or similar.) This agreement will include detailed arrangements around aspects such as:

- Roles and Responsibilities ;
- Project Requirements;
- Monitoring;
- Controls/Governance;
- Risk Management, and;
- Payment terms, escalation and termination etc.

A requirements workshop to define Network Rail requirements on the 11th December was scheduled, but has been postponed owing to diary constraints within Network Rail. This meeting will need to be re-scheduled as a priority in order to progress the detailed requirements of the brief and refine the procurement timetable so that it is realistic and achievable for all partners. The legal agreement will be progressed in conjunction owing to the requirement for this to be in place as soon as possible and before formal tendering. **All parties need to commit the resources required to complete these tasks and meet the tight programme and ensure that securing necessary internal approvals does not delay the programme.**

4. Current Timetable

- **Expression of Interest** – was issued on the 8th December 2017 with the agreement of all parties. Responses are due by the 15th December. It is anticipated that we will receive a favourable response to the Eol call owing to the nature and significance of the project.
- **Approval to tender** – BCC secured senior officer approval to tender on the 11th December – this will now progress to the final approval stage (expected pre-Christmas). Network Rail to confirm approval timetable/requirements.
- **Sifting brief** – is currently being drafted and will be circulated in draft form between the parties before Christmas. The sifting brief is required in order to reduce the number of prospective tenderers to a management shortlist of appropriately experience firms. As currently programmed, the sifting process would complete in February 2018.
- **MoU/Collaboration Agreement** – discussions have commenced, but further detailed work is to be undertaken as a priority to develop an appropriate form of Agreement. This will need to be completed prior to the issuing of the Tender brief.
- **Tender Brief** – a draft of this document is being prepared. Both Network Rail and BCC will need to further refine this to focus on the specific outcomes required through the work in order to meet respective requirements. BCC has had several internal workshops on the development of the brief. Input is required from Network Rail through the re-arrangement of the cancelled workshop. The target date for the issuing of the Tender Brief is February 2018, but this will be subject to confirmation around Network Rail's approval processes.
- **Consultant Appointment** – is currently programmed for April 2018 (allowing for review periods, approvals to award and required stand-still periods.)
- **Conclusion of Masterplan work** - TBC

5. Input required & next steps:

Significant progress has been made to date through close working between Network Rail and Bristol City Council with helpful support and input from the Homes and Communities Agency. In order to maintain momentum, the following will be required:

1. Appropriate resource allocation from all organisations in order to meet the challenging Procurement timetable;
2. Once the brief is developed in outline form for meetings to be arranged with both the University of Bristol and Historic England in order to share expectations and align objectives
3. Progression of internal BCC & Network Rail approvals, and;

- 4.** Completion of the workstages set out above in order to facilitate the Procurement exercise. A focus will be put upon the Agreement between the parties in order to ensure this is progressed as a top priority in order to support the other workstreams.

S40(2)

From: S40(2) [redacted]@bristol.gov.uk>
Sent: 19 December 2017 10:29
To: S40(2) [redacted]
Subject: FW: Arena Island & HCA Option

Hi S40(2) [redacted]

I have informed S4 [redacted] of the issues you raised yesterday. He doesn't seem to understand so I told him to speak to you directly and then both parties can voice concerns and find the best solution to proceed. Hopefully a written note from you will help to clarify.

Apologies for the inconvenience of this.

S40(2)

From: S40(2) [redacted]
Sent: 19 December 2017 10:22
To: S40(2) [redacted]
Cc: S40(2) [redacted]
Subject: RE: Arena Island & HCA Option

S40(2) [redacted]

Thanks

I have spoken to S40(2) [redacted] and do not understand what you propose. S43(2) [redacted]

Could you put both your proposals into writing please so we can be clear with some guidelines on timescales for your internal approvals. S43(2) [redacted]

Many thanks

Regards

S4 [redacted]

S40(2) [redacted]

Office Address:
Bristol City Council
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College Green
Bristol
BS1 5TR
E.Mail: S40(2) [redacted]@bristol.gov.uk
Mobile: S40(2) [redacted]

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From: S40(2) [redacted] @hca.gsi.gov.uk]
Sent: 19 December 2017 10:02
To: S40(2) [redacted]
Cc: S40(2) [redacted]
Subject: RE: Arena Island & HCA Option

Hi S40(2) [redacted]

As i discussed yesterday with S40(2) [redacted] what I have proposed is a way forward which does not require any further approvals from the HCA. S43(2) [redacted]

S43(2) [redacted]
S40(2) [redacted] S40(2) [redacted]
S40(2) [redacted]

Shall I leave it for S40(2) [redacted] to call S40(2) [redacted] I am not around tomorrow but i have lined up Pinsents Masons to deal with the legal drafting next week. As per my previous email, the 7th Jan deadline is highly unlikely to be met due to us only receiving a copy of the sale agreement on the 6th Dec but it shouldn't be long after.

Speak soon

S40(2) [redacted]

From: S40(2) [redacted]
Sent: 19/12/2017 09:37
To: S40(2) [redacted]
Cc: S40(2) [redacted]
Subject: FW: Arena Island & HCA Option

Hello S40(2) [redacted]
Happy to speak if needed over the next couple of days if you are unable to meet.

S43(2) [redacted]

[redacted]

[redacted]

If we are unable to agree these matters now I suggest S40(2) takes them up to a higher level than the two of us. S40(2)

Regards

S40(2)

S40(2)

Office Address:

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From: Robert Kerse (CFO) [<mailto:uob-cfo@bristol.ac.uk>]
Sent: 18 December 2017 16:00
To: S40(2)
Subject: Arena Island & HCA Option

Dear S40(2)

S43(2)

Best wishes

S40(2)

S43(2)



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S40(2)

From: S40(2) [redacted] <[redacted]@bristol.gov.uk>
Sent: 18 December 2017 14:57
To: S40(2) [redacted]
Subject: RE: Arena Site

Hi S40(2) [redacted]

Absolutely. My number is S40(2) [redacted]. I am available to speak to you now if it would be convenient for you?

Kind regards

S40(2) [redacted]

From: S40(2) [redacted] <[redacted]@hca.gsi.gov.uk]>
Sent: 18 December 2017 14:15
To: S40(2) [redacted]
Subject: RE: Arena Site

Hi S40(2) [redacted]

Do you have a number I could call you on this afternoon? Just to let you know where I am at with this.

S40(2) [redacted]

From: S40(2) [redacted] <[redacted]@bristol.gov.uk]>
Sent: 18 December 2017 10:04
To: S40(2) [redacted]
Subject: RE: Arena Site

Hi S40(2) [redacted]

Hope you had a good couple of weeks off. S4 [redacted] and I would of course be delighted to speak to you via a conference call this week. S4 [redacted] is on annual leave today (returning tomorrow) but if you let me know when a convenient time for you is over the next couple of days, I can check S40(2) [redacted] diary and we can get a conference call pencilled in?

If any queries arise when you review the sale document this afternoon, please do not hesitate to contact me.

Thank you again for all your efforts and co-operation.

Kind regards

S40(2) [redacted]

From: S40(2) [redacted] <[redacted]@hca.gsi.gov.uk]>
Sent: 15 December 2017 23:09
To: S40(2) [redacted]
Subject: Arena Site

Hi S4 [redacted] S40(2) [redacted]

I'm sorry I cant make a meeting next Wednesday. I have made some progress whilst on leave, mainly trying to find a

way that this can be approved locally. If you are free for a conference call next week, I can set this up.

In terms of legals, i have appointed S40(2) at Pinsent Mason to deal with this.

My first day back is Monday and I have set aside some time in the afternoon to review the sale document.

Speak soon

S40(2)

Sent from my Windows Phone

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