



BRISTOL TEMPLE QUARTER

A place built on partnerships

A place built on partnerships



Foreword

Our shared ambition is to make Bristol Temple Quarter an exemplar of how a long-term partnership-led approach can deliver meaningful place-based change for local people.

The BTQ Limited Liability Partnership (BTQ LLP) was created to drive this change in a coordinated and comprehensive way. We want to be a guide to others for how to bring together the local leadership of a city council, the strategic regional expertise of a Mayoral Combined Authority, the national influence of a government agency, and the financial power and delivery experience of the private sector around a shared long-term vision for change.

To make this happen we will be brave, creative, and ambitious. We will continue to work with partners like Network Rail and the University of Bristol to bring the combined influence of the public sector together with Bristol's civic institutions and the private sector, driving a successful future for Temple Quarter that showcases what can be achieved by organisations working in partnership.

The creation of BTQ LLP and the selection of a private sector partner will put us on a strong foundation to build on the work that has gone before.

Bristol Temple Quarter is well-supported locally as a key driver for inclusive and sustainable growth. It will be a central pillar of the region's Growth Plan, and, with the University of Bristol, can catalyse the growth of the digital and technology sector, making the West of England the centre for this nationally important sector.

Residents, businesses, developers, investors and government policymakers should view Bristol Temple Quarter as a vote of confidence in the city and the West of England.

Bristol Temple Quarter can deliver change at an unprecedented scale with the homes, jobs and sector development the nation needs to succeed and grow. We look forward to seeing Temple Quarter move forward and deliver on its potential for the people of the West of England.

Karen Mercer

Chief Executive
Officer, Bristol
Temple Quarter LLP



About Bristol

Bristol has unparalleled charisma and a strong-willed spirit. A place with personality, there's nowhere quite like it.

Shaped by our waterways, hills and industrial heritage, given life by our creative, multicultural citizens.

The traits that make up the city's spirit are part of what draws people from all over the world to live and visit.

As Bristol evolves, our new and revived neighbourhoods should reflect the best of the city's traits.



GVA in
2021 was
£15.5bn



Population
grew by
10.6%
(From 2012 to 2022)



Student
population is
71,000



world-leading
universities



Residents
speak
90
LANGUAGES

BTQ benefits from
£95m
GRANT FUNDING

BTQ covers
135
HECTARES

BTQ aims to
deliver at least
10,000
HOMES

BTQ will generate a
£1.6bn
boost to the
regional economy

BTQ intends
to create over
22,000
JOBS

About Bristol Temple Quarter

Bristol Temple Quarter (BTQ) is a unique regeneration opportunity in the West of England's dynamic and progressive regional capital.

BTQ will transform 135ha of brownfield land surrounding Bristol Temple Meads station into a series of vibrant new communities to live, work and spend time.

It is a partnership of four public sector organisations that have come together around a shared vision for change. The partners are Bristol City Council, Homes England, the West of England Mayoral Combined Authority, and Network Rail.

BTQ is one the UK's largest regeneration projects. It is of strategic national and regional importance thanks to the number of homes and jobs it will create, and through its role as a gateway to the West of England.

Our long-standing public sector partnership combines local knowledge

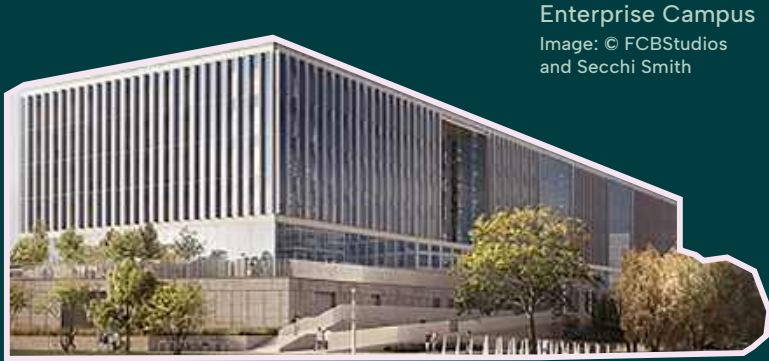
and expertise with the strength of national bodies which can drive the delivery of new homes, jobs and opportunities at scale.

By leveraging the combined expertise of the public and private sectors, BTQ will:

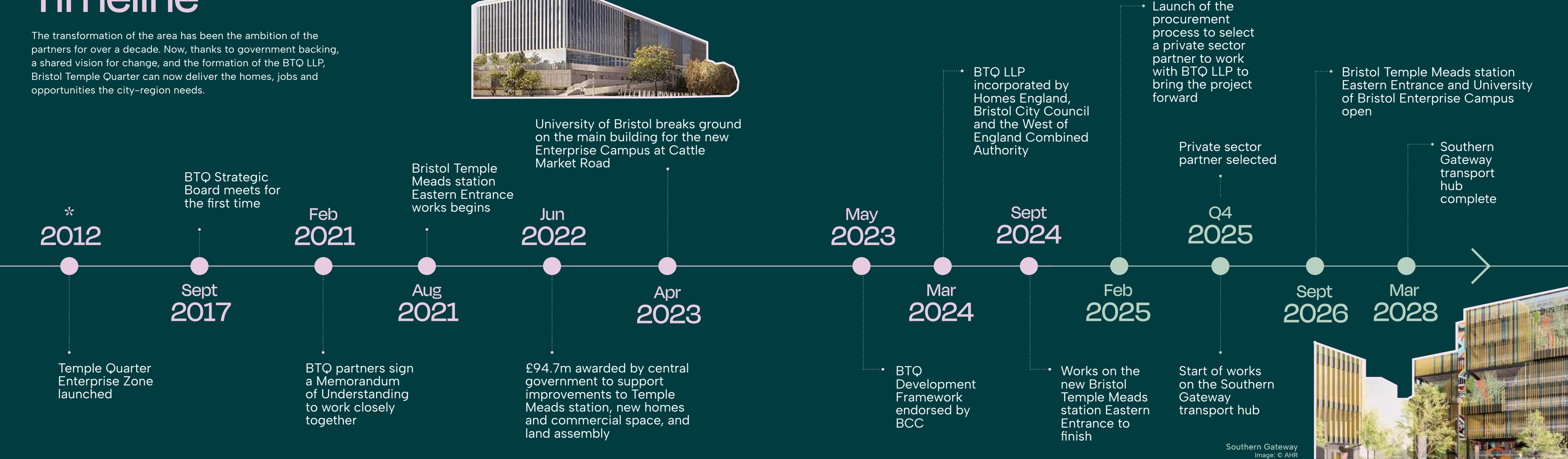
- Transform 135 hectares of brownfield land into thriving, well-connected, communities
- Generate a £1.6bn annual boost for the regional economy
- Deliver more than 10,000 new homes of mixed types and tenures, including affordable homes
- Create 22,000 new jobs while supporting the retention of existing businesses
- Foster cutting-edge net zero carbon development and blue and green infrastructure

Timeline

The transformation of the area has been the ambition of the partners for over a decade. Now, thanks to government backing, a shared vision for change, and the formation of the BTQ LLP, Bristol Temple Quarter can now deliver the homes, jobs and opportunities the city-region needs.



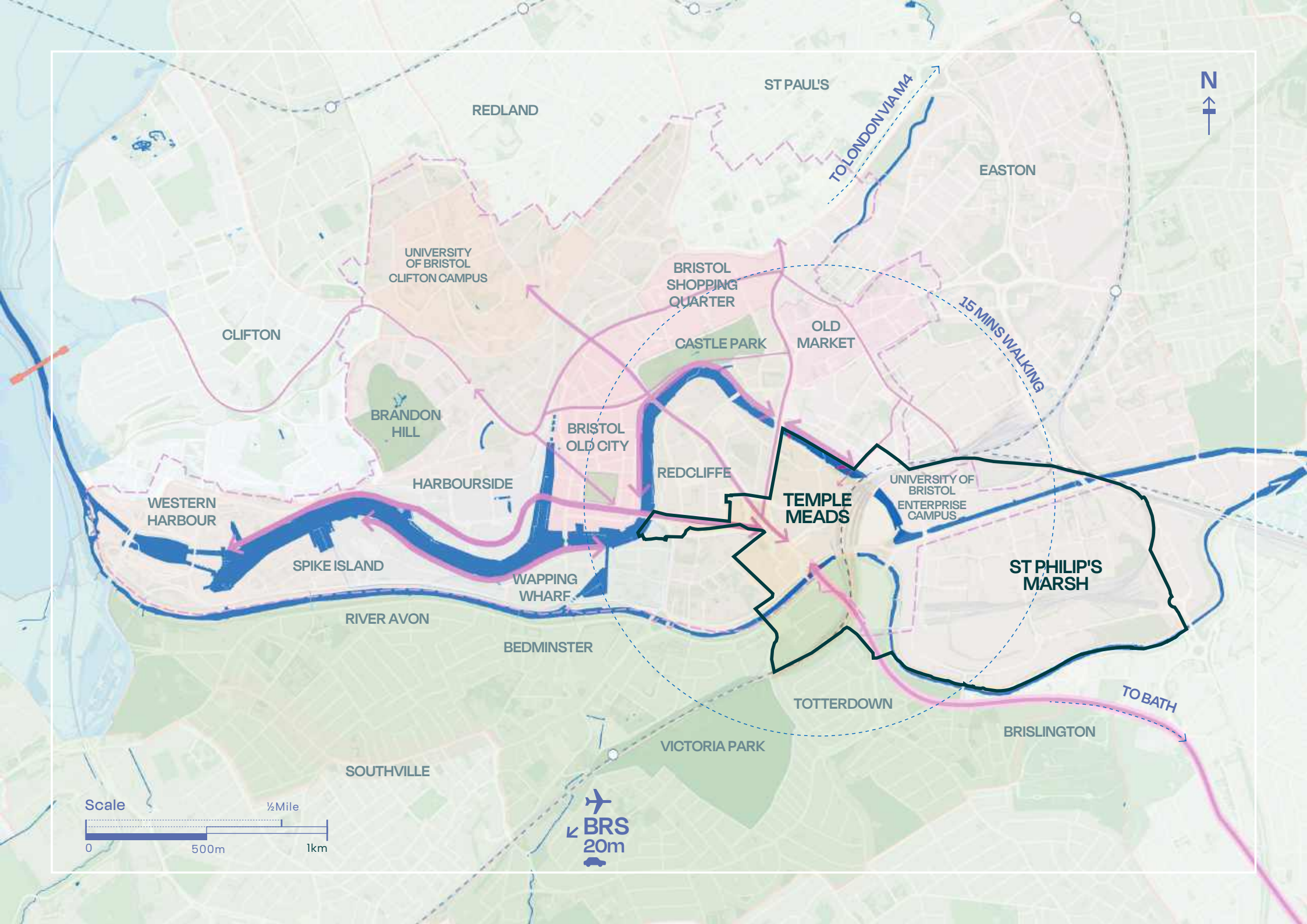
Enterprise Campus
Image: © FCBStudios
and Secchi Smith

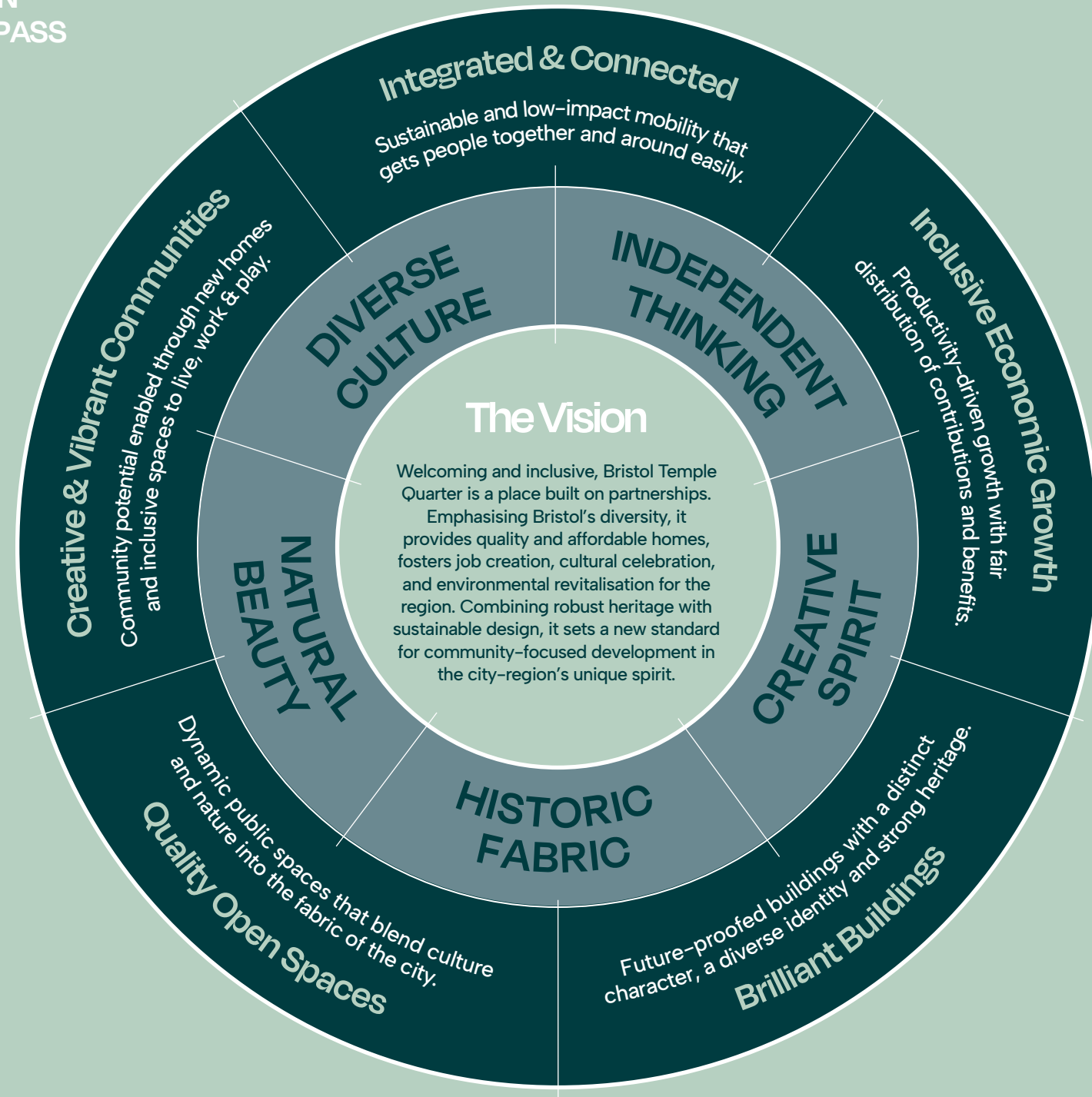


Southern Gateway
Image: © AHR

Connectivity

Bristol Temple Quarter benefits from high levels of connectivity locally, within the region and nationally.





**Bristol's
Unique
Spirit**



**5 Guiding
Principles**

Our vision for place

BTQ LLP has worked with leading placemaking specialists, The Place Bureau, to create a handbook that encapsulates the unique spirit of Bristol, outlining a shared ambition for a vibrant new neighbourhood that celebrates the city's heritage and prioritises people and the planet.

Bristol Temple Quarter will bring a warm welcome to the heart of this incredible city. This is a community built on partnership, designed with people, for people — where everyone can find their place and feel at home. It welcomes the nation through a renewed Bristol Temple Meads station, fit for the 21st Century — a neighbourhood that celebrates our historic fabric yet is designed for a fast-changing future.

This is a place with foundations built on equity and inclusivity. Bristol Temple Quarter will focus on the delivery of high-quality new homes in the right places, with affordability at the heart of everything we do. An engine for sustainable and inclusive growth, it's where small ideas and big

innovations get off the ground and generate well-paid, skilled jobs for everyone. This is a place that is united but not uniform, full of buildings, spaces and programmes that celebrate our city's diverse culture and creative spirit — setting a gold standard for community-focussed placemaking.

It's a haven for our city's natural beauty, a place that revives greenspaces and waterways for all life to thrive. And together with the housing and infrastructure that it delivers, this place will enable people to live low-impact, sustainable urban lives. Bristol Temple Quarter draws on our city's independent thinking to develop places with a difference, making positive change for our people and the planet.

Transformational Change At Scale

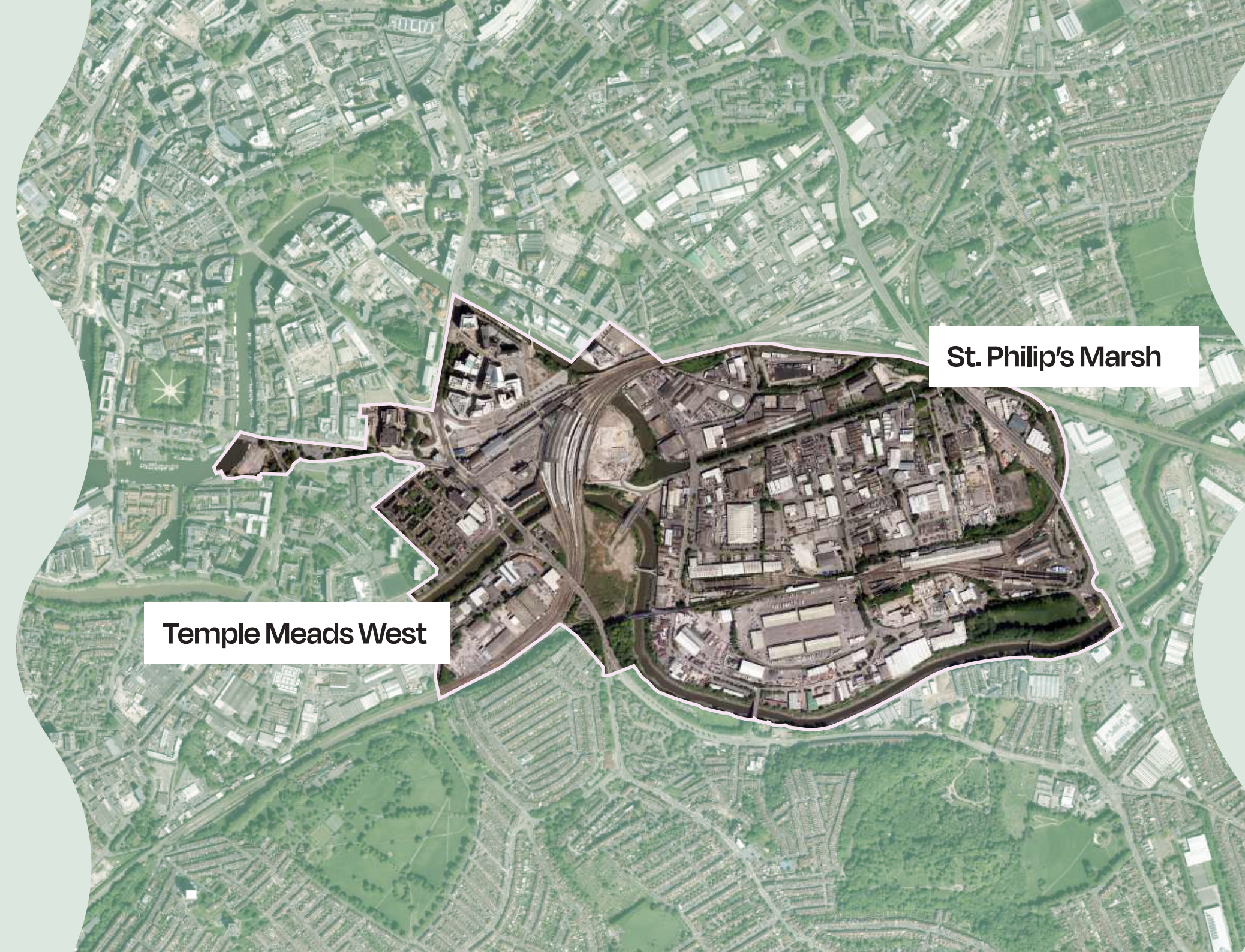
Bristol Temple Quarter will transform 135 hectares of land in central Bristol. The programme covers the area either side of Temple Meads station and will transform this part of the city over the coming years. The nationally significant numbers of new homes and jobs presents an opportunity for BTQ to become a new town at the heart of the city.

Temple Meads West

To the West of Temple Meads station, the BTQ partners own a large area of land, enabling change to come forward in a coordinated way. Works in and around the station are boosted by a £94.7m grant from Homes England.

The grant funding will help to deliver three new or improved entrances to station, a new multi-modal transport hub, and allow the partners to assemble land. These improvements will help to unlock development sites for new homes, commercial space and public amenities nearby.

These changes will deliver a transformed arrival to the city-region by enhancing the setting of the Grade I listed railway station, and by creating a series of high-quality new spaces in and around the station, with the infrastructure and sustainable travel routes needed to connect the area with the rest of the city-region.



St. Philip's Marsh

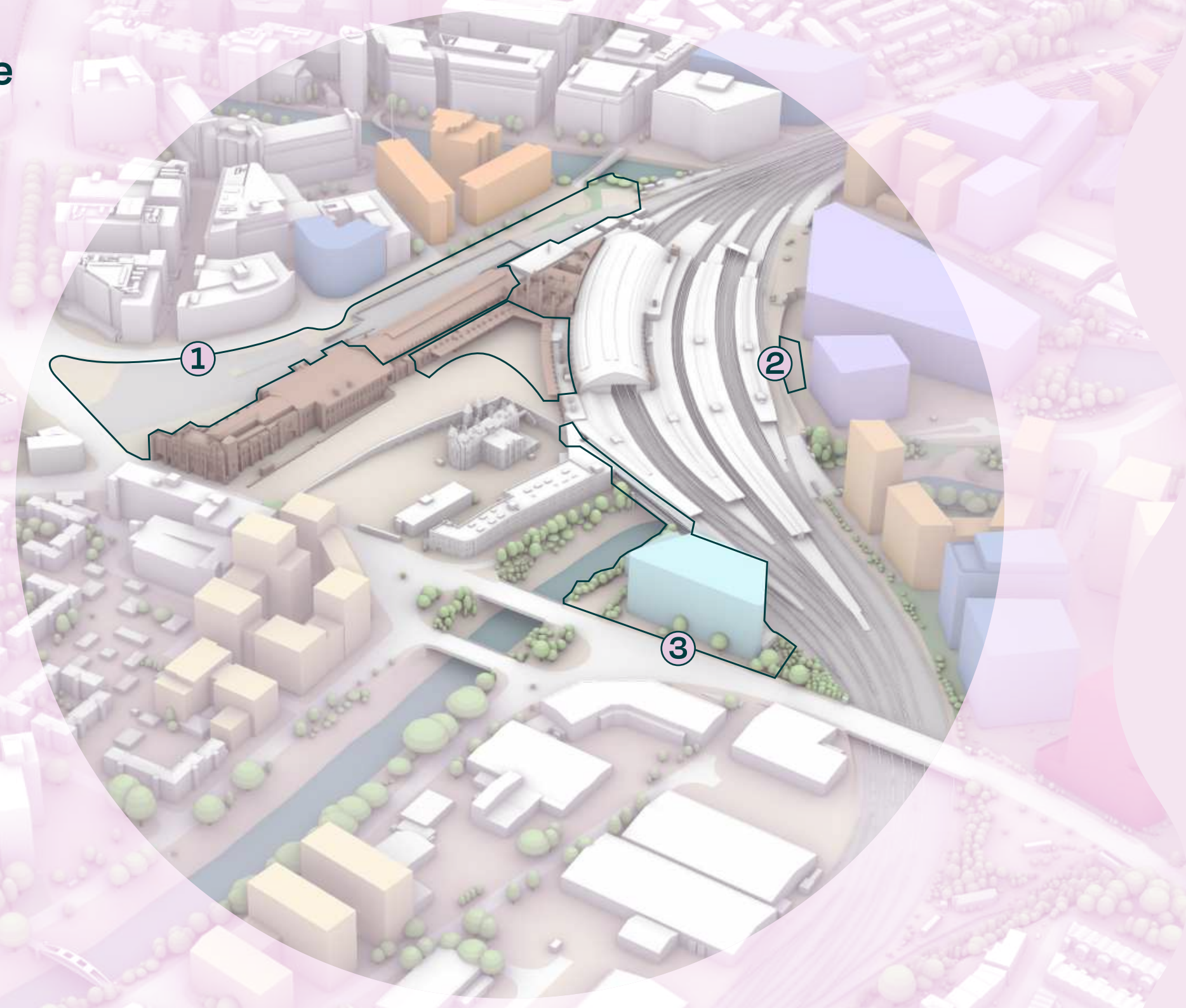
To the East of the station, St Philip's Marsh presents a significant opportunity to deliver a high number of new homes and jobs. The partners' aspiration is for the comprehensive regeneration of the area into a vibrant mixed-use district with thousands of new and affordable homes, a range of employment opportunities and enhanced social and environmental infrastructure.

The substantial housing and employment outputs help to put BTQ at the heart of the West of England Mayoral Combined Authority's emerging Local Growth Plan. Alongside other proposals across the region, including the major Brabazon development in north Bristol, BTQ has the potential to contribute a nationally significant number of much-needed new homes over the coming years.

St Philip's Marsh will also play a key role in the government's national growth story. Catalysed by the University of Bristol's £500m new Enterprise Campus, St Philip's Marsh will be the heart of national growth in the digital and technology sector. The university's Quantum Technology Innovation Centre (QTIC) will support a growing ecosystem of spin-outs and businesses, putting Bristol at the centre of this nationally important sector. New homes and commercial space across St Philip's Marsh, alongside the public, green and primary care infrastructure, can support high quality lives for people living and working in the area.

Currently, the area includes a majority of low density, traditional industrial uses bordered by the River Avon to the south and the Feeder Canal to the north. The area will require a programme of enabling works, including major investments in strategic flood defences, transport connectivity, and land assembly, building on the public sector's existing land holdings. BTQ LLP's aspiration is that the appointed private sector partner will work with it to develop these plans further.

Temple Meads West



Government funding is already enabling land assembly and a number of projects:

EASTERN ENTRANCE

A new entrance to the station from the east. These works were substantially completed in September 2024. The entrance will open in 2026 together with the new University of Bristol Enterprise Campus.



1 NORTHERN GATEWAY

Upgrading the northern entrance to Bristol Temple Meads station, including the relocation of the station car park to enable delivery of new development and vibrant public spaces, as well as improved passenger facilities.



2

SOUTHERN GATEWAY

Relocating station car parking into a new multi-modal transport hub for use by the public and rail passengers. A new high-quality cycle hub and public realm will complement a footbridge across the river, creating a new entrance into the station.



3

Growing an inclusive, thriving and sustainable economy

BTQ is an opportunity to show a new approach to creating sustainable, inclusive economic growth that works for people and the planet. The UN Sustainable Development Goals will be used as the blueprint for the regeneration, embedding inclusive growth and sustainability throughout the delivery of the programme and its long-term legacy. Supporting Bristol's significant ambitions to tackle the climate and ecological emergencies, BTQ will be a leader using cutting-edge approaches to sustainable low-carbon development.

BTQ LLP's aspiration is to deliver benefits for existing and new communities within and outside BTQ, especially the nearby areas of significant deprivation,



by creating opportunities and investment that enable people to enjoy better lives.

Regionally, Bristol Temple Quarter will be central to growing the West of England's £43 billion economy, bringing a £1.6 billion annual boost to the region through the creation of new homes, jobs, improved connectivity, and education and skills opportunities.

BTQ LLP's focus is on ensuring that these homes and jobs, and the infrastructure that supports them, help to make Bristol and the West of England a more prosperous, equal and sustainable place. BTQ will put people and planet first, creating benefits which are shared by everyone.



Our growth missions

The BTQ Inclusive and Sustainable Growth strategy identifies three long term missions for inclusive and sustainable growth to help shape the approach to regeneration:



**Happy, healthy
& inclusive**

By 2045 Temple Quarter will be a place where all residents can access and enjoy a good quality of life, and will be established as a place which reflects the city's demographic and cultural diversity in daily life.



**Vibrant and
successful**

By 2045 Temple Quarter will be established as a central driver of economic growth for Bristol and the wider West of England region.



Sustainable

By 2045 Temple Quarter will be recognised for the role that it has played in supporting Bristol's response to the climate emergency and be established as an ecologically and biodiverse place.

The University of Bristol Temple Quarter Enterprise Campus

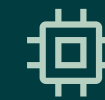
The University of Bristol's investment at Temple Quarter is catalysing the regeneration of the wider area.

The University of Bristol's new £500m Temple Quarter Enterprise Campus (TQEC) will bring together world-class education and research, industry expertise and civic organisations to innovate at scale and shape future skills for the city-region.

Focusing on digital, business and social innovation, TQEC will strengthen partnerships and research collaborations with national and global impact. It will provide outstanding facilities for students to learn alongside industry

and community partners, with teaching informed by evolving real-world challenges.

Connected to the new eastern entrance at Temple Meads Station and with new walking and cycling routes, the campus will improve access to the city for its neighbouring communities. There will be open and welcoming public spaces inside and out, with dedicated facilities to work with local community partners and public and private sector organisations. The new campus will open in Autumn 2026.



Generated **1/3 of the UK's quantum startups**, returning £32 for every £1 invested in supporting quantum computing in Bristol.



Home to **160 researchers and innovators** and over 100 postgraduate quantum experts.



Researchers boast **strong links to supply chain technologies**, including photonics and semi-conductors.



One of the world's largest dedicated quantum companies (\$3.5bn valuation) **PsiQuantum underpinned by Bristol's technology.**

Boosting a national growth sector

The UK is a global leader in quantum technologies. At the heart of this growth are the University of Bristol's Temple Quarter developments.

The university will build on its position as a world leader in the development and commercialisation of quantum technologies. A £25m grant from the West of England Mayoral Combined Authority awarded in 2017 is supporting the university to establish state-of-the-art facilities and services at the Quantum Technologies Innovation Centre (QTIC).

QTIC is enhancing the position of the West of England as a destination for scaling businesses that leverage deep tech such as quantum and AI, building on the university's strong pedigree in attracting and nurturing talent in quantum science.

Alongside the new homes, public spaces and infrastructure being delivered by the wider programme, Bristol Temple Quarter and the University will be at the centre of the UK's growth in this globally significant sector.

Bristol Temple Quarter LLP

Bristol City Council, Homes England and the West of England Mayoral Combined Authority formed the Bristol Temple Quarter LLP (BTQ LLP) in March 2024, formalising their long-standing commitment to transform the area.

BTQ LLP will drive forward the comprehensive regeneration of Bristol Temple Quarter on behalf of the partners, delivering transformational change for the city-region.

The BTQ LLP is working closely with organisations across the region, in particular working with Network Rail to bring forward development around the station, and the University of Bristol, whose new £500m Enterprise Campus is a key catalyst for the wider regeneration of Temple Quarter.

"Working together with our partners, we are building a new town in the centre of our city at Bristol Temple Quarter. This will deliver new communities with new homes, jobs and opportunities for Bristol and the region."

Tony Dyer

Leader,
Bristol City
Council



"This partnership allows us to pool resource and expertise to drive positive change and attract investment into Bristol Temple Quarter, creating thousands of new homes and jobs, and a vibrant area that Bristolians and the wider region can enjoy for generations to come."

Eamonn Boylan

Chief
Executive,
Homes
England



"Bristol Temple Quarter is a once-in-a-generation opportunity to create a new gateway to the West of England. Local people will benefit from good quality jobs and new homes. It will strengthen our £43bn economy and help unlock the potential of our fantastic region."

Stephen Peacock

Chief Executive,
West of England
Mayoral Combined
Authority



"Alongside renovations that will preserve Bristol Temple Meads as an important part of the city's heritage for future generations, Temple Quarter will place the station firmly at the heart of a new world-class gateway to the West of England."

Francis McGarry

Investment
Director,
Network Rail



"By bringing our University community together with industry and civic partners, Temple Quarter Enterprise Campus will drive world-class research, innovative collaboration, inspired enterprise, inclusive learning and societal change."

Evelyn Welch

Vice Chancellor,
University of
Bristol







BRISTOL TEMPLE QUARTER

PROUDLY IN PARTNERSHIP WITH



Homes
England

WEST
OF ENGLAND | MAYORAL
COMBINED
AUTHORITY



University of
BRISTOL