Growth and Regeneration Directorate

Executive Director: Stephen Peacock

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Phone number: 0117 357 4176
Number of staff (FTE): 2,171
Overall Budget 2021/2022: £54.977 million
Housing Revenue Account (HRA) revenue and expenditure: £122.1m

The Growth and Regeneration Directorate is responsible for major projects such as transforming Temple Mead Quarter, Western Harbour, revitalising the city centre and bringing forward housing sites.

Essential services such as planning, house building, managing the council’s 26,885 social housing properties, transport, economic development, parks, libraries and culture also sit within this directorate.

There are four divisions within Growth and Regeneration as follows:
## Economy of Place

### Director:
*Under recruitment*

### Our main projects include:

- City redevelopment – particularly Core Retail Centre, Bedminster Green, Frome Gateway and Western Harbour
- Capital Projects; delivery of The Bottleyard Studio Expansion, Hartcliffe Waste, Recycling and Reuse Centre, Bristol Beacon and management of Bristol City Council's new Strategic Partner
- Clean Air Zone – improving Bristol's air quality (Note: Mike Jackson is the Senior Technical Officer for this area of work)
- Corporate Property Strategy – a strategy for our non-housing properties
- Avon Flood Strategy
- Library Strategy – the future for Bristol's libraries
- Transport Strategy, Mass Transit, Liveable Neighbourhoods – our vision for Bristol to be a well-connected city

### Responsibilities:

Our areas of focus include driving inclusive regeneration, sustainable economic growth and physical renewal of the city.

We secure investment from a wide range of public, private and institutional sources and renew the city’s physical and economic growth by delivering mixed-use development, employment opportunities, retail and transport links for local people.

We work with private sector partners to create frameworks that focus on the deliverability and inclusivity of necessary infrastructure. This includes partnerships with local, regional and national agencies such as WECA, Homes England, Network Rail, NHS, the Department for International Trade, and with local developers to set upland-based regeneration programmes.

Our projects and programmes also include mass transit, liveable neighbourhoods, bus priority projects, local cycling and walking infrastructure, flooding, museum storage and the Bottleyard studios redevelopment, investment marketing strategy, Filwood Green Business park, St Nicholas Market upgrade, economic development and inclusive job creation, school building programme, Bristol Beacon and the Hartcliffe Way Recycling and Reuse Centre.

### Service areas:

Our service areas include: Regeneration, Economic Development, Capital Projects and Strategic partner, Property, City Transport, Culture and Creative Industries, Libraries
Development of Place

Director: Zoe Willcox

Our main projects include:

- Strategic and Local Planning Policy framework
- Climate and Ecological Emergency Programme
- Housing delivery

Responsibilities:

We run the Council’s Planning function determining Planning applications in line with the council’s Planning Policy framework.

We are responsible for identifying enough land to meet housing needs and ensuring affordable housing is delivered alongside market housing. We deliver new homes on council-owned land through the Housing Revenue Account, registered providers, Goram Homes and community land trusts.

We are managing the Council’s Climate and Ecological Emergency Programme, which includes our contributions to the Bristol One City Climate Strategy and One City Ecological Strategy and the sustainable food and recovery project, Bristol Bites Back Better. The service also monitors air quality in the city and support the delivery or more sustainable development through the planning system.

Service areas:

Our service areas include Strategic City Planning, Development Management, City Design, Sustainable City and Climate Change, Housing Delivery.
Management of Place

Director: Patsy Mellor

Our main projects include:

- **City Leap** – working with global partners to deliver innovation in energy
- the **Big Tidy** – a national award-winning campaign, targeting the cleaning up of Bristol’s streets and neighbourhoods
- **Future Parks** – determining the future of Bristol’s parks
- Harbour Operational Review

Responsibilities:

We are responsible for structural repairs and inspections to highways, footways, pot-hole repairs and inspections, winter maintenance of roads, street lighting, and traffic network management. We also cover the Traffic Signals Team, CCTV, telecare (home monitoring telephone support and response), Civil Protection Unit, and City Innovation Team. Our team oversees food inspections, licensing of licensed premises and taxi trade, Bristol Waste Company client side, the Bristol Energy team and heat networks.

Service areas:

Our service areas include Traffic and Highways, Energy, Sustainable Transport, Regulatory Services, Connected City, Parks and Green Spaces, Cemeteries and Crematoria, Waste and Harbours.
Housing and Landlord Services

Director:
Donald Graham

Our main projects include:

- **Moving Forward Together** – the council’s housing service transformation plan
- **Reducing homelessness and rough sleeping** through work with city partners
- **Estate regeneration** – a programme to improve the quality of homes and neighbourhoods in the city
- Carrying out a review of the Housing Revenue Account 30-year business plan

Responsibilities:

We deliver a wide range of housing services to around 28,500 tenants and leaseholders; we work to prevent and tackle homelessness, and work to improve standards in the private rented sector.

Our ‘Moving Forward Together’ transformation programme is designed to improve our services, and we aim to build or acquire over 500 affordable homes over the next five years. We also plan to work with our One City partners over the coming year to jointly tackle homelessness and rough sleeping.

This year we will review our 30-year business plan, explore opportunities to retrofit homes to reduce carbon, and replace older homes that are of a poor standard, expensive to maintain and unpopular with tenants.

Service areas:

Our service areas include Estate Services, Responsive Repairs, Planned Maintenance, Estate Regeneration, Housing Options, Private Housing and Adaptation, and Business Innovation.