

Summer
2023

Glencoyne Square Community Led Housing

The Glencoyne Square Community Led Housing project is one of the biggest community led housing schemes in the UK. The plans are for 187 flats with a ground floor extension of Arnside Road providing space for businesses and community activities and services.

The project is being led by Southmead Development Trust and supported by a group of residents and Trustees. This residents group, the Arnside and Glencoyne Regeneration Project (AGRP), have been involved since Southmead's Community Plan in 2015. The plan highlighted the need to diversify the housing in the area so there were smaller homes available.

We're keeping sustainability in mind. The homes will be well insulated, heated by Air Source Heat Pumps increasing their energy efficiency, and we are planting more trees and wildlife-friendly plants.



0117 950 3335



info@southmead.org



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SOUTHMEAD DEVELOPMENT TRUST

FAQs



Who is leading this project?

Southmead Development Trust and supported by the resident-led steering group who have been involved since the Community Plan in 2015.



What about Glencoyne's trees?

Currently there are 32 trees on Glencoyne Square. 12 will need to be removed for the development but we are planting to replace them. By the end of the process there will be 68 trees.



How many flats will there be?

There will be 187 flats with a mix of 1 and 2 beds.



Who can live there?

For the affordable housing we are pushing for a Local Lettings Plan which will give priority to people with a connection to Southmead such as those who already live or work in the area.



Will it be affordable housing?

We are aiming for around 117 of the flats to be affordable housing trying to keep rents as low as possible, dependent on grant funding. These homes will be available through HomeChoice.



Are any of the flats fully accessible?

There are 4 wheelchair accessible flats. Over half the flats will have lift or ground level access.



Is it just housing?

No, an important and ambitious part of the project is the ground floor non-residential space where there will be space for businesses, community and training. Bristol City Council are also proposing a new library within the development. You can read more about this on the next page. There will also be public realm work on the park and we're creating a pedestrianised extension of Arnside Road.



When will work start?

Before building the homes can begin we need to redirect a sewer that runs under Glencoyne. You can read more about that on the next page. Once the sewer diversion is complete and when we get the right price for the work, we hope to be on site next year.



Will there be car parking?

There will be 73 parking spaces including 2 loading bays, 2 future car club spaces and 4 Blue Badge holder spaces.



How can I find out more?

We have regular articles in The Mead online and in print or you can visit our social media. You can also email info@southmead.org or leave a message for the team on 0117 950 3335.

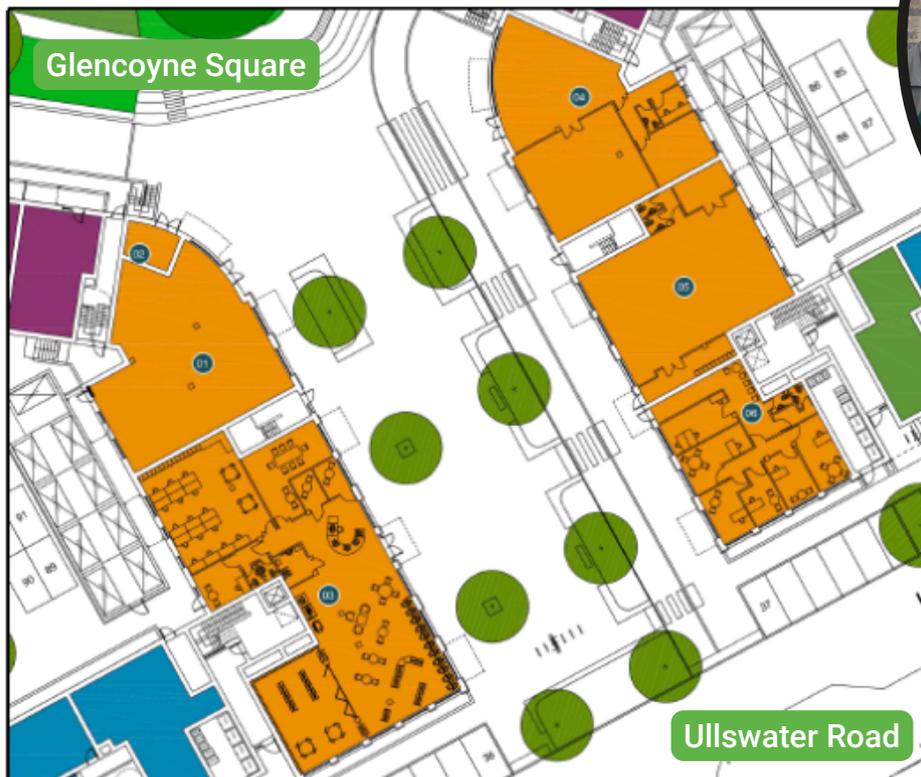
Ground Floor Community Hub

At the beginning of June 2023 plans for a new community hub went before the Cabinet at Bristol City Council. Deana Perry, resident and volunteer on the AGRP, spoke about how much the project meant to her and how long residents had been working towards this.

**£7.6m
Community Infrastructure
Levy funding approved**

Plans for the community hub include a health and wellbeing hub, spaces for businesses and community groups, and an employment and training hub which will share space with a proposed new Bristol City Council library. This means that community groups, projects and services will have more spaces in the community.

The area between the two buildings will be pedestrianised with extra seating and landscaping.



"A community's biggest asset isn't just buildings but the residents themselves"



The space will be run by Southmead Development Trust and will be similar to the Greenway Centre with a shared reception. This will add to the already thriving retail which Arnside has, and support local businesses and new residents.

The Sewer On The Square



Did you know there was a sewer under Glencoyne Square? The pink dotted line on the map shows where the sewer is now. As you can see it crosses the square. So before any construction on the homes can take place, this sewer needs to be moved. Its new location will be along the road by the doctors surgery, shown by the blue line on the map.

The work is expected to take place in autumn 2023. There will be some disruption during this time - the maps shows the approximate areas of disruption. The orange areas show the spots where some excavation will have to happen. And the green areas will be cordoned off so sections of the park will not be accessible. It is also likely that roads will have to close for a short time to complete the work. We will keep everyone up to date with when this is via The Mead newsletter, our social media, and the noticeboards and we are grateful for your understanding.



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