

Contemporary Urban Environments: Regeneration issues in Bristol

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Links to AQA 'contemporary urban environments'

- Urban policy and regeneration since 1979
- Urban change/rise of the service economy
- New urban landscapes
- Gentrification/cultural quarters
- Inequalities, social segregation, cultural diversity
- Governance of urban change
- Case study of a core UK city: social and economic change; opportunities, challenges
- Examples of urban regeneration projects

Urban regeneration

- “The large-scale process of adapting the existing built environment, with varying degrees of direction from the state, is today generally referred to in the UK as urban regeneration” (Jones and Evans, 2013: 2).
- Any significant intervention improving rundown urban areas
- Synonymous with terms such as ‘urban renewal’, ‘urban revitalization’, ‘urban renaissance’

Changes being experienced

- Decline of jobs in manufacturing (deindustrialisation)
- Growth of jobs in services and quaternary sector
- Centres of entertainment and tourism
- Flagship buildings and events
- Suburbanisation of retail, business, leisure
- New types of (smaller) household
- Sharpening of racial/ethnic divides
- Climate of vulnerability and fear
- Creative cities/smart cities

Common city-level responses

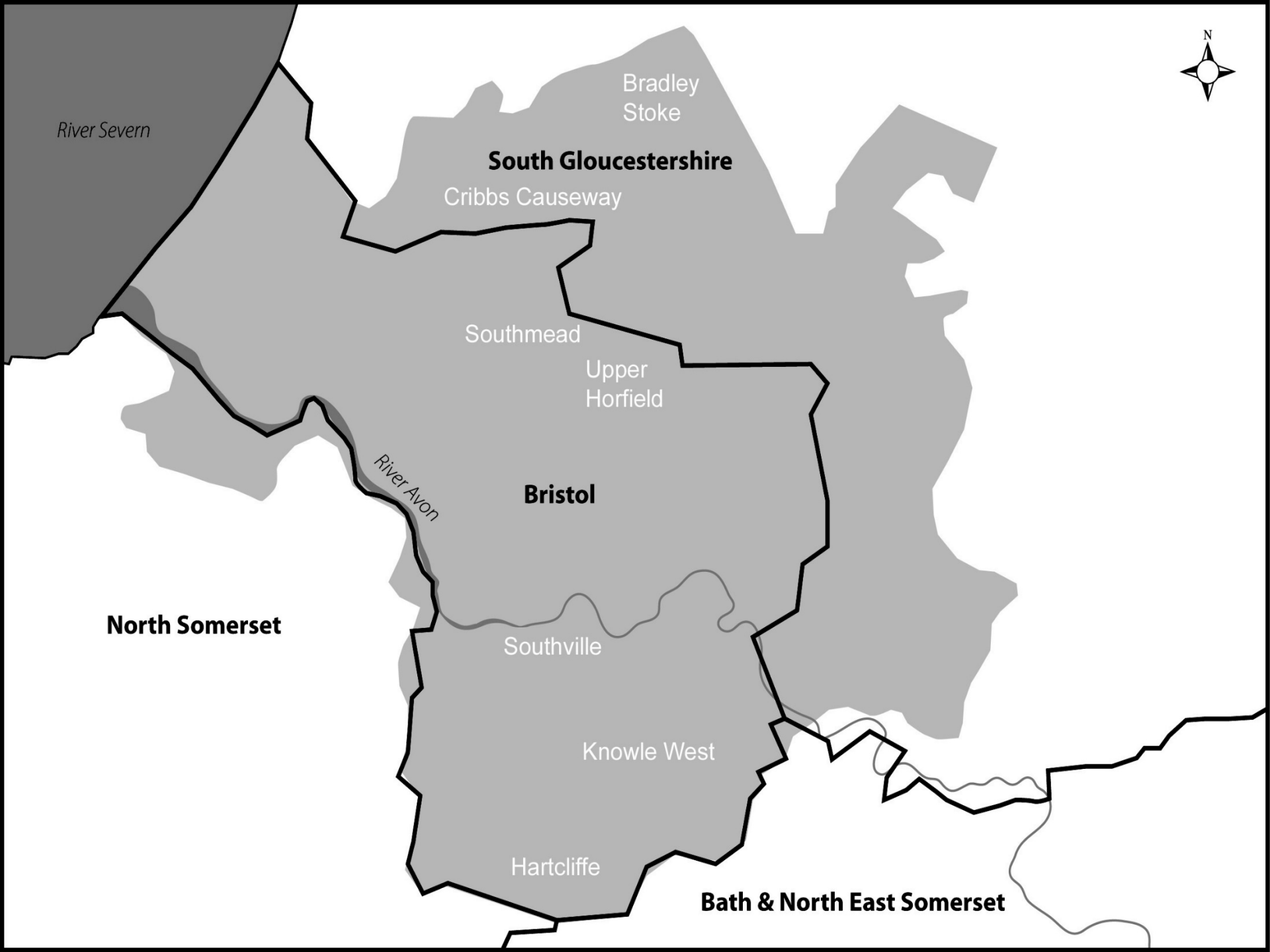
- Expanding the leisure and retail economy
- Place rebranding and marketing initiatives
- Fostering the creative industries
- Building partnerships between public, private and voluntary sectors
- Promoting the social economy
- Setting up cross-national collaborations between cities and sub-regions
- Neighbourhood and community-based policies

Phases of UK urban policy

- 1968-1979: social welfare and area-based initiatives
- **1979-1991: entrepreneurialism**
- 1991-1997: competition and sustainability
- **1997-2010: neighbourhood renewal and urban renaissance**
- 2010-2019: regeneration in the age of austerity
- Property-led regeneration/area-based regeneration

City case study: Bristol

- Important city in pre-industrial period: River Avon
- Middle Ages: trading centre
- 15th century trade links; voyages of discovery
- 17th/18th centuries well-placed to exploit trade with Africa and America; centre of slave trade
- 2nd biggest city/docks in UK
- Merchant city rather than manufacturing city
- Continued to be relatively prosperous
- City population 459,300; city region c.1 million
- 'Under-bounded' city: fiscal; administrative problems



River Sever

Bradley
Stoke

South Gloucestershire

Cribbs Causeway

Southmead

Upper
Horfield

Bristol

River Avon

North Somerset

Southville

Knowle West

Hartcliffe

Bath & North East Somerset



Economy

- Main industrial sectors
 - Alcohol, tobacco, confectionery
 - Printing and packaging
 - Commercial vehicles
 - Aerospace and defence
- Slight manufacturing downturn 1980s
- Compensated by growth in service industries (financial; cultural/creative sector)
- New specialist sectors: financial services; telecommunications; software and computing
- Older specialism: aerospace manufacturing

Social and Economic change in Bristol

Relatively successful and growing city-region

- 6th biggest city in England (+12% since 2007)
- Bristol economy has done well (+19% 2009-2014)
- Northern fringe witnessed spectacular growth
- Major investment in new city centre development – urban renaissance
- Diverse economic growth

Substantial economic restructuring

- Decline in manufacturing (-50,000 jobs 1981-2001)
- Boom in service sector (+50,000 jobs 1991-2001)
- But market failure

The rise of 'partnership'

- Relatively buoyant city so resisted move to urban entrepreneurialism until late 1980s
- Bad reputation in development industry
- Shift to entrepreneurialism due to:
 - Economic contraction
 - Social and spatial polarisation
 - Regional capital ambitions
 - Failure of bids for regeneration funding
 - Lack of high grade facilities

Partnership in regeneration

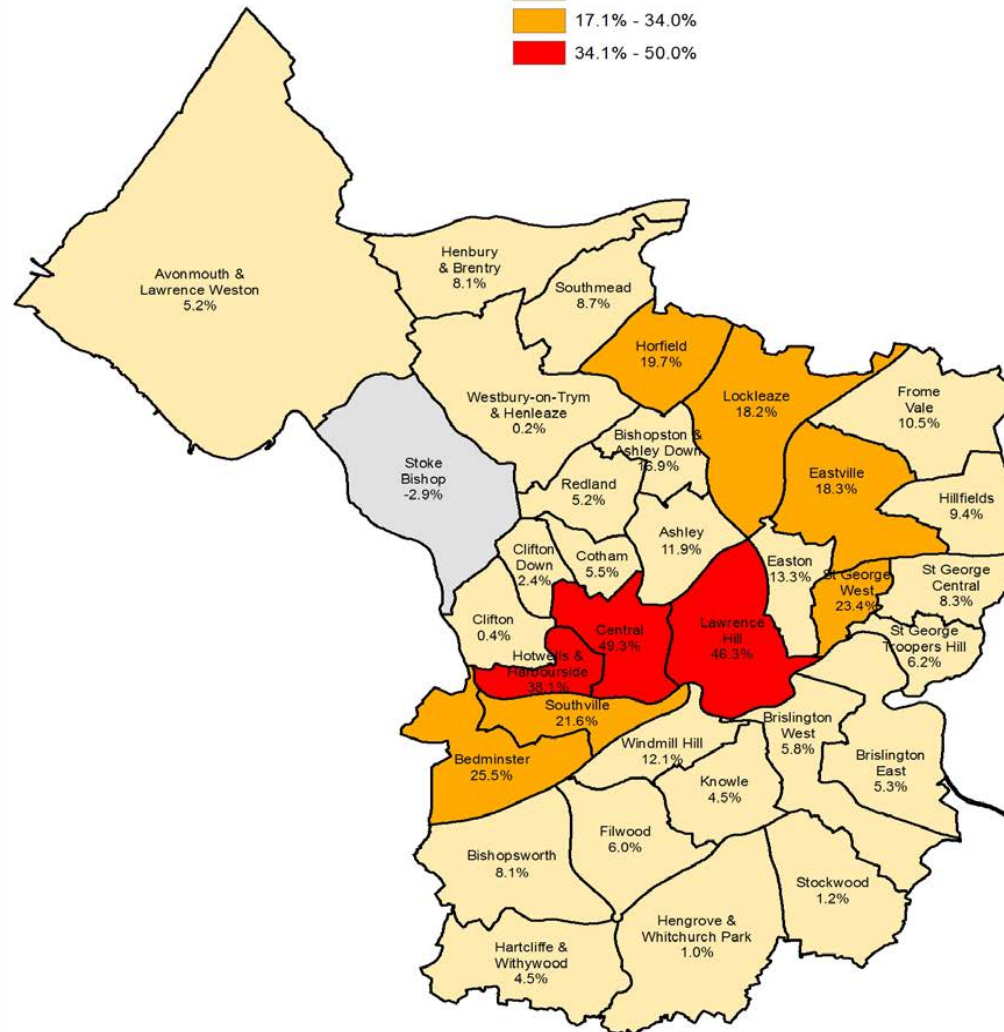
- The Bristol Initiative: a 'business leadership team' (1989)
- Decision of city council to change the organisational culture at top level
- From early 1990s, a proliferation of partnerships (e.g. BCDP; BRP)
- Partnership successes – but critical questions
- One City Plan (2019) and Inclusive Growth Strategy – (2019) collaboration and partnership
- Place-based regeneration/leadership
- Public-private-community partnership

New urban spaces

- City centre (urban renaissance since 1990s)
 - Harbourside (Canon's marsh)
 - Temple Quay
 - Cabot Circus/Broadmead
 - Wapping Wharf
- Edge city (move out of town from 1980s)
 - Bradley Stoke
 - Aztec West
 - Cribbs Causeway
 - MoD

Population change 2005 to 2015 by ward

% change

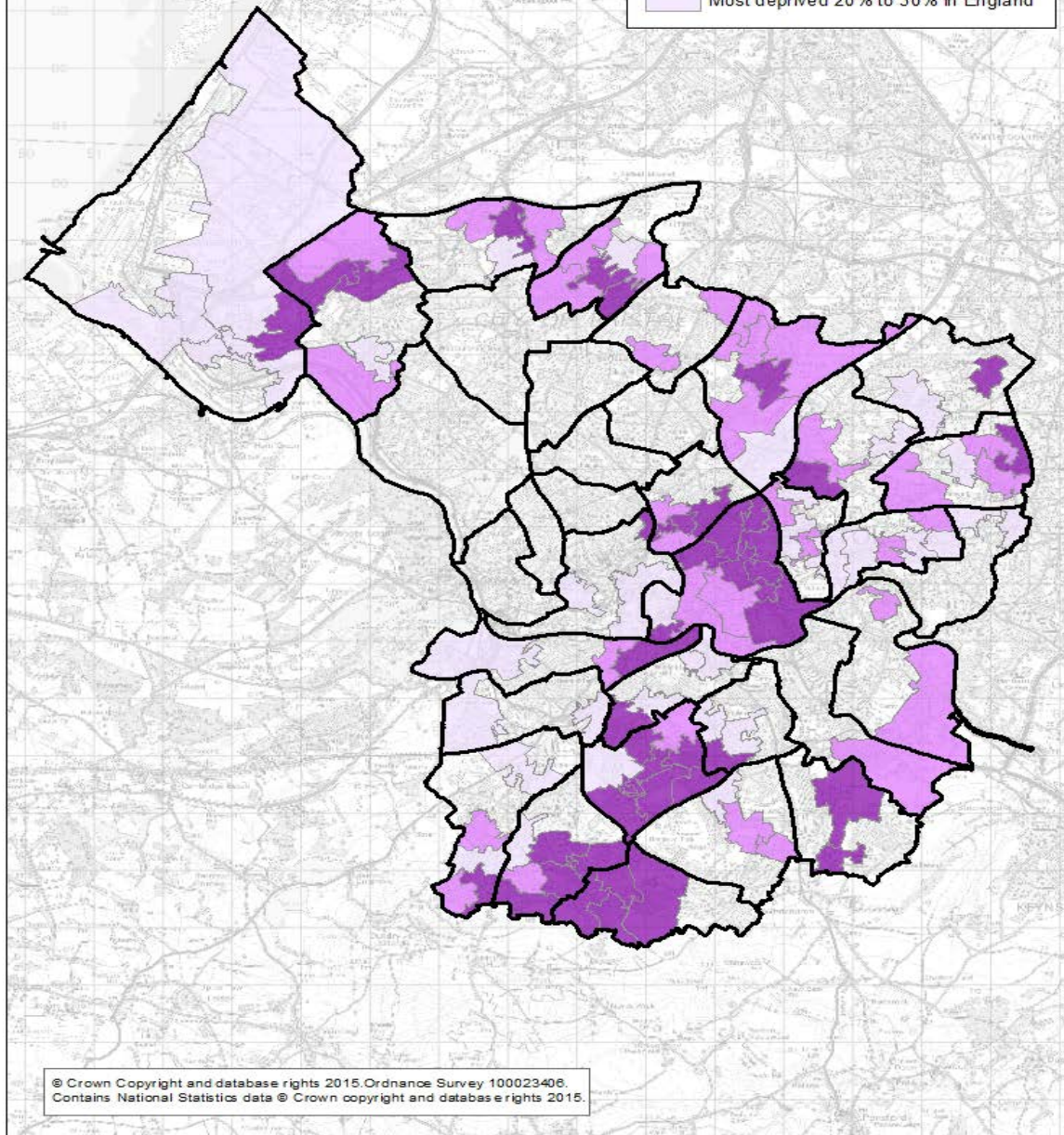


2015

Multiple Deprivation 2015

IMD % Rank

- Most deprived 10% in England
- Most deprived 10% to 20% in England
- Most deprived 20% to 30% in England

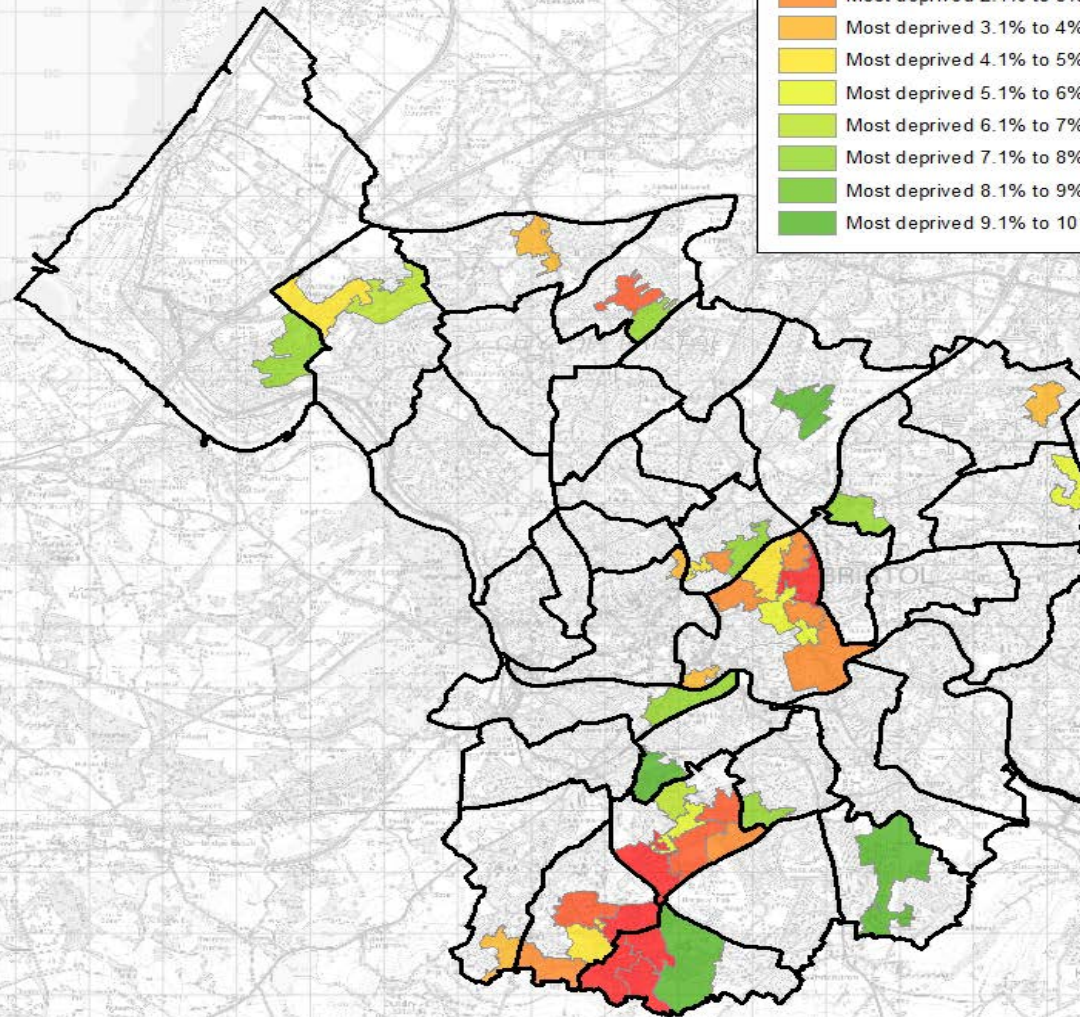


2015

Multiple Deprivation 2015

IMD % Rank

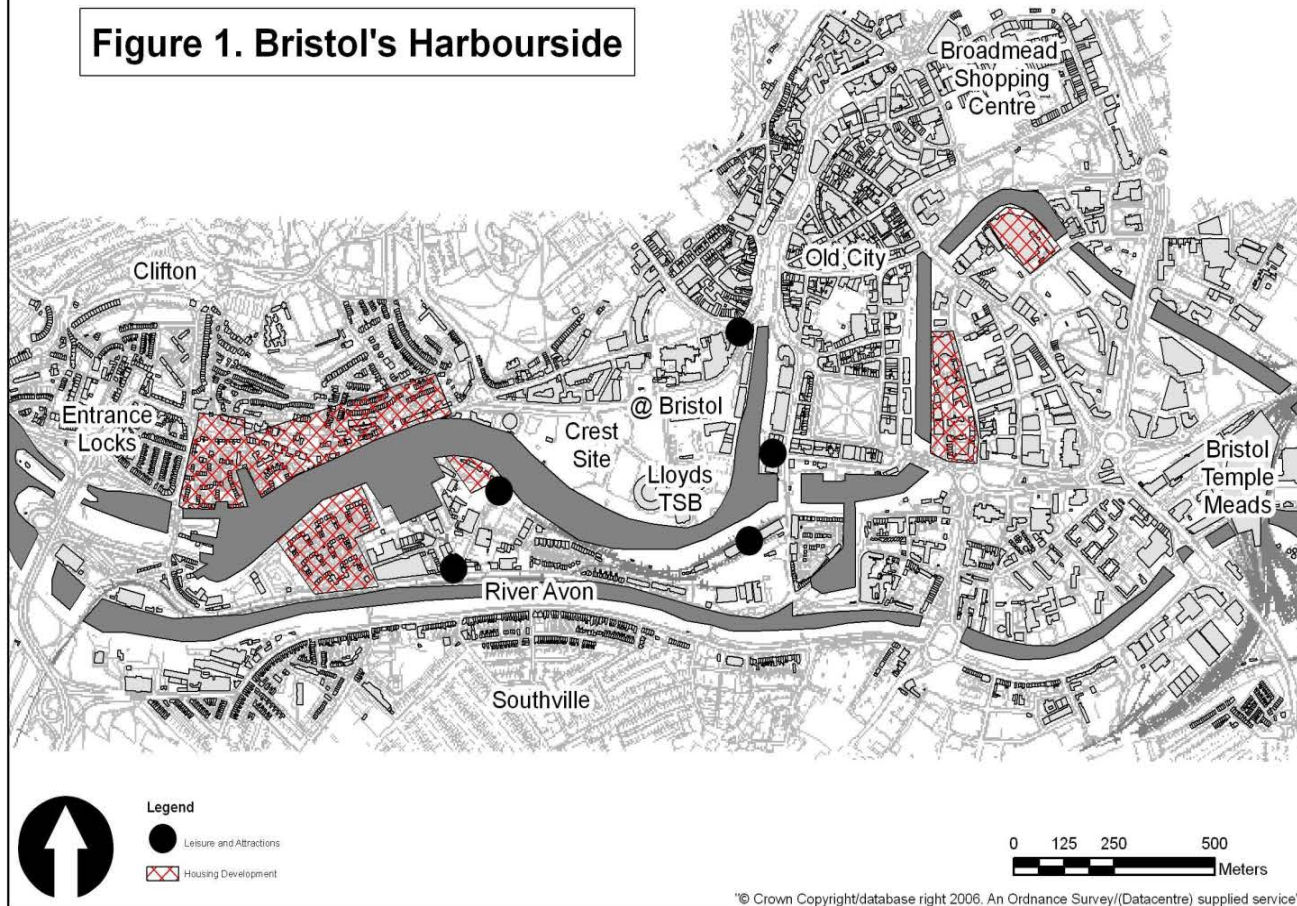
- Most deprived 1%
- Most deprived 1.1% to 2%
- Most deprived 2.1% to 3%
- Most deprived 3.1% to 4%
- Most deprived 4.1% to 5%
- Most deprived 5.1% to 6%
- Most deprived 6.1% to 7%
- Most deprived 7.1% to 8%
- Most deprived 8.1% to 9%
- Most deprived 9.1% to 10%



Urban renaissance

- New build on brownfield sites and refurbishment
- High-end housing-led regeneration
- Gentrification
- Small, professional, well-educated households
- Small, owner-occupied or private rented flats
- Limited social housing
- City centre population: 5208 (1991); 8642 (2001); 30% increase 2001-2011

Figure 1. Bristol's Harbourside







Harbourside

Restaurants, bars,
leisure facilities and
luxury apartments...
live, work and play

0117 908 8888
www.crestnickel.com/harbourside

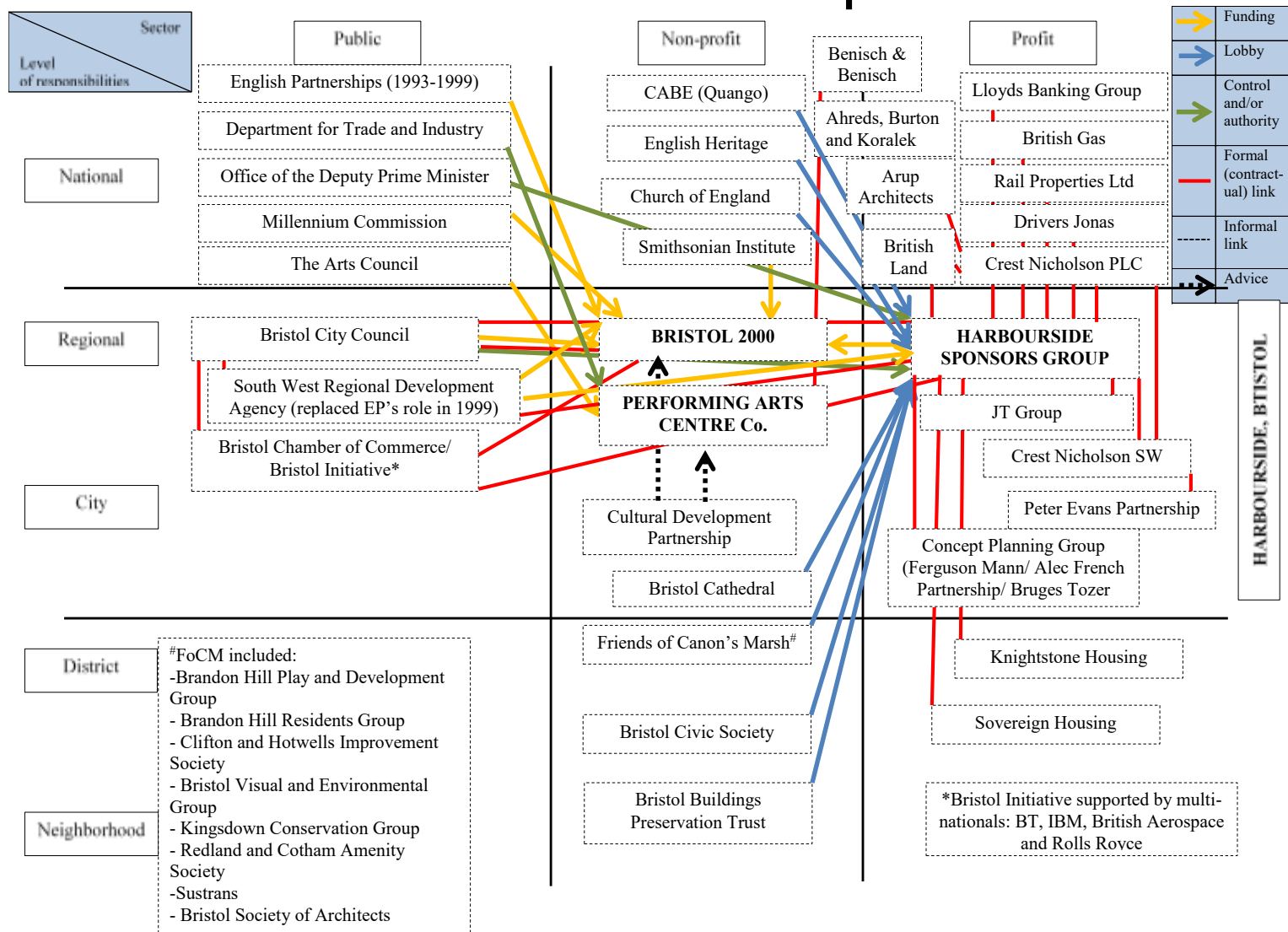
Crest



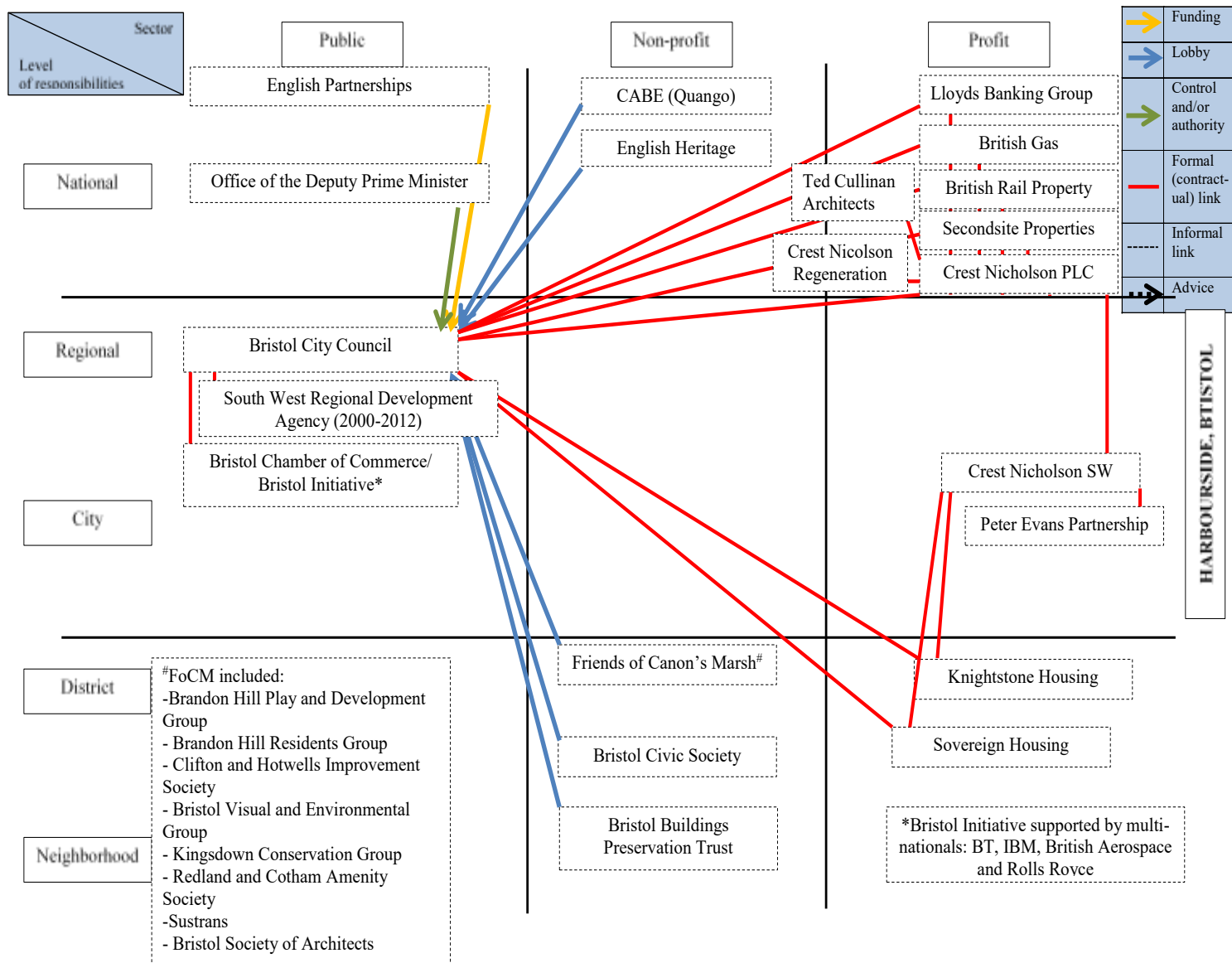
Governance: Harbourside

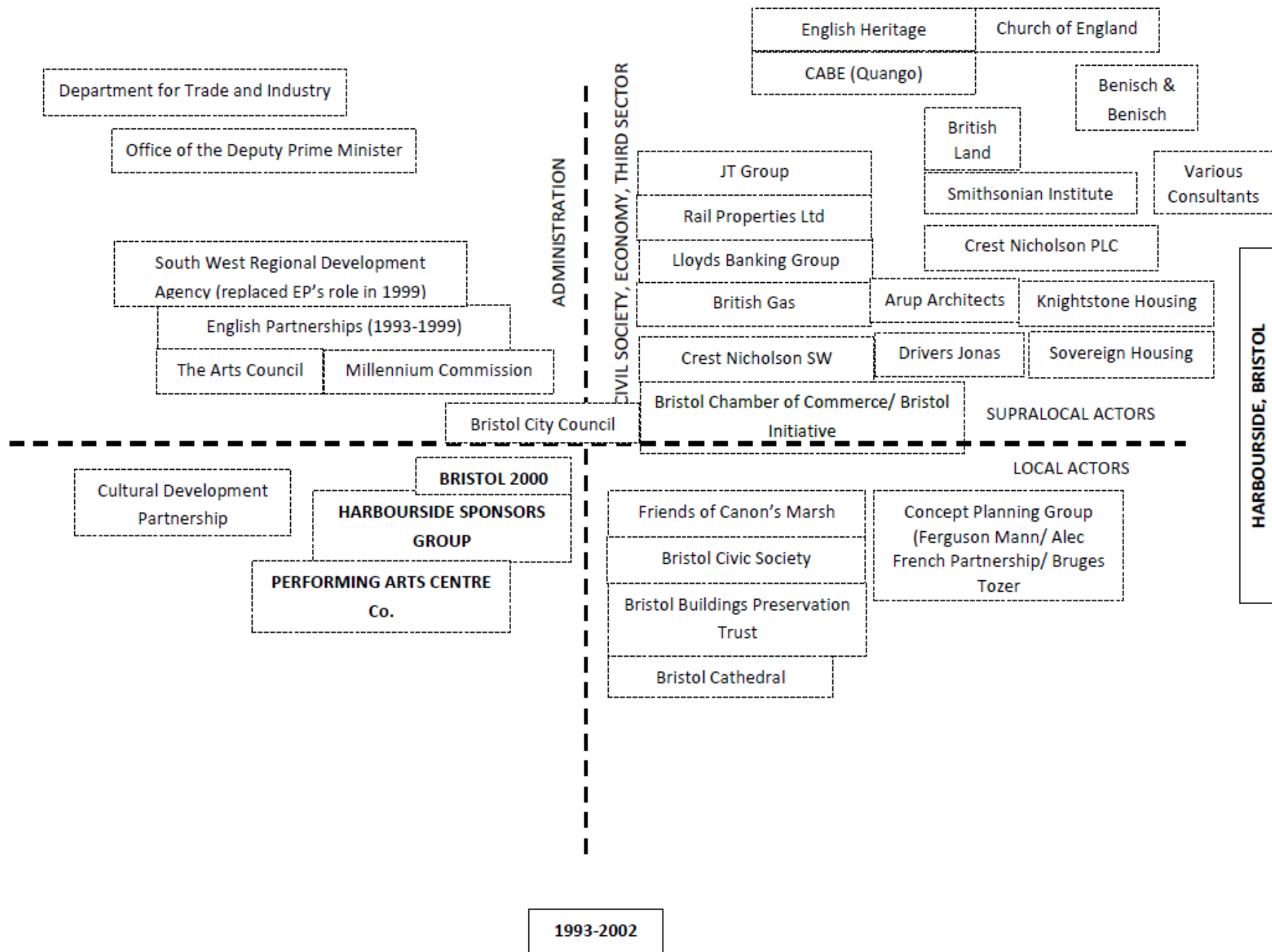
- 'Messy process' – evolved over lengthy period
- Initially Harbourside Sponsors Group (1993) – brought together key landowners (including BCC) – non-binding agreement to work together disbanded later; an 'informal' group of key actors
- Identified lead developer in late 1990s who BCC worked closely with
- Lengthy process of planning applications and consultation – planning consent received in 2001
- An 'ad hoc' public-private partnership – wide range of bodies involved in various ways – changed over time, all adds to complexity
- Hard to see clear lines of accountability

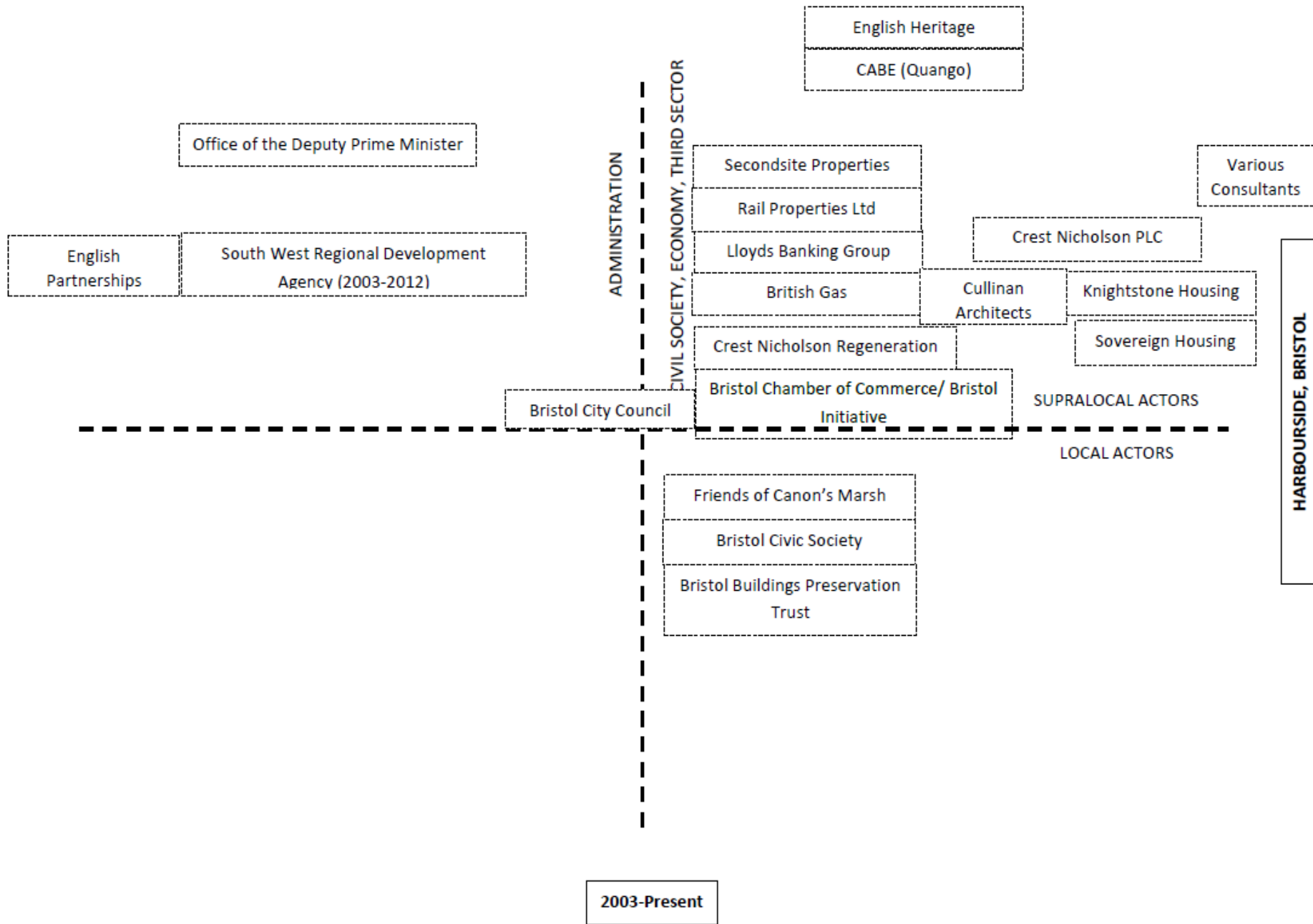
Bristol – Institutional Map 1 1993-2001



Bristol – Institutional Map 1 2002-2017







Governance: Harbourside

- RDA and English Partnerships funding
- Multi-level governance important
- Lines of accountability often not clear
- No significant existing resident populations (gentrification?)
- But important 'spill over effects' on adjacent areas and wider city
- Objections/opposition largely about aesthetics/city vistas and quality of buildings

Governance: Harbourside

- Now trying to understand how contracts operated to 'govern' what was actually delivered and how this impacted on transparency and accountability
- Also trying to assess extent of renegotiation over S106 (planning gain) agreements
- Need to understand 'inner dynamics' of 'partnerships'

Culture and regeneration

- Urban playscapes; night-time economy
- 1970: Brunel's SS Great Britain returned
- 1975: Watershed media centre
- 1977: Arnolfini art gallery
- 2000: £97 million @Bristol centre
- 2011: £26 million M-Shed museum
- 2016: Wapping Wharf
- Urban public space enhancements
- Festivals and events

Wapping Wharf culture quarter

- Umberslade/Muse
- Phase 1: 113 homes (26 affordable); CARGO (independent businesses); 5-year planning permission (long term?)
- Phase 2: 330 (81)
- Average flat price: £303,449
- 20% affordable
- Conflict between uses
- 40 businesses/140 jobs
- Start-ups/low rents
- Seasonal/return customers









shed

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Creative quarters in Bristol

- 'Engineered' versus 'vernacular' approaches
- Engineered: institutionally-driven, strategy-led, formal rationality
- Vernacular: informal interactions, self-organising, everyday social and cultural networks, mutual interdependence

Bristol Harbourside



Bristol Harbourside



Bristol Harbourside



Stoke's Croft Cultural Quarter



Stoke's Croft Cultural Quarter



Stoke's Croft Cultural Quarter



Competitive success

- Judging 'success' is complex and controversial
- One factor: merchant city heritage; a 'middle class' city
- Second factor: 'hidden regional policy' (John Lovering)
- Third factor: physical, social and cultural proximity to London

Continuing issues

- Reasons for success: merchant city heritage, 'middle class' city; 'hidden regional policy'; physical, social, cultural proximity to London
- However: significant social and spatial polarisation; sustainability issues; poor public services in places
- Urban renaissance: reinvestment; regeneration; brownfield redevelopment
- But exclusive; lack of social housing; design variable; privatisation of space; dominance of property-led approach; impacts on existing city spaces; impact of recession