

HELP SHAPE THE FUTURE OF PODSMEAD



Newsletter #8 January 2025

This newsletter is produced by Gloucester City Homes to bring you up to date with the latest information on the regeneration of Podsmead

SEVEN YEARS IN THE MAKING: PODSMEAD REGENERATION HINGES ON CRITICAL COUNCIL DECISION



The dream of a revitalised Podsmead, seven years in the making, now stands on the brink of realisation.

In June 2024 we submitted a comprehensive planning application for the regeneration of Podsmead, reflecting seven years of consultation and partnership with residents and Gloucester City Council. However, the scheme's future hinges on Gloucester City Council's approval - a decision that could unlock £20 million in Government funding and enable work to begin in March 2025.



The plans include:

- 173 new homes and significant energy-efficiency upgrades to existing properties.
- A revitalised local centre with shops, a community space, and Podsmead's first-ever pharmacy.
- Enhanced recreational spaces, including a BMX pump track, a multi-use sports area, and expanded greenery for communal gardens.
- Improved road layouts, cycling, and pedestrian routes for better connectivity and safety.



“Our work on Podsmead is driven by the voices of residents and the vision of a thriving community. We are grateful for the partnership with Gloucester City Council and the input of so many stakeholders who have helped shape these plans.” **Guy Stenson, Chief Executive**

This transformative £50 million project represents a once-in-a-generation opportunity to revitalise the area, enhancing housing, community spaces, and infrastructure. The journey began in 2017 with the receipt of £1.25 million in Government funding for master planning. Since then, we have:

- Held multiple consultations, events, and focus groups to understand community needs.
- Appointed independent advisors (TPAS) to provide impartial guidance to residents.
- Collaborated with a wide range of stakeholders, including local schools, healthcare providers, and environmental groups.
- Developed the plans with input from Gloucester-based Quattro Design Architects, ensuring sustainability and quality are at the heart of the proposal.

We have allocated £30 million from our business plan and secured £20 million in Government grants, contingent on planning approval. Delays could result in the loss of this funding and the opportunity to commence construction in March 2025.

We look forward to a positive determination from Gloucester City Council to ensure the community can benefit from this critical investment. The Council is expected to make its decision next month, with work set to begin in March 2025 if plans are approved.

The journey to this pivotal moment has not been without challenges. The economic fallout from Brexit and the COVID-19 pandemic caused development costs to soar due to rising material prices and interest rates. The financial viability of the project was thrown into question, leaving us with no choice in 2021 but to pause our wider regeneration plans.

In 2023, the Government announced a new funding stream from Homes England designed to support housing regeneration projects like Podsmead. This funding, combined with a renewed focus on sustainable solutions, has allowed us to revisit the plans with some adjustments. The revised scheme prioritises renovating many existing homes to meet modern energy-efficiency standards rather than demolishing and rebuilding them all. At the same time, plans for 173 high-quality new homes, improved community spaces, and better infrastructure have remained central to our vision.

