

The Road to Glencoyne Square

The Journey Between 2015 and 2025 and Beyond



Whenever we are out and about in Southmead, residents often ask us: “Is Glencoyne still happening?” The answer is yes! And this year marks 10 years since the project began. Here is a summary that shows the journey so far. It highlights what has been achieved, what is currently underway, and what is next on the horizon. The work and passion to complete this fantastic Southmead community-led housing project never stops.

The building design was changed to make it financially viable to have enough affordable homes. The volume of work at the Council delayed their planning decisions. There was national uncertainty about funding for affordable housing.

The Southmead Community Plan, the Housing Needs study, the Southmead Town Centre Vision study, and the Masterplan are completed.

2014–2018:
consultation
studies

2018–2021:
Design and
contractor
ready.
Viability
issues.

Just when the plans and builders were all set, rising costs, technical challenges, and the COVID-19 pandemic made it hard to keep the project going.

2022–2025:
New design,
approval and
search for a
housing
partner.

Design coordination is finished and approved. We are looking for a like-minded housing provider who can provide quality housing for Southmead and begin construction.

2025
and beyond:
Legal arrange-
ments and
building

Did you know –
many community-led schemes can stretch
well beyond 10 years? The reasons can be:

- Size and ambition of the project
- Level of community involvement
- Availability of funding and land
- Legal and planning hurdles

Glencoyne Square is one of the largest community-led housing schemes in the UK.

Community-led housing project

