



Bristol Property Agents
Association

www.bpaa.net

Spring 2026

Bristol re-gears itself for a bright future

In last year's review, our outgoing President described Bristol as "rising to the challenge of uncertain times".

Twelve months on and some uncertainties remain... particularly at global and national levels. But, for Bristol at least, 2025 has seen exciting progress on so many fronts. Moreover, as many of the articles in this year's review set out, we are on the cusp of some major developments that will re-gear our economy and help us fulfil our potential as a regional and international economic powerhouse.

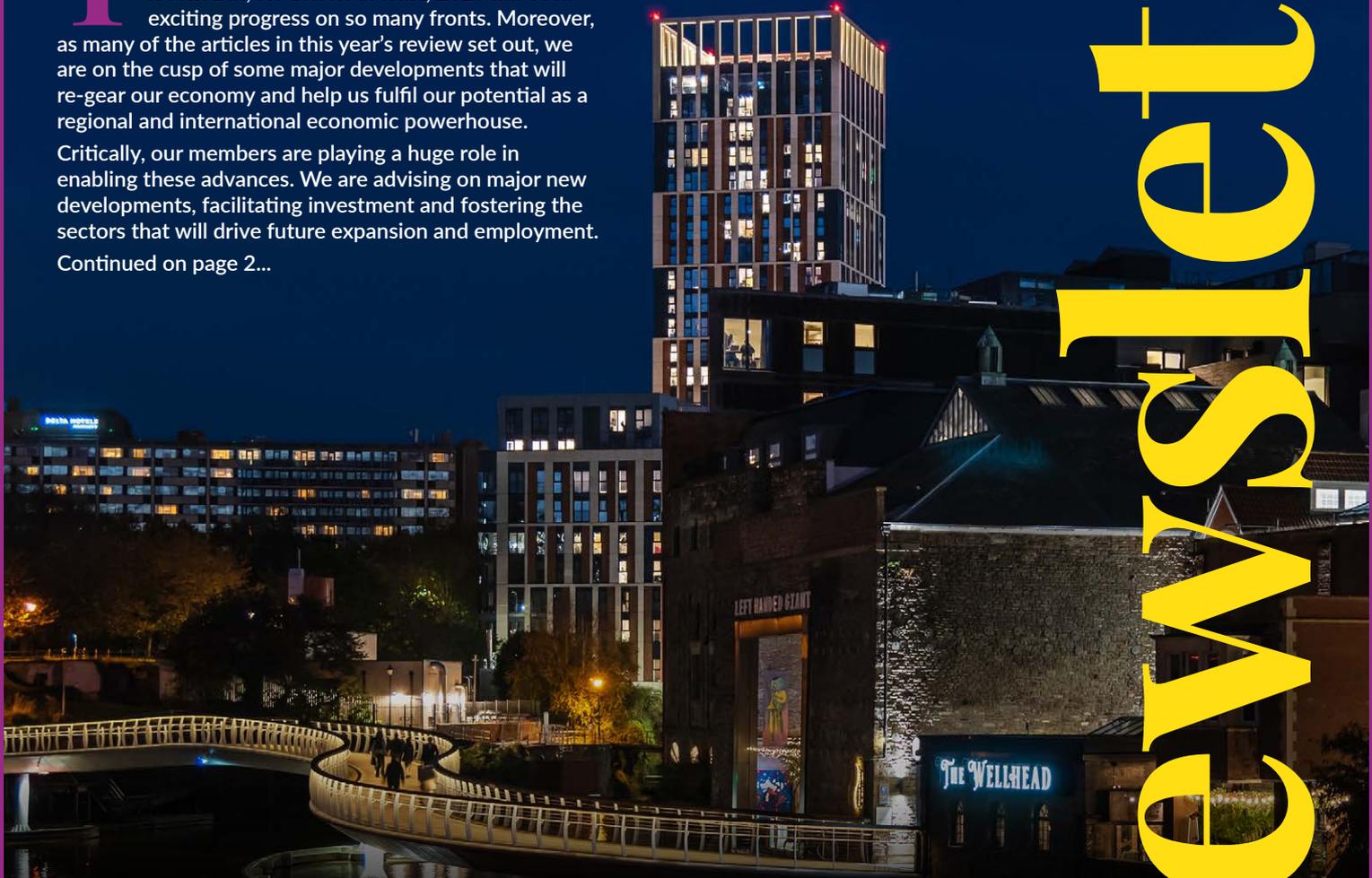
Critically, our members are playing a huge role in enabling these advances. We are advising on major new developments, facilitating investment and fostering the sectors that will drive future expansion and employment. Continued on page 2...

BPAA
President
Hannah
Waterhouse

Newsletter

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The developments shaping our city

In this year's review, we talk directly to some of the key protagonists in that growth. At Brabazon, YTL is making huge strides with its hugely-ambitious 400-acre "new town". On Harbourside, we hear from the new owners of Bristol's former Lloyd's HQ on their plans to make the iconic building and plaza the centrepiece of a vibrant new waterfront.

We also have an in-depth interview with Bristol's Director Economy of Place which sets out the council's priorities and plans for the future. As North Somerset looks to move back into the WECA fold, we learn more about the major projects underway there that will stimulate growth and investment in the wider sub-region.

There are updates on the schemes revamping Broadmead for a mixed-use future and we learn about the investments bringing forward the £4 billion regeneration of Temple Quarter, expected to bring £1.6 billion annually into the city's economy.

Sector analysis

Alongside that, we analyse how the individual property sectors fared over the last 12 months.

Once again, logistics generated the biggest deals; and, together with PBSA, the largest investments into the city. 2025 saw over 4.3m sq ft of space transacted – comfortably a record – as some big names committed their future to Severnside.

Offices too enjoyed a buoyant year for transactions, both city centre and out of town, and the "flight to quality" amongst our high-skill employers saw rents breaching the £50psf barrier.

Residential agents had another busy year as the city continues to attract skilled people, while retail agents have been ushering some big names into Bristol.

All that said, some issues affecting the national economy as well as our own remain unresolved, and are impeding what would otherwise be even more stellar growth for the city.

Reassuringly, build costs have steadied somewhat; but, combined with stubbornly high yields, are making development unviable in the city centre for some sectors. No new office developments are set to start in 2026, but as one door closes that leaves the way open for landlords with stock that can be profitably refurbished.

The same factors are holding back city centre residential development, making the challenge to house the city's growing population increasingly problematic. That, plus the exodus of many private landlords, continues to fuel rental growth. The brighter news here is that negligible price rises over the year have made house purchases more affordable – with the prospect of further mortgage rate reductions in 2026.

How we are viewed as a home for investment is often a good barometer of our economic wellbeing, and there have been some sizeable transactions across the year – albeit mainly focussed on "sheds and beds". Moreover, there are hopes that yields across most market sectors peaked during 2025.

An influential voice

As the interview with Alex Hearn makes plain, BPAA members are also having incredibly productive meetings with the City Council – and it's impossible to overstate how important this is. By taking on board the concerns and priorities of councillors and planners, as well as setting out our clients' case for sustainable development, we can arrive at solutions that work for everyone.

This last year we have had fruitful discussions with other councils in the sub-region, as well as the new Mayor of WECA's team – acting as a conduit for the clients we represent and being seen as honest brokers keen to help achieve sustainable growth.

During the year, in conjunction with Business West and led by Russell Crofts and Simon Price, we commissioned a report on employment land use locally, which fed into the local plan.

Outside of work...

The BPAA, of course, is not all work and no play. This year we have held more sports and social events than ever before – many shared with other property professionals in the city. As well as providing networking opportunities, these events have raised invaluable funds for my nominated charity of the year: everyFAMILY. Can I take this opportunity to thank everyone who has made that possible: those taking part, the hardworking organisers and the generous sponsors.

The turnout of our members on the BPAA's very first volunteering day, at everyFAMILY, was also inspiring.

The BPAA is committed to improving the knowledge of our members too, and we held several CPD events across the year with the likes of Bristol BID, City Leap and the Property Inclusion Charter. And we are nurturing the next generation of property professionals, as the growing roster of activities with UWE and Bristol Works demonstrates.

Finally: can I thank everyone who supported me this year – you know who you are! – and I want to say just how much I have enjoyed the honour of being at the helm of the BPAA. I've learned so much, met so many amazing people and been uplifted by the advances we've achieved in making our organisation even more pivotal to the progress of our fabulous city.

Hannah Waterhouse

Investment

As ever, global as well as national concerns swayed investor sentiment, with sluggish growth in the UK economy and the repercussions of Liberation Day leading to deals stuttering across the year. And while there were significant variations between the sectors, the general consensus is that the wider real estate market bottomed out in 2025 and the trajectory is now pointing upwards.

The flight to quality is having a big say in the office market – fuelling rental growth for prime product but widening the gap between those buildings that don't meet current occupier demands.

That said, with yields the softest in living memory, the sums still do not add up for new-build city-centre development, pausing the projects needed to satisfy anticipated requirements over the next few years.

The last office deal of any significance was EQ completing at the end of 2024 at close to 7.25%, and developers will want to see a significant sharpening, or a major pre-let with a sizeable rise in rent above the current £50psf benchmark, before committing themselves.

Will that happen in 2026? Occupiers view workspace as a relatively small part of business costs (typically around 8%) and vital to attract and retain talent in a competitive market, so a pre-let in 2026 at c£58psf is not out of the question.

Investor activity in secondary buildings shows pricing has dropped considerably to reflect the gap in rents and the cost of bringing some older buildings up to modern specifications. Castlemead, 2 College Square and 3 Temple Quay all changed hands in double digit deals for between £90psf and £220psf.

The other significant office deal was Imperial Brands HQ changing hands from Northtree to Blue Owl for £40m, with 13-years still to run, at 6.75%: a notable progression from the £33.75m paid in Q4 2023 (7.94%).

Agents expect good Core+ money to come back into the regional office market in 2026 – leading to positive activity and yield improvement.

Investors selective as market bottoms out

2025 was a year of widely varying fortunes for the Bristol investment market, with PBSA and industrial providing the most sought-after lots while yields on secondary office stock moved further out.



Waitrose Distribution Centre



Albert Road PBSA

Industrial and logistics

The sheds market was far more active, and at yields that (while moving out over the year) demonstrate continuing investor appetite for distribution and industrial stock.

Axis Works was the year's biggest deal, the 390,000 sq ft unit in Central Avenue being sold by EDC to London Metric for £74m, reflecting 5.65%. Just as 2025 bowed out, the sale of Waitrose's new distribution centre at Mountpark's Bristol 360 went through to specialist South African logistics investor Leftfield for around £55.5m, reflecting 5.51%.

In North Bristol, the multi-let Patchway Enterprise Park is reported to be under offer at better than the original asking terms.

In central Bristol, the most notable deal was for the freehold of the 8.53 acre, multi-let Templegate industrial estate. The site represents two-thirds of the Mead Street Development Brief area for which Bristol City Council is seeking owners to develop around 1,500 new homes alongside new employment space.

It was sold by DTZi to PGIM, the global asset management arm of Prudential Financial, for £27m.

Purpose Built Student Accommodation

PBSA was another star performer for the city, leaning into the economics of a sector where supply still lags significantly behind demand.

- A JV between Avon Capital and Australia's biggest pension fund, Australian Super, is funding a £120m 454-bed development at Albert Road.
- The sale of Freestone Yards, also in Temple Quarter, will realise around £60m once complete and stabilised. The 204-bed development was sold to Moorfield for an exit yield of around 5.75%.
- And, at Malago Yard, Bedminster Green, we saw a £101.7m JV formed between Watkin Jones and Maslow for the 484-bed development, of which 188 beds are leased to the University of Bristol for 15 years.

2026

With interest rates on a downward path, yields appearing to have bottomed out, a number of deals in solicitors' hands and investors looking to the regions for value, there is every reason to hope that 2026 will prove a positive one for the Bristol investment market.

Record rents and tightening supply not enough to spark new build

2025 saw strong office space take-up, buoyed by several large city centre and out-of-town deals, and record rents achieved. But, with no new city centre builds on site and yields discouraging development, it seems likely that it will largely be left to refurbishments to plug the gaps in supply over the next few years.

The year ended on a positive note for Bristol office agents, delivering a three year peak in take up and maintaining record headline rents across the regional markets.

Both city centre and out of town markets outperformed their five and ten year averages: Bristol's city centre recorded 32 completed deals in Q4, generating a take up of 164,699 sq ft. This brought total city centre take up for 2025 to 604,119 sq ft across 111 deals.

The out of town market finished the year with a total annual take up of 332,371 sq ft. Although Q4 was more subdued, strong activity in H1 ensured the out of town market also exceeded both its five and ten year average take up levels.

Hargreaves Lansdown represented the city's biggest new letting, the long-standing Bristol occupier electing to relocate around 2,000 staff from Harbourside to take c90,000 sq ft over three floors at the Welcome Building at an undisclosed rent. That leaves around just 45,000 sq ft of the 207,000 sq ft building unlet.

Also highly significant was Burges Salmon committing to taking the remainder of 1 Glass Wharf – an additional 45,000 sq ft – as part of a new lease with their landlord Mapletree, to include full refurbishment of the 216,000 sq ft building: effectively Bristol's biggest deal.

Significantly, just over 23% of 2025's take-up was for new Grade A space, demonstrating continuing demand for the very best quality workspace. As at the start of 2026, only 154,000 sq ft of new Grade A offices were available in the city centre, together with a similar amount of Grade A refurbished offices.

The flight to quality continues as businesses increasingly harness the workplace to attract and retain the best talent, as well as encourage staff into the office.

Further, the workplace must support and define a company's culture and values, as well as foster collaboration and learning. ESG factors such as sustainability continue to rank highly, along with staff amenities – such as cafes, communal spaces, wellness rooms, secure bike parking and end of journey facilities – along with a vibrant location and good transport links. Equally, value for money remains critical.

There will always be a market for cheaper space with budget-conscious occupiers, but offices that don't match certain criteria are rapidly losing tenant-appeal – even those built just a decade ago and considered best-in-class at the time. Some old stock cannot now be legally let and sits obsolete.

Rents

Very specific occupier demands in a market with relatively few options is driving rents northwards – especially as occupational costs represent a relatively small part of business costs.

After EQ set last year's benchmark (6,000 sq ft to Knights at £48psf) they repeated the feat in 2025, with top-50 law firm Birketts taking c8,000 sq ft at £50psf to add to the 7,400 sq ft they already occupy. The quality of the workspace, minutes from Temple Meads, will help them recruit around 100 new staff.

New-build supply

With just 154,000 of new Grade A space available in the city centre going into 2026, an ongoing concern is the new-build pipeline. The only entire building Grade A space underway is the comprehensive refurbishment and expansion of Britannia Invest /APAM's One Friary in Temple Quay: 60,000 sq ft will be available in Q2 2026, with rents being quoted in the high-£50s psf.

Viability is the prevailing issue dampening developer confidence: EQ was the last significant new-build investment at a net yield of 7.25% at the end of 2024.

Yields are expected to come in during 2026 following what has effectively been a rebalancing in recent years. But, until the market has evidence that net initial yields are sharpening and there is more certainty around build costs, developers sitting on planning consents are likely to remain hesitant – even more so without a healthy pre-let.

Refurbishments

With rents for the best refurbished schemes now only a few pounds adrift of new space (£46psf has been achieved) this leaves the field clear for landlords with the potential to refurbish existing buildings: c850,000 sq ft of proposed major refurbs are notionally in the pipeline, but most have no timeframes.

Portwall Place (150,000 sq ft) is the next refurbishment off the rank, while Canningford House has consent for 83,000 sq ft.

Also potentially in the refurbishment pipeline is 70,000 sq ft at 2 Rivergate on Temple Quay: while other uses have previously been mooted, owners Tri7 are believed to be about to submit a planning application for offices. Again in Temple Quarter Enterprise Zone is the Grade II-listed Soapworks, and here too the developer is reported to be waiting for the right time to press the button on a project that would include up to 150,000 sq ft of office space.

As featured on pages 14 and 15, Kinrise are committed to refurbishing the former Lloyds HQ building, now rebranded Canons Wharf, bringing 180,000 sq ft of high-quality space into the equation on Harbourside. The move by Hargreaves Lansdown also frees up 1 College Square, which will come to market as a high-quality refurbishment.

This shuffling of the pack potentially presents an opportunity to reposition Harbourside as an amenity-rich location right next to the water – albeit slightly further from Temple Meads – with a vibrant public space at its heart. In 2025, the City Council set out an ambitious 20-year "Harbour Place Shaping Strategy" and significant redevelopment of the city's waterfront is now envisaged.

All that said, a number of the city's older offices in what are now secondary locations changed hands in 2025 at double digit yields, and the cost of refurbishment may well consign them to alternative uses.

2026

There are a number of active enquiries in the market, with some hoped to land in 2026: AtkinsRéalis are reported to be looking at their options for between 70,000 and 80,000 sq ft, having come close to a deal in 2024.

The stock of space in Clifton, once one of the city's major business locations, will be further reduced with 71,767 sq ft at Clifton Heights expected to be repurposed: the area's business focus is increasingly becoming media and health-related.

At the turn of the year, Muse was announced as Temple Quarter's development partner. Looking forward, the transformation of Temple Quarter is expected to stimulate further demand from R&D uses and tech sectors like AI, on the back of the University of Bristol building the UK's most powerful supercomputer.

Out of town

The biggest deal in terms of space was Rolls Royce subletting 86,648 sq ft from Babcock for a reported £23.50psf at 100A Bristol Business Park. This was the largest deal in any UK region for Q2 2025 and represents the defence sector's commitment to good quality space close to the MOD.

The stand-out deal of the year, however, was at CEG's Aztec West 1000 with EDF Energy taking all 78,284 sq ft at c£27 psf – a new benchmark for North Bristol.

Billed as the South West's first Net Zero Carbon out-of-town workspace, Aztec 1000 has 40 electric vehicle charging points and a gym and wellness facility, as well as an on-site cafe.

Despite setting a record, this is still well adrift of city centre rents, and questions remain as to whether the deal will encourage other owners to upgrade ageing properties in a location lacking the connectivity and amenities many occupiers and their staff now expect.

As set out on pages, 2027 will see Brabazon's first office development ready to occupy: The Interchange, built over the new transport hub, will deliver up to 86,500 sq ft of Grade A speculative space over seven floors. A further 120,000 sq ft of workspace is promised midway through 2028.

The vision here from owners YTL is to create a "city centre" environment out of town, attracting occupiers who would normally look to the city centre... but at rents closer to £40psf.

Stats: courtesy of the Office Agents Society



A record year of big deals... but rising occupational costs causing concern



Panattoni Park

While big boxes flew off the shelf in 2025, smaller units saw significantly less action. Industrial agents are also growing increasingly concerned about the impact of rising costs on smaller occupiers – not least the upcoming business rates revaluations – while build and land costs are acting as a brake on the supply pipeline.

The big story for the industrial and distribution sector during 2025 has been the total take-up of 4,524,381 sq ft across 182 deals – comfortably ahead of the previous record take-up of 4.3m sq ft in 2016 – in addition to the sale/letting of a further 25.39 acres (a mix of leasehold and freehold).

To put this into perspective, the five-year average is approximately 2m sq ft and the 10-year average is 2.3m sq ft.

Doubling the long-term averages is primarily explained by a number of significant big deals landing in the same year.

- The biggest letting was GXO Logistics taking an 885,000 sq ft logistics facility at Panattoni Park in connection with a contract for their client Amazon;
- M&S, who have been weighing up their regional options for several years, finally agreed to take 390,000 sq ft at Axis Works, Avonmouth to house their new regional food distribution centre. Construction commenced in late 2025, and is expected to be operational by the summer of 2026;
- Waitrose, meanwhile, have taken 360,000 sq ft at Bristol 360;
- Bathroom supplier Roper Rhodes agreed terms on 235,000 sq ft at the Matrix 49 development; and
- Domino's Pizza Group secured 100,000 sq ft of logistics space at More+ in Avonmouth to house a new, automated Supply Chain Centre (SCC5) to serve their South West distribution network.

Deals at the bread-and-butter end of the market, sub 20,000 square feet, have been notably thinner on the ground – even more so for buildings below 10,000 square feet, which typically account for 65 - 70% of total take up.

Sentiment, stock levels and rents

With relatively little new units coming out of the ground in 2025, stock levels across the Bristol market have significantly diminished, although voids, particularly on multi-tenanted estates, are now starting to appear and these will enable a level of churn going into 2026.

Against the relatively rosy backdrop of 2025's take-up figures, there are growing concerns around rising costs for industrial occupiers: rents have soared – with some city centre units doubling over the last three years.

Added to this, businesses are having to shoulder increased costs in the form of National Insurance contributions and wages... while the upcoming rates revaluation will add further pressure: agents are concerned that the implications of the revaluation for businesses have not been fully appreciated.

This combination of factors is expected to hit smaller businesses hardest, and there is an expectation of administrations and receiverships creating voids during 2026.

Asking rents, which have rapidly moved northwards over the last few years, have also lost momentum as sentiment has weakened: they are currently around £15psf to £16pf for prime smaller space and £9.50psf to £10psf for larger units.

Despite the dip in business sentiment, and wider concerns around the resilience of the broader economy, landlords are taking a relatively hard-nosed view at present, especially bigger overseas funds: while there are more incentives being negotiated, rents are holding firm, but agents expect some corrections if voids continue to increase during 2026.

The issue of energy supply is growing in significance for many occupiers, especially those with EV fleets and/or large refrigeration requirements – adding to the attraction of those estates and buildings which are well supplied. Longer term there are concerns that there will be increasing pressure on the grid locally as occupiers have been persuaded to move away from gas to meet EPC regulations.

As tenants become more and more power hungry, there is a growing risk that developments unable to meet these needs are going to find it difficult in the future to attract some occupiers.

Supply

With continuing high land and build costs dampening developers' enthusiasm, along with industrial yields edging outwards in the last 12 months, relatively little new stock is currently coming through the pipeline – particularly on the multi-let side.

One notable exception is on Severnside where Chancerygate are now on site at Kestrel Park, located adjacent to the new Junction 1 on M49. Due to be completed this year, the scheme will be offering units between 16,000 sq ft – 33,000 sq ft.

As a footnote, the long-awaited junction is expected to open this summer.

In the north of the city, located within the larger Horizon 38 development, Cubex and Fiera Real Estate's "Skyline" scheme at Filton is offering 75,000 sq ft of Grade A logistics space across eight units ranging from 5,000 sq ft to over 16,000 sq ft, and which can be combined to form larger spaces.

Also in North Bristol, Tungsten Properties in a joint venture with Euro Property Investments Limited (EPIL) is developing a five-unit, multi-let industrial scheme on a 4.6-acre site on Hayes Way, with individual unit sizes ranging from 10,000 sq ft to 30,000 sq ft. Construction is expected to begin in Spring 2026, with completion targeted for Q4 2026.



DC115 Cabot Park

Larger units currently available locally include:

- A single 407,367 sq ft unit is Panattoni Park Avonmouth
- Several high-spec units are available or under construction at Indurent Park, Access 18, with sizes including 215,362 sq ft, 82,752 sq ft and 55,034 sq ft
- Units between 47,745 to 94,361 sq ft at More+, Central Park
- A single unit of 116,316 sq ft at DC115 Cabot Park

There are a number of 100,000 square foot plus requirements in the market at the moment, several of these being 200,000 sq ft plus. With only a handful of units of that size available, should two or three of these requirements materialize, the supply landscape could change further.

The growth in rents has led to carrier asset managers approaching tenants looking to rightsize their operation or near the end of a lease, and offering to release them without dilapidations

– enabling them to remarket at the new rent. Conversely, the challenge for tenants close to a lease event is finding premises within their affordability range. And while concerns remain about the shrinking availability of business space in traditional locations like St Philips, occupiers operating, or wanting to operate centrally are also finding Bristol's rising drive times increasingly problematic – leading to some shifting their focus to further out of the city centre.



Kestrel Park

Residential

City Centre starts to dry up, but “affordability” improves

2025 was another year where agents have had to be patient in getting sales over the line. City Centre developments, meanwhile, struggled with viability, pushing new starts out into the suburbs. But there were plenty of positives too.

Like the proverbial “curate’s egg”, 2025 was another year that was “good in parts” for Bristol’s residential agents.

The city’s population continues to grow – up by slightly over 6,000 during 2025 – outstripping the supply of new homes. But, while sales have been good overall, as well as relatively consistent across the year, getting transactions through to completion continues to require patience.

One helpful factor improving house affordability and stimulating demand has been some of the heat coming out of house prices: the ONS statistics from December 2025 show that the average house price for the city was £354,000, little changed from 2024.

Private rents, meanwhile, are still outpacing inflation, driven by the longstanding lack of supply and exacerbated by a growing line of private landlords heading for the exit. According to the ONS, average rents climbed around 6% across the year, although agents report bigger increases in some local markets.

Conversely, rents continuing to rise make it increasingly attractive for those who can afford a deposit for their first home, stimulating churn in doing so.

Sales of lower priced homes have fared best, the “sweet spot” being between £350,000 and £450,000. This has put the focus on up-and-coming parts of the city, including parts of South Bristol, St George and Redfield.

Going forward

Looking forward into 2026, with The Bank of England on an avowed path of “slow and steady” cuts, there is optimism that cheaper mortgages will encourage more first-time buyers into the market.

With private landlords continuing to sell up, the prospect of rents cooling appears less likely. Several new BTR schemes in the city will help meet growing demand for rented accommodation, but viability issues here are constricting supply.

The notable exceptions include Grainger’s Glasshouse Square scheme in Redcliffe, which has delivered 468 apartments across three blocks, opening in December 2025. However, that could be the last scheme delivered for at least three years.

Positively, PLATFORM_ was granted planning permission for 352 units as part of the Frome Gateway Regeneration scheme, while The Iron Works in Temple Quarter secured planning for 452 apartments in December 2025.

New stock to sell is becoming an increasingly rare commodity: Bristol remains one of the most expensive places in the UK to build. That is exacerbated for taller developments following new “double core” safety requirements introduced as a result of the Grenfell disaster.

Alongside that, investment yields have moved out – despite the fact that Bristol sits in the top tier of regional markets in terms of demand.

Currently sitting in the pipeline is Temple Island, L&G’s planned £350m regeneration project, aimed at transforming a former diesel depot into a mixed-use district with 520 homes (40% affordable) along with other uses including offices, retail, a hotel and public spaces. Plans were submitted in early 2025, with a start date pencilled in for the end of 2026.

This is part of the wider Bristol Temple Quarter project, aiming ultimately to deliver 10,000 new homes, commercial space and improved connections. Muse have recently been announced as the preferred development partner.

That has put the focus on the suburbs, where lower density developments can offer better build cost certainty: there is plenty of developer activity and demand here, albeit for traditional housing schemes, with a number of new entrants also coming into the market.

One example is The Graphic Packaging site in Fishponds, which has approval for 252 homes at a major new housing project called Atlas Place.

Looking even further forward, YTL’s ambitious plans to develop up to 6,500 new homes over the coming couple of decades at Brabazon, as part of its new 400-acre mixed-use neighbourhood, will play a growing role in meeting housing demand in North Bristol.

2026 looks set to be an important year for the Bristol residential market, particularly in town... and hopefully a positive one.



The rise... and rise... of student accommodation

While other sectors have been struggling with development viability issues in the city centre, Purpose Built Student Accommodation (PBSA) is still on a growth trajectory, fuelled by growing demand and backed by investors keen to take a slice of an undersupplied asset class offering strong returns.

Bristol has something of a unique relationship with PBSA, with sector pioneer Unite beginning its stellar journey in the city back in 1991. In the early 2000s, the conversion of a series of unloved office buildings near Queen’s Square became a case study of how the sector can also play a part in revitalising our city centres... as well as take surplus ageing office stock out of the market.

Fast forward to 2026 and PBSA is still very much in growth mode, with high rise buildings soaring out of the ground in and around the new Temple Quarter campus along with a pipeline of other projects in other central-ish locations such as Bedminster Green.

The sector isn’t without its critics locally – specifically those who would prefer to see more affordable housing being built in the city. But sheer economics mean that, in some parts of the city at least, it is the only show in town: investors see this as an asset class that can deliver good returns and offer strong rental growth.

The sale of Freestone Yards in Temple Quarter in August showed just how keen that investment appetite is. The 204-bed development was sold to Moorfield, and will crystallise around £60m in value once completed and stabilised: an exit yield of c5.75%.

Unmet demand

Part of that investor confidence is down to the continued growth of student numbers in the last quarter century... with more expected in the coming years. In 2001, the student population in Bristol between the two universities was 25,573. Today it is around 68,000... and projected to grow to 90,000 by 2039/40.

But as the number of students has grown, the number of beds to accommodate them has not kept pace. Bristol’s student population has increased by 14,960 during the past five years alone (the fastest amongst the ten largest non-London markets) with only 1,932 PBSA beds being completed during the same period. It now has a “Student to Bed” ratio of 2.9:1, the highest amongst Russell Group cities and third highest in the UK.

That has led to the highest levels of rental growth of any location since 2018/19 at a CAGR of 4.1% compared to the peer group average of 2.8%.

Bristol PBSA rents are currently the highest outside London: this has started to become a deterrent to would-be occupiers, although the alternative of finding digs also remains challenging: average PBSA en-suite rents for University of Bristol are £222 per week (42 weeks) compared with £346 (51 weeks) for direct let.

Perhaps the bigger story needs to be told in order to bring inside those in the city not totally enamoured with PBSA. Providing an alternative to HMOs will help the city keep pace with the inexorable demand for rented accommodation – especially as more and more landlords sell up rather than tackle the growing regulatory and tax requirements.

And yes, students might put pressure on the rest of the housing market. But, without them, Bristol would lose one of its biggest economic drivers: our success as a city in recent decades has been due, in no small part, to its ability to retain many of the people who come to study here.

Retail and Leisure



Broadmead continues in diversification mode

While the arrival of several big-name occupiers grabbed the headlines in 2025, behind the scenes the bigger story is the progress of major redevelopments which, between them, will reshape and repurpose the city centre's prime retail location.

As the tectonic plates in Broadmead inexorably shift it towards being a far more mixed-use district, the big story for its retail offer as we move into 2026 has been M&S's resounding vote of confidence: November 2025 saw the opening of a new 80,000 sq ft flagship store in Cabot Circus.

Another boost for Cabot Circus will be arrival of Japanese "Lifewear" fashion retailer Uniqlo, opening their first South West outlet in 14,638 sq ft formerly occupied by Topshop. Topshop itself is navigating a return to the local market through a new nationwide partnership with John Lewis, launching pop-up shops in 32 stores from February 2026 – with Cribbs Causeway hosting one of these. Cabot Circus has also been the beneficiary of changes in Broadmead's cinema provision: the historic Odeon cinema in Union Street has shown its final film after nearly 90 years, while the Showcase Cinema de Lux in Cabot Circus, which closed in late 2023, is being replaced by another premium operator: Odeon Luxe.

Redevelopment plans

Broadmead is on the cusp of several major redevelopments, and this has already led to some changes in its line-up: Apple closed its flagship Philadelphia Street store following planning permission being granted in May for a redevelopment project in Quakers Friars.

Here, Hammerson is pledging to reposition the area as a mixed-use destination with more diverse food and drink options, along with room for healthcare and offices, public spaces and cultural amenities.

Meanwhile, on the planned redevelopment of The Galleries Shopping Centre: outline planning permission was granted in January 2025 to replace the existing mall with a major mixed-use project featuring 450 homes, 750 student beds, offices, shops and restaurants.

The former Debenhams continues to operate as a temporary pop-up indoor skate park, the natively-named "Shredenhams", while it awaits its demolition and conversion into 500 new homes. Improved pedestrian links into Broadmead through the Bear Pit are also incorporated into the plans.

After lengthy consultations, MEPC are expected to put shovels into the ground during 2026 at The St Mary le Port site, redeveloping it into a new mixed-use district featuring workspace, independent shops, cafés and bars. As well as making enhancements to Castle Park, they will be restoring the historic church tower, reinstating streets lost during the Blitz and creating new public green spaces.

The shift from retail to leisure

As the city centre population density increases, additional facilities are being added to the mix in Broadmead: Randox Health, which offers a variety of preventative private health testing services, opened within the Holland & Barrett store in Cabot Circus early in January 2025.

Meanwhile, the repurposing of empty retail space into leisure activities continues apace: The Climbing Hangar, which took over the 25,000 sq ft former Wilko store in Union Street in September, features two floors of indoor bouldering, strength training gym and café – demonstrating how larger unwanted retail units can readily be converted for leisure uses.

Nearby, changes are also planned for Stokes Croft in 2026 as part of a wider regeneration effort aimed at encouraging independent retail and leisure businesses alongside housing and student accommodation. Promised new food and beverage offerings here include a beer hall, coffee shop, cocktail bar, restaurant and event space.

Finally...

The Mall continues to trade well. 2025 saw several new store openings and major refits of existing stores, along with new food and drink offerings including Sisu Pancakes, Pizza Express and Honest Burgers. All Saints joined the fashion line-up together with Animal, while River Island and Clarks Shoes reopened following refurbishments.

Against this background, new rateable values coming in 2026, along with the loss of a temporary 100% rates relief scheme, is causing concern among retail as well as food and beverage operators in Bristol – especially smaller ones, many of whom are already under significant pressure following changes in NI contributions and the minimum wage. This could potentially, in turn, impose downward pressure on rents.



The ongoing collaboration between the BPAA and UWE's School of Architecture and Environment once more went from strength to strength in 2025, notably by promoting the shared agenda to attract a more diverse intake of young talent into the property sector.

BPAA and UWE join forces to foster the next generation

Increasingly, the two organisations have been focusing further "upstream" to encourage those at secondary school to consider a future in property.

As well as balancing the gender ratio of those applying for UWE courses, a priority has been encouraging those from a wide range of minority groups to look at a sector where they may have few or no family connections.

In September, BPAA president Hannah Waterhouse and past president Julian Harbottle, alongside other property professionals, took part in a mentoring session in conjunction with the Bristol Property Inclusion Charter, Bristol Works and UWE.

Held in the UWE Business School, teams of 14- and 15-year old students from Orchard School in Horfield were given a real-life development conundrum to address: coming up with alternative uses for The Galleries, factoring in sustainability, costs, markets and community as part of the brief.

Encouraging young graduates from UWE to join the Bristol property sector rather than take their talents further afield has also long been a prime concern for the BPAA: 2025 saw the 14th edition of the annual BPAA-sponsored undergraduate and postgraduate of the year awards going to Rhys Mainwaring and Kathryn Hilsden respectively.

The year also saw the continuation of the UWE Bristol Real Estate Mentoring Scheme, a collaboration between the BPAA, UWE and the Bristol Property Inclusion Charter. This will involve meeting current students two to three times a year for an hour to introduce them to the property industry – especially those students without personal or family contacts in the sector.

More mentors are still required... so do get involved if you can!

So, how is progress looking at "the sharp end"?

Says UWE's Real Estate Programme Leader, Ytzen Van der Werf: "In terms of recruiting a more balanced gender ratio, this might be one of the first years that I'm seeing a 50/50 split. More than half of the third years going on tour to Rotterdam this year are female.

"Attracting talented young people from different socio-economic backgrounds onto our courses remains a priority – and it's why we are so pleased to be involved in the mentoring initiative. There's much more we can do on this front... as well as for young people from ethnic minorities... and I hope we can start reaching out into other schools locally in the next few years.

"Encouraging our most talented graduates to remain in Bristol is another shared commitment with the BPAA. The annual Boat Trip always helps with that. We also had a BPAA team talk to our students in October. The free student membership is one way for them to meet members... although the shyer ones can need persuading! And I've been pleased to assist several companies looking for promising candidates.

"We've recently reached out to the Association of the Chief Estates Surveyors, which represents around 260 public sector bodies, and who could potentially offer our students different routes into the property world."

Any last messages for the BPAA membership?

"Firstly, let's keep doing what we're doing, which I believe is proving enormously beneficial for us, the BPAA and our students.

"And, if members have any thoughts on another idea, I'd appreciate their input: all of our students have to do a dissertation, which is a research project. It would be great if we could integrate that with a real-world problem... which is where agencies could help us – and possibly themselves."





Bristol: managing the challenges, developing the opportunities

As Bristol City Council's Director Economy of Place, Alex Hearn leads the teams responsible for planning, regeneration and economic development. How does he think the city is faring?

Talking to agents and developers, their biggest concern is viability: only a handful of niche sectors find the sums add up when it comes to getting new buildings out of the ground.

How do we deal with that?

Firstly, yes, we are acutely aware of that. I'd also say we're not the only UK city experiencing this.

When you look at where we expect growth... in terms of where it's allocated in the local plan and the new mayor's growth strategy... it's largely, although not exclusively, in central Bristol. And that's where the viability challenges are greatest.

Existing use values are high, and that's colliding with build cost inflation and Building Safety Act requirements. Developing in the centre of the city is also more difficult. It's harder to access. The sites are smaller.

The UK is a very expensive place to build, and Bristol is one of the most expensive places in the UK. Not as bad as London, obviously; marginally more so than Manchester, but significantly higher than Birmingham.

Why? We're doing a lot of work on this in terms of our policy and regeneration approach, and also with members. For instance, we've just held a cross-party Viability Working Group, looking to understand what is driving this... including hearing from development professionals.

Does that signal that we're moving towards a more collaborative approach between members and the property sector?

I can understand why there might be an element of distrust about something so complicated: development is a very commercial exercise, members are focused on protecting the interests of the city.

But, unusually for a council, we have a very large freehold interest. That doesn't mean that we control everything... but it does come with influence. How we use that influence is really important, and something we've explored through the Viability Working Group.

For decades, that extensive freehold interest has somewhat defined the psychology of the city, which then plays out in the politics.

The land doesn't belong to the council: the land belongs to the people.

That that's a really important point to grasp when you're understanding what's motivating decision makers.

Is a shared vision possible?

Bristol is a complex city, and its protest politics are well trailed and understood. But there is a cross-party commitment to ensure that we enable development that delivers outcomes that improve people's lives.

That could be directly through the delivery of affordable housing – a key priority for members – or it could be indirect benefits derived from commercial real estate that attracts investment, generates employment, spin-out benefits through the supply chain and so on.

Obviously, like any other council, there will be concerns when it comes to actual proposals. That's just the British planning system and the way communities are engaged. The viability exercise process has been illuminating and it will report this February. It won't come up with all the answers, but I think it will set myself and my colleagues a series of exercises to come up with measures to show how the Council could play its role in helping to ease the challenges – some of which have been decades in the making.

Unlike Birmingham, we don't have a large number of big development opportunities: our pipeline is less continuous... more peaks and troughs.

A steadier pipeline provides contractors with more certainty around labour and costs.

Members are very interested in how we could create large opportunities in Bristol. It's not straightforward. Does it mean compulsory purchases? If so, where do you find the money... and is there the will to do it?

That said, we do have some big things happening... look at Temple Quarter. And there are other regeneration areas which could each probably deliver several thousand homes or more – Frome Gateway, City Centre, Western Harbour, Bedminster Green and Whitehouse Street. But even if we do have a substantial freehold position in each of those, that doesn't necessarily translate to control.

Bristol has been unable to achieve its housing requirements for some time. How do you square that circle?

That's true. But our delivery figures for affordable housing have been increasing in recent years. In 2023/24 we might have had our highest rate of delivery affordable homes in 20 years – over 600. In 2024/25 it was over 500. But we know a drop in the pipeline is coming, because the world has changed around viability.

That means that we're seeing more development further out of the centre... and de-densification, because of building safety and costs.

Because of the current conditions, we're starting to see some innovation around tenure; and one of the design responses to the 2022 Building Safety Act is squatter, stockier buildings. We're still seeing proposals above 20 floors, but for PBSA and co-living.

Bristol has long had an issue around height... where do you stand on that?

Much to the annoyance of some interests in the city, I don't particularly have a view on height.

Years ago, there was this idea that nothing should ever be higher than St Mary Redcliffe; and some people think that if something is lower, it's inherently better-quality design. I don't see that causal link at all. The market is currently delivering "gentle density"... but that's market forces and driven by costs, as well as the time it takes to get through planning and the Building Safety Regulator.

Talking of planning... that department has been under a lot of strain. How would you characterize the situation now?

The first thing to say is that, as an industry, planning is on its knees... austerity took away a lot of capacity and resources right across the country. But the position I inherited when I joined the Council was abysmal... frightening, really: about 35% vacancies and an organisation-wide recruitment freeze. The Planning Advisory Service told us that ours was the worst backlog they'd ever seen: it was taking nine months to get a case officer allocated, let alone get a decision.

We brought in the new chief planner, Simone Wilding. We worked very, very hard to fix it, and the officers did an amazing job... not just new processes and systems, but just bloody hard work. Then, the month when we finally cleared the backlog, we were designated for special measures – albeit just for non-major applications.

Now we're consistently performing above national indicators and I've lost count of the letters we've sent to the Secretary of State, so I'd say it's about time they de-designated us.

We are not just performing better statistically. I think we're a better planning authority now... more "enabling"; we understand the issues better. It was particularly pleasing to see that, at the planning committee in December, three large schemes were unanimously approved for near enough a thousand homes. Our officers did a fabulous job, and the debate between members was a good one – resulting in sound decisions and positive investment for the city.

There will always be an agent who says, "But what about this case?" I get that, and that might be because that case is particularly difficult: there are still constraints to work through.

I go back to viability as well: the world has changed. We need to think about the future of our next round of policies. Do we need to do anything about design guidance, or the way we apply the term "affordable housing" to be a bit more pragmatic and creative?

How would you describe your relationship with agents?

I really value it. Organisationally we do as well, and the dialogue at our quarterly meetings with the BPAA is very illuminating. I think there's a good degree of trust in the room... and a shared understanding about what each of us does and doesn't control; and, frankly, what we do and don't understand.

Planning officers and regeneration officers aren't necessarily going to understand the mechanics of the capital and bond markets as well as investment agents. They, in turn, won't always appreciate the intricacies of a complex organization like the council or its politics.

Finally: where do you want the city to be in the coming few years?

I'd like a growing development pipeline... not just homes, because we have the same issues around offices. I'd love more cranes on the skyline, and for the market to continue to innovate.

And I'd really like to see a regional plan. Regional planning is fundamental to meeting Bristol's challenges, and we have to deal with the housing pressures – otherwise, they will drag the entire region down in what should be a growth environment.



Merry Hill, Lockleaze

Harbourside

Forging a new future for Bristol's Harbourside

2025 proved a significant year for what is potentially Bristol's prime piece of real estate: its extensive waterfront. A 20-year "Harbour Place Shaping Strategy" was approved by the City Council, promising to build on the "regeneration successes" of the last 40 years, and identifying more than 100 development opportunities.

One cornerstone will be the refurbishment of Canons House into "Canons Wharf": fittingly, the iconic building and public amphitheatre which helped kickstart Harbourside's initial regeneration when it opened as Lloyds Bank's HQ in 1991.

We talk to Kilian Kleine, Investment Director and Head of Development of the company behind the ambitious plans: Kinrise.

First of all, what brought Kinrise to Bristol?

Bristol has always been on our radar, but there's a limited supply of the sort of stock we look to invest in. One challenge is that Bristol's city centre has a lot of long leasehold, which can be a difficult sell to our capital partners. Finding a really good, unencumbered freehold is quite rare in the city; and that's why, when Canons House became available, we didn't hold back.

Each city has its own personality, its own character... and Bristol has many of the values we look for. That said, we very much want Canons Wharf to be a "Bristol building" – created by Bristol people for the people of Bristol.



Canons Wharf

So how different will this be to the offices we've seen in recent years?

Our mission statement is to create buildings which abundantly benefit our tenants and the neighbourhood. Part of that is not just applying modern technology and modern fabrics... it's also tapping into the building's identity, history and character. We want to connect the storyline... and this building has a history going right back to when warehouses were standing there.

We're engaging with all of the stakeholders, which is why we have "boots on the ground" in the shape of a local team directly responsible for community engagement and activation: we've already had meetings with everyone from local churches and community leaders through to local government to take on board a broad spectrum of views on what people want from this building and the surrounding public realm.

So, the vision goes beyond creating workspace?

Absolutely. We'd love the public space to be warm and welcoming, whilst helping the city's events team make it into a much bigger feature... one of the main places in Bristol to go.

We want footfall. We want that space to be vibrant... with everyone saying, "I want to be there". A 24/7 site... for the Kaiser Chiefs to be playing there... we want to promote it, curate it, and make sure it's not separate from what's going on inside the building. Not a detached office campus in the middle of the city.

When did you first take an interest in the building... and what's the vision?

December 2023, and it took a further year before we signed on the dotted line. The vision is to effectively repurpose it and bring it back to life.

Our proposals utilise the broad existing Class E commercial space use. The plan is to also make it a food and beverage location... an active, inviting destination all year round.

In response to the Harbourside Placeshaping Strategy, we're also proposing to make the building more permeable with publicly accessible areas. So, it will look and feel very different.

It's a Grade II listed building. How will that affect your plans?

Externally, it's going to look pretty much the same, except for the entrance extension that we're planning to add.

We'll effectively have two sides to the building, each with 90,000 sq ft of workspace, which will likely be multi-let, so it will need to be flexible as well as really inviting... a key driver in how we've reimaged the entrance and designed the systems serving the floorplates.

While the floor plates will stay at c30,000 sq ft, we've built in the ability to divide them into individual offices of 3,000 sq ft upwards. We're planning for the ground floor to have a real hustle and bustle feel... with a 200-person auditorium, meeting rooms, and smaller offices that are fitted and furnished.

Are you open to flexible leases?

In Birmingham, we've delivered a similar concept with Royal Bank of Canada on the top two floors but fitted spaces down to 500 sq ft – and these are still being let for long durations. We're not competing with co-working companies: it's a different product and value proposition. There are 106 car parking spaces, but we're also looking at creating public EV-charging spaces; and, of course, end-of-trip facilities.

And anchor tenants?

We'll never say "no" to an early letting! We think it will be a mixture of occupiers. And part of the site's community management will be creating events and interaction between tenants and local cultural partners.

We're totally open on sectors, and I think the Council has realised that the Harbourside needs to find a new identity.

180,000 sq ft is a lot of space to bring to the market. You obviously think the demand is there – and at the sort of rents that will justify the investment.

We think there's a fundamental shortage of good office space... especially to meet the occupier trends we're seeing. Teams work best together in the office, not working apart five days a week. And it's creating that community, that personality for the building, that will do that.

Across our portfolio, we've found that our tenants see their company's identity embodied in the buildings they occupy. And I think Canons Wharf will set new standards by being Bristol's most community-rich office building.

Talk to all the agents, and there's a big gap in new Grade A space coming up. We're targeting completion in late '27 to fill that gap.

Without a pre-let?

Yes! We're fully funded, procurement is underway and we're aiming to start on site in the summer.

And are you looking to hold... or sell on?

Our heart is to hold Canons Wharf long enough to have a continuing and meaningful impact on the city. However, we'll be open to both options – our capital is flexible in that respect.

What about ESG?

Our ESG framework is based on what we call our four lenses: human, social, environmental and financial. First and foremost, it needs to be centred around the human, and that means everyone... from the people working there to someone passing by.

Social is: how we create a really amazing, inspiring community in the building... and make that community outward facing, so it serves the needs of the city, not just the needs of the occupiers.

Environmental: it's obviously cutting edge from an environmental perspective... and we only buy buildings that already exist, because they're the greenest buildings to invest in.

The building already has its own water source heat pump taking energy from the harbour, which has been there since the inception... the building was really innovative for its time. We're upgrading the equipment and systems to meet modern requirements. We're also talking to Heat Network about the viability of making use of any excess.

Will you be building in the impacts of future climate change?

That's a really important point, because there's a lot of glazing, so it's going to be re-glazed to reduce the cooling load: we're expecting the building to be in cooling mode 98% of the time.

But from an upfront carbon perspective, we are far better than the industry benchmarks because we're using so much of the existing building. That's part of our core investment philosophy and why we only invest in existing buildings.

How would you characterize your dealings with the Council to date?

There's been plenty of "back-end work"... lots of meetings to make sure that people know we want to partner with them on what they're already trying to do on Harbourside.

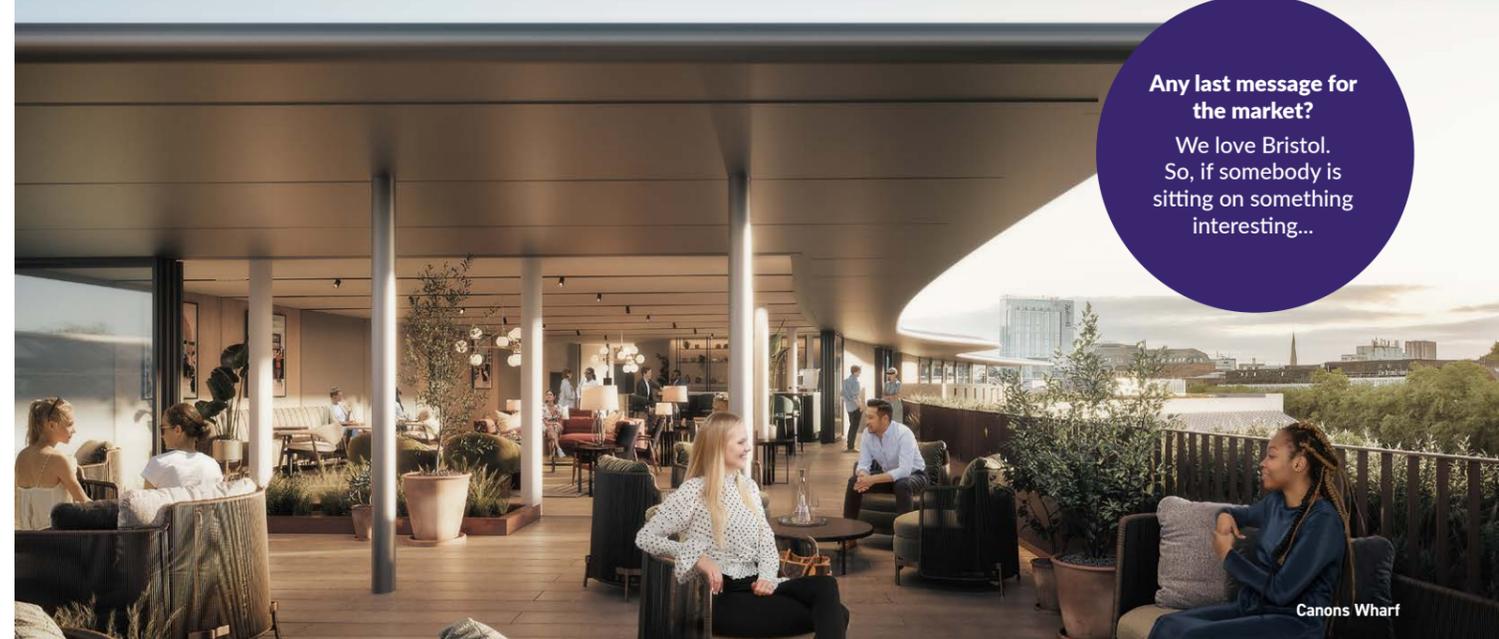
We've spoken to hundreds of people in the area and have designed the building to best respond to all of those stakeholders. So, it's been a really good, collaborative process, with consultees and the council supportive and excited to see the building repurposed.

What do you see as the end value of the project?

We wouldn't want to disclose too much detail, but our investment in the city is in excess of £100m.

Any last message for the market?

We love Bristol. So, if somebody is sitting on something interesting...



Canons Wharf

The West of England

I'm proud to call the West of England my home.

It's a place full of diverse talents and communities where we're pushing boundaries and shaping the future. With the fastest growing regional economy in the country, this is a region where ideas take root and businesses can prosper.

The proof is truly in our numbers – our £54 billion economy's growth rate has been four times the national average since 2019, with our 3% growth in 2023 outperforming every other region in the country, bar none.

Our new Growth Strategy sets out our vision for the future with an ambitious yet achievable 28% economic growth target for the next decade.

Housing is one of our top priorities. Working in partnership with government and businesses, we will focus on creating homes and communities that are affordable, attractive and sustainable.

Key to this will be our five growth zones - areas already seeing exciting residential and business developments and offering vast investment opportunities across sectors.

The Central Bristol and Bath Growth Zone is attracting business, industry and millions of annual visitors to two unique cities packed with history and culture. There are investment opportunities in the advanced engineering, digital and creative industries as well as residential and commercial sites such as Bristol's Temple Quarter - the UK's largest city centre regeneration scheme.

Built for bold business

Helen Godwin, Mayor of the West of England

South Gloucestershire's West Innovation Arc is our innovation district - with world-leading advanced manufacturing, engineering, aerospace, AI and robotics. In Somer Valley, you'll find an exciting combination of rural innovation, industrial heritage and sustainable industries that promote green growth.

At the heart of our rapidly-growing clean energy industry is the Severn Estuary Growth Zone. Offering massive potential for developments in new nuclear technologies, tidal energy, carbon capture and storage, and offshore wind, it's projected to create around 40,000 offshore supply chain jobs and contribute £1.4 billion to the national economy by 2040.

The North Somerset Growth Gateway also offers prime opportunities for investment in commercial development, offices, R&D and light industrial space supported by new transport links.

I've recently set up a Business Board to help us build the most prosperous region possible by both attracting and supporting businesses. Made up of ten senior business leaders from a wide range of industries across the region, the board brings real hands-on experience that will help grow our economy, attract future investment, create jobs and support our key sectors.

I'm truly excited about our region's future and will continue to champion the West of England on the national stage - showcasing what we have to offer at key events including UKREiIF 2026.

The West of England offers scale, certainty, confidence and genuine partnership. We have the places, the people and the momentum to deliver, backed by a proven track record of success.

With the right investment, working together, I'm confident we can bring our vision to life.



North Somerset

The growth agenda on Bristol's doorstep

The decision in 2025 to progress full membership of the West of England Combined Authority marks a pivotal moment for North Somerset. For developers, investors and occupiers, it signals a market entering a new phase of growth and opportunity.

North Somerset entering a more formal partnership with Bristol, Bath & North East Somerset and South Gloucestershire comes at a time when major infrastructure investment, innovation-led growth and new employment hubs are gathering pace across the subregion.

This closer collaboration dovetails with North Somerset Council's own new 10 year Economic Growth Plan – tapping into its strategic location, skilled workforce and diverse sector strengths and setting the stage for co-ordinated delivery, stronger inward investment propositions and a more integrated approach to housing, transport and skills.

As we move into 2026, several flagship projects are already demonstrating the scale of what's coming – and the role North Somerset will play in driving the region's next wave of economic expansion.

Epic Campus

Rapidly taking shape on a 90-acre greenfield site in Long Ashton is one of the biggest building sites in and around Bristol: the Epic healthcare campus. The healthcare software company already has a footprint in Bristol, but this is on a very different scale.

The new site will act as Epic's new European HQ, serving customers across the UK, Europe, and the Middle East – creating over 2,000 high-quality jobs in health informatics and related fields in the process. A partnership with Weston College for apprenticeships and training pathways is also planned.

Projected to inject £140m annually into the regional economy, the investment is likely to attract a wider ecosystem of health tech and digital businesses to the area.

Junction 21

Weston-super-Mare has long struggled to generate a "home-grown" economy to employ its rapidly-expanding population.

The town is now set to build on its strategic location: the area surrounding Junction 21 has been designated as a major growth hub with ambitious targets set for the coming years:

The Weston-super-Mare Enterprise Area:

Part of the wider £1bn, culture-led regeneration of the town, has already seen £90m of investment: it now aims to deliver a further 10,000 new jobs and 6,000 new homes by the end of 2026.

Weston Business Quarter:

Development continues on this 90-acre site, already home to a variety of sectors including media and technology, as well as The Food Works SW innovation centre.

Parklands Village:

Supported by the Housing Infrastructure Fund, construction continues of a "vibrant new sustainable community", featuring energy-efficient homes, schools, a health centre and community facilities.

Together, these initiatives position Weston as a major employment and residential growth location for the wider region.

MetroWest

Connectivity remains central to both WECA's and North Somerset's economic ambitions. The MetroWest rail upgrade project being funded by WECA will see major benefits coming to North Somerset over the next couple of years.

The final £27.6m tranche has been approved to re-open the line in 2028 and build new stations – including at Portishead and Pill. This will connect thousands more people locally to the rail network, as well as supporting new housing, reducing congestion and unlocking further commercial development opportunities.

Bristol Airport

Anyone who has travelled into or out of Bristol Airport recently will have noticed some major infrastructure upgrades – not least the new transport "interchange".

It's all part of Bristol Airport's expansion plans, outlined in their "Masterplan to 2040", designed to increase capacity from 12m to 15m passengers annually – adding long-haul routes and a planned runway extension. The expansion aligns with North Somerset Council's strategy to boost the local economy and stimulate investment in surrounding towns.

Weston-super-Mare placemaking

North Somerset Council and UK government funding is transforming sites across Weston-super-Mare town centre and seafront as part of a £23m investment programme.

High profile projects include the Tropicana, reborn as a large outdoor events arena. A few miles along the coastline, the first phase of Birnbeck Pier's regeneration programme will see this unique heritage asset restored and open to the public.

Brabazon

It's just two years since the masterplan for the regeneration of Filton Airfield into a 400-acre mixed-use neighbourhood was approved. A site visit today reveals huge progress on the project's homes, commercial space, student accommodation, rail infrastructure and leisure offer.

Bristol's "new town" takes shape

The risk for any major new development is that not everyone wants to be a "pioneer", and it can take so long for the vision to take shape that potential occupiers can sit on their hands until success is guaranteed. Minimising financial exposure can lead to the most noble of visions being watered down... uses changed, or promised infrastructure delayed.

Not so with Brabazon. This is clearly a development in a hurry – its owners YTL confident in its vision of a truly mixed-use eco-system where all of the moving parts complement each other. Having sufficiently deep pockets to make that happen without the need to bring in other developers also helps.

Several hundred homes have been built and sold; blocks of student accommodation are rising upwards,

poised for the '26 intake; retail, leisure and commercial space has been pre-let; the transport hub linking the site to Bristol and beyond is fast taking shape; and so too the massive new 20,000-capacity centrepiece YTL Arena.

Behind the scenes, the Brabazon commercial sales team has been busy too – presenting their business case to agents and encouraging them to earmark the workspace coming out of the ground over the next few years.



The story on homes

First, the residential element. Phase One has now been built... and all but a handful of the 302 units sold. Phase Two is well underway in the "Heritage District": 100 houses, of which 18 are affordable and the balance open market. Prices here start at £440,000 for two, three and four-bedroom houses built around a network of "living streets" and garden squares.

Some 6,500 homes are ultimately planned at Brabazon: a huge number... especially when there are no plans to bring in other house builders. But YTL argues that having total control of the pipeline allows them to phase what they build and release: helpful in what has recently been a sluggish market where 80% of their buyers are reliant on selling their existing home.

They are also ultimately looking at a 15- to 20-year time horizon, and keying in the building of new housing with other infrastructure elements such as new schools and medical facilities. That patient approach is patently working with regard to capital values, with the typical uplift on a three-bedroom house since launch of between 25% and 30%.

Moreover, while prices aren't quite city centre, they've been achieving north of £600psf for studio apartments and upper £460s for apartments.

And the pull? Urban living in a convenient out-of-town setting: the buzz of living in a landscaped environment where leisure facilities are on hand, a transport node is on your doorstep, a brand-new Waitrose will be at the site gateway and plenty of workspace is integrated too.

"Placemaking is all about building communities," says Tim Ridges, Residential Sales Manager. "That's why we've prioritised bringing the Spitfire Hangar forward as a community hub. 2026 represents a real tipping point for Brabazon, because we're starting to deliver all of the aspirations that our early ambassadors had when they bought into here."

PBSA and commercial space

An early part of the eco-system will be student accommodation – tapping into the financial muscle of this sector and current undersupply. Roughly half of the 1,514 planned beds will be delivered by this September, the rest in September 2027, making it the largest single PBSA scheme outside London currently under construction in the UK.

Getting commercial space up and running quickly is also a priority. Boxworks are on course to relocate their 20 units over the coming year and occupiers already here include an Italian restaurant, barber's and coffee shop.

The elegant Grade-II listed Spitfire Hangar, originally built for the Royal Flying Corps, is enjoying a renaissance as a community hub: independent bakers Mokoko opened this January, along with fitness facilities, meeting rooms and an event space for up to 300 people.

But if 2026 is a big year, fast forward several years and the picture really starts to take shape, with the opening of both the YTL Arena and a 15-acre urban public park.

2027 will also see the site's first office development ready to occupy: The Interchange, built over the new transport hub, will deliver up to 86,300 sq ft of Grade A speculative space over seven floors.

Even more ambitious will be "One Brabazon Gateway" – 123,000 sq ft of workspace coming on stream midway through 2028 at the A38 entrance to the site, with Waitrose booked to take a further 30,000 sq ft of space on the ground floor.

So, who do they envisage taking space here? "Clearly we have a defence and aerospace cluster on our doorstep," says Tom Eddolls, Office Leasing & Asset Manager, "but we're open to all sectors... and to businesses of all sizes. The type of urban environment we are creating is not your typical north Bristol business park, so that should attract sectors which have traditionally gravitated towards the city centre."

And rents? Bristol city centre is now forging northwards of £50 psf, substantially more than the best rents being achieved out of town – even for the latest refurbished product at Aztec West 1000. How will Brabazon fit into that price structure?

"We're creating an urban destination," says Tom, "and looking to attract city centre occupiers... but at a discount to the city."

Helping to break the ground as one of the first occupiers will be YTL Developments itself, currently working out of temporary offices off-site, and needing a new HQ from which to run its growing operation.

Adding a different flavour to the occupational mix at Brabazon will be the planned arrival of 70,000 square feet of laboratory workspace to kickstart the development's "Enterprise District" which has outline planning consent for the design and build of B2 and B1/E use classes over 12 acres.

This part of the scheme sees itself as the potential new home for anything from advanced manufacturing through to creative studios and life sciences laboratories – and it offers the flexibility to design and custom build premises from 20,000 through to 540,000 sq ft.

Transport

A key attraction for many occupiers, residential and commercial, will be the site's connectivity to the outside world. The Interchange will host the first new ticketed railway station created locally in over 50 years. Temple Meads will be just 20 minutes' away, and the plan is to connect Brabazon into the "Henbury Loop".

Meanwhile, direct access to Parkway, with its connections to major destinations including London, "is something we're absolutely working on", says Tom.

Brabazon are also future proofing the platforms, making them long enough to accommodate the Intercity trains they hope will soon be bringing in the crowds to the new YTL Arena... and the planned new 100,000 sq ft conference centre.

Bristol's new neighbourhood is nothing if not ambitious.



The Interchange at Brabazon

Residential

Bristol's BID expands its horizons

2025 marked the 20th year of Bristol's very first Business Improvement District (BID) in Broadmead, making it one of the nation's earliest adopters of a concept first launched in Canada back in 1970. The year also the city's multiple projects being brought under one umbrella... and significantly expanding its reach.

We ask Steve Bluff, Chief Operating Officer, and Tom Swithinbank, Senior Project Manager at Bristol BID, what all this will mean for city centre occupiers.

What's the back story to the merger?

Until last year, the city had three BIDs operating: the original 2005 Broadmead one; Bristol City Centre BID, which began in 2017 and covering a large area from Queens Road and Park Street to the Old City and Harbourside; followed in 2021 by Redcliffe & Temple BID.

The way a BID works is that local business rate payers pay a levy into a fund to develop projects that will benefit them as well as the local community. Under the former three-BIDs model, it was obvious there was a lot of duplication of effort: we felt we could streamline what we were doing and save around £500,000 over the next five years in doing so.

Last summer we developed a five-year business plan and asked the business community whether they would support the unification of the BID area. Alongside that, we proposed expanding the footprint by about 40% into new areas – which included Cabot Circus, Wapping Wharf, Temple Meads, the edge of St Paul's, and a bit more of the University of Bristol campus in Tyndall's Park – as well as their new campus in Temple Quarter.

We were delighted when 75% of businesses said: "Yes".

And what does the new business plan include?

It outlines our programme of work from 1 November 2025 through to 31 October 2030 across four different themes:

- Experiences & Promotion
- Clean & Welcoming
- Safe & Supported Communities
- Sustainable & Green

Previously, we had three different business plans, three different websites, three visions, three of everything. Joining up the BIDs meant we could deliver at scale... bigger projects across a wider footprint. We've now got a cohesive business plan and a collective vision for the city centre.

There's also a bigger overall budget to work with: around £18 million over the five years that we can invest back into the city to make it a better place for those that live, work, study and visit the area – which is our core mission.

Another change has been that we've raised the Rateable Value at which businesses contribute – from £25,000 up to £30,000. That took out 100 smaller businesses from paying the levy, although they will still benefit from the work the BID does.

How great is the awareness of what you're doing?

Awareness is always a challenge, and this isn't unique to Bristol.

We have regular communications through our newsletters and we're represented on a number of different boards and committees, so we're getting our name out there to the business community in and around Bristol.

Most of the public will see what we do through the events we run, such as the Comedy Festival, Bristol Light Festival and Old City Sounds as well as our lunchtime and business-to-business events. Others will see our name attached to activities that make our streets cleaner, greener and safer.

In terms of reaching the property sector, we host a Building Management Forum where a lot of the agencies send representatives. In our most recent session, we focused on crime and anti-social behaviour. The next meeting, in March, will focus on tenant engagement.

We're also putting together a briefing note so when agents are showing around prospective tenants, they can add what we do to the benefits of being in the city centre.

How do you compare with other BIDs?

Our work with the broader business community does make us a bit different from many of the other 300 or so BIDs around the country. Most were set up specifically to bring footfall to the High Street: that's how Broadmead became one of the country's very first BIDs.

Of the 1,000 levy payers contributing to Bristol BID, some 57% are from the office sector – professional services, accountants, lawyers, engineers and so on – so our role with them is more about helping them to encourage their staff to come to the office, and making sure they feel safe and welcome when they do.

We're also now one of the bigger BIDs outside of London in terms of footprint and income generation, and sit on a number of groups to influence some of the challenges that big cities and BIDs face.

Where does Bristol BID go from here?

We're only a few months into our five-year plan, but potentially we could go further into Temple Quarter and along the Harbour. But that's got to make sense, both from the business perspective and in terms of viability... for us to generate sufficient income to deliver projects that will produce results.

By 2030, our ambition is to have delivered our business plan, and the projects within that plan, so we're seen as a BID that delivers on its promises... a vehicle that can be trusted. That's why we take up these positions on the One City Boards, let policy committees know our stance on important issues, and are an influential voice of business within the city.

We've already established strong partnerships with the City Council, the Combined Authority, the police and other city stakeholders... becoming "Bristol BID" will make our voice even stronger within those partnerships, and help us make more impact on the city-wide strategy.

Are you happy with the level of commitment from the property sector?

The Building Management Forum, which was in its embryonic stages in the previous BIDs, has really started to grow into something quite important.

When they or their clients have a concern, we can pass that to the police or council, or deal with it ourselves. Then there are the more strategic conversations we can have... for instance, if the road network is changing, getting feedback on the proposals for the Workplace Parking Levy and so on.

Our cross-sector Advisory Board meets once a quarter to ensure that we're on track with our business plan and with our finances, and to offer insights into their sectors. Danielle Kirk from Lambert Smith Hampton is on the Board, acting as a conduit for the property sector, with Olivia Sawyer from Workman having joined our Sustainable and Green Working Group.

But we're also looking for people from the sector to get involved with our projects or host them, and to share the information we generate with their clients.

It's key for us that the property sector understands how we can add value to their offer to tenants or clients – and can share that message – but also that the BID understands how we can support them.

Making this work for everyone relies on this being a two-way relationship.



BID CPD

In February 2025, prior to the ballot, the BPAA held a CPD workshop with BID: a chance for members to find out more about their work as well as to provide input into their plans to consolidate and expand.

The consensus from the workshop was that the BID does have very tangible benefits, and that uniting the current BID areas and expanding would lead to economies of scale and assist with aiding a circular economy.

Lighting, planting, wayfinding and events such as the recent Bristol

Light Festival are really valued – as are initiatives such as working with the authorities on business crime reduction, but it needed to be clear how this was additional to estates charges already paid by many businesses.

Out of this session came the proposals for a briefing note for agents along with a Welcome Pack for occupiers – not just highlighting the benefits to occupiers, but also letting them know how they can get in touch and influence any decisions. This is something that the BID will be working on in 2026.



Heat Network

Going carbon neutral in Bristol: the heat is on

As part of its ambitious commitment to become carbon neutral by 2030, Bristol is establishing a series of heat networks across the city. Vattenfall, in partnership with Bristol City Leap, has nine planned: three are already serving customers in Redcliffe, Old Market and Bedminster, while a new one is under construction in Temple.

We talk to Andrew Foulkes, Account Director of Vattenfall Heat UK, to assess progress to date... and ask what the implications are for Bristol's property sector.

How is the trajectory looking?

We sometimes get frustrated at the glacial nature of these infrastructure projects, because they do feel quite slow. And, geographically, it might not look like a huge area that we're currently covering. But when you actually walk past the buildings that have connected and you appreciate the scale of them, it's a lot more than it might at first appear – and we're really set up quite nicely for the next five years.

Between here and 2030 we should see a lot of growth. Work has now started on the Frome network, and that covers an area where a lot of regeneration is happening... including The Galleries redevelopment.

Multiple energy centres are planned and the next one, on Bath Road, is going to be generating 12 MW of heat. To provide some scale, the one in Castle Park is 3 MW – enough for 2,500 homes – so that's several times larger, to reflect the demand we're expecting from all the new developments being built in the Temple area and further afield.

All the cranes you see in Temple Quarter, well we're connecting to those buildings too. And it's not just us supplying them... the new University of Bristol computing lab will be generating waste heat, some of which we can use when they have an excess, rather than it being pumped into the atmosphere.



How do Bristol's plans for heat networks compare with other cities?

This isn't new technology: some European networks have been around for over 100 years. But in the UK, it's taken a while for a central government strategy to be rolled out on how heat networks should play their part in net zero. Bristol has gone ahead and taken the lead on this locally... which is exciting, but conversely, it does mean we're often at the pointy end, trying to work through the challenges.

One challenge has been persuading people to dip their toe in the water. Is that changing?

Over the last few years, it's definitely improved. A lot of that comes down to talking to the right people... building relationships with mechanical and electrical consultants, for instance, as well as property agents.

That's meant listening to their concerns: for instance, on what we're charging, and adjusting our plans where we can. I'm not going to say we've dealt with every single concern, but I think the consultants and agents advising clients do now understand the network a bit better – and we understand their drivers too.

Also, people are starting to see the benefits – for instance, in freeing up space within a building and the quality of service.

New regulations are in force as from this January: how will that change the landscape?

Bristol's local planning policy has supported the network to date, so there's been a local mandate for new builds. The national policy on Heat Network Zoning will mean there is a national mandate to connect more building types.

For Bristol, that might mean the obligation shifting more to refurbishments. That's quite a big ask, especially when gas is so cheap. There was a Heat Network Zoning consultation process in 2025, but we're still waiting for the outcome, and more feedback from the market is still being sought.

Have you been part of that consultation process?

Absolutely. Cities that are further ahead with heat networks have been trialling some of the ideas ahead of time.

In terms of economics, how is it stacking up for occupiers and for developers?

The whole principle of the heat network is that it should represent equivalent value to whatever the low carbon alternative would be for the building.



Around this time last year, we received some concerns from the market who thought we were charging more than that alternative. We commissioned an independent third-party report, which engaged with developers, as well as consultants designing those alternative systems.

This showed that there can be big variations in the cost of those systems. It's project by project.

But we did respond by reducing our connection fee as an acknowledgement that charging to that point had been based on theoretical studies. We now have very valuable data based on real buildings, and we've provided that to central government who are trying to set up pricing benchmarks at a national level.

How confident are you of achieving a critical mass of users to fund your infrastructure?

Heat networks operate best at scale: the direction of travel is clear and I know we'll get that scale in Bristol. The whole point of heat networks is that they represent the lowest cost way to decarbonise a large urban area: so, if you take a step back and ask what this means for our city, it's really positive – especially as some buildings won't have other decarbonisation options.

By the network growing, it unlocks the potential for other buildings to connect that wouldn't have previously, through retrofitting. We can also start to capture waste heat sources, as well as relieve the pressure on the UK's electricity grid – and so improve resilience as we turn increasingly to the electrification of transport, heating and so on.

The fact that it remains more expensive than gas is presumably still a source of resistance?

It's a barrier for retrofits, less so with new build because the planning compliant alternative is not gas. But the real prize is when you put pipes down a street to serve a new development and all the

other buildings could potentially connect. There's currently this perverse incentive with levies and tariffs on electricity versus gas, and that affects us as well: we want to run a low carbon heat network that uses heat pumps... and we have to pay for electricity for those heat pumps. We're telling government that if they want us to help them reach net zero, we need to address this imbalance – not least because of the government's ambition to support the growth of data centres and AI.

For example, I don't think there is currently enough joined-up thinking at a national level on where data centres are, where the planning system is enabling them to be built and where the energy is required.

This, I think, is where localised, smaller, modular data centres could potentially help support district heating networks... the same mechanism could be used to capture waste heat from other buildings that have a high cooling demand. And today's big new offices need more energy for cooling than they do for heating.

What will success look like this time next year?

The Frome network would be well underway, along with the Bath Road energy centre. I'd also like to see us refining our offer on refurbishments to help smoother integration and enable them to achieve BREEAM Outstanding – not least because there are fewer new-builds in the pipeline.

The pressure to connect is going to come from developers and institutional investors really keen on ticking all the ESG boxes... okay, they recognize there's a cost involved, but everyone we talk to wants to work in buildings that are not just energy efficient but that also align with Bristol's net zero ambitions.

The heat network is a key part of that.

The earlier we can talk to an agent, building owner or developer about a project, the earlier we can flush out any concerns, and the earlier we can programme it in.



Strength through diversity

The Bristol Property Inclusion Charter

It's just over six years since the launch of the "Bristol Property Inclusion Charter" – described then as the first of its kind in the UK and established with the avowed aim to make the sector more diverse and inclusive.

So: just how far has the project come in that time... and how much more still needs to be done? We meet the man behind the initiative: Karl Brown.

First of all, Karl: how did you find yourself in the property industry in the first place?

Well, that goes back over 20 years. I'd been training to be a solicitor with a firm in Somerset and found myself working in the property department.

I just really enjoyed what I was doing and loved working with property clients. When I qualified, I decided to specialize as a commercial property solicitor. And here I am!

Fast forward to 2019 when you started the Inclusion Charter. What inspired you to do that?

Various things. First of all, I've always had a passion for social mobility and trying to ensure equality of opportunity.

That really derives from my background as the son of Windrush-generation Jamaican immigrants who came here in the 1960s. It was a working-class background: my dad was a plasterer, mum was a nurse. Through their hard work and determination, they really gave my sister and I a far better start in life than they themselves had enjoyed.

I also went to a local secondary comprehensive school... and when I tried to get into the legal profession, I didn't find it easy. So, once I broke through, I decided that I'd try to help others from different backgrounds into the profession.

I was also engaging with the Bristol property industry through my day job at Clark Wilmott, and could see that the property industry really wasn't at all reflective of the wider population in Bristol. Not that I was expecting an exact correlation, because that would be completely artificial... but there was quite a big gap.

So, I started sense-checking with some others the idea of maybe forming an inclusion charter for the sector to see how it might be received.

I also asked RICs for data about the composition of their members in Bristol – and that revealed some really stark figures.

So, it was a combination of my passion to do something positive, sense-checking it with others in the property industry whom I trusted, and getting hard data to back it all up. That's what really gave me the confidence to launch the charter.

The main ethos I wanted was that it should promote collaboration amongst those who signed up to it... and also very much an initiative that would effectively, at some stage, be picked up and owned by the property industry.

What do "diversity" and "inclusion" mean in the context of the charter?

I think that "inclusion" is a beautiful word; and, in the framework of the charter, I deliberately made it clear that we're talking about inclusion in the widest sense.

It's not limited to the main characteristics that are often thought about, such as gender and race, but also covering disability, class, religion, neuro-divergency and so on. It's building an inclusive environment for everyone – regardless of their characteristics or background.

The project has obviously come a long way in six years. You now have over 115 signatories to the charter and a very diverse range of activities and events going on. What would success look like for you five years from now?

Ultimately, looking really long term, would be having no need for the charter. All that said, I fully appreciate that it's going to take a long time.

The next few years are about making sure junior to mid-level positions are as inclusive and diverse as possible across the full range of roles and that the pipeline of talent is coming through.

And then five, ten years down the line, "success" would be starting to see that diversity work its way upwards into senior positions.

You mentioned your own background of going to a comprehensive school. How difficult is it for young people from less-advantaged backgrounds to get into the industry?

If you'd asked the 14-year-old me: "What does a career in property involve?"; I would only have come up with two answers: working on a building site – because my dad was a plasterer – or being a high street estate agent.

So yes, attracting young people from all backgrounds is one of the biggest challenges... just trying to give them a sense of the range of potential careers within the property industry. And we are trying to do that for example, through the Bristol Property Foundation classes – where they look at all aspects of a mock redevelopment.

Encouraging a wide range of volunteers to take part in our activities where we make contact with these students is also important... having people from different companies and organizations to act as mentors and experts shows those taking part that there's a whole range of different people involved in a property project.

Recently, Finola Ingham and I were invited to talk on the local community radio station, Ujima, and that was brilliant. So, it's a mixture of different strategies.

And what does all that mean for the employer?

All the research shows that if you've got decision makers who have that wider range of thinking and outlook it avoids group-think – and organizations who have that actually perform better than organizations who don't. So, set aside the moral case, there's a business case for inclusion in the wider sense to promote the very best talent from more quarters.

I think that message has hit home amongst businesses... the signatories to the charter aren't just signing up because they believe it's the right thing to do, but also because they recognize that it is good for them too.

How easy is it for smaller organisations to be part of this?

It's clear that the bigger companies can devote more resources, but lots of smaller company organization are signed up too – and we've been able to act as a gateway for them to connect, for example, with young people from diverse backgrounds as well as provide advice and support, together with participation in our events.

There's also no cost to becoming a signatory to the charter. So, whether you're a small company or a large one, I'd hope you're getting value added to your business just through all our events, initiatives, introductions to experts and so on.



Sports and social 2025

A round-up of the many events which brought members and other colleagues in the property sector together to socialise, compete, network... and raise funds for this year's charity, everyFAMILY. Our thanks go to all of the generous sponsors, and to the members (too numerous to mention) whose hard work made the events possible.



BPAA/WIP Autumn Party 2025

From creepy cocktails to killer networking, the Sansovino Room at the Harbour Hotel was alive at the end of October with energy, laughter and plenty of Halloween spirit.

Special thanks to our brilliant sponsors: FulkersBaileyRussell, Ramboll, Ridge and Partners and Interaction Ltd – your support helps make events like this possible, and your efforts in theming the evening were second to none.

Wine tasting

The atmosphere was buzzing at the annual Wine Tasting Evening, held in September. Wines flowed and the conversations were as rich as the vintages we sampled. Whether you were a seasoned sommelier or just dipping your toe into the world of wine, it was fantastic to see so many familiar and new faces come together for an evening of learning, laughter and connection. A special thanks goes to our hosts, Averys Wine Cellars.

Gin Tasting

A perfect sunny evening allowed us to make the most of Bristol's wonderful harbourside and sample some delicious offerings at BPAA's second gin tasting event.

Hosted by 6 O'Clock Gin, the sell-out occasion saw 60 property professionals assemble for an evening of networking, tasting and learning a little about gin. Massive thanks go to our ongoing sponsors Orbis Protect.



BPAA Annual Dinner 2025

The 78th Bristol Property Agents Annual Dinner in February saw over 600 property professionals come together at Ashton Gate to celebrate another year in our fantastic city, raise money for charity and hear from some brilliant speakers – notably Nicolas Hamilton delivering his insights on overcoming barriers to succeed.

We welcomed Hannah Waterhouse as our new President – only the second female president in the Association's history – while Nick Allan stepped up to Senior Vice President and Finola Ingham took on the role of Junior Vice President. Rob Russell took home the Malcolm Gunter Award for his contributions to the industry and tremendous efforts in

Surge Padel

March saw 64 competitors take part in our annual tournament: everyone played at least six matches against same-level opponents, followed by finals in the event's three categories.

The "Beginners" winners were Cellan Richards (Carter Jonas) and David Bird (VWV LLP) who triumphed over Alex Picton-Hayes and Samuel Ditton (Watts Group Limited). Intermediate winners were Rob Russell (Russell Property Consultants Ltd) and Rupert Elphick (BNP Paribas Real Estate), defeating Pablo Perez and Ytzen van der Werf (UWE Bristol) in the final. In the Advanced section, Alex Smith and Jeremy Harris (Eddisons) were victorious over Luke Whitmarsh (Cushman & Wakefield) and Ben Bushill (Sanderson Weatherall). A huge thank you to Jason Sanders and the team at AMH Projects for kindly sponsoring the event.



Annual Quiz

In November, another fantastic BPAA Annual Quiz saw Julian Harbottle take centre stage as quiz master in a rather dashing pink flamingo suit.

In a tense finish, reigning champions Knights went head-to-head with Savills in a dramatic tie-breaker. The deciding question: how long is the SS Great Britain? Savills came closest and triumphed. Congratulations to the new champions – and well played to everyone who took part.

A huge "thank you" to our amazing sponsors – YTL Developments (UK) Limited – to Kate's Kitchen for the delicious food, and Bristol Grammar School for hosting us at such a great venue.

Cyclosporive

Congratulations and thank you to everyone who took part in the South West Property Cyclosporive, held on a magnificent day in May. Riders had the choice of three challenging routes for all abilities and there were no mishaps – other than the odd mechanical and a few riders getting lost!

There were a number of prizes handed out on the day from Best Bike to Most Inappropriate Bike, Best (and Worst) Kit, Bike most worked on by the mechanic before the event and for the day's "magic moment".

We are incredibly grateful for the support of sponsors JLL & Sprague Gibbons, along with PMP, McFeggan Brown, Clarke Willmott, Michelmores, Pegasus & Savills.

Caribbean Evening

In June, alongside the Forum for the Built Environment, we were proud to sponsor a Caribbean evening, held in conjunction with the Bristol Property Inclusion Charter.

It was a great opportunity for the local property industry to come together, enjoy food from a different culture, and also to hear about the brilliant work of Help Bristol's Homeless from its founder Jasper Thompson.

Padel Tournament

This year saw the return of the BPAA Padel Tournament, held in partnership with UWE, with over 90 property professionals and students battling it out for trophies in the Advanced and Beginner sections.

The Advanced Winners were Will Chettle and Carlos Gil from UWE, who overcame David Wright and Thomas Short in the final, while Chris Thomas and Matthew Moody triumphed in the Beginners section over Ryan Spillane and Jordan Nicholls.

Huge thanks go to James Frost and Ytzen van der Werf for organising such a brilliant event and to Howell Commercial Limited for kindly sponsoring it.



Golf

The weather was kind to us and we had a full house for a brilliant day in July at Bristol & Clifton Golf Club. The day proved to be as competitive as ever, with our overall top three: Lloyd Davis (Avison Young); Ben Bushill (Sanderson Weatherall) in second; and Kai Pinnell (RWK Goodman) in third. The team winners were RWK Goodman.

Thanks go to our headline sponsor Iles Group Urban Spaces, as well as our other sponsors: Cushman & Wakefield, Morgan Lovell, RWK Goodman, Colliers, Kerr Office Group, Morton Property Consultants and Moose Studios Ltd.



Cricket

In June, the "Sheds" regained bragging rights over Offices following a four-wicket victory in a fun match played in good spirits at Coombe Dingle Sports Ground.

Put into bat, Offices scored 133-6 off their allotted 20 overs with Steve Lane, Sam Williams and Rupert Elphick all having to retire unbeaten on 25. The wickets were evenly shared by a tight bowling attack with some great catching in the field.

In reply, Sheds brutally knocked the runs off with three overs to spare with notable scores from Freddie Eyston, Ben Tothill, Alex Halle and Felix Keynon Smith.

Many thanks to Claremont for their kind sponsorship.



Boules

Despite a few showers late on, Goldney Hall proved a wonderful venue with over 200 property professionals assembling in September to compete for the coveted cup and plate.

In a fierce (but friendly!) fashion, 56 teams competed in the group stages before heading into the knockout rounds. The finals saw Morgan Lovell take home the plate; and, following a close-fought battle with Savills, Hartnell Taylor Cook emerged victorious overall to take home the cup... all made possible by Beach Baker who are now in their tenth year of sponsoring this event.



Netball

This year's annual netball tournament, held in June at Coombe Dingle, proved to be the biggest ever in terms of turnout, with 10 teams and over 90 people taking part.

Mace and JLL progressed to the final at the expense of Avison Young and Thrings/Workman. This was a tight match with end-to-end play, some excellent shooting, fierce defending, and only a minor amount of contact in what is famously a non-contact sport. Mace finished the day triumphant with a solid 5-3 win, while Avison Young took the third podium place.

Massive thanks to all who played and supported, and again to Claremont for sponsoring the afternoon.

BPAA's charity of the year

BPAA Volunteer day at everyFAMILY

In August, some of the BPAA committee members spent a day volunteering at this year's charity – everyFAMILY. We were tasked with painting fences in the gardens and clearing weeds from planters... and we couldn't have asked for better weather for our work!

It was great to meet some of the team, learn more about their vital work and help out at their wonderful centre.



**Bristol Property Agents
Association**

www.bpaa.net

Researched and written by
Tony Watts OBE www.hartleywatts.co.uk

 Designed and produced by
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Over the last year, the charity nominated by the President Hannah Waterhouse and supported by the BPAA has been everyFAMILY, an organisation that has been providing a supportive community for families within Bristol for over 20 years.

everyFAMILY provides a wide range of family support services, community groups, nursery care and education – and that includes creating a safe space where families can access resources and build a support network.

Their staff have particular expertise in areas such as parenting, domestic violence, and special educational needs and disabilities (SEND), parental offending and post-natal depression support, and their holistic approach also includes providing financial, fuel and clothing support as well as tackling food poverty.

Anna Jenkins, their Director of Partnerships and Community Development, takes up the story.

Before we were everyFAMILY, we were originally one of the very first children's centres in Bristol under the SureStart scheme.

With the spending cuts, money was becoming tighter each year, so we came away from all of our contracts with the local authority and rebranded as a charity.

Now, as everyFAMILY, we still provide daycare; and, because we have a very good reputation in the community, we've been able to continue to deliver services very similar to those we provided as a children's centre... and also branch out into more specialist areas, like our prison work.

Although we provide some services throughout the Bristol area, we're based in a part of Henbury which falls within the top 5% most deprived areas in the UK, and a lot of children also come to us from Lawrence Weston

and Southmead. As you can imagine, we see quite a bit of poverty, a lot of children on social care plans and many vulnerable families needing support.

Part of what we do includes our work in the prisons and we help families affected by imprisonment and offending in the community... it's a really, really broad spectrum of work, but it's all about helping families that can find it difficult to get the help they need elsewhere, and the problems are often interwoven.

We're really proud that, several years on from becoming a charity it seems to be going really well – although there will always be more that we'd like to be able to do! Key to that is building a really strong, strategic plan for every family and helping them access preventative services before they hit crisis point.

We're incredibly grateful for the support that the BPAA has given us this year: not just the amazing fund raising that will make a big difference to us in the year ahead, but we were also delighted to have volunteers here to help out with much needed-redecorating.

If anyone out there has the time, we're always looking for reliable, committed volunteers to support us... sometimes we need daycare volunteers across lunch times but also to help us with maintenance or gardening: whatever you can offer... we're always really keen to connect!

everyFAMILY
empowering families for life

