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About Us

Bristol City Council's Economic Development Team works to build a thriving economy by:

- **Marketing the city to potential inward investors**
- **Promoting and supporting investment**
- **Nurturing business and key growth sectors**
- **Providing a complete enquiry handling and commercial property search service**

Contact the Council's Economic Development Team for further information on corporate relocation assistance:

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Temple Quarter to be site of new Enterprise Zone in West of England

Local Enterprise Partnership Press Release

The West of England Local Enterprise Partnership has named Temple Quarter as the official Enterprise Zone which will act as a magnet for inward investment and boost the local economy by creating thousands of new jobs.

Meanwhile five other places have been given Enterprise Area status which will bring benefits and make it easier for developments to take place, ensuring economic growth across the whole of the sub-region.

Chairman, Colin Skellett, said this was the most significant step taken by the LEP, a public/private partnership formed between business, local authorities and education earlier this year.

"We set ourselves the task of removing the barriers to the creation of new jobs and the government gave us the opportunity to do that, in

part, by creating an enterprise zone. It brings a number of advantages to businesses by reducing both the amount of planning red tape and the cost of their rates. But it also generates benefits for the area as a whole since we are able to retain the business rates that are generated which can be used to improve the other five areas we have identified," he said.

The selected enterprise zone covers 70 hectares (173 acres) of land surrounding and to the north and east of Bristol Temple Meads railway station.

Initial estimates suggest that potentially well over 250 businesses could be accommodated in the zone and that its redevelopment will lead to the creation of almost 17,000 new jobs over a 25 year period in over 240,000 sq m (2.6 million sq ft) of new or refurbished space featuring offices, research and development floorspace and retail as part of a wider mixed use development that is highly attractive to businesses looking to relocate.

There will be a particular focus on attracting creative industries and technology, and it will be a hub for all creative minded businesses. Very high speed, pervasive digital connectivity will be a central feature of the zone.

Council Leader Barbara Janke said: "This is excellent news for Bristol and the whole region because the Temple Quarter site is a major gateway that has huge potential to generate jobs and investment. In five years alone almost 4,000 jobs will be created in around 40 businesses - with more to come in the long-term.

"The focus on creative industries and technology firms opens up opportunities of creating a media hub in the city and will build on the world-class reputation of Bristol and the West in these sectors. The enterprise zone will also encourage the vision that we and partners have for Temple Meads as a major transport interchange."

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The enterprise areas will be Avonmouth/ Severnside, Bath City Riverside, Emersons Green/Science Park, Filton/A38, Weston Regeneration Area.

The LEP board moved quickly to reach a unanimous decision because the government had set a deadline of June 9th and the host local authority had to have time to finalise details with landowners and developers.

Five criteria were drawn up against which the sites were judged: strategic fit with sub-regional priorities, speed of development, deliverability, need to avoid the displacement of businesses already in the sub-region and the capability of securing benefits, directly or indirectly, for more than one location in the sub-region.

At the same time, it had to be an open competitive process which was validated by the accountants PWC (PricewaterhouseCoopers) who reported: "It is our view that you have successfully conducted a fair and transparent process to evaluate potential enterprise zone options in a very short timescale and that the recommendations made to the LEP Board reflect this open and robust process"

The board has also agreed measures to ensure that the enterprise zone will not be given an unfair advantage over the surrounding area.

"We will be putting in place marketing arrangements which will minimise competition between locations and to ensure a complementary offer is established for inward investment across the entire West of England and we will ensure there is a non competition or enticement clause to prevent poaching."

"Creation of an enterprise zone and enterprise areas is a major step forward for the West of England. They will be a major attraction to a wide range of businesses who are currently not operating in the West of England and as a result, we expect to see significant inward investment, create new jobs and economic

growth."

Bristol storage space remains popular
South West Business Insider—May 31

Bristol is continuing to defy market trends with healthy demand – and returns – for larger industrial storage and warehousing units. That's according to the latest research from Bristol-based property specialist Colliers International.

The survey found that rents for industrial floorspace of more than 200,000 sq ft had slipped in Bristol to just 25p per square foot since June 2007. Prime rents in Bristol have remained constant at £5.50 per sq ft since June 2009.

This has kept Bristol on top of the South West division as a whole, which has been flatlining at £4.60 per sq ft since 2009 having fallen back from a high of £5.30 in June 2007.

Tim Davies, head of office at Colliers International's Bristol office, said: "The South West as a whole and Bristol in particular continue to outperform many regions in the UK. Ease of access to the M4 and M5 motorways plus the increasing importance of the dock facilities at Avonmouth and Portbury have encouraged businesses to focus on the Bristol area.

"This trend, coupled with the marked lack of movement in terms of new build, keeps demand for and rents from big sheds particularly competitive in today's economic climate."

Colliers research revealed secondary rents for big sheds at £4 per sq ft in Bristol, with land values averaging £275,000 for ten acres.

Environmental Trade Show UK (ETS UK) gets the green light
Low Carbon South West Press Release—May 27

Bristol is to stage a major international environmental trade show later in the year. Organised by Low Carbon South West, the 2011



Environmental Trade Show UK (ETS UK) will be the largest event of its kind in the South West and takes place on 13th October at the UWE exhibition centre.

In doing so, it will provide a major platform for UK organisations to showcase their knowledge, skills and innovations that lie at the heart of the country's emerging environmental sector. The launch of the trade show follows a significant Coalition Government announcement to commit the UK to legally binding carbon emission cuts over two decades that reinforces the importance of this sector in the future of the UK economy.

The trade show, which is sponsored by leading organisations such as Environmental Technologies iNet, Britannia Construction, Lyons Davidson, Bristol City Council will dovetail with a one day conference and workshops.

The exhibition, which is expected to include circa 250 stands and attract 2,000 people, will include a technology demonstration area and a number of themed zones including zones on sustainable transport, international trade and renewable energy.

Commenting on ETS UK, Alan Bailey, chairman of Low Carbon South West said: "ETS UK is of vital importance to the UK, especially since the Coalition Government has now agreed to legally binding carbon emissions cuts. The trade show will enable the UK to remain a leading provider of low carbon goods and services worldwide. The trade show and conference will become the place to do green business and I am sure it will be a leading annual event for the business calendar."

Jonathan Porritt, Founder Director of Forum for the Future, a non-profit organisation with a mission to promote sustainable development, commented: "The South West is well established as a leader in the low carbon sector. From its abundant natural resources to the innovative work of its universities and the drive and experience of its business sector, the region is

brilliantly positioned to stand at the forefront of the emerging low carbon revolution, not only within the UK but worldwide.

"This trade show is exactly the kind of event we need to showcase the technologies and opportunities for this region, and Forum for the Future is delighted to support such a forward-thinking initiative."

A gala dinner will take place the evening prior to the event, on Wednesday, 12th October.

For further information about ETS UK, please go to www.environmentaltradeshow.co.uk or contact Amy Robinson at Low Carbon South West on 0117 945 8730.

Bristol office market on the up
South West Business Insider—May 24

First quarter office take up in Bristol was up 39 per cent on the same period last year, despite most regional cities failing to match the first quarter averages seen in 2010. That's according to Knight Frank's latest Regional Market Office Presentation (RMOP).

The study revealed that the market in general got off to a modest start in 2011, with office take-up in most cities failing to match the first quarter averages seen in 2010. But Bristol was one of three cities that bucked the trend by recording an increase – with space taken in Aberdeen surging by 229 per cent and take up in Sheffield increasing by 6 per cent.

Tony Nicholas, head of Knight Frank's Bristol office, said: "With quarterly take up at its highest level for 12 months, this is a very encouraging start to 2011, particularly given the difficult economic backdrop."

In Bristol there was a marginal decrease in supply – less than 1 per cent – according to Knight Frank. And despite healthy take-up, Bristol's prime office headline rent softened to £26 per sq ft in the first quarter, however net

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effective rents remained steady at about £20.00 per sq ft.

According to the study, prime office yields were also steady in Bristol, at 6 per cent. Knight Frank said this reflected an ongoing shortage of buying opportunities and a tough demand for prime, long income assets.

Double daily Jersey service takes off at Bristol Airport

Bristol Airport Press Release—May 23 (extract)

Channel Islands based airline, Blue Islands, launched a new service between Bristol and Jersey today (23 May).

The twice-daily flight is operated by a 19 seat Jetstream aircraft, and departs from Bristol at 09:40 from Monday to Friday, returning from Jersey at 16:20. A further flight is scheduled for Sunday afternoons at the same time as the second weekday service, which leaves Bristol for Jersey at 17:45.

The new route is expected to prove popular throughout the summer, with South West holidaymakers taking advantage of the short journey time to enjoy Jersey’s beautiful beaches and mild climate. To mark the inaugural flight, a summer beach scene was recreated at Bristol Airport, with deckchairs and parasols at check in and strawberries and cream served to passengers.

A convenient onward connection to Zurich is also available with Blue Islands via Jersey, offering the quickest journey time to the Swiss city from the South West.

Bristol Airport offers extensive onward connections for Jersey travellers with over 80 scheduled destinations across 22 countries served by direct flights.

£2.5bn Business Growth Fund set for Bristol
South West Business Insider—May 20

The £2.5bn Business Growth Fund (BGF) is

opening an office in Bristol. The fund has been launched with a promise from business secretary Vince Cable that it will provide much-needed finance for small businesses and have a strong emphasis on 'provincial Britain'.

It will be headquartered in Birmingham and offices in Bristol, Manchester, Edinburgh and London will open soon. A recruitment drive to employ 100 staff has already been launched.

The plan is that over the next few years the BGF will invest in hundreds of UK businesses that need long-term funding to create new products and services, sell to new markets and create new jobs for UK workers.

BGF will invest between £2m and £10m per business in return for a minimum ten per cent equity stake and a seat on the board.

The fund is backed by a group of banks – Barclays, HSBC, Lloyds Banking Group, Royal Bank of Scotland and Standard Chartered – in conjunction with the British Bankers Association. The website went live yesterday (19 May) but prior to that ten companies had already put themselves forward for investment consideration.

At the launch in Birmingham’s Council House, the fund's chairman Sir Nigel Rudd was asked by Insider whether its investment parameters - businesses with a turnover of between £10m and £100m - were set at too high a level to be of use to many small businesses.

"I see this as being in exactly the right place," he said. "This will give confidence to angel investors to put money into a business knowing that there is some follow up investment."

Cable said: "This (access to finance) is a particular problem for SMEs. A lot of them are having great difficulties."

He promised the fund would have "a strong emphasis on provincial Britain" and stressed that the investment is private capital and not

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taxpayers' money.

Fund chief executive Stephen Welton added: "It is important to note that the BGF is not replacing bank lending. It is adding what doesn't exist today which is long-term capital. In terms of criteria the most important thing is the growth potential of the company.

"It will be very regional. People working there will be plugged into the local community."

Queen Square in the running for top prize

Evening Post—May 17

Bristol's historic Queen Square has been shortlisted for a national prize recognising its status as a Great Place in the UK.

The huge Georgian square, one of the largest in Europe, has regularly played host to thousands of people for a vast range of events from football matches to comedy, music and film festivals.

It was restored to its former glory at the turn of the millennium when a dual carriageway which had run through its heart since 1936 was removed, creating what is now one of Bristol's premier locations for major events.

It was one of just two sites in the UK chosen to host a big screen to show World Cup football matches last year, with up to 8,500 people at a time watching games in majestic surroundings at the Hyundai Fan Park.

And each summer an outdoor stage there plays host to some of the biggest acts at the city's Harbour Festival.

Now its use has earned it a place in the final for the 2011 Great Place award from the Academy of Urbanism, an independent think tank whose members include industry-leading architects, planners, engineers, developers and designers. Queen Square is up against Victoria Quarter in Leeds and Gillett Square in Hackney for the title, designed to reward "high quality, innovative and

sustainable urbanism".

Bristol Civic Society chairman Stephen Wickham, believes Queen Square is deserving of the award. He told the Evening Post: "Queen Square was supposed to be not quite as grand in comparison to Bath but it is also a jolly nice place and it is an ocean of tranquillity compared to the fountains in the main square in the city centre, with buses roaring past. It has pretty good Georgian architecture and pastiche architecture and there have been some exciting things happening there."

In 2009 Bristol won the Academy of Urbanism's main award for European City of the Year and now a panel of assessors will return to visit Queen Square ahead of the 2011 awards - with the winner set to be announced at an awards ceremony in London on November 11.

The successful regeneration of Queen Square led to it winning the 2003 Royal Town Planning Institute planning award for the Built Heritage and the 2004 National Civic Trust Award.

Centre Gate hits Bristol office market

South West Business Insider—May 16

Centre Gate, an office in central Bristol, has been refurbished and is now on the market, offering leasehold and serviced office space over seven floors.

The building is owned by Chase Side Estates, a London-based property developer.

The group spent £200,000 on improvements both inside and outside the building before it put it on the market.

The refurbishment includes work to improve access to the building and redecoration. Low energy lighting and PIR sensors have also been installed to save electricity.

Chase Side director Michael Davies said investing in the building reflected the developer's confidence in Bristol and the building's prospects.



"While acknowledging the current economic difficulties, we are confident that Bristol is well placed to use the expertise and innovation available to grow and fully exploit this wonderful city's potential," he said.

Bristol city shopping centre outperforms shop rivals across region

Evening Post (extract) - May 14

Bristol city centre is continuing to surge ahead of its rivals in the region, according to store bosses. As reported in the Evening Post the city is the leading shopping centre in the South West and is on the verge of pushing its way into the top ten destinations in the country.

The opening of the £500 million Cabot Circus shopping centre in 2008 has transformed the fortunes of Bristol and propelled the city into the retail premier league.

And the arrival of the Harvey Nichols store was also seen as a major boost and has helped to attract other exclusive brands into the Quakers Friars area of the city centre.

According to the latest figures just over £1 billion was spent in Bristol last year. While many other destinations have struggled as a result of the recession Bristol has seen continued growth.

App aims to give guide to best of city

Evening Post—May 14

The Clifton Suspension Bridge, the ss Great Britain and the city's best restaurants can be found at the touch of a button with a new iPhone app.

The mobile phone tool, launched by city tourism body Destination Bristol, will give both visitors and locals help to make the most of the what's on offer.

It has a comprehensive directory of the best sights, attractions, events, accommodation, food, drink and shopping in the city and surrounding area. As well as allowing users to search the directory, it also plots everything straight onto a Google map.

Each entry in the iPhone guide also includes directions and a map with GPS integration, so users can navigate themselves around Bristol or browse places nearby.

Destination Bristol's managing director John Hallett said: "Today's savvy travellers rely on many different information sources both in planning their visit and making the most of their time in the area.

"We are all excited by this latest development allowing us to offer visitor and local information using both the latest technology and, in the most traditional form, the Tourist Information Centre at Harbourside."

The Bristol Official City Guide app costs £1.19. To find out more go to visitbristol.co.uk/iPhone.

Orega opens in the South West

South West Business Insider (extract) - May 12

Orega, which provides office space, has opened its first business centre in the South West. Located at Ten Victoria Street, Bristol, Orega's new business centre occupies the ground, first and second floors. It has 27,000 sq ft of office space and a number of conference and meeting rooms. There are 200 workstations available on "flexible licences".

Amanda Blakemore, Orega's regional sales manager, said: "We are attracting a lot of interest from a diverse mix of potential occupiers seeking well-located and flexible office space."

Orega operates business centres in Bristol, Chertsey, Staines, Slough; Wandsworth, Holborn, central London, Gatwick Airport, Birmingham and Manchester. The company said it planned to double in size within the next 24 months.

New Sita recycling plant in Bristol will create 125 jobs

Evening Post (extract) - May 06

A recycling firm says it will create 125 new jobs at a plant in Bristol which will convert unwanted



plastic into diesel fuel.

Sita, which is one of the country's biggest recycling and waste treatment firms, already has planning permission for a massive treatment plant at Avonmouth.

But yesterday the company announced it is applying for planning permission for a new plant which will have the capability to convert plastic containers such as yoghurt pots and food packaging into fuel.

As reported in the Evening Post the firm has already agreed a deal with the city council which is likely to make Bristol one of the greenest cities in the country.

The company has drawn up an ambitious plan which will see almost all of Bristol's waste recycled or turned into energy through a burning process.

The company has been given planning permission for a plant which will turn 100,000 tonnes of waste a year into energy through a burning process.

Alongside the plant there will be a facility which will process 40,000 tonnes of rubbish which can be recycled such as cans and plastic bottles.

There will be a total 208 staff working at the site, with 83 relocating from the Bristol area and 125 brand new jobs created.

Prudent Cubex at Number One
Cubex Press Release—May

Cubex are delighted to announce the launch of their development partnership with Prudential Pensions Limited for the redevelopment of One Victoria Street in Bristol City Centre.

Gavin Bridge, Cubex Director, said "Our first venture with Prudential will see the creative restyling of this Bristol landmark to provide 48,000ft² of light contemporary office space in the heart of the business quarter. The well known property sits within a sensitive waterside site and

following significant capital investment will provide occupiers with uninterrupted views of the Floating Harbour, Bristol Bridge and Castle Park. Our design is set to be a modern interpretation of the Bristol warehouse architectural style "

Justin Upton of PRUPIM, the real estate fund manager investing on behalf of Prudential said "This is a tremendous example of redeveloping tired office buildings in a sustainable way to create attractive spaces in which to work, together with offering affordable, flexible space with a low environmental impact."

Developed in the early 1980's this five storey building will see the enlargement of the fifth floor to create a stunning penthouse office suite, façade remodelling and the addition of a new lift and staircase core onto the Redcliff Street elevation that will then allow the removal of the existing core and so provide light open plan floorplates, which the property currently lacks. Whilst this solution has thrown up a number of technical challenges, principally the structural gymnastics necessary in removing the existing core, Gavin is confident that the completed building is set to become a benchmark in the sustainable refurbishment of tired office buildings not only for the Prudential but the wider office market.

Gavin added that "the finished building will be more energy efficient and generate lower carbon emissions than other comparable office buildings along with a BREEAM Excellent rating. The integration of sustainability in the business plan will deliver superior investment performance for PRUPIM and sits squarely within their business culture, aims and decision making. We are very proud to be working with PRUPIM on this development."

Successful pre-planning application negotiations have already been undertaken with Bristol City and the partnership are looking to make a start on site later this year.



Thousands of local jobs set to be delivered by Co-operative distribution centre in Avonmouth
Co-op Pres Release—May

The Crown Estate and Gallan Group and Stoford have been granted planning permission by Bristol City Council for the construction of a major distribution centre for the Co-operative Group at Avonmouth.

Construction is set to commence later this year with completion of the facility planned for early in 2012.

The 450,000 sq ft centre will serve more than 400 Co-operative stores in Bristol, the South West and South Wales and follows the group's acquisition of Somerfield in 2009 and subsequent reorganisation of its UK logistics.

Mark Leonard, The Co-operative Group's Regional Head of Logistics, said: "Avonmouth is an excellent location to serve our stores in the south west of England and South Wales. Planning consent has reaffirmed our commitment to the scheme which will not only provide major employment locally, but will also be a major investment in the local community, as well as a boost to the local economy for many years to come."

Jan Ormondroyd, Chief Executive at Bristol City Council, said: "The Council is delighted that the Co-op has chosen Avonmouth for its new development and that it will secure sustainable jobs for local people."

James Cooksey, Head of Regional Portfolio at The Crown Estate said: "This multi-million pound investment will create around 1,000 new jobs in the Bristol area, worth around £25million to the local economy in terms of construction works and jobs."

Karen Wilson, leading the scheme for Midlands based developer Gallan Group said: "We are delighted to be involved in such a significant scheme that will bring a tremendous boost to the

local economy."

The Crown Estate, which owns the 32.95 acre site, is partnering with Gallan Group and Stoford, which will lead planning and development of the centre that has been pre-let to the Co-operative Group on a 20 year lease at a rent of over £2 million per year. AXA Real Estate, Europe's second largest investment fund, will finance the scheme.

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