

Investing in Bristol's future 2026



Unlocking opportunity and
driving growth





Bristol Harbour Festival. Cover image, Castle Bridge.

Welcome to Bristol

Bristol lies at the heart of the West of England – one of the UK's strongest regional economies – combining global reach with a distinctive cultural identity and a reputation for innovation.

The city is entering a period of major transformation, from regenerating its city centre to advancing towards net zero and delivering new homes. This prospectus highlights why now is the right time to invest and partner in Bristol's future growth.

As the core city of the West of England, Bristol plays a pivotal role in the region's success. We offer an exceptional quality of life, a highly skilled and diverse workforce, world class universities and a globally recognised creative and innovation sector. Our cultural strength, entrepreneurial spirit and commitment to inclusion are not aspirations – they are lived realities that continue to attract businesses, talent and visitors from across the UK and around the world.

Crucially, Bristol matches vision with action. We have a clear pipeline of investable opportunities, underpinned by coordinated public investment, strong partnership working and a delivery focused approach. From city centre regeneration and housing growth, to clean energy, infrastructure and

climate resilience, we are delivering the transformation needed to support a resilient, sustainable and thriving future for Bristol.

We understand the challenges facing investors and developers in a changing economic and policy landscape. That is why we work proactively to provide clarity, certainty and collaboration – with a high performing planning system, innovative delivery models and a shared commitment to quality placemaking.

Bristol is ready. Ready to grow sustainably, ready to innovate, and ready to work with partners who share our ambition for inclusive prosperity and a net zero future. I invite you to explore the opportunities set out in this prospectus and to join us in shaping the next chapter of Bristol's success.



**Cllr Tony Dyer,
Leader of Bristol
City Council**

Why Bristol

A city of ideas, innovation and creativity, shaped by a strong civic culture and a commitment to inclusive and sustainable growth. Bristol is the place to invest, live and thrive.

We are consistently recognised as one of the UK's best places to live and work. People choose Bristol for its quality of life – from our cultural and creative scene to easy access to green space and nature, strong public services, and good connections across the UK and beyond.

We have a young, skilled and diverse workforce, supported by world-class universities and a strong culture of learning. Many people who study here choose to stay, contributing to the fresh ideas and energy that helps Bristol grow new businesses and industries. This mix of skills and experience has helped Bristol build a strong innovation

economy, particularly in creative industries, clean energy and net zero, and digital and technology.

Over the coming decade, Bristol will see significant transformation. From the renewal of Central Bristol and Temple Quarter to improved transport, delivery of new homes and clean energy infrastructure, change is already underway.

As the core city of the South West, we are entering our next chapter supported by renewed confidence and commitment to regional collaboration through the West of England Growth Strategy.

This is an exciting time for our city. We are ready to work with partners who want to invest in Bristol and help shape its next chapter.

Bristol at a glance:



Population:
495,000 residents today,
and over **520,000** by 2035



Homes:
We are planning for **35,000**
new homes by 2040



Diverse city:
287+ ethnic groups



Walkable city:
35% of people cycle or walk to work



185+ countries of birth



Prime office rents:
£52 per square foot



90+ language spoken



Prime multi let industrial rents: £18.00 per square foot



Two world class universities
60% of working age residents
educated to degree level or higher



Global Bristol

Bristol is a globally connected city at the heart of one of the UK's fastest-growing and most productive regions, anchoring its economy, jobs, culture and innovation.

Bristol benefits from exceptional national and international connectivity. Direct rail services place London within 90 minutes and Cardiff within an hour, supporting daily business travel and labour market integration across the South West and South Wales.

This connectivity is set to strengthen further through ambitious regional transport plans for mass transit, supported by record levels of government investment, improving links across the West of England and beyond.

Bristol Airport provides access to major European and global markets, while the Port of Bristol plays a critical role in trade, logistics and energy, supporting national supply chains and future-facing sectors.

The city's global outlook is reinforced by our universities, research base and internationally recognised businesses, which attracts talent, investment and long-term partners from across the UK and beyond.

Bristol has plans to deliver over 35,000 homes in the city, and the scale of our ambition is matched by major development and investment opportunities on our doorstep.

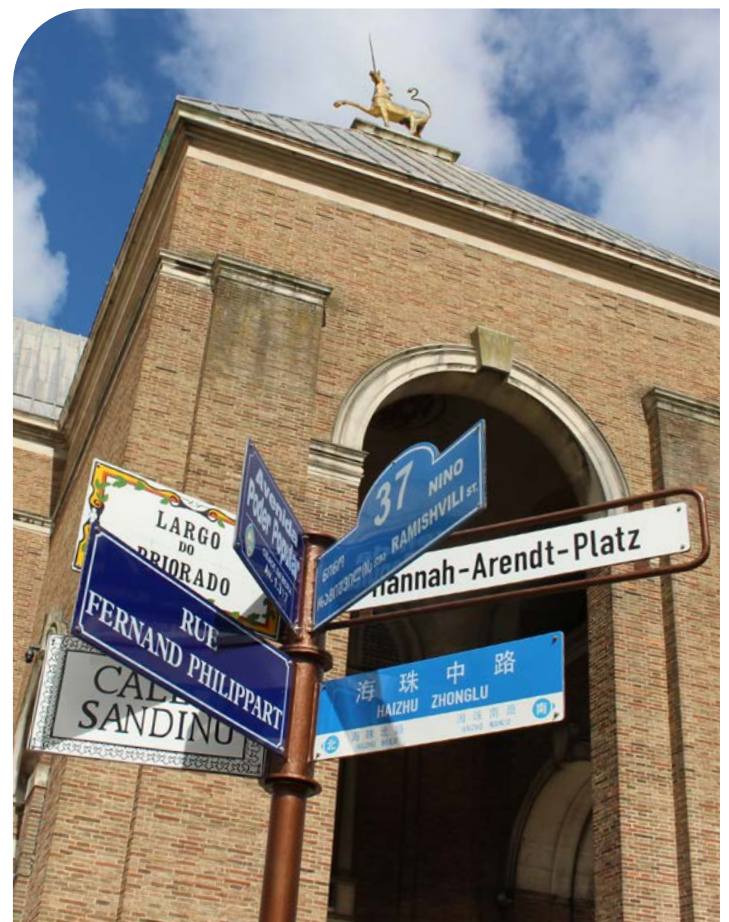
From the new town at Brabazon in South Gloucestershire, to growth zones across North Somerset and Bath & North East Somerset, this is an exciting time for the West of England, with significant schemes coming forward across the region.

We are working closely with regional partners to connect these places to Bristol's workforce, infrastructure and markets, ensuring growth across the wider region is joined up, investable and delivered at scale.

The West of England's new Growth Strategy sets out a shared vision and ambition for the region, underpinned by a commitment to work collaboratively to deliver inclusive and sustainable growth.

This includes the development of new approaches like the Future Places Fund – a £500m investment vehicle intended to accelerate site delivery, address market barriers and bring forward high-quality development across the region.

Bristol twin cities sculpture





Aviva Arena

A new 20,000-capacity indoor venue under construction in the city, neighbouring the region's newest city district at Brabazon.

Scheduled to open in 2028, Aviva Arena will be the largest venue of its kind in the West of England, supporting major national and international events, tourism and conferences, and strengthening Bristol's role as a connected, nationally significant destination for business and culture.



Central Bristol

Central Bristol is the historic, economic and cultural heart of the city.

Shaped by iconic waterfronts, heritage buildings and distinctive neighbourhoods, from the Old City to the Floating Harbour, Central Bristol brings together commerce, culture and civic life in one connected, dynamic place.

From our incubation and start-up spaces, through to our culture of learning, creativity and disruption, Central Bristol is known for its clustering of diverse knowledge-intensive industries, innovation and enterprise development.

The importance of Central Bristol to the region has been recognised in its designation as a growth zone in the West of England Growth Strategy.

The centre is evolving. With development frameworks in place for over 600ha, the city is taking a coordinated, long-term approach to unlock growth through a programme of regeneration, transport investment, climate resilience and placemaking.





City Centre:

The region's commercial and visitor heart, supporting over 120,000 jobs and a year-round retail, culture and hospitality offer. Our Development and Delivery Plan proposes 6,500 new homes, better public squares and green space, stronger walking/cycling routes and a thriving evening economy, providing a canvas for the integration of developments across the area.



Frome Gateway:

A key arrival point next to the city centre, bringing growth to a highly accessible edge-of-centre location. 3,500 new homes are proposed across 14.5ha, plus 22,000m² of employment space, including light industrial and flexible workspaces, with upgraded infrastructure and services.




Bedminster:

A southern city-centre hub for Bristol's creative and independent economy, bringing fragmented sites into a coherent neighbourhood. Regeneration across 53ha will deliver around 4,000 new homes alongside employment and light industrial space, better connections, improved public realm, and restoration of the River Malago.



Bristol Temple Quarter:

One of the UK's largest city-centre regeneration programmes, transforming 135 ha around Bristol Temple Meads station over the next 25 years. It will deliver at least 10,000 new homes and over 22,000 new jobs, alongside major transport, public realm and enabling infrastructure to unlock long-term growth.



BRISTOL TEMPLE QUARTER

Bristol Temple Quarter is one of the UK's most significant city-centre regeneration programmes and is now firmly in delivery.

Anchored by Bristol Temple Meads station, the city's primary regional and national rail gateway, the area is being transformed into a mixed-use quarter combining homes, innovation space, high-value employment and improved connectivity.

Bristol Temple Quarter will deliver over 10,000 homes and 22,000 jobs, generating an annual £1.6bn boost to the regional economy.

We are taking forward the programme through the Bristol Temple Quarter LLP, a joint venture partnership bringing together key public sector partners Homes England and the West of England Combined Authority to deliver a shared vision for the area, working closely with Network Rail and the University of Bristol.

The University of Bristol's £500m Enterprise Campus, due to open September 2026, sits at the heart of transformation and is acting as a major

catalyst for innovation, skills and high-value employment. This investment will be matched with significant transport and enabling infrastructure investment around Temple Meads station.

Over the past year we have accelerated delivery, including through the appointment of a private-sector development partner for Temple Meads West and St Philip's Marsh, following a competitive procurement process.

We have also secured planning permission and appointed a contractor to deliver a new Southern Entrance to Temple Meads Station, the second of three new entrances proposed to improve public access to and through this Grade 1 listed building.

We are now moving into the next phase of delivery, unlocking residential, commercial and mixed-use opportunities across Bristol Temple Quarter.



CGI of development at Temple Island. A hybrid planning consent was granted in April 2026.

CGI of the Southern Gateway transport hub, set to start construction later in 2026.



Central Bristol

Sustainable living in a thriving economy

Central Bristol's growth will be underpinned by major infrastructure investment that de-risks development and strengthens the city's climate resilience and readiness.

Bristol Temple Meads station is being reshaped as a modern regional gateway, strengthening connectivity and supporting a more sustainable pattern of city-centre growth.

Avon Riversides 2100 will reduce tidal and fluvial flood risk and unlock riverside regeneration, public space and long-term development confidence along the River Avon corridor.

Bristol City Leap is mobilising £1bn+ of investment in low carbon energy infrastructure, supporting cleaner, more secure energy and the delivery of heat network investment at scale.

This coordinated approach will create a more sustainable, thriving urban centre – delivering the homes and jobs Bristol needs for the future.



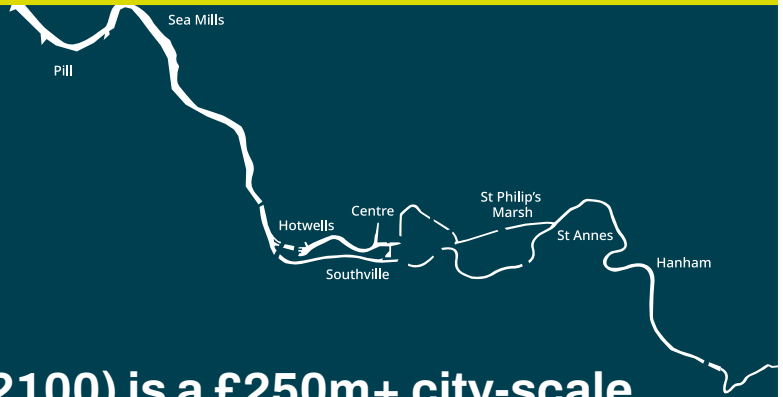
Western Harbour:

A 36ha waterfront gateway between city and countryside, shaped around the Floating Harbour and River Avon. Investment will unlock around 1,200 new homes alongside renewed harbour and highways infrastructure and a nature-positive, climate-ready public realm.



Harbour:

The harbour is at the heart of Bristol. Our Harbour Place Shaping Strategy sets out a vision of a waterborne park that remains central to the city's culture and identity, and a focus for its working, leisure and civic life. Place plans have been developed for each part of it, and our harbour commercial prospectus has identified opportunities for developers, occupiers, communities and the council to bring it alive for future generations.



Avon Riversides 2100 (AR2100) is a £250m+ city-scale resilience and regeneration programme that will better protect Bristol from rising tidal and fluvial flood risk and unlock new homes, jobs and high-quality public spaces.

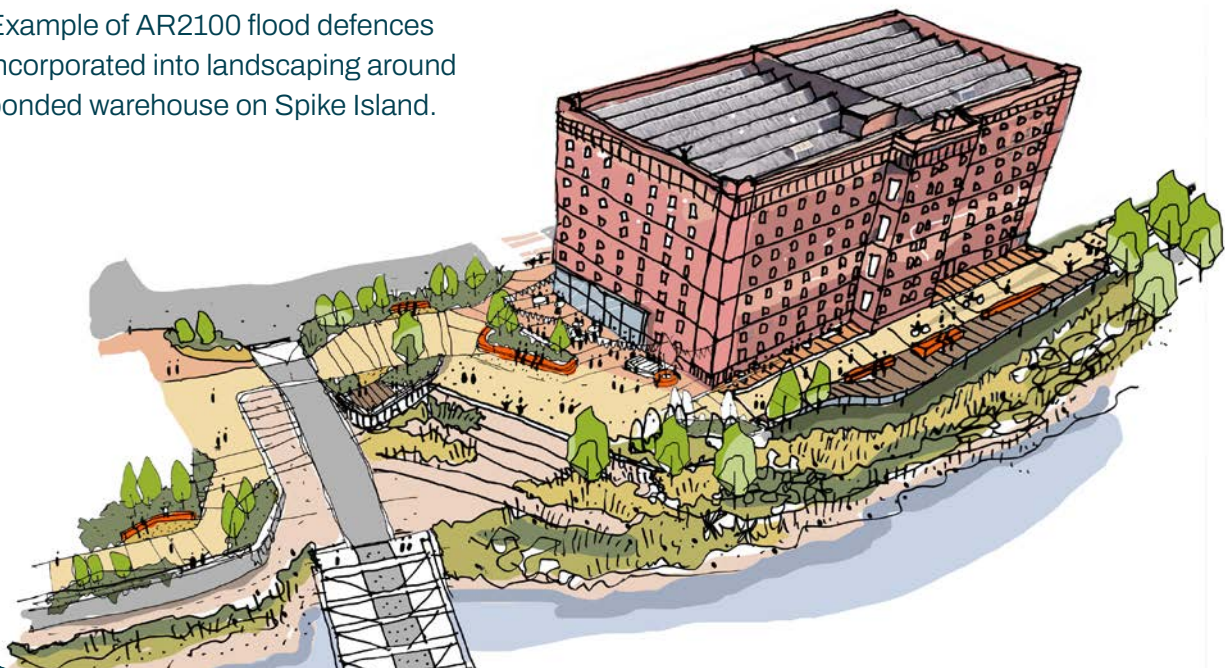
Led by Bristol City Council in partnership with the Environment Agency and the West of England Combined Authority, the programme is embedding climate resilience into the heart of the city's growth plans, safeguarding long-term economic competitiveness.

Beyond better flood protection, AR2100 presents a once-in-a-generation opportunity to reshape Bristol's relationship with the River Avon through new public realm, improved connections between neighbourhoods and enhanced riverside environments.

By delivering around 15 kilometres of future-proofed flood infrastructure, AR2100 removes a critical development constraint and creates the conditions for high-quality regeneration, improved transport corridors and climate-ready urban growth across Central Bristol, providing a platform for long-term partnership and investment.

As the project moves forward, Bristol is seeking partners who share its vision: creating resilient waterfront places that stand the test of time.

Example of AR2100 flood defences incorporated into landscaping around bonded warehouse on Spike Island.



Housing, Regeneration and Mixed Use Development

Bristol is rethinking how a modern city uses its land to meet housing need, support economic growth and deliver sustainable neighbourhoods.

We are progressing housing-led, mixed-use regeneration across the city centre, inner-urban neighbourhoods and major growth areas in South and East Bristol.

Our pipeline ranges from city-centre living and urban intensification through to larger growth locations delivering family housing, employment space and supporting infrastructure.

Bristol has a strong track record of unblocking complex sites and bringing development forward at pace. We have consistently delivered high levels of affordable housing, including one of the largest council-housebuilding programmes outside London.

The council plays an active role in coordinated delivery – unlocking constrained sites, aligning infrastructure investment and using delivery vehicles such as Goram Homes to bring forward mixed-tenure development on public land.

We are exploring how more joined-up land use and intensification can deliver homes and jobs sustainably, while protecting Bristol's character and environment.

We are exploring how more joined-up land use and intensification can deliver homes and jobs sustainably, while protecting Bristol's character and environment, including through considering new models for industrial development.

Alongside direct delivery, Bristol City Council actively welcomes engagement from registered providers as lead developers for both 100% affordable or mixed tenure schemes as well their role in securing delivery through developer-led affordable homes, reflecting their central role in housing delivery across the city.

Housing Delivery – Small Sites Aggregator

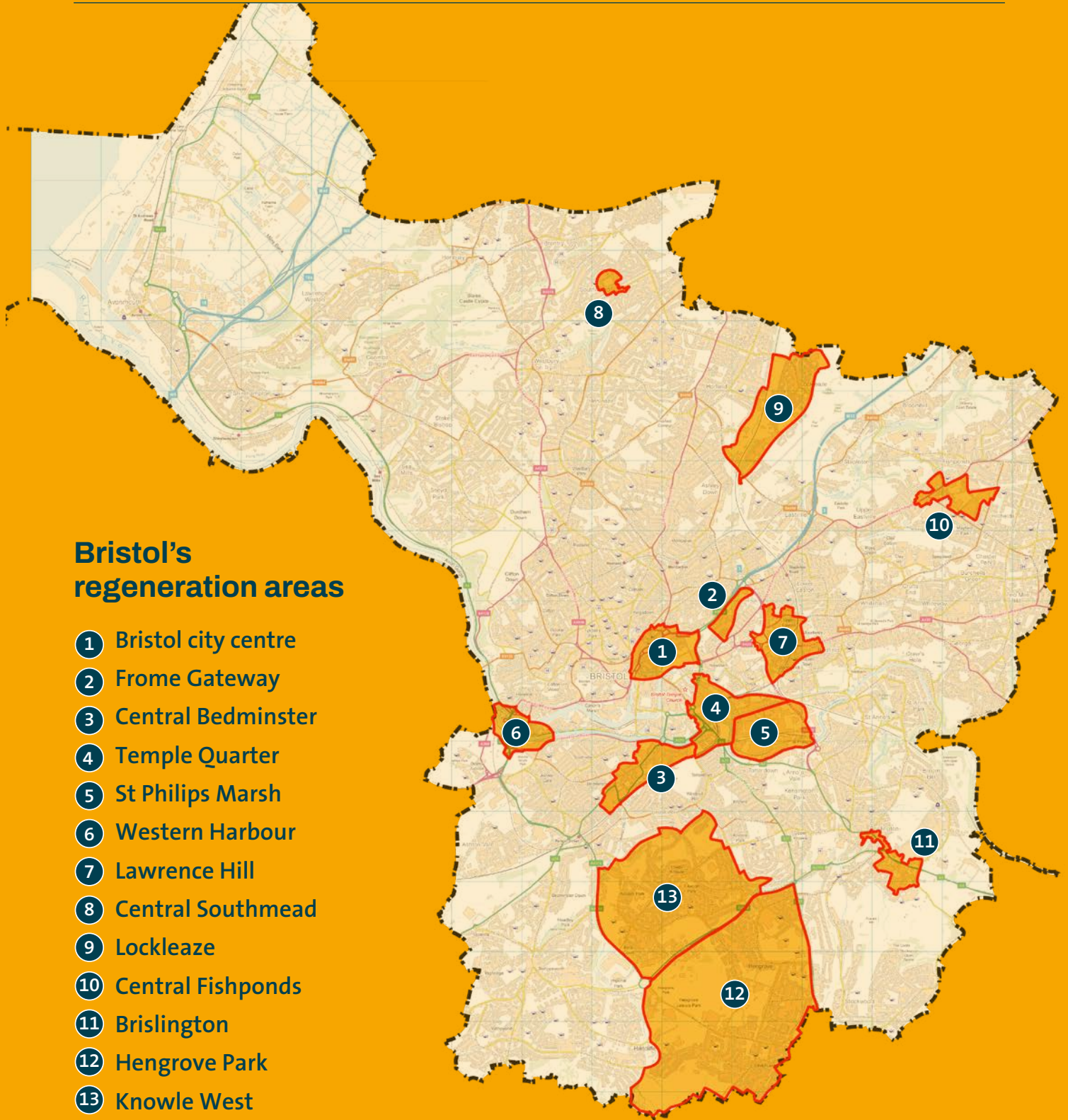
Bristol City Council is one of the pathfinder locations in the Small Sites Aggregator, led by MHCLG and coordinated nationally by the West of England Combined Authority. The programme is designed to explore how small, constrained council owned sites can be brought forward more effectively for social housing delivery.

Through the pathfinder, Bristol City Council will work with partners to design and deliver an end-to-end approach that seeks to address the current limitations of unlocking small sites to deliver social housing. This will include a focus on appropriate levels of standardisation and aggregation in planning, procurement, contracting, viability and unlocking off balance sheet private capital.

The programme seeks to bring small sites forward as a coordinated pipeline, creating opportunities to work with a wide range of partners, including small and medium sized builders, off site manufacturing and enabling delivery models that can respond flexibly to local market conditions.

As sites come forward through the Aggregator, Bristol City Council will seek to ensure that new homes meet high standards of quality, sustainability and affordability, and that development integrates sensitively with existing neighbourhoods, transport networks and local infrastructure.

Collectively, the Small Sites Aggregator is intended to demonstrate how smaller sites could make a meaningful contribution to social housing supply, while supporting delivery at pace and scale, diversity in the development market and long term placemaking.



Regeneration Areas

There are 13 areas across Bristol where regeneration is being planned proactively. For these locations, the council is putting in place development frameworks, planning guidance and coordinated delivery approaches to provide clarity on land use, scale, infrastructure requirements and design expectations. Our regeneration frameworks are developed through intensive collaboration with landowners, delivery partners, business occupiers and local communities to deliver workable plans that meet the needs and aspirations of all stakeholders.

Goram Homes

Partnering to deliver South Bristol's next generation of places

Goram Homes is Bristol City Council's wholly owned housing delivery company, established to unlock complex sites and accelerate the delivery of high-quality, inclusive development across the city.

Goram plays a key role in how Bristol is responding to growth pressures through housing-led, mixed-use regeneration across the city, particularly in inner-urban neighbourhoods and growth areas in South and East Bristol.

Working across multiple council owned sites, Goram Homes brings forward mixed-tenure housing developments that would otherwise struggle to come to market. Enhanced levels of affordable housing are supported through partnership with registered providers, private developers and Bristol City Council's council-house building programme. This model allows the council to de-risk sites through land assembly, planning certainty and infrastructure coordination, before partnering with developers and registered providers to deliver high-quality homes.

Housing development at One Lockleaze





Breaking ground at Baltic Wharf development

Goram Homes offers flexible delivery and partnership models, including joint ventures and development agreements. Development is phased to respond to local market conditions, maintain long-term placemaking objectives, and support a strong role for registered providers in delivery and long-term ownership of affordable homes.

In South Bristol, Goram Homes is bringing forward a portfolio of strategically located, residential-led mixed-use opportunities on council-owned land within established regeneration areas. Key sites include Spring Street (Bedminster) and Plot 5 (Bedminster Green), both approximately one-hectare brownfield sites and well connected to the city centre and rail stations. These sites will support higher-density development delivering new homes, including affordable housing and active ground-floor uses that strengthen local centres.

At Hengrove Park, Goram Homes will deliver a major mixed-use, master-planned community. The scheme will provide 1,435 new homes, alongside employment space, community facilities, shops and significant public open space, supported by an on-site energy centre delivering shared low carbon heat and power.

Across its portfolio, Goram Homes works alongside Bristol City Council's planning, regeneration and housing services to translate strategic ambitions into deliverable, housing-led schemes on complex sites.

Goram Homes is now looking to work with experienced developers and registered providers to design, secure consent for and deliver schemes in South Bristol. Expressions of interest in Bedminster Green and Spring Street sites are being invited throughout May 2026, and any party interested should get in touch with evie.mahony@avisonyoung.com

Further detail on delivery models, affordable housing approach and partnership opportunities is set out in Goram Homes' current Business Plan (2026/27), available on the website.

goramhomes.co.uk

Creative City

Bristol is one of the UK's most creative and entrepreneurial cities, home to globally recognised studios, pioneering cultural organisations and a deep ecosystem of makers, digital innovators and cultural producers.

With more than 8,000 creative jobs and world-leading clusters in animation, film, immersive tech, digital production, design and culture, Bristol's creative economy is a strategic driver of the city's identity, resilience and economic growth.

Creative talent flourishes here through strong partnerships between the city's cultural institutions,

universities and research bodies, as well as a growing network of incubators, meanwhile-use hubs and affordable, flexible workspace that supports the next generation of creative SMEs.

Demand for adaptable production, rehearsal, maker and studio space continues to grow, reflecting the sector's dynamism and long-term potential.



Bristol Pride Festival

Heritage buildings

Bristol City Council is the city's largest landowner and a long-term custodian of some of Bristol's most important places. Our estate spans a wide range of historic and strategic assets, giving us a unique ability – and responsibility – to shape how these sites contribute to the life, economy and identity of the city. This role goes beyond ownership alone; it is about stewardship, sustainability and ensuring assets continue to deliver public value now and for future generations.

We want to work proactively with commercial partners who share this ambition and can help us unlock the full potential of these heritage sites. Our offer is rooted in collaboration: combining the council's long-term vision and assets with the expertise, creativity and investment capacity of the right partners to bring buildings back into active, meaningful long-term use.

Recent and emerging examples illustrate the types of opportunities we have. The Corn Exchange demonstrates how historic civic buildings can be reimagined as vibrant, flexible destinations. Sites such as 1 Unity Street and 15 Albion Docks showcase some of the unique cultural angles our eclectic estate holds and the varied possibilities they present – from creative and cultural uses to workspace, mixed-use or meanwhile activation.

These opportunities are well suited to partners with experience in heritage-led regeneration, creative industries, workspace provision, leisure or innovative mixed-use development. Many sites across the city share similar characteristics, offering scope for imaginative, yet sensitive, reuse. Through partnership, we want to ensure these assets achieve their optimum potential, support Bristol's economy and communities, don't lose sight of our heritage and remain integral to the city's bright future.



Glass Arcade, St Nicholas Market



The Corn Exchange

Creativity is central to Bristol's identity and economic strength

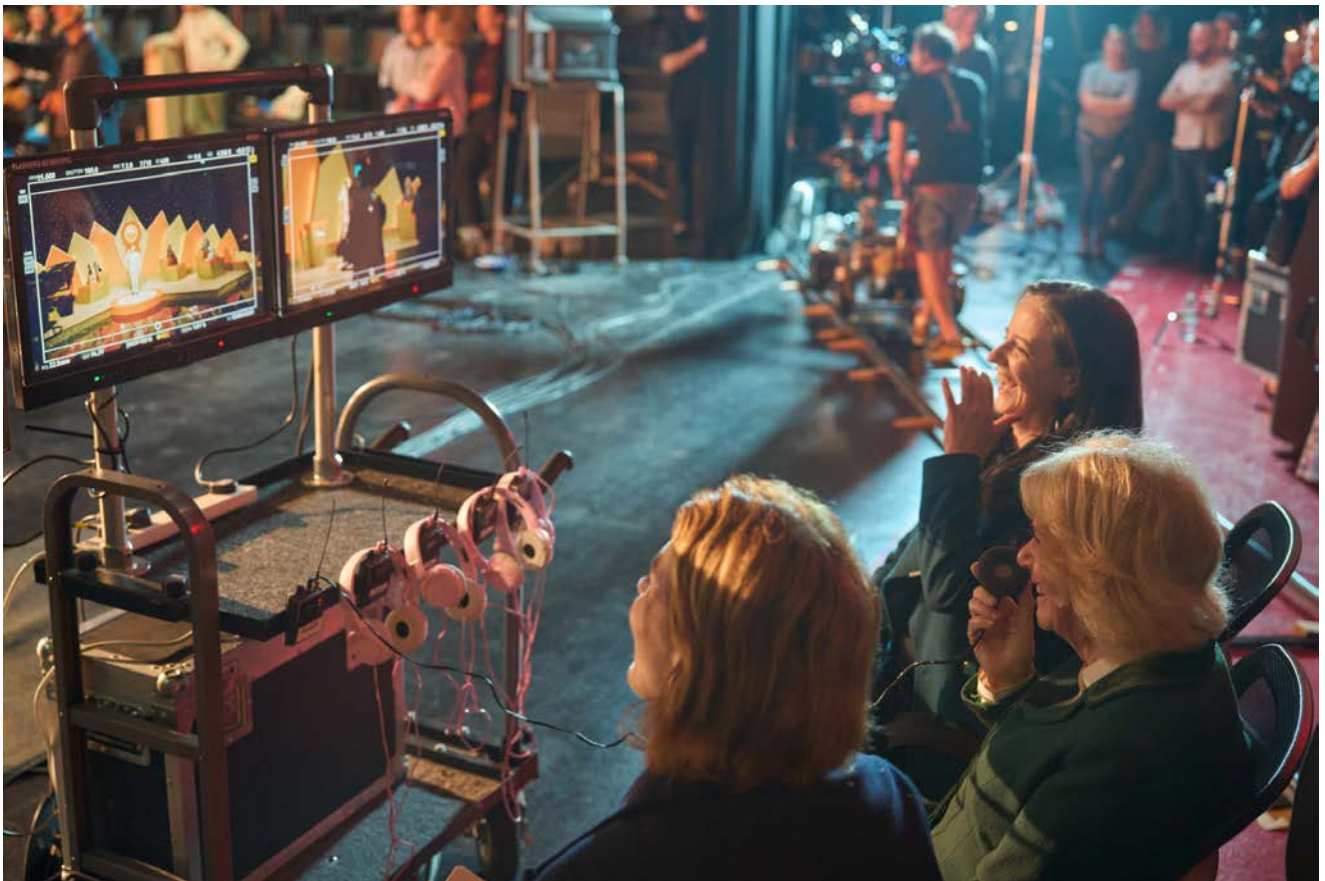
The city is home to world leading creative companies, cultural institutions and innovators, and is internationally recognised as a UNESCO Creative City of Film.

Our distinctive places, deep talent base and strong production heritage continue to attract high value activity across film, television and digital creative sectors.

Bristol has built particular strength in screen production and creative technology. The city anchors a dynamic digital-creative ecosystem through nationally significant production facilities, a strong independent supply chain and experienced crews, alongside fast growing activity in creative technology, immersive media and digital production.

Bristol's universities and specialist training providers play an active role in feeding skills into these sectors, supporting both established production and emerging technologies.

The creative industries are recognised as a priority growth sector in the West of England Growth Strategy, reflecting strong regional commitment and reinforcing Bristol's position as a leading centre of excellence for film, television and creative technology.



Her Majesty The Queen observes filming of Rivals Season 2 at The Bottle Yard's award-winning TBY2 Studios, the highest scoring facility in the global 2025/26 BAFTA albert Studio Sustainability Standard

Media Village

The Bottle Yard Studios is a nationally significant film and television studio complex in South Bristol, wholly owned and managed by Bristol City Council, that has grown over the past decade into a major production hub.

The studios attract high profile productions, support a strong local supply chain and anchor a thriving creative cluster linked to Bristol's wider film, TV and creative-tech ecosystem.

Following a significant expansion in 2022, Bristol City Council is now supporting the next phase of growth around The Bottle Yard through an opportunity to transform approximately 60,000 sq ft of existing space as part of a new Media Village and Creative Skills Academy.

Media Village will extend the wider creative campus beyond studio production to include flexible, digitally advanced, mixed-use accommodation for creative tech businesses, film

and TV supply chain and skills development delivered in partnership with regional education providers.

This opportunity offers partners the chance to invest in and help deliver a commercially viable expansion within a live, working studio environment, responding to proven demand and aligned with Bristol's ambitions for the creative industries and wider regional growth priorities.

Bristol City Council is keen to work with partners who want to help shape the next phase of growth around The Bottle Yard and strengthen skills, innovation and long-term value in one of the UK's most established creative cities.



Net Zero and Clean Energy

Bristol is at the forefront of the UK's transition to net zero. The city has a strong track record in community energy, low carbon innovation and industrial decarbonisation, alongside major programmes that are future-proofing our infrastructure and strengthening energy security.

Bristol City Council is now scaling this work through the delivery of new heat networks, investment in clean and local energy generation, and the development of net zero districts that bring together homes, jobs and transport.

Through Bristol City Leap, the council's long-term clean energy partnership, Bristol is coordinating investment and delivery across heat, power and local energy systems at city scale. We are also supporting green skills, retrofit and innovation,

working with partners to build the workforce and supply chains needed to deliver at pace.

Bristol is leading on industrial decarbonisation and clean energy infrastructure, with timely opportunities such as Hallen Marsh identified through the Local Industrial Decarbonisation Plan.

Clean energy and net zero are recognised priorities in the West of England's Growth Strategy, reflecting regional strengths in net zero innovation.



Bristol City Leap delivering energy efficiency for social housing

Hallen Marsh

Hallen Marsh presents a strategic and timely opportunity to develop a clean energy and industrial decarbonisation hub serving the Avonmouth and Severnside industrial area, one of the South West's most significant employment and logistics locations.

The 16ha site has been identified through the West of England's Local Industrial Decarbonisation Plan (LIDP) as a priority location to support the transition of energy-intensive industry to low carbon operations. It forms part of a suite of new industrial land allocations at Avonmouth proposed in the new local plan.

The opportunity is to bring forward large-scale clean energy generation, storage and grid-connected infrastructure, alongside facilities that support industrial decarbonisation and energy resilience. The site offers scale, strategic location and the ability to aggregate demand across multiple users, creating a strong platform for long-term investment.

Hallen Marsh also benefits from a high-quality environmental and flood-defence context delivered through the Avonmouth and Severnside Enterprise Area Ecology Mitigation and Flood Defence Programme, in partnership with South Gloucestershire Council and the Environment Agency. Significant upfront investment has already provided flood protection, ecological mitigation and long-term resilience, creating a robust and de-risked setting for infrastructure development.



Hallen Marsh

Map data © 2026 Google

Clean Energy Power Hub

Bristol City Council is piloting a Clean Energy Power Hub to support the decarbonisation of major cultural events and film and television production across the city.

Developed with the West of England Combined Authority and energy partners, the pilot will support Bristol's thriving creative and events sectors by providing clean, reliable power where permanent grid connections are not available and reducing reliance on diesel generators.

From 2026, the hub will support a programme of large-scale festivals, cultural events and screen production across council-owned sites, improving air quality, reducing noise and cutting emissions during peak activity periods.

Bristol is a testbed for new net-zero solutions showing how clean energy infrastructure can support creative growth while setting direction for how cities can decarbonise high-impact, high-profile activity at scale.



Filming of "Young Sherlock", Broad Street

(Photo: Dominic Parker)

A plan for climate investment

Bristol has a clean energy investment programme that creates clear, investible opportunities across power, heat, buildings and business decarbonisation.

Our plan focuses on aggregation and scale, bringing projects together into robust pipelines to reduce risk and support long-term private investment.

Key opportunities include:

- **A Virtual Power Market:** Building on Bristol City Council's pioneering sleeved Power Purchase Agreement and delivered in partnership with Ameresco, the Virtual Power Market aggregates local renewable generation, flexible demand and storage into a coordinated Virtual Power Plant. This approach can help stabilise energy prices and strengthen the investment case for clean energy assets.
- **Community Energy and Smart Local Energy Systems:** Bristol is planning to scale neighbourhood-level generation, trading and consumption through smart local energy systems. A Communities Clean Energy Accelerator will support project origination, digital marketplaces and long-term investment pipelines, unlocking private capital while retaining value within communities.

- **Low Carbon Homes and Business Decarbonisation:** Opportunities across retrofit, low carbon homes and SME decarbonisation will be progressed, supporting supply-chain growth and outcomes-based finance while reducing upfront capital barriers.

More broadly, Bristol offers a place where climate ambition is embedded in delivery.

The city brings experience of planning, infrastructure delivery and partnership working, and is creating the conditions for businesses and investors to engage with clean-energy and net zero infrastructure from an early stage.

We understand regulatory and reporting obligations, ensuring we can connect investors directly into heat networks and clean energy infrastructure from day one, and provide the conditions for businesses to thrive while meeting their net zero commitments.

We are creating a joined-up clean growth ecosystem – not just individual projects, but a mature process for investment at scale.

Images clockwise from top: EV charging in BCC car parks, Inside Castle Park water source heat pump energy centre, Bristol City Council solar farm in Avonmouth, Bristol City Leap Community Energy Fund workshop.



Working with Bristol

Bristol is always willing to match the hard yards of developers, investors and occupiers to secure investment in the city for the benefit of its citizens.

Bristol City Council's Economic Development Service and the West of England's inward investment service, Invest Bristol and Bath, work hand in glove with the Bristol Property Agents Association to provide a broad range of services. This can range from demonstrating why Bristol is the best place for meeting their needs to providing dedicated aftercare for new investors to the city. We also connect investors up to other partners, key networks and opportunities for accessing funding.

Bristol City Council has a track record of deploying innovative approaches to city challenges and working with a wide range of delivery partners, including developers, investors and registered providers. For example:

- **Joint ventures and strategic partnerships:** At Bristol Temple Quarter, we have established an LLP to coordinate land, infrastructure and mixed-use development at scale.
- **Council-led housing delivery:** Goram Homes is Bristol City Council's wholly owned development company, which we use to unlock council-owned sites and partner with developers to deliver mixed-tenure housing across the city.
- **Registered provider partnerships:** We work with registered providers as developers, partners and long-term owners to deliver affordable housing across regeneration schemes.
- **Small Sites Aggregator:** We are part of an MHCLG pilot working to bring forward small, constrained council-owned sites through a dedicated programme that enables SME-led delivery.

- **Strategic growth and cross-boundary delivery:** We work closely with the West of England Combined Authority, Homes England and neighbouring authorities to align strategic planning, infrastructure and investment, enabling joined-up delivery of housing and employment growth across the region.

Our Planning Service is now one of the best performing in the country.

“Bristol's Planning Service works positively and constructively with applicants to find optimal and sustainable solutions. We are mindful of the need to make timely decisions and are proud that we determine major applications in the agreed time in well over 90% of cases.”

**Simone Wilding, Chief Planner,
Bristol City Council**

“The Bristol Property Agents Association represents the collective voice amongst commercial and residential property professionals across the city. We strongly value our relationship with Bristol City Council and Invest Bristol & Bath, and work closely with them to both attract inward investment and create an environment in which development can thrive. Whilst there are challenges to perfectly align the needs of the national and local planning policy framework, occupier / investor requirements and wider viability headwinds, we have found the Council a willing partner in seeking to find constructive solutions to the challenges of the evolving real estate development environment. This is done with a willingness of all parties to make Bristol the best place to live and work in the UK.”

Nick Allan, International partner at Cushman & Wakefield and President of the Bristol Property Agents Association.

A recent independent review by senior local government leaders, commissioned through the Local Government Association, recognised Bristol City Council's strong leadership and clear strategic direction. As the core city of the South West, we are stepping forward with growing confidence in our role across the city, the region and nationally.

“Whether it's Bristol Temple Quarter, Brabazon, or much more, the West of England is primed for investment – with billions already secured and a £17 billion pipeline of exciting investment opportunities here in the country's fastest-growing regional economy.

In the last decade, we've created 100,000 new jobs and, since 2019, grown four times faster than the national average. But the best is yet to come. The West remains the best place to invest, including in new homes and new infrastructure, as we work to deliver our region's enormous further potential.”

Helen Godwin, Mayor of West of England

Bristol's One City approach, influenced by similar initiatives in New York and other international locations, reflects our city's desire to work as one to encourage impactful development. Bristol One City supports collaboration and long-term partnership across a range of public sector organisations, businesses, voluntary and community sectors in the city.

“The One City approach is a highly practical means of driving collaborative action to deliver the best possible outcomes for Bristol. Through defining clear direction, building relationships, and working together on tangible projects, it gives us the tools to realise our collective aspirations for Bristol.”

Dr John McWilliams
Director of Civic and Alumni Engagement,
University of Bristol

Goram Homes development at Dovercourt Road in Lockleaze



Contacts

For further information on any of the projects in this document or investment opportunities in Bristol more generally, please contact:



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