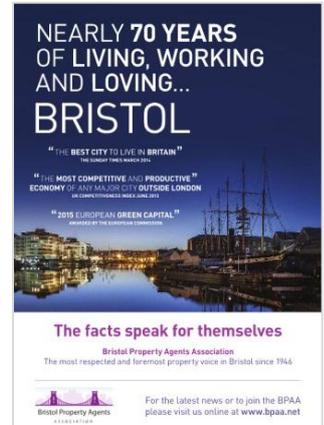


Newsletter

June 2014

Just four months into my year as President, it already feels like it has been busy and seems set to continue that way. An early opportunity arose with one of our longstanding partners, The Estates Gazette, providing us with an opportunity to advertise in their South West feature, which I hope you all saw. We have recently agreed a sponsorship deal with the Engine Shed at Temple Meads, which is the entry point for many investors into the region. Our relationship with the City Council continues to grow; the Planning Liaison Committee recently met the new Head of Place, Barra Mac Ruairi, and we have had useful meetings with Zoe Willcox, Service Director – Planning & Sustainable Development, and her team on the new road layout in the centre and Temple Quay. We have continued to press our case over the introduction of RPZs and are pleased to see that a number of changes have been implemented although we remain concerned for businesses in Clifton in particular on the impact of this policy. I look forward to seeing you all at our events throughout the rest of the year.

Jeremy Richards – BPAA President



Commercial Market Update



From a market perspective, the investment sector continues to be strong and investors seek value outside London, which can only be beneficial to the wider Bristol market. Sentiment in the office market is very strong but in reality the first six months of 2014 have seen very few Grade A deals. Whilst progress on 66 Queen Square and 2 Glass Wharf continues apace, it is hoped and indeed anticipated, that deals will be announced in the latter half of this year. Elsewhere in the city, the introduction of Permitted Development Rights has the capability of changing the shape of Bristol City Centre in a positive way. Initial progress on the Arena and the Temple Quay area is welcomed and across town Harbourside continues to develop with the final part of the jigsaw being progressed by Crest with increased residential, retail and leisure activities.

Jeremy Richards – BPAA President

Residential Market Update



The residential market in Bristol has moved ahead aggressively over the last six months and prices across all of Bristol have grown by around 5% to 10% so far this year. Generally prices have now regained lost ground from the market peak in late 2007, and some have significantly surpassed this. Lack of supply has been a significant factor with multiple purchasers chasing most properties, however, since the introduction of more mortgage controls there has been a drop off in applicant registration at the same time as an increase in supply. The market is likely to level out for the remainder of the year resulting in a more sustainable market place. Investors for buy to let properties have returned with a vengeance and they have seen the benefit of low interest rates and rising rents. Bristol is a growing city with the upward pressure on rents likely to continue.

Ross Kieran – BPAA Senior Vice President

UWE Student Award

For a number of years now the BPAA has sought to support and encourage students studying on real estate courses at the University of the West of England. We sponsor a prize for a final year student who has achieved both academic excellence during their studies as well as demonstrating commitment to their course and a passion for the property industry. We are delighted to announce that this year's award is to be made to Lily Parkinson who has just completed her BSc (Hons) Property and Investment Management degree and will receive her prize at our Annual Dinner in February 2015.



Events

The first event of the year was the annual BPAA Golf Day at Henbury, which proved to be the most successful to date, helped of course by the fabulous weather, 63 players of mixed ability battled it out through the sunshine.

The winner of the individual prize was Nick Allan with 41 points who, along with his team, also won the Yellow Ball game.



EVENT	DATE	VENUE	CONTACTS
Boules Competition	24 July 2014	The Orangery, Goldney Hall, Clifton, Bristol	Guy.Mansfield@cbre.com
Quest	14 August 2014	Starting at JLL's offices, 40 Berkeley Square	Andy.Smith@knightfrank.com
Cycloportive	11 September 2014	Redwood Hotel & Country Club, Bristol	Philip.Morton@cbre.com
Tennis	9 October 2014	David Lloyds	R.Kieran@oceanhome.co.uk
BPAA/Women in Property	October 2014	TBC	Sarah.Ogden@eu.jll.com
Quiz	6 November 2014	Mud Dock, Bristol	Andy.Heath@dtz.com
Dinner & AGM	5 February 2015	The Grand by Thistle, Broad Street, Bristol	CCollis@alderking.com Ben.Meynell@colliers.com

For various CPD Seminars please refer to the BPAA website (www.bpaa.net).

Charities

Throughout the year the BPAA raises money at its events for the President's nominated charities. This year those charities are Penny Brohn Cancer Care and Transplant Sport.

PENNY BROHN CANCER CARE

Cancer changes everything. As too many of us know a cancer diagnosis can be devastating, traumatic and isolating. Over 2 million people in the UK are currently living with cancer and diagnosis rates are expected to rise. The demand for PBCC services has never been greater. For over 30 years they have given people the practical tools needed to regain control of their lives through our Whole Person approach to cancer care. With their help people make positive and lasting changes to their health, enabling them to live well with cancer. They rely entirely on donations to offer residential & non-residential courses, Treatment Support Clinic, one to one appointments, nutrition & exercise advice, support groups & counselling and helpline for information and support at no cost. PBCC has 80 members of staff and over 100 volunteers, all working together to ensure people with cancer get the help they need.



TRANSPLANT SPORT

Transplant Sport was established in 1978 and is the largest charity promoting organ donation and sporting activity and exercise post-transplant. Recipients of life saving transplants get the opportunity to meet and participate in a wide range of sporting events, track and field and in the swimming pool. The statistics are harsh reading; 10,000 people currently need a transplant in the UK, and 3 die every day because not enough organs are available; whilst 96% of us would take an organ if we needed one, only 28% of us are on the register, simply carrying a donor card does not mean you are on the register, you need to sign up to join the database www.organdonation.nhs.uk/how_to_become_a_donor/registration/registration_form.asp. Age is not a barrier to being an organ and/or tissue donor, and nor are most medical conditions. Transplant Sport offers people who have had lifesaving transplants a network of help and support, emotionally and financially; families are often separated for long lengths of time. Transplant is not a cure but for most people it extends life and often transforms lives.



The BPAA is fortunate to be supported by a number of sponsors at events throughout the year. If your organisation would be interested in future sponsorship opportunities please contact Jeremy Richards (jeremy.richards@eu.jll.com).