

Press Release: 6th January 2021

Property developer Gavin Bridge launches new venture Spatia.

Spatia's mission is to transform places, communities and lives

Spatia, a new property development company, has been launched by award-winning developer Gavin Bridge.

Focused on creating places and spaces that build a better future for people and the planet, Spatia combines a fresh, open-minded approach with over two decades of successful property development and urban regeneration experience.

This new independent venture will spearhead transformational mixed-use regeneration, as well as creating low and zero carbon homes and best-in-class, future-fit workspaces in towns and cities across the UK.

Spatia and investor PfP Capital, the fund and asset management arm of Places for People Group, have already formed a strategic partnership that will transform St Jude's in Bristol city centre into a balanced new riverfront neighbourhood known as Frome Gateway. They are actively looking for further mixed-use regeneration opportunities across the UK.

Spatia's goal is to create 2,500 low and zero carbon homes over the next few years.

Gavin, who topped South West Business Insider's Property Power list 2020 (and in 2019), which recognises the most influential people in the sector, says: "I'm hugely excited to be embarking on a new venture at a time when the world of property, an industry steeped in tradition, is having to reinvent itself as we experience a major shift in how we live, work and play.



I want to be challenging the status quo, raising the bar and instigating real change, transforming places, communities and lives by creating sustainable, inclusive neighbourhoods, future-fit, healthy workspaces and low and zero carbon homes that connect people.

The company is looking to build on its strong foundation of existing relationships by collaborating with like-minded and complementary partners including funders, local authorities and housing associations on future projects as either a development partner or as a development consultant advising family offices and institutional investors requiring regional knowledge and expertise.

Spatia is focused on buying land without planning consent, adding value using its know-how and experience in property development, and developing out projects of scale through to completion.

The company is targeting mixed-use, residential-led development opportunities from £50m gross development value (GDV) upwards, typically on post-industrial land in urban centres, repurposing redundant retail space and development around transport hubs. Spatia is also keen to work in the build-to-rent, later living and hospitality markets, as well as developing sustainable, healthy office buildings typically of at least 50,000 sq ft.

Gavin, who grew up in Liverpool and lives in the South West, says: "Spatia is very much a regional urban regeneration specialist; I believe each development should have its own distinct identity, balanced mix of uses and be reflective of its surrounding community. At Spatia, we are open minded, always challenging ourselves to do better, and we care deeply about 'doing the right thing' and the impact we have on the places and people where we operate."

The launch of Spatia comes after Gavin left his position as a founding director at Bristol-based Cubex following 17 years at the company. Gavin has delivered over £750m worth of mixed-use development across the UK, including the multi-award-winning transformation of Finzels Reach, a new balanced neighbourhood created by Bristol's Floating Harbour. Having set up the regional branch of property industry charity LandAid, Gavin is leading an industry consortium to deliver pro bono, new housing for young homeless in Bristol.

1. Spatia's target for low or zero carbon homes is to ensure they are 60% better than Building Regulations



Gavin Bridge, owner and managing director of Spatia, pictured in locations around Bristol including Frome Gateway and Finzels Reach

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