



CPA

City Property Association

Annual Report

2021

Foreword

2021 was a tumultuous year for all Londoners, but the property industry has continued to prove its resilience in difficult times. In the past year alone, the City of London Corporation's Planning and Transportation Committee approved a total of 4.3 million sq ft of office space, compared to 2.5 million sq ft in 2020.

After two years of an unprecedented global pandemic, we are now far closer to normality in the property industry than we were in March last year; in terms of the rate of office occupancy and new developments. However, the pandemic has fundamentally changed the way we work and interact with our workspace. This has resulted in accelerating trends that are more noticeable in central London.

How we build on this and continue our economic and social recovery from the impact of the pandemic is going to be an ongoing challenge for policy makers in the immediate future. This is why the City Property Association plays a crucial role in bringing together different voices in the sector and throughout 2021 has continued to facilitate knowledge sharing in order to bring new ideas forward and drive our agenda.

The built environment sector is fast-evolving. Despite the urgent need for economic recovery, we must not lose sight of other critical issues, the most obvious one being sustainability. Therefore, it is important for the CPA to continue championing and helping to build and maintain a world-class net zero carbon built environment for the City.

As the outgoing Chair of the CPA, I am proud to have served the association and witness what it has achieved over the past few years, despite challenging circumstances. I have no doubt that the CPA will continue to serve as an influential and collective voice for the property industry in the City of London and beyond, with the valuable advice and support from our membership.

I would also like to thank all the board members' support in the past year, especially our current vice-chair and my successor, Gareth Roberts. I look forward to the year ahead and hope it will prove to be one of great opportunity and rejuvenation for the City and the association.



Dan Scanlon
CPA Chair
Brookfield Properties

City Property Association

The City Property Association (CPA) is a not-for-profit advocacy group representing the leading owners, investors, professional advisors, and developers of real estate in the City of London.

The Association, under the leadership of **Dan Scanlon** (CPA Chair; Brookfield Properties) and Gareth Roberts (CPA Vice Chair; British Land), agreed to prioritise the following in 2021:

- **Priority 1:** Support the City's economic and social recovery
- **Priority 2:** Champion vibrant spaces, active travel initiatives and digital infrastructure improvements
- **Priority 3:** Promote ESG commitments for a cleaner, greener & more inclusive City
- **Priority 4:** Collaborate and embrace the Next Generation of industry leaders

This report summarises how the Association met these priorities in 2021, and details the Association's research, engagement and events programme and impacts.

2021 at a glance



1. Our 2021 Priorities



Support the City's economic and social recovery

To support the City's economic and social recovery from the extraordinary and devastating impacts of Covid-19, the CPA will champion initiatives and policies which encourage the return of footfall to the City; promote the evolution and growth of its business ecosystem; provide greater certainty for the private sector to invest in the district's future success; support sectors disproportionately impacted by lockdown - including retail, culture and hospitality - which are vital to the City's vibrancy and attractiveness; and advocate for London's role as a global and open city.



Champion vibrant spaces, active travel initiatives and digital infrastructure improvements

The quality and experience of public realm in the Square Mile has taken on new importance, as returning workers will expect and require routes to the office that provide the physical space and air quality for safe and active travel.

In 2020 the Corporation implemented its Covid-19 streets strategy, which built upon the bold ambitions of its Transport Strategy, to remove traffic from key City roads and create extra space for pedestrians and cyclists.



Promote ESG commitments for a cleaner, greener & more inclusive City

We will promote the tangible local benefits from socially responsible and sustainable real estate development - including job creation, a green and healthy environment, improved and activated public realm and the delivery of affordable homes.

The UK, London and the City are making significant ESG commitments and investments in green finance, technology and infrastructure. It is important that we build on this desire to promote best practice across our industry and champion real estate activities which deliver positive social and environmental outcomes.



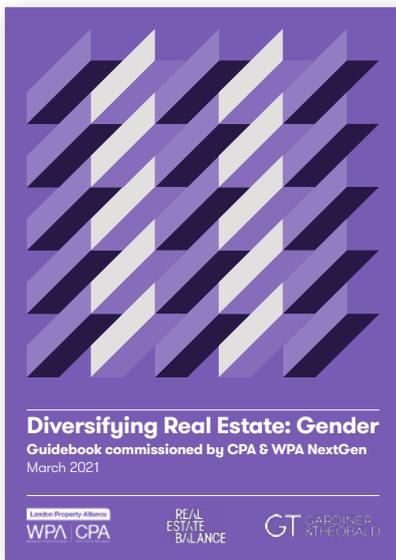
Collaborate and embrace the Next Generation of industry leaders

A key strength of the City of London is its young and diverse working population: over 60% of the workforce is aged between 22 and 39 (compared with 40% in England and Wales), almost 40% of City workers were born abroad and nearly a third being Black, Asian or of minority ethnicities.

To re-build the City's role as an inclusive, innovative and dynamic business eco- system, it is vital that this young working population returns to the City's workspaces and its local retail, hospitality and cultural offer. CPA will build on the success of the One City digital platform and our established NextGen network to engage, support and learn from young talent - and ensure that the City remains the best place for them to work, meet and play.

2. Research

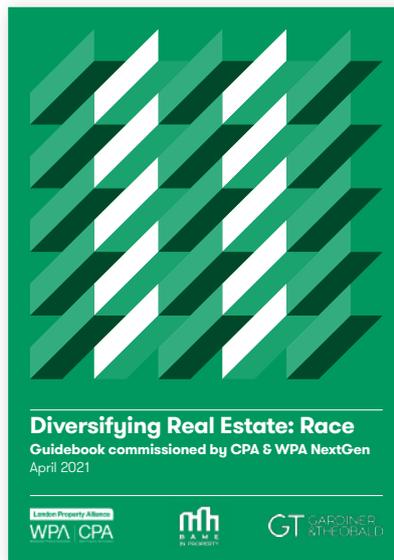
In 2021, the CPA commissioned or co-sponsored the following reports:



Diversifying Real Estate: Gender

Launched 8 March

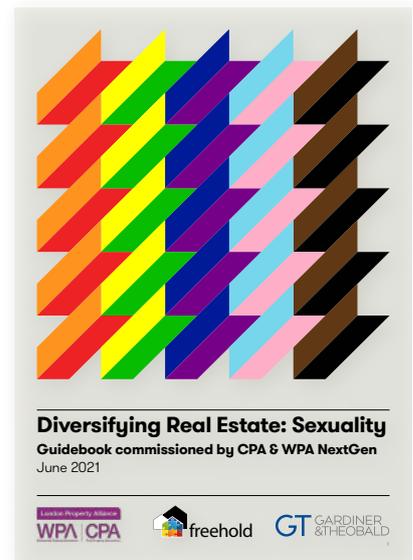
Commissioned by CPA NextGen and WPA NextGen groups, this guidebook provides best practice examples, signposts to resources, and reflections on personal experiences to help individuals and organisations make central London's real estate sector more accessible and inclusive for women.



Diversifying Real Estate: Race

Launched 28 April

Commissioned by CPA NextGen and WPA NextGen groups, this guidebook provides best practice examples, signposts to resources, and reflections on personal experiences to help individuals and organisations more accessible and inclusive for black and minority ethnic people.

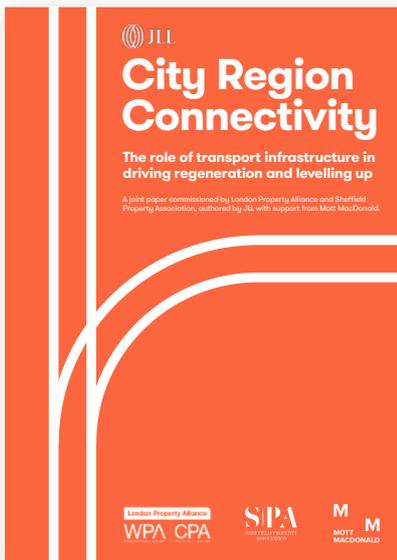


Diversifying Real Estate: Sexuality

Launched 24 June

Commissioned by CPA NextGen and WPA NextGen groups, this guidebook provides best practice examples, signposts to resources, and reflections on personal experiences to help individuals and organisations be more accessible and inclusive for people that identify as LGBTQ+.

2. Research



City Region Connectivity

Launched 3 August

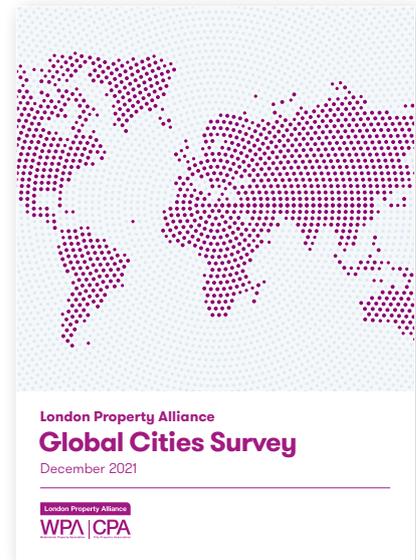
London Property Alliance (CPA + WPA) launched a major new research report City Region Connectivity which called on the Government to deliver a clear plan on transport infrastructure to address inequality within and between the UK's city regions. The report featured 10 key recommendations to policymakers at local, regional, and national government to support regeneration and 'levelling up' by funding and delivering urban transport connectivity. The research was commissioned by the Alliance and Sheffield Property Association and authored by JLL with support from Mott MacDonald.



One City Research

Launched 8 October

CPA research exploring the potential of our OneCity digital platform to support the economic recovery of the City post pandemic has been instrumental in helping to secure the platform's future. OneCity was awarded £100,000 funding over two years by the City Corporation's Central Grants Programme last year, in recognition of its role in driving footfall and community participation among younger people.



Global Cities Survey

Launched 10 December

In partnership with WPA and CPA, the Global Cities Survey was launched by London Property Alliance (LPA) with research undertaken by Centre for London. The Survey provides an analysis of the latest data available across a range of 19 economic and societal indices for London, New York, Paris, Berlin and Hong Kong. These include amongst others, employment rates, public transport usage, office vacancies and rents, station and retail visits, the cost of living, air passenger demand and new home completions.

3. Policy engagement and campaigns

Throughout the year CPA engaged with policymakers at local, London and national Government to represent our members' interests on a range of issues aligned with our priorities, including support for central London's return to the office. This engagement included regular meetings with politicians and senior officers from the City of London Corporation and the GLA, letters to Government and responses to major consultations.

Consultation responses

- 28 January: London Property Alliance responded to MHCLG's Supporting Housing Delivery & Public Service Infrastructure consultation
- 31 March: CPA Transport and Public Realm Committee commented on the Bank Junction consultation
- 30 April: The Alliance (CPA + WPA) responded to Permitted Development Rights Inquiry
- 07 May: CPA responds to the City of London Corporation's all change at Bank, consultation
- 18 May: CPA responded to the City Plan 2036 Reg 19 consultation which was prepared in partnership with Gerald Eve
- 26 June: CPA wrote a letter of support for City Corporation's Article 4 directions

Campaigns

- 04 January: CPA wrote a letter of support for the retention of the City Corporation's City Streets temporary on-street measures to support Covid-19 recovery
- 14 February: London Property Alliance wrote to the Chancellor calling for a 'budget for recovery' which provides much-needed support for Central London, as well as commercial centres and high streets across the UK
- 9 December: CPA wrote a letter to the Lord Mayor's office regarding the referral of a planning application to the Court of Common Council pursuant to Standing Order
- 24 December: London Property Alliance signed a joint letter to the Chancellor of the Exchequer, Rishi Sunak with London First
- Throughout 2021: The CPA has also contributed to the City of London Corporation's Climate Action Strategy alongside a series of public realm strategies and visions, the formation of the Eastern Cluster and Fleet Street BIDs and the Recovery and Culture and Commerce Taskforces.

4. Membership engagement & events

The CPA's programme of events was hosted both virtually and in-person in 2021, and attracted over 1,300 attendees combined.

In-person events



Back to the City: Reception at Vintners Place

8 March

CPA held a members' reception at Vintners Place (hosted by Greycoat). Speeches were given by Adrian Bunnis (CPA Board Member and Chairman of Greycoat) and Juliemma McLoughlin (Executive Director for the Environment, City of London Corporation). Speakers discussed new workplace structures following the pandemic, building back better and more sustainably post-Covid.



CPA Members' Reception at 22 Bishopsgate

21 September

CPA held a reception at the City's newest and tallest tower. Attendees enjoyed spectacular views and speeches from Alastair Moss (Chair of the Planning & Transportation Committee at the City of London Corporation) and James Goldsmith (CPA Board member and Head of Leasing at AXA IM -Real Assets).



CPA Annual Lunch 2021

19 October

CPA members and stakeholders were welcomed back to our Annual CPA Lunch at the Guildhall. The lunch was attended by more than 600 people. The 2021 keynote address was delivered by Rt Hon John Bercow – the 157th Speaker of the House of Commons and an influential reformer in UK politics and policy.

4. Membership engagement & events

In-person events



Morning Briefing: Crossrail update

26 October

The London Property Alliance (CPA + WPA) held a breakfast event at HB Reavis UK Bloom building on top of Crossrail's recently completed Farringdon Station. Mark Wild, CEO of Crossrail talked through the transformational impact that the project will have.



CPA Winter Reception: 60 London Wall

2 November

CPA welcomed members to a winter reception at 60 London Wall. Speakers discussed the importance of design for City occupiers and for the prosperity of the City. Keynote speakers included Gwyn Richards (Planning and Development Director - City of London Corporation) and CPA Chair, Dan Scanlon (Brookfield Properties).



CPA COP26 Reception

1 December

CPA invited members to an evening COP26 reception hosted by AECOM. The event discussed the outcomes and actions of COP26 and the role of the property industry in the journey to Net Zero. The panellists included Alex Beale (CPA NextGen Chair/Strategy Manager - Landsec) and CPA board members, Piers Blewitt (Head of Planning Strategy and Senior Development Manager -Great Portland Estates), and Deborah Saunt (Director-DSDHA).

4. Membership engagement & events

Virtual events



NextGen Webinar: Wellbeing in the City

14 January

This webinar explored the role of design and placemaking to encourage mental and physical wellbeing in the City of London. Following an introduction by Marianne Fredericks (Chair of Health and Wellbeing Board at City of London Corporation), an expert panel discussed how office buildings of the future could improve the quality of life for people and businesses.



CPA NewGen virtual Networking session

11 February

The CPA held its first ever networking event for graduates and new starters to the sector. The event followed an introduction outlining the importance of NextGen networks for career development by CPA Chair Dan Scanlon. Over 60 NewGen colleagues were split into smaller groups to discuss lessons learnt from 2020, things to look forward to in 2021 and wellbeing whilst working from home.



The role of BID's & business partnerships in the City of London's recovery

1 March

This webinar explored how the City of London Corporation, its Business Improvement Districts (BIDs) and business partnerships are working creatively to support the City's recovery from the on-going impacts of the pandemic. This included an opening introduction by Ruth Duston OBE (Managing Director - Primera) followed by a panel discussion.



CPA NextGen networking event

15 April

Following the success of the inaugural CPA NewGen virtual networking session in February, the CPA NextGen committee invited all NextGen members to a networking event. The two-hour session included a keynote address by Sophie Anne Fernandes (City of London Corporation - Chairman of the Licensing Committee).

4. Membership engagement & events

Virtual events



CPA Webinar: City Planning Briefing

27 April

This CPA webinar provided members with the opportunity to meet the City of London Corporation's leading planners and learn about the mechanisms and support that the City Property Advisory Team (CPAT) offers for businesses and developers. This event included a keynote speech by Gwyn Richards (Planning and Development Director – City of London Corporation).



Connecting talent: The launch of a NextGen European Task Force

11 May

This webinar gave viewers the chance to hear more about the CPA NextGen's plans for the formation of a NextGen European Talent Task Force, its key priorities and ambitions. The session also provided NextGen members with tailored advice to develop their skill set through gaining and exchanging knowledge across borders.



Planning for City Recovery

25 May

This webinar included expert panellists from across the built environment sharing ideas for what makes for an outstanding city environment; how to attract fresh talent; and how we can work to create a City of London that is thriving, vibrant, green, and adaptive to future challenges. The webinar included a presentation from Damian Nussbaum (Director of Innovation & Growth at the City of London) who shared key recommendations of the Square Mile: Future City Report, and recent survey findings



Post-Election Briefing

9 June

In partnership with LCA (London Communications Agency), London Property Alliance hosted a live webinar about the results of the 2021 Mayoral and GLA election results. The briefing also looked at the London Assembly results, and what they tell us about the potential direction of borough-wide elections in May 2022.

4. Membership engagement & events

Recognising the importance of collaboration and the celebration of London's built environment, the Association also supported key industry events in 2021.

Industry events



London Open House Festival

4 September

On 4 September, the London Property Alliance (CPA + WPA) sponsored Open House Festival: an annual event that opens up London's built environment through free public access to buildings, walks, talks and tours, showcasing the work of the property sector. This event attracted 3.2 million website hits, and included tours of Montagu Evans' office within 70 St Mary's Axe and virtual tours of British Land's developments at 1 Finsbury Avenue and 100 Liverpool Street.



London Real Estate Forum 2021

29 - 30 September

London Property Alliance (WPA and CPA) was proud to sponsor the 2021 London Real Estate Forum (29 & 30 September). Hosted at The Barbican, the theme of the conference was 'resilient cities': enabling future environmental, social and economic sustainability post-pandemic.

5. Supporting CPA NextGen

The CPA NextGen network has proven to be critically important during the past year especially in welcoming young workers back to the office. CPA NextGen has continued to support professional networking from home using webinar platforms to engage with its audience.

Supported by the CPA Board and sponsors Gardiner & Theobald, the CPA NextGen committee delivered a significant programme of events, research, blogs, and podcasts to engage with and support its network of 377 young property professionals.

Highlights of the 2021 CPA NextGen programme included:

- A strong engagement programme to a total of 377 NextGen members
- CPA NextGen Chair, Alex Beale attended the CPA Board Meeting in October 2021
- Three expert roundtable exploring issues around diversity, equality and inclusion for the Diversifying Real Estate guidebook series
- Two NextGen International Talent Taskforce meetings/events
- Four virtual events/webinars with keynote speakers from the industry including key members of the City of London Corporation
- Two blog posts authored by NextGenners and promoted to CPA's wider network of 1,900 real estate professionals
- Eight features on NextGen news and activities in the CPA and LPA newsletters



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