



# Annual Report

2023/4

**CPA**  
City Property Association

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## Foreword

When my term as Chair commenced two years ago I knew the fundamentals of the City would safeguard its long-term success post-Covid. But the pace of recovery and strength of ambition has surpassed all expectations.

That confidence is reflected in its soaring skyline, with 11 new towers planned in the Eastern Cluster over the coming years, alongside the return of major corporates such as HSBC. The City Corporation is currently consulting on its City Plan 2040, which aims to deliver over 1.2million sq metres of additional office space. Its Destination City vision aims to deepen its appeal to major occupiers by transforming into a 7-day-a-week cultural and leisure destination, whilst also supporting retail and hospitality through increasing visitors, particularly over the weekend, starting on Friday.

The CPA has worked closely with the City Corporation throughout this time, and without doubt, our support for its strong political leadership and highly professional planning service has enabled it to aim ever higher. To its credit, the City Corporation had the foresight to invest heavily in the Elizabeth line, which has been truly transformative for the Square Mile. Liverpool Street is now Britain's busiest station.

Its plans to relocate the Museum of London to its new home at Smithfield market, due to open in 2027, is another game changer. And its investment in its Salisbury Square police and court complex in Fleet Street and its markets relocation programme designed to ensure we make the most of our small, but important, square mile of real estate which all of us at CPA certainly view as London's true centre.

The CPA's extensive programme of research, engagement and industry-leading analysis and impactful events has helped shape the narrative and inform the policy interventions required to ensure the City continues to thrive. It's helped keep us all connected by sharing best practice, and showcasing some of the incredible new developments being delivered.

I am hugely privileged and proud to have played a part in that. It's certainly not job done. There's a long way to go for the City to truly realise its ambitions. The physical transformation of its streets and open spaces is critical to its future success, and to achieve that we need a step change in the allocation of developer contributions, such as CIL and S278, alongside BID income and public funds, towards projects which can reshape the City for new ways of work and leisure.

I am confident it will succeed, and I know my successor as CPA Chair, all the Board and wider membership, will be four-square behind the City Corporation for the next exciting part of its evolution. As Chair, I have been particularly proud to represent and advance the cause of our members, who play such a crucial role in driving the City's economy and providing the places and buildings we want to spend our time. Thank you for your support.



**Gareth Roberts**  
CPA Chair British Land  
Head of Development –  
Science & Technology  
and Standalone  
Projects

# City Property Association

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

The Association, under the leadership of Gareth Roberts (Head of Development - Science & Technology and Standalone Projects, British Land) and Ilna Patel (CPA Vice Chair & Nuveen's Real Estate UK Director), agreed the following business plan priorities for 2023/4:

- Support the City's economic and cultural resilience, championing London as a thriving city in a globally successful UK
- Promote the City's vibrant public spaces and infrastructure and improvements
- Support the City's Net Zero and ESG ambitions for a more sustainable and inclusive City
- Bring together expertise from across the capital to promote the mutual priorities of the CAZ boroughs

This report summarises how the Association met these priorities in the year following the Annual General Meeting of 25 April 2023, including details of the CPA's research, policy engagement and events programme. Some activities were delivered by London Property Alliance (LPA): the name used when CPA is working in partnership with its sister organisation Westminster Property Association, representing the property industry across central London.

2023/4  
at a  
glance

18  
events

165  
member  
organisations

9  
research  
reports &  
publications

3,000  
+ event  
attendees

430  
+ NextGen  
members

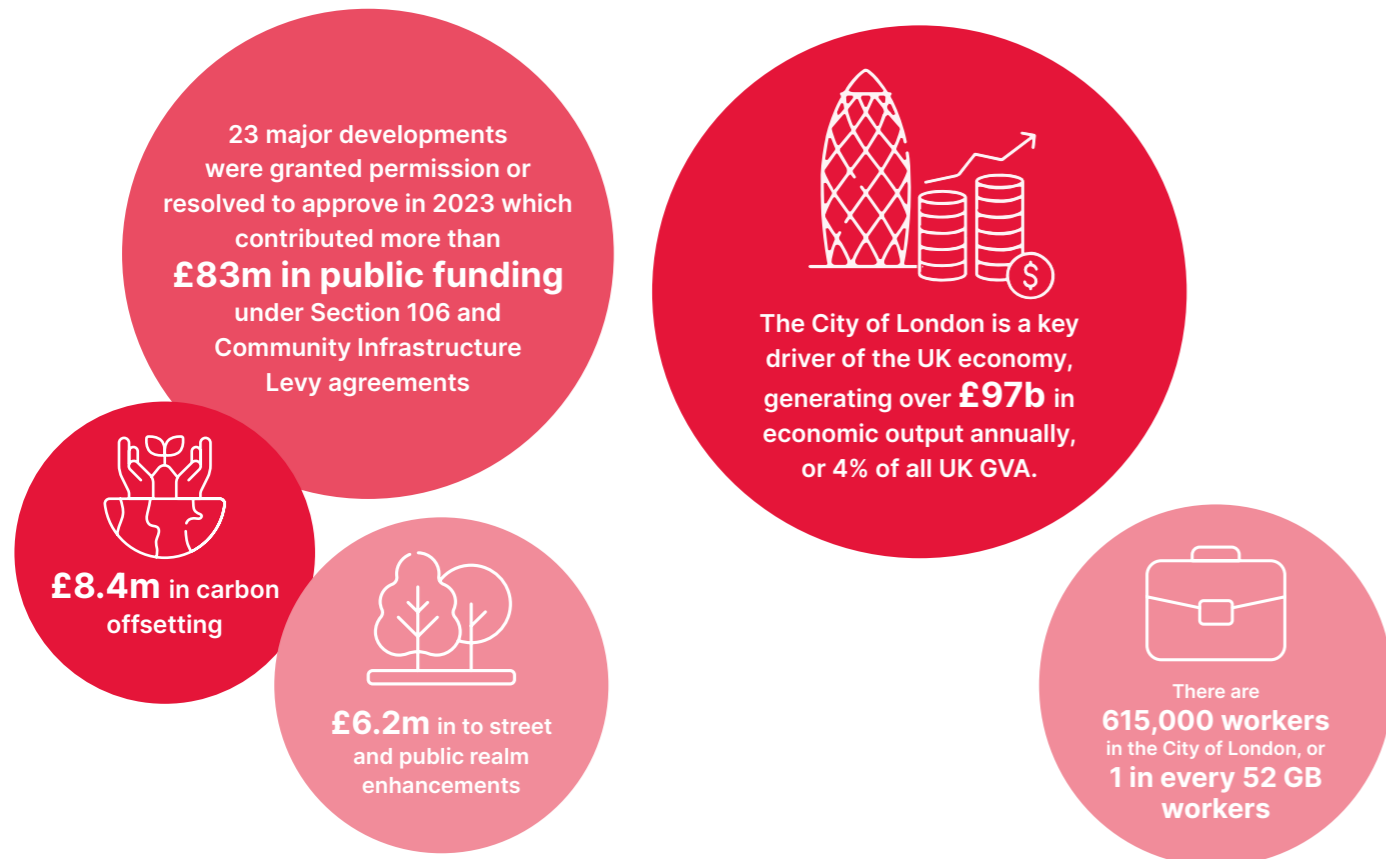
11  
policy &  
consultation  
responses

# I. Reporting back on 2023/4 priorities

At the CPA AGM in 2023 we set out our four business priorities to build on the amount of engagement, membership events and thought leadership that had been achieved in 2022. Despite the challenges facing the City, investor confidence has remained high, with significant planning consents continuing to be lodged. The City of London Corporation, under the leadership of Chris Hayward, has been driving forward its City Plan 2040 and Destination City vision and policies that ensure the City meets its ambitious net zero 2040 target.

## At a glance

In 2023 the City of London Corporation granted planning consent for:



Major developments granted consent and resolved to grant consent in 2023 included:



### Towers





## Support the City's economic and cultural resilience, championing London as a thriving city in a globally successful UK

The CPA has positioned Destination City as critical to the City's ongoing success and helped the City Corporation recognise the importance of the built environment in securing its future (more on this in Placemaking below).

The LPA Global Cities Survey is 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. It has proved to be popular and provided context for a New York City study trip in June which further cemented our expertise and insight with the City Corporation which participated. The City Corporation's subsequent opening of a New York office vindicates our significant input into the study trip for CPA.

The Global Cities Survey will be continued into 2024/5 as a bi-annual report, to help maximise its impact and opportunity for meaningful media and stakeholder engagement.

We have seen:

- 1124 planning applications decided in 2023 – an increase of more than 18% on 2022.
- The City Corporation has decided 57% more major applications in the last three years, compared to pre-pandemic levels.
- Compared to the same quarter in previous years, in Q1 2024, the City has seen a 29% increase in planning applications decided.
- Schemes resolved to grant or granted in 2023 delivered 459,159 sqm gross (190,810 sqm net gain) of flexible office floorspace including affordable workspace, 13,855 sqm retail space and 93,874 sqm community, skills, training, education and cultural spaces.
- In the past decade, two out of the top three years with the highest approvals for major schemes occurred within the last three years (2014, 2021, 2023).



## Support the City's Net Zero and ESG ambitions for a more sustainable and inclusive City

The CPA has played an active role in the Skills for a Sustainable Skyline Taskforce, including the publication of a green skills report.

A roundtable with the City Corporation on LPA's Retrofit First, Not Retrofit Only report findings was attended by senior level politicians and officers from the City Corporation. Sustainability policy from the City Corporation is in line with the report recommendations.

Our report on the planning and regulation environment to support a Retrofit First, Not Retrofit Only approach was delayed due to uncertainty over the Government's NPPF review timings but is due to be published in May.

Sustainability will be explored further in 2024 through our programme of events (Circular economy and the City in June) and stakeholder engagement (roundtable with Historic England).

Our Chief Executive Charles Begley will remain Deputy Chair of the Skills for a Sustainable Skyline Taskforce and will continue to play a key role in its work.

The City of London Corporation has approved a record number of retrofit planning applications in the Square Mile in 2023. There were 17 major retrofit planning applications approved by the City Corporation, which accounted for half of permissions granted across the whole of London. It will amount to tens of thousands of tons of carbon being saved in the City's built environment sector, which is responsible for around 40% of its total emissions.



## Promote the City's vibrant public spaces and infrastructure improvements

The CPA previously set a goal for 50% of existing CIL funding to be committed to projects by early 2024, which whilst a laudable ambition did not factor in the existing barriers to its allocation.

The City Corporation is now finally heeding CPA's calls to unlock CIL to fund public realm improvements, with the first projects to be funded under its forthcoming Healthy Streets programme.

Officers have also undertaken extensive mapping of the Square Mile, which was instigated as a result

of our own work on our Visualising Destination City report.

Our newly established Placemaking & Sustainability committee has made a positive start.

Supporting the ambition and acceleration of major projects and allocation of CIL funding remains a high priority.



## Promote diversity, equity & inclusion in the sector

We have continued to make the case for greater inclusion in the property sector, publishing diversity guides on faith & religion over the last year, to complement previous publications on social mobility, disability, race, gender and sexuality.

LPA released a podcast marking International Women's Day exploring the vital role that women play in central London's property sector and how women have and are shaping our city.

LPA has launched its new Diversity, Equity & Inclusion committee which is planning a programme of events and research for 2024/25, including an exploration of Social Impact and London's Built Environment.

The CPA NextGen committee has delivered a busy programme of events including three in person

events, attended by 360 people; a planning-focused podcast; and a new NextGen newsletter promoting the committee's work and thought leadership.

NextGen membership has grown to 430 young property professionals. Based on this success, sponsorship funding has been secured from G&T for 2024.

The CPA NextGen committee will continue to organise bespoke events and engagement activities for CPA's network of young property professionals. In 2024 it will publish its report on AI and the Built Environment and provide further opportunity to promote the next generation of industry leaders.

## 2. Research

Last year the CPA commissioned or produced nine impactful thought leadership reports (seven by LPA and two by CPA), doubling the amount of research from the previous year.

### Global Cities Survey – June 2023 edition



Launched 13 June

The seventh edition of LPA's Global Cities Survey provided 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.

This report revealed that London's economic recovery is racing ahead of global competitors, reinforcing the capital's position as an economic powerhouse. Research was undertaken by the Centre for London think tank featuring data from Oxford Economics and ING Media.

### Skyline Skills Recommendations Report

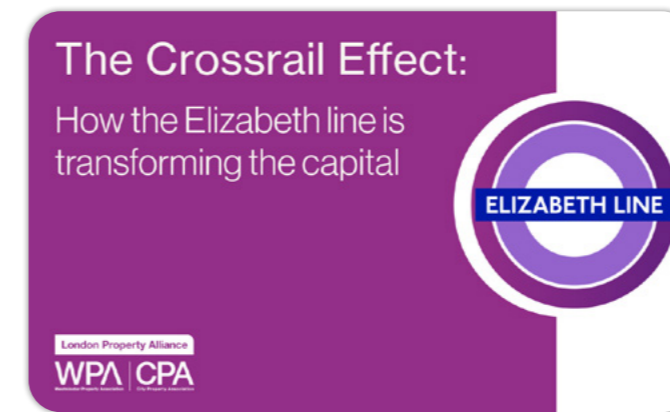


Launched 9 August

The CPA worked alongside the City of London Corporation to design and collate the report.

The report draws attention to the green skills gap facing the built environment sector as it seeks to reduce emissions from its commercial buildings and meet Net Zero targets. The research highlights the need for a skilled and diverse workforce capable of constructing, retrofitting and managing sustainable buildings.

### The Crossrail Effect: How the Elizabeth Line is transforming the capital



Launched 25 September

The research paper explores the multi-faceted impact of the Elizabeth line on central London's built environment and economy, revealing the vital role played by the project in driving economic and social prosperity across the capital and beyond.

The report was authored by Knight Frank and produced with supporting case studies and contributions from British Land, Central District Alliance BID, Derwent London, GPE, Hatton Garden BID, Helical, Landsec and Shaftesbury Capital.

### Visualising Destination City



Launched 12 October

Produced in collaboration with the City of London Corporation, this paper sets out how the City of London's real estate industry, business community and local authority can deliver on its Destination City placemaking vision.

The report features a series of five thought leadership pieces from key stakeholders, partners and industry leaders on what Destination City means to those across the Square Mile. The backdrop to the report is a map created by DSDHA which sets out existing and future public realm improvements alongside new and approved private developments.

### Global Cities Survey – October 2023 edition



Launched 19 October

The eighth edition of LPA's Global Cities Survey shows that whilst the fundamentals of the UK capital are strong, London is the only city we track to have fewer job vacancies than before the pandemic.

The report aims to provide a meaningful insight into how London is faring, and that policy makers and business can use it to make better decisions on many of the issues that affect London's ability to prosper over the short, medium and longer term.

## 2. Research

### Global Cities: A Focus on New York



Launched 19 October

The LPA launched a briefing paper using data from the October Global Cities Survey to compare London and New York's economic and social recovery since the pandemic; and observations from an LPA and Opportunity London study trip to the US's financial capital.

The research was supported by Berkeley Estate Asset Management, Brookfield, Camden High Line, DSDHA, EC BID, JLL, London Heritage Quarter, Montagu Evans and Old Park Lane Management; and published in partnership with Opportunity London.

### London's Knowledge Clusters: From Emerging to Maturing



Launched 7 December

The LPA released an updated report on the growth of life science districts across London exploring the emergence of new hubs for science and innovation. This report sets out what is needed for London to compete on the global stage for creating, growing and retaining the innovative health and science businesses of the future, fulfilling the city's potential as a life sciences superpower.

The foreword was authored by Jules Pipe CBE, Deputy Mayor of London for Planning, Regeneration & Skills. The research was sponsored by Charles Russell Speechlys, British Land, Derwent London, Gerald Eve, Howard de Walden Estate, King's Cross Central Limited Partnership, Landsec, Precis Advisory and Stanhope/Mitsui Fudosan.

### Diversifying Real Estate: Faith & Religion



Launched 23 January

Commissioned by CPA and WPA NextGen groups, this guidebook addresses the key barriers to how workplaces in the property industry can be more inclusive, with suggestions on how buildings and the public realm can be designed to better accommodate people of different faiths.

This guidebook (part of our six-part Diversifying Real Estate Series) has been written with support from Priya Aggarwal-Shah (Founder and Director, BAME in Property); informed by a roundtable attended by CPA and WPA members and stakeholders of different faiths; with contributions and case studies from the wider sector.

### Global Cities Survey – February 2024 Edition



Launched 14 February

The ninth edition of LPA's Global Cities Survey provided 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.

The report shows that London is surging further ahead of New York, Paris, Berlin and Hong Kong in attracting Foreign Direct Investment.



### 3. Policy engagement and campaigns

Throughout last year CPA engaged with policymakers at local, London and national Government levels to represent our members' interests on a range of issues aligned with our campaigning priorities. 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 policy consultations.

#### Policy and consultation responses

- **26 April:** London Property Alliance responded to the Department for Levelling Up, Housing and Communities' (DLUHC) consultation in respect of proposals to improve the performance of local planning authorities supported through an increase in planning fees.
- **13 June:** LPA responded to the DLUHC's consultation on the proposed Infrastructure Levy.
- **25 July:** LPA responded to the GLA's consultation on the draft London Plan Guidance documents on Development Viability and Affordable Housing.
- **8 September:** LPA responded to the All-Party Parliamentary Group on Housing & Planning's inquiry into England's developer contributions system.
- **16 October:** LPA submitted its representations to Chancellor of the Exchequer, Rt. Hon. Jeremy Hunt MP, ahead of November's Autumn Statement.
- **23 October:** LPA submitted a response to DLUHC's consultation on Permitted Development Rights.
- **8 January:** CPA responded to proposed changes to the City of London Corporation's Transport Strategy.
- **25 January:** London Property Alliance submitted its representations to the 2024 Spring Budget.
- **6 February:** LPA submitted its response to Chancellor of the Exchequer, Rt. Hon. Jeremy Hunt MP's decision to authorise the Office of Budget Responsibility to review the return of tax-free shopping for international visitors.
- **6 March:** LPA responded to the 2024 Spring Budget welcoming investment into life sciences and urging tax-free shopping to be re-introduced to generate growth.

#### Campaigns and Political Engagement

- **8 June:** CPA Chair **Gareth Roberts** spoke as part of an expert panel at 2023's FOOTPRINT+ summit in Brighton. Author of LPA's Retrofit First, Not Retrofit Only report **Kirsty Draper** (Head of Sustainability – UK Agency, JLL) gave a presentation outlining the report's findings.
- **20 July:** LPA submitted an open letter to HM Treasury regarding the impact of ending tax-free shopping for international visitors to the UK.
- **19 September:** CPA sent a letter to the Chief Executive and Town Clerk of the City of London Corporation, **Ian Thomas CBE**, supporting the funding of the City Cluster Programme, in particular, the use of CIL funds to ensure its delivery.
- **23 September:** CPA's Chief Strategy Officer **Rosie Day** attended the Liberal Democrats' autumn political party conference in Bournemouth to engage with national politicians. The Alliance hosted a dinner on the theme of Sustainable Cities with **Wera Hobhouse MP** and local government and business leaders. Additionally, **Rosie Day** attended the City Corporation's conference dinner alongside Lib Dem politicians and business leaders which featured a keynote speech from **Lord Fox**.
- **25 September:** LPA sent an open letter to the Secretary of State for Transport, Rt Hon **Mark Harper MP**, calling for the full delivery of HS2, including its Euston terminus, to deliver on its potential to drive economic growth and social prosperity.
- **1 October:** CPA's Policy & Communications Director **Andrea Williams** travelled to Manchester for the Conservative Party conference. Andrea attended the City Corporation's dinner with the investment Minister, **Lord Johnson**, alongside senior local and national politicians and business leaders.
- **8 October:** CPA's **Charles Begley** (Chief Executive) and **Rosie Day** (Chief Strategy Officer) rounded off conference season by engaging with politicians and activists at the Labour Party's conference in Liverpool. **Rosie Day** hosted a fringe discussion event on the theme of Target Net Zero featuring **Shravan Joshi MBE**. **Charles Begley** attended the City Corporation dinner in the Royal Liver Building where keynote speaker **Lord Mandelson** discussed the private sector and the government working together to drive economic and social prosperity.
- **10 October:** CPA's Chief Executive **Charles Begley** attended The Lord Mayor's Dragon Awards Dinner at Mansion House celebrating Business Impact in Society.
- **22 November:** LPA Chief Executive **Charles Begley** issued a statement in response to the Chancellor's Autumn Statement. Charles welcomed effective extension to Planning Performance Agreements but expressed concern over TfL's long-term funding.
- **13 December:** CPA Chief Strategy Officer **Rosie Day** gave evidence to the London Assembly's Economy Committee's investigation into to what extent workers have returned to the office and the impact that working from home has had on central London's economy.



## 4. Supporting CPA NextGen

The CPA NextGen network is made up of over 400 young property professionals from CPA member organisations. Funding provided by G&T has enabled CPA NextGen to support, educate and connect with its network, led by an engaged steering group of NextGen members and delivered by CPA's executive team.

Over the past year, CPA NextGen programme has delivered:

### 2 podcasts,

one on Sustainability & the City as part of the CPA series: Have I Got NextGen News for You, and one called Shaping London – The Women Who Define Our Spaces, marking 2024's International Women's Day.

### 3 in-person events

attended by over 360 people.

### 2 major research publications

the fifth and sixth guidebooks in the Diversifying Real Estate series on Social Mobility, and Faith & Religion.

### 1 expert roundtable

exploring Faith and religion in the property industry for the Diversifying Real Estate Guidebook series.

Grew the CPA NextGen network to **400 young property professionals.**

### 3 blogs

from different CPA NextGen members, exploring the Elizabeth Line, NextGen priorities for the year ahead, and the future of the office.

**Delivered the inaugural quarterly NextGen newsletter to 415 NextGenners**

## 5. Membership engagement & events

The CPA's programme of breakfast seminars and evening receptions (combined) attracted 3,000 attendees over the past 12 months. There were membership events delivered (seven of which were CPA and 12 were LPA), comprising high quality and well-attended breakfast seminars and evening receptions in a range of interesting buildings and spaces. The themes have focused on our key workstreams and the 2023 business plan, including economy (Global Cities research seminars) and tall buildings and net zero. This year we held the first CPA Dinner which was sold out. The number of events has more than doubled from 2022, when eight took place.

### CPA AGM drinks reception

25 APRIL

CPA held its AGM drinks reception at 70 St Mary Axe. CPA Chair **Gareth Roberts** spoke on Visualising Destination City, and the exciting public realm and pedestrian projects in the pipeline. Guests also heard from keynote speaker **Sharon Ament** (Director, Museum of London) who spoke about the vision for the London Museum both past, present, and future, and the exciting developments to help it to become a truly 24-hour destination.

Sharon provided a glimpse of the new plans at the historic Smithfield Market that will provide world-leading public realm and amenities. The evening was closed by newly elected Vice Chair **Ina Patel** whose closing remarks highlighted the ongoing work of the CPA in championing the Square Mile. The event was attended by 150 people.



### UKREiF London Fringe Reception

16 MAY

London Property Alliance held a drinks reception in partnership with the IoD Property and Built Environment Group at 2023's UKREiF conference in Leeds. The keynote speaker for the event was **Jules Pipe CBE** (Deputy Mayor of London for Planning, Regeneration and Skills, Greater London Authority). In his speech Jules spoke about London's role as

an international destination for workers and visitors – and the need for world-leading infrastructure, sustainable workspaces and culture in order to keep attracting tourists, businesses and talent to the UK capital. The event was attended by 175 delegates of the conference.

### CPA Annual Lunch

18 MAY

CPA hosted its Annual Lunch at the Guildhall. CPA Chair **Gareth Roberts** opened proceedings highlighting the City's positive progress on important policies including its flagship Destination City policy and its recent industry-leading Carbon Options

Guidance. The keynote speech was delivered by behavioural economist, award-winning Financial Times columnist and BBC broadcaster **Tim Harford OBE** on dodgy data and misinformation. The event was attended by 450 people.



### The Crossrail Effect: How the Elizabeth Line is transforming the capital

6 JULY

LPA held a breakfast seminar at the Johnson Garden Campus in Farringdon exploring a preview of our report, The Crossrail Effect: How the Elizabeth line has transformed the capital. **Howard Smith** (Director, Crossrail/Elizabeth line, TfL), delivered a keynote address and **Shabab Qadar** (London Research Partner, Knight Frank) gave an overview of the report. An expert panel discussion featured **Ross Sayers** (CPA Board & Head of Development Management – Central London, Landsec), **Abby Brown** (Partner, London Office Agency, Knight Frank), **Debbie Jackson** (Executive Director – Growth, Planning and Housing, Westminster City Council), **Alexander Jan** (Chief Economic Advisor, London Property Alliance) and **Benjamin Lesser** (Head of Design & Innovation, Derwent London). The event was attended by 150 people.



## The Digital Planning Revolution 18 JULY

CPA NextGen organised a breakfast seminar for CPA and WPA members looking at the digital revolution underway in planning. **Peter Kemp** (Head of Change and Delivery, Greater London Authority) gave a presentation which was followed by an expert panel discussion featuring **Nona Jones** (CPA NextGen Committee member and Senior Planner, DP9), **James Rowbotham** (Head of Workplace

Development, Landsec), **Liam Lawson Jones** (CPA NextGen Chair and Associate, Gerald Eve), **Louise Welham** (Digital Planning Engagement & Policy Manager, Department for Levelling Up, Housing and Communities) and **Nikki Webber** (Digital Planning Team Lead, City of London Corporation). The event was attended by over 90 people.



## NextGen Summer Social 2 AUGUST

170 CPA and WPA NextGen members attended our annual NextGen Summer Social reception. The keynote speaker **Cllr Sabrina Francis** (Cabinet Member for Young People and Culture at the London Borough of Camden), spoke about the importance of creating a more equitable, diverse and inclusive landscape for young people of all backgrounds,

and praised the content and recommendations of the Alliance's Diversifying Real Estate guidebooks. Other speakers included **Leila Mortimer Gray** (CPA NextGen Chair and Associate, Sheppard Robson) and **Yuebi Yang** (Associate Director, Gardiner & Theobald LLP). The event was hosted by the Alliance's NextGen champion Gardiner & Theobald.



## LPA reception: Ministerial Address on Safe & Sustainable Buildings in Central London 12 SEPTEMBER

LPA held an evening event at Hill Dickinson's offices at Broadgate Tower in the City where **Lee Rowley MP** (then Minister for Local Government & Building Safety) spoke to guests about the Government's work to improve the safety and sustainability of buildings, including the new Building Safety Act and building regulations to support greener, lower carbon buildings. The event was attended by over 90 CPA and WPA members.



## CPA Autumn Reception 19 SEPTEMBER

Over 150 CPA members and stakeholders attended the CPA autumn Reception at Exchange House, Broadgate. CPA Chair **Gareth Roberts** gave an opening speech detailing the innovative retrofitting and improvements to Exchange House and the on-going transformation of the Broadgate estate. The Chief Executive and Town Clerk of the City of London Corporation **Ian Thomas CBE** gave his first

public address to the City's property industry. He set out his priorities leading the City Corporation and his vision for the future of the City. **Katy Ghahremani** (Make Architects & WPA Board member) rounded off the speeches by introducing the newly launched London Property Alliance's Diversity, Equity & Inclusion (DE&I) Committee of which she is Co-Chair.



## CPA Annual Dinner

12 OCTOBER

Over 300 CPA members and stakeholders joined us for the inaugural CPA Annual Dinner at the Pan Pacific London in Broadgate. CPA Chair **Gareth Roberts** opened the dinner, welcoming the City of London Corporation's flagship policy Destination City and launching our Visualising Destination City



report. The keynote speech was delivered by former BBC arts editor **Will Gompertz** (former Artistic Director Barbican Centre, and incoming Director, Sir John Soane's Museum) who championed creative vision and bold ambition as necessary to the future success of the Square Mile.



## Tall Buildings: Rising to the Net Zero Challenge

19 OCTOBER

Hosted at 8 Bishopsgate auditorium, this seminar explored the findings of Arup and EC BID's Tall Buildings report, looking at how we can drive the decarbonisation of tall buildings and the unique role they can play in helping the City of London achieve net zero. **Graham Packham** (Deputy Chairman, Planning & Transportation Committee, City of London Corporation) gave a keynote speech and report author **Ann Dalzell** (Director, Arup) provided a research overview. This was followed by a panel

session with guests that included: **Karen Cook** (CPA Treasurer & Founding Director, Spice Design), **Alexander Jan** (Chief Economic Advisor, London Property Alliance & EC BID Board Advisor), **Kate Hart** (CEO, EC BID (panel chair)), **Rob McNicol** (Assistant Director Planning Policy and Strategy, City of London Corporation) and **Claire Outram** (CPA Board & Vice President, Asset Management, Brookfield Properties). The event was attended by 160 people.



## Global Cities Seminar: London and New York

25 OCTOBER

The Alliance held a breakfast seminar at the Ham Yard Hotel in Soho. The event explored the findings of October's Global Cities Survey and New York briefing paper (outlined earlier). An expert panel discussed the investment, development and key placemaking projects in London and New York: exploring the cities' shared challenges, opportunities and where we can learn from each other. Following an opening presentation by **Alexander Jan** (Chief

Economic Adviser, LPA) the panel speakers were **Deborah Saunt** (Founding Director, DSDHA and CPA Board member), **Laura Citron** (CEO, London & Partners), **James Cooksey** (Chief Executive, Old Park Lane Management & WPA Board member (discussion chair)), **Michael Philips** (President & Principal, Jamestown) and **Charles Pinchbeck DL** (Director, Capital Markets, JLL & WPA Board member). The event was attended by 130 people.



## The Fleet Street Renaissance

7 NOVEMBER

CPA held a breakfast seminar examining the renaissance of the Fleet Street area. The event explored an estimated £5bn worth of development that is set to be delivered via 18 schemes in the Fleet Street area by 2030. **Alistair Subba Row** (Executive Chairman, Farebrother) provided a market update which was followed by a panel session. Speakers included: **Bradley Baker** (Chief Executive, CO-RE (panel chair)), **Lady Lucy French OBE** (Chief Executive, Fleet Street Quarter BID), **Sophie Higgins** (Partnerships Director, The Office Group – now FORA), **Lee Higson** (Director, Eric Parry Architects) and **Oliver Hunt** (Development Director, Landsec). The event was attended by 88 people.

## London's Knowledge Clusters: From Emerging to Maturing

28 NOVEMBER

CPA and WPA members and stakeholders attended the launch of LPA's Knowledge Clusters: From Emerging to Maturing report. The keynote speaker was **Dr Angela Kukula** (CEO of MedCity & Director of Life Sciences at London & Partners), with the research author **Jack Sallabank** (Founding Director of Future Places Studio) presenting the highlights of the research and a welcome from **Ross Sayers**



(CPA Board member and Head of Development Management, Central London) representing the venue host and one of the project's sponsors, Landsec. The reception was held at The Forge, a landmark net zero office development, located in the SC1 life sciences corridor, and was attended by over 130 people.



## 2024 NextGen Winter Reception

25 JANUARY

100 young property professionals joined the 2024 NextGen Winter Reception at Sheppard Robson's Camden Town HQ. Members and stakeholders across the CPA and WPA NextGen networks met and mingled with industry peers, celebrating a New Year for property and placemaking in central London.



The keynote speech was delivered by **Antonia Jennings** (Chief Executive, Centre for London) and was followed by CPA NextGen Chair **Leila Mortimer Gray** (Associate, Sheppard Robson) and WPA NextGen Chair **Emma Lally** (Principal Consultant, Momentum Transport Consultancy) who explained what the network can look forward to in 2024.



## State of the Market 2024

17 JANUARY

On 17 January, the Alliance held a breakfast seminar at Mishcon de Reya's offices at Africa House looking at the key trends seen in 2023, the economic forecast and what we can expect to see from the office and residential real estate markets over the next 12 months. The panel speakers were **Ilna Patel** (CPA Vice Chair and Director, Real Estate, UK, Nuveen), **Jordan Adair** (Partner, RX London), **Marcus Dixon** (Director of UK Residential Research, JLL), **Alexander Jan** (Chief Economic Advisor, London Property Alliance) and **Heena Gadhavi** (Associate Director, Head of London Offices Research & Insight, Cushman & Wakefield). The event was attended by 125 CPA and WPA members.



## White Collars and Lab Coats: The Workspace London Needs to be a Life Science Superpower

20 FEBRUARY

The Alliance held a breakfast seminar at the iconic Wellcome Collection in Euston to launch London's Knowledge Clusters: From Emerging to Maturing. This research details the emergence of new hubs for science and innovation in the UK capital. Report author **Jack Sallabank** (Founder, Future Places Studio) and **Lisa Webb** (Partner, Gerald Eve & LPA's Camden Working Group – Chair) gave presentations on the key findings from our report and how London can improve as an international life science leader. This was followed by a panel session that included **Faiza Lalji** (Director of Planning & Development, Precis Advisory), CPA Chair **Gareth Roberts** (British Land), **Abi Taylor** (Principal Policy Officer, Economic Strategy & Innovation GLA), **Louise Ward** (Partner, Charles Russell Speechlys, (discussion chair)),

**Peter Ward** (Director of Real Estate Development at Guy's and St Thomas' NHS Foundation Trust, King's College London). The event was attended by 160 people.



## Policy for a Future City

29 FEBRUARY

200 CPA members and stakeholders joined the Policy for a Future City breakfast seminar at The Leadenhall Building to explore the City of London Corporation's most recent policies, the draft City Plan 2040 and Sustainability SPD. **Shravan Joshi MBE** (Chairman, Planning & Transportation Committee, City of London Corporation) gave a keynote speech on the City Corporation's ambitions to create an inclusive and sustainable business destination. This was followed by a presentation from **Rob McNicol** (Assistant Director, Planning

Policy & Strategy, City of London Corporation) who provided an overview of the City Plan 2040. This was followed by a panel discussion featuring **Nikki Dibley** (CPA Board & Senior Development Executive, Helical), **Jonathan Langdon** (Senior Acquisitions Manager (Central London), Whitbread), **Gwyn Richards** (Planning & Development Director, City of London Corporation), **Deborah Saunt** (CPA Board & Founding Director, DSDHA), and **Ross Sayers**, (CPA Board & Head of Development Management (Central London), Landsec (panel chair)).



## RFNFO: Future-proofing national policy to support sustainable development

5 MARCH

130 CPA and WPA members and stakeholders attended a morning seminar exploring the findings of the upcoming LPA report Retrofit First, Not Retrofit Only; Future-proofing national policy to support sustainable development. The report addresses how changes to national policy and regulation can provide a better framework to assess the complex issues raised by the choice between retrofit and redevelopment and deliver sustainable development.



**Liz Peace CBE** (former Chief Executive of the British Property Federation) provided a keynote speech before report authors **Dan Jestico** (Sustainable Design Director, Savills) and **Matt Richards** (Director, Savills) presented on the report's key recommendations. This was followed by a panel session including **David Ainsworth** (CPA Board & Executive Chairman, CO-RE), **Rob Bristow** (Director of Climate, Planning and Transport, London Borough of Lambeth), **Katy Ghahremani** (WPA Board and Partner, Make Architects (panel chair)), **Michael Meadows** (Head of Planning and Public Affairs, British Land), and **Alexander Morris** (Development Director, BentallGreenOak).



## Opportunity London VIP Lunch

12 MARCH

LPA organised the Opportunity London VIP lunch at the Majestic Hotel, MIPIM Cannes. It was attended by 40 senior stakeholders, including **Chris Hayward** (Policy Chairman, City of London Corporation), **Shravan Joshi MBE** (Planning & Transportation Chairman, City of London Corporation), **Bhakti Depala** (Assistant Director, City of London Corporation), as well as **Jules Pipe** (Deputy Mayor for Planning, Regeneration & Skills) and **Lucinda Turner** (Interim Assistant Director, Planning, GLA). Guests heard speeches from **Jace Tyrell** (CEO, Opportunity London), **Chris Fair** (CEO and President, Resonance) and **Laura Citron** (CEO, London & Partners). The lunch was sponsored by Primera.

## 5.I. Supporting events

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

### LREF 2023 27-28 AUGUST

LPA was a partner of the London Real Estate Forum (LREF) which took place from 27 – 28 September at the Barbican Centre in the City of London. **Alexander Jan** (Chief Economic Advisor, London Property Alliance) spoke on the positive outlook for London at the State of the Market debate, quoting the LPA's Global City Survey while urging Government to drive for long term policy solutions and invest in infrastructure projects. **Rosie Day** (then CPA Director) chaired a panel discussion featuring **Shravan Joshi MBE** (Chairman of the Planning and Transportation Committee, City of London Corporation) on 'Infrastructure and Partnership'.



### Movers & Shakers breakfast seminar on the future of the City, Midtown and the West End

19 SEPTEMBER

LPA was a partner of a Movers & Shakers breakfast seminar on the future of the City, Midtown and the West End. The panels discussed the City of London Corporation's Destination City programme and the need for the Government to be more supportive

and recognise London as a UK asset. Panellists included **David Ainsworth** (Executive Chairman, CO-RE London and CPA Board) and **Gwyn Richards** (Planning and Development Director, City of London Corporation).

### Better Buildings Partnership members' event

27 SEPTEMBER

CPA Chief Executive **Charles Begley** took part in a panel discussion at the BBP (Better Buildings Partnership) members' event at Grosvenor's London headquarters, as part of his role as the Deputy Chair of the Skills for a Sustainable Skyline Taskforce. The Taskforce is led by the City of London Corporation

and aims to identify and bridge the skills gap. The theme for the event was 'the future of sustainability – skills, knowledge and purpose' and Charles discussed the new skills and knowledge needed in the sector.

### Bisnow Women Leading Real Estate

18 OCTOBER

LPA partnered with BISNOW for their Women Leading Real Estate event celebrating the women spearheading change in the industry. The Alliance had an interactive pop-up stand asking for attendees' opinions on how to encourage more women to pursue careers in Real Estate. The stand was used to promote the Alliance's Diversifying Real Estate guidebook, which had been commissioned by CPA and WPA's NextGen committees.



### Skills for a Sustainable City Skyline breakfast seminar

11 DECEMBER

CPA partnered with the City of London Corporation for its Skills for a Sustainable Skyline Taskforce breakfast seminar. The event explored the taskforce's recent Skyline Skills Recommendations report and the efforts it is taking to bridge the green skills gap as central London's property industry strives to meet its net zero goals.





Taskforce Chair **Keith Bottomley** (Deputy Policy Chairman, City of London Corporation) gave an update on the progress of the group before an expert panel chaired by CPA Chief Executive and Taskforce Deputy Chair **Charles Begley** discussed the challenges, opportunities and next steps to upskilling and driving diversity around green skills in central London's built environment.





# Appendix: 2024 Business Priorities

This is an update on CPA's business planning priorities for the first year of Ross Sayers' (Landsec – Head of Development Management) tenure as Chair. The priorities have been set to coincide with the Annual General Meeting in April 2024.

Key themes			
<p><b>A Place to Work and Thrive</b></p> 	<p><b>A Place to Play and Relax</b></p> 	<p><b>A Place for the Future</b></p> 	<p><b>A Place founded on Fairness and Equity</b></p> 
Objectives			
<p>Support the City's economic resilience and its role as a global destination for business and investment, underpinned by world-class workspaces.</p>	<p>Champion the City of London Corporation's Destination City vision, highlighting the importance of public realm improvements and strong cultural, retail and leisure offer.</p>	<p>Continue to promote best practice environmental sustainability, working with the City Corporation on policies to deliver a Net Zero City.</p>	<p>Advocate for social sustainability, including diversity in the industry and the social value of development.</p>

# Appendix: 2024 Business Plan

Deliverables: CPA			
IN 2024/5 WE WILL			
<p>Advance <b>research into existing building stock and changing occupier demands</b> to support local plan-making, and any changing uses we believe are required to fulfil the economic objectives of <b>Destination City</b>.</p> <p>Engage with the details of the City Corporation's <b>Reg 19 City Plan consultation</b>. The draft strategy is expected to include new policies on workspaces to reflect post-pandemic changes in demand.</p> <p>Continue positive <b>engagement activities with City of London Corporation's senior council officers and elected members</b> about the future of policy and the business environment through our usual programme of meetings and events, as well as other forums and platforms, such as roundtable discussions.</p> <p>Deepen relationships with officials at the City Corporation and increase engagement with Planning and Transportation Committee members to <b>help address sensitivities around development</b>. Promote the positive role the property sector can take in the recovery, including how S106/CIL has helped to transform the City.</p> <p>Continue to work with members, the City of London Corporation and other partners to promote the unique strengths of the Square Mile and support its economic growth and long-term resilience, including <b>the Destination City campaign</b>.</p> <p>Work with the City Corporation, local BIDs and other partners to <b>promote the City's world class business eco-system</b> and its position as a pre-eminent hub for financial and professional services and tech.</p>	<p>Utilising the findings of CPA's <b>Visualising Destination City</b> paper, call for a <b>bolder ambition and acceleration of major public realm projects</b> (such as pedestrianisation schemes), whilst encouraging the City Corporation to swiftly <b>allocate CIL funding</b> for funding local infrastructure and the cultural facilities.</p> <p>Call for planning policy changes to help create greater and more vibrant <b>retail and leisure uses</b> at the ground floor level.</p> <p>Embed engagement with the City Corporation's <b>transport and public realm teams</b>, providing guidance on their programmes and helping to ensure project delivery builds on the positive changes so far and remains strategic.</p> <p>Support the City Corporation in <b>managing and coordinating BID activity</b> to avoid duplication and ensure implementation reflects wider Destination City goals.</p> <p>Continue to champion the role of the <b>One City</b> digital platforms (a concept that originated with the CPA and is delivered by NLA) to promote the Square Mile's cultural, retail and leisure offer to the younger generation of City workers.</p>	<p>Continue to support the Corporation's <b>Climate Action Strategy</b> and commitment to achieve Net Zero Carbon by 2040.</p> <p>Sustainability will be explored further in 2024 through CPA's programme of events (including a breakfast seminar on the <b>Circular Economy and the City</b>) and stakeholder engagement (<b>roundtable with Historic England</b>).</p> <p>Ensure the CPA continues to play an integral role on the City of London Corporation's <b>Skills for a Sustainable Skyline taskforce</b>, helping to plug an industry skills gap and drive the City's green economy.</p> <p>Campaign for money generated by <b>carbon offsetting</b> to be spent supporting the decarbonising the built environment and wider net zero ambitions.</p> <p>Advocate for a <b>cleaner, greener City of London</b> for future generations to enjoy.</p> <p>Collaborate with <b>the City's BIDs</b> to help meet some of the industry's biggest challenges, including sustainability and 'good growth.'</p>	<p>Re-focus the remit of CPA's <b>Placemaking &amp; Sustainability Committee to explore social sustainability</b> in the City of London, including the community benefits of development, maximising social value/impact, and how this is communicated to policymakers and stakeholders.</p> <p>Engage with Board members and the wider CPA membership on <b>opportunities for young residents living in the vicinity of the Square Mile</b> linked to our member's activities, such as work experience and placements.</p> <p>Establish a new <b>charity partner</b> for the association, utilising our network for fundraising and member engagement, as well as our long-standing support for <b>LandAid</b>, the property industry charity which works to end youth homelessness.</p> <p>Continue to support <b>CPA NextGen's</b> bespoke programme of events, research and engagement for the next generation of industry leaders. This will include new research on <b>AI and the Built Environment</b>.</p>

## Deliverables: London Property Alliance (CPA + WPA)

### IN 2024/5 WE WILL

Publish an update to **Good Growth for Central London** (commissioned from Arup) to set out the various economic growth scenarios for central London, and what this means for jobs, GVA, office floorspace, housing delivery and tax income for public services. Use this data to engage with local, regional and national policymakers to call for more supportive frameworks and environments for planning and investment (for example, in roundtables and **election manifestos**).

Continue to publish London Property Alliance's quarterly **Global Cities Survey** in a bi-annual format – comparing London's appeal and success as an international hub for business and investment alongside that of global rivals and draw out areas of competitive advantage.

Commission **research on the role of 'London as an HQ City'** (from Centre for London), exploring what has changed since the last report in 2019, and what is needed to attract, grow and retain global businesses in the capital.

Engage with **national political parties** (focused around the autumn political party conference) and **politicians** (via APPGs and meetings) on our key campaigns and issues, including the reform of business rates and a 'retrofit first, not retrofit only' approach to 20th century buildings. Use the London Property Alliance's wider platform to deepen links with central London's political body Central London Forward (comprised of 12 central London local authorities).

**Engage with GLA and other bodies** on relevant policy and guidance impacting the built environment sector.

Attend **major industry conferences**, including MIPIM, UKREiiF and LREF (taking place at the Guildhall), in partnership or in collaboration with public sector bodies to promote central London's property industry and key campaigns. At MIPIM, the Alliance's programme will include co-hosting the Opportunity London lunch (with NLA).

Engage with the next Mayor of London's **review of the London Plan and Transport Strategy**, calling for planning and transport policies that enable the delivery of the City Corporation's Destination City vision.

Engage with partners and policymakers on **innovative investment models** (such as TIF) to fund infrastructure and other interventions needed for central London's growth, including public realm masterplans.

Continue to share intelligence and best practice among members and policymakers to help accelerate the drive to a truly sustainable city. This will include building upon the findings of London Property Alliance's Retrofit First, Not Retrofit Only research, including stakeholder roundtables with City Corporation policymakers.

Publish thought leadership, including a series of sustainability and planning white papers.

Publish research on the role of central London and UK city centres in low carbon living, with metrics such as CO2 emissions for economic output, green space, building energy efficiency and low carbon transport. The paper will explore how sustainable approaches to planning and development can further support our cities' contribution to a Net Zero Carbon future.

Continue the work of LPA's **Diversity, Equity & Inclusion committee** in promoting a more diverse and equitable property industry across central London, and a more inclusive built environment. This will include bespoke events and research on **social value/impact** and the built environment.

Publish a compendium of the **Diversifying Real Estate** guidebooks (under London Property Alliance) which have covered **Gender, Race, Sexuality, Disability, Social Mobility** and Faith (due in Q1 2024), and promote the findings of this series to the membership and London's wider property industry through events and engagement.

## Our engagement

### ADVOCACY

Working Working with City of London Corporation, the GLA, national politicians, Parliamentary and Mayoral candidates and wider stakeholders to ensure that the City of London remains an attractive place to invest, build, work and visit.

On behalf of our members, we will provide detailed responses to policy consultations and regularly engage with key officers and politicians at the City Corporation to enhance the area's built environment.

### EVENTS

Providing a range of insight seminars and showcase receptions, that bring together our 180+ member companies to hear directly from industry makers and policymakers, share best practice and forge new business partnerships.

### THOUGHT LEADERSHIP

Commissioning and supporting new research to help with our representations to policymakers at local and national governments on key campaigns.

Give members the opportunity to promote and engage with genuine thought leadership within the industry, ensuring we are leading on key conversations.

Communications and PR activity to support and raise the profile of CPA and London Property Alliance's brand, key campaigns and messaging.

