

Annual Report

2024/25



CPA
City Property Association

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01 CHAIR'S FOREWORD

Ross Sayers

CPA CHAIR & HEAD OF
DEVELOPMENT MANAGEMENT
LANDSEC

It's been an eventful year since my appointment in 2024, with the election of a new Government bringing with it a commitment to economic growth and welcome recognition of the City's critical role in driving national prosperity.

The City of London Corporation has held its own elections and, later this month, Shравan Joshi MBE's replacement as Chairman of the Planning & Transportation Committee will also be announced, marking the end of Shравan's fixed three-year tenure in the post.

It is a period which has also borne witness to a dramatic increase in the number of daily workers in the Square Mile, which has grown by over 25% to 678,000 when compared with pre-pandemic figures. The draft City Plan is reaching its final stages before anticipated adoption later in the year, setting out an ambitious vision for the future underpinned by the delivery of at least 1.2m sqm of new office space by 2040. At the public inquiry last month, I made the case on behalf of CPA members that this should very much be a minimum target, given the resurgent confidence in the City as a global business and leisure destination.

And that brings us neatly on to Destination City, which is evolving into a tangible growth strategy to deliver a seven-day-a-week Square Mile that is a global magnet for businesses, visitors and workers alike.

During my first year as Chair, the CPA has played a prominent role in the development of these workstreams, contributing our time and expertise

to help shape emerging policy. We will continue our work over the next year, including seeking to address some of the underlying challenges which risk holding back progress.

Despite a healthy planning pipeline in the Square Mile, the increased cost of finance and a challenging economic environment in which build costs have soared are making it harder to bring forward development. Our recent white paper, Supporting the City's Economic Growth and Development Pipeline, sets out four practical areas where the industry and the City Corporation can work together to address this.

More broadly, our wider programme of research, engagement and events will continue to support the evolution of the City of London not only as a destination to work and thrive, but as a sustainable place for the future where people want to play and relax.

As I enter my second year as Chair, I look forward to continuing this important work – championing the City as a thriving global destination.

Thank you to all of our members and partners for your continued support of the CPA.

02

City Property Association 2024 to 2025 highlights

The CPA delivers a range of insight-sharing seminars and showcase receptions throughout the year, bringing together our **150+ member companies** to hear directly from industry leaders and policy makers, share best practice and forge new business partnerships.

We share planning and market intelligence through our exclusive updates to members, commission and sponsor research, and provide a platform for innovation and thought leadership. Below you will find a snapshot of our activity over the last year. You can view a full list of the range and breadth of our work during 2024/25 in the appendix.

3,314

Event members and guests hosted



Members gathered for our CPA Annual Lunch 2024

7

Workshops/roundtables



Panel discussion at the City of London Market Update seminar

13

Policy submissions and letters



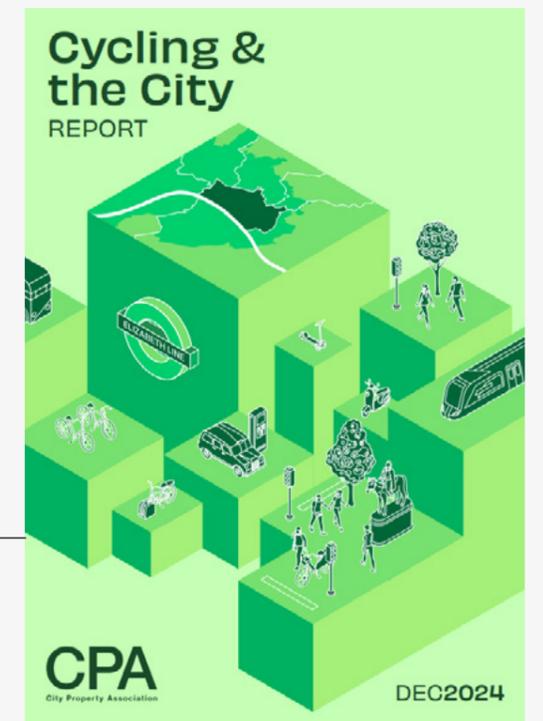
Members gathered for our CPA Annual Dinner 2024

21

Events

11

Reports and white papers



Front cover of our Cycling & the City report

03

Reporting back on business priorities

OUR HIGHLIGHTS

Over the course of the year, CPA activity and engagement has been underpinned by four themes and objectives that were set by CPA Chair Ross Sayers and agreed by the CPA Board in May 2024. This year was one of our busiest ever, and although we can't list everything, here are some of our highlights..



The City of London's future skyline

THEME

A Place to Work & Thrive

OBJECTIVE

Support the City's economic resilience and its role as a global destination for business and investment, underpinned by world-class workspaces.

Published three editions of the Global Cities Survey, benchmarking London's economic performance against the major international cities of Paris, Berlin, Hong Kong & New York and highlighting the City of London's low vacancy rate for best-in-class office space.

CPA has advocated for changes to the 4 C's - CIL phasing, cycle parking provision, cultural uses and construction - support the long term viability of development in the City of London through a series of reports, engagement with policy makers and seminars. As a result, CPA has secured support from the City Corporation and TfL to take forward some of our recommendations.



Panel discussion at the Global Cities Reviewed: London and Paris seminar



Front cover of our Supporting the City's economic growth and development pipeline report

THEME

A Place to Play & Relax

OBJECTIVE

Champion the City of London Corporation's Destination City vision, highlighting the importance of public realm improvements and a strong cultural, retail and leisure offer.

CPA continued to support the One City platform which was set up in partnership with the City Corporation. The platform remains key to driving footfall in the City of London's leisure and cultural attractions.

CPA has continued to champion the Destination City vision as key to the City of London's success as a global hub for business and leisure, promoting improvements and investment in the public realm and the built environment as key throughout our policy work and engagement, including a series of workshops and roundtables.

ONE CITY REACH 2024/25

INSTAGRAM → **150k** followers

WEBSITE → **7k** hits p/month

NEWSLETTER → **3.5k** subscribers

TIKTOK → **19.5k** followers

THE CITY OF LONDON AT A GLANCE



Generates **£109bn** in GVA annually.



Provides employment for one in every **48 workers** in Britain.



Has **the lowest carbon emissions** per job (0.3 tCO2e) of any local authority, with the England and Wales average standing at 2.5 tCO2e per job



The Elizabeth line has brought an **extra 1.5 million people** within a 45-minute commute of the Square Mile.

03

Reporting back on business priorities

OUR HIGHLIGHTS

THEME

A Place for the Future

OBJECTIVE

Continue to promote best practice environmental sustainability, working with the City Corporation on policies to deliver a Net Zero City.

Throughout 2024/25 we have supported the industry's net zero transition, providing platforms at our seminars to share best practice and learnings, as well as workshops to help inform policy such as the City Corporation's Carbon Options Guidance, Planning for Sustainability SPD and Historic Buildings Retrofit Toolkit.

Notably, working in partnership with the City Corporation, we launched the Skills for a Sustainable Skyline Taskforce Skills Hub to improve access to green skills.



Panel discussion at the Circular Economy and the City seminar featuring Kerstin Kane (Principal Planning Officer (Sustainability), City of London Corporation)



Skyline Skills Hub Reception attended by Howard Dawber (Deputy Mayor of London for Business and Skills), Keith Bottomley (Deputy Chairman of the Policy and Resources Committee, City of London Corporation) and Charles Begley (Chief Executive, CPA)

THEME

A Place Founded on Fairness & Equity

OBJECTIVE

Advocate for social sustainability, including diversity in the industry and the social value of development.



Panel discussion at the Workplace & Workspace: The role of the office in London's success seminar, chaired by the Co-chair of the D,E & I committee Inna Patel (Director, Real Estate, UK, Nuveen)



CPA Chair Ross Sayers (Head of Development Management, Landsec) speaking at the Social value in the Built Environment seminar

Our CPA NextGen Committee and London Property Alliance Diversity, Equity and Inclusion Committee, co-led by CPA and Nuveen's Inna Patel led on our work in this area through the development of our diversity guides, workshops and seminars.

CITY OF LONDON OFFICE MARKET AT A GLANCE



34% of the under-construction pipeline in the City of London is pre-let or under-offer.



Office take up in the City was up **9.5%** midway through this financial year.



The speculative development pipeline stands at over **3.5m sq ft** in the City of London.



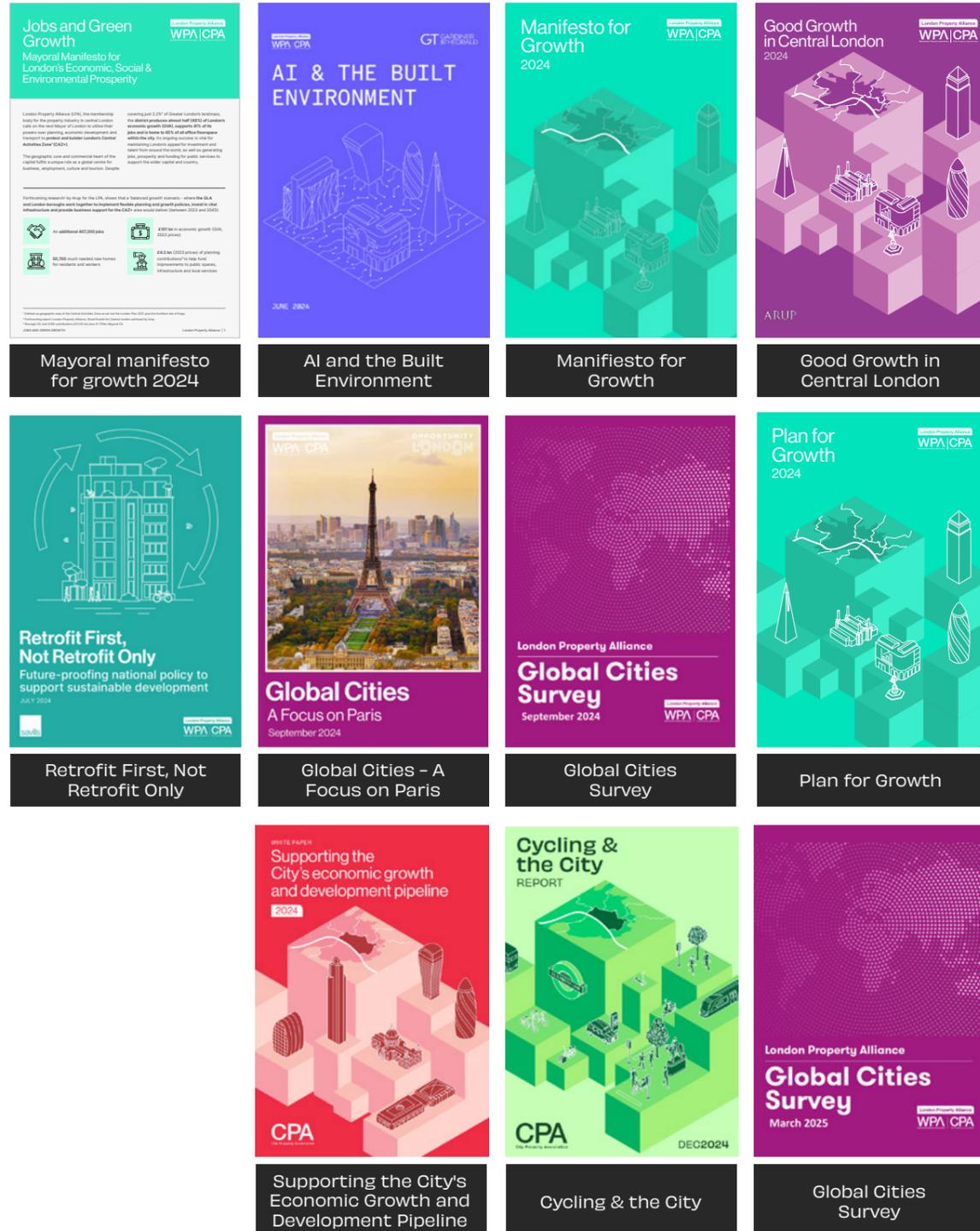
Approved the joint **tallest skyscraper in London**, 1 Undershaft this year.

04

Our policy & advocacy work

Our City Property Association and London Property Alliance research and white papers have advocated for London's real estate sector, championing the importance of development viability, as well as London, and the Square Mile as a global destination for business and leisure crucial to the Government's aim to drive economic growth.

OUR RESEARCH

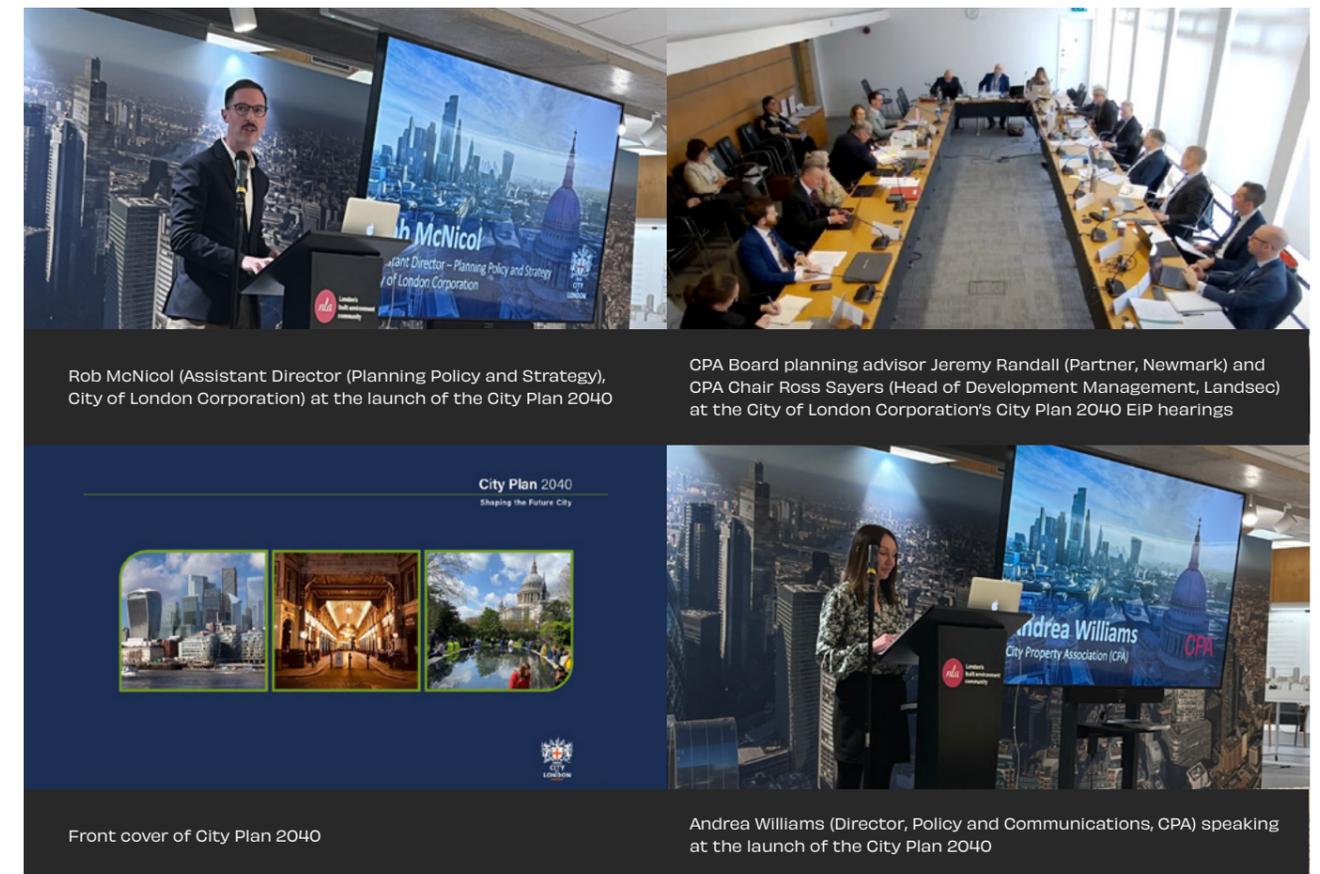


OUR POLICY WORK

A new government and Sir Sadiq Khan's third term shaped the City Property Association's policy work in 2024/25

2024/25 saw a new government in power and Sir Sadiq Khan re-elected for a third and final term as Mayor. This, combined with the City of London Corporation's publication of its draft City Plan 2040 shaped City Property Association and London Property Alliance's policy work over the year with 13 policy submissions and comprehensive engagement with both members and stakeholders.

CITY PLAN 2040



Rob McNicol (Assistant Director (Planning Policy and Strategy), City of London Corporation) at the launch of the City Plan 2040

CPA Board planning advisor Jeremy Randall (Partner, Newmark) and CPA Chair Ross Sayers (Head of Development Management, Landsec) at the City of London Corporation's City Plan 2040 EIP hearings

Front cover of City Plan 2040

Andrea Williams (Director, Policy and Communications, CPA) speaking at the launch of the City Plan 2040

POLITICAL ENGAGEMENT

Engagement with policy makers and politicians at all tiers of government underpinned our research and policy work and took place through roundtables, workshops, meetings and our popular programme of seminars and receptions.



CPA and City of London Corporation leadership at the CPA Annual Dinner 2024. From L to R: Gwyn Richards (Planning and Development Director, City of London Corporation), Ian Thomas CBE (Town Clerk & Chief Executive, City of London Corporation), Katie Stewart (Executive Director for Environment, City of London Corporation), Shravan Joshi MBE (Planning and Transportation Committee Chairman, City of London Corporation), CPA Chair Ross Sayers (Head of Development Management, Landsec), CPA Treasurer Karen Cook (Co-founder, SPICE Design), Chris Hayward (Policy Chairman, City of London Corporation) and Charles Begley (Chief Executive, CPA)



Charles Begley (Chief Executive, CPA) receiving the Freedom of the City of London



Mayor of London, Sir Sadiq Khan, speaking at our Opportunity London MIPIM investment lunch



Chris Hayward (Policy Chairman, City of London Corporation) speaking at our CPA Annual Dinner 2024



Shravan Joshi MBE (Planning and Transportation Committee Chairman, City of London Corporation) speaking at our City of London market update seminar

05

NextGen highlights

Our CPA NextGen is a forum for those within the first 10 years of their career and is steered by an engaged group of 13 young professionals from across the Association's membership. The initiative provides younger CPA members access to a unique programme of events, research and networking opportunities, giving the next generation of industry leaders the chance to develop their careers and professional networks.

This programme is supported by our NextGen champion, Gardiner & Theobald. Over the last year the CPA NextGen Committee has curated an exceptional and engaging programme for the growing number of CPA NextGenners among our membership.

9 events / **850** members

Delivered 9 NextGen-led events attended by over 850 members and stakeholders.



Attendees at our NextGen Summer Reception



Attendees at our NextGen City Walking Tour

380

Grew the CPA NextGen membership to over 380 young property professionals.

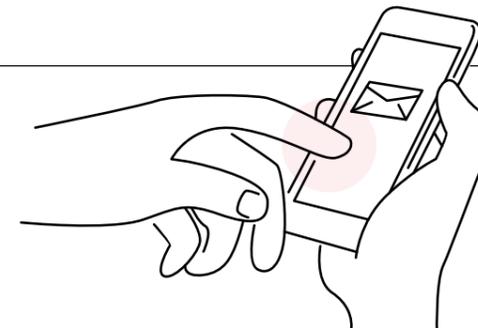


Published 2 blogs on bringing the next generation to the City and how to succeed at networking.

Published research exploring AI and the built environment.



Front cover of our AI & the Built Environment report



NewGen Quick Connect session

98 attendees



Attendees at our NewGen Quick Connect Session

Partnered with BCO NextGen to deliver our first NewGen Quick Connect session which included two guided workshops, a speed mentoring session featuring 30 mentors and a hands on guided networking masterclass.

Produced a quarterly NextGen newsletter sent to over 550 members.

06

London Property Alliance / Joint Work

Over the last year we represented the interests of our members at a London and national level through our London Property Alliance (LPA) brand, which brings together the CPA and its sister organisation, Westminster Property Association (WPA).

Our LPA programme has involved forging new partnerships, publishing research and hosting and participating in conferences and events where we have been making the case for central London's built environment sector.



LPA Paris study trip delegation at Europe's largest start-up incubator, Station F, including Shравan Joshi MBE (Planning and Transportation Committee Chairman, City of London Corporation) and Katie Stewart (Executive Director for Environment, City of London Corporation)



Cllr Danny Adilypour (Deputy Leader and Cabinet Member for Housing, Investment and New Homes, London Borough of Lambeth) speaking at our Lambeth in focus event



Our UKREIIF speakers and supporters, including Shравan Joshi MBE (Planning and Transportation Committee Chairman, City of London Corporation), Melissa Román Burch (Chief Operating Officer, New York City Economic Development Corporation) and Dr Wei Yang (Cofounder and CEO, Digital Task Force for Planning)



Mark Allan (Chief Executive Officer, Landsec) speaking at our Opportunity London MIPIM investment lunch



Panel discussion featuring Rob Bristow (Director - Climate, Planning and Transport, London Borough of Lambeth) at our Retrofit First Not Retrofit Only: Future-proofing national policy to support sustainable development seminar



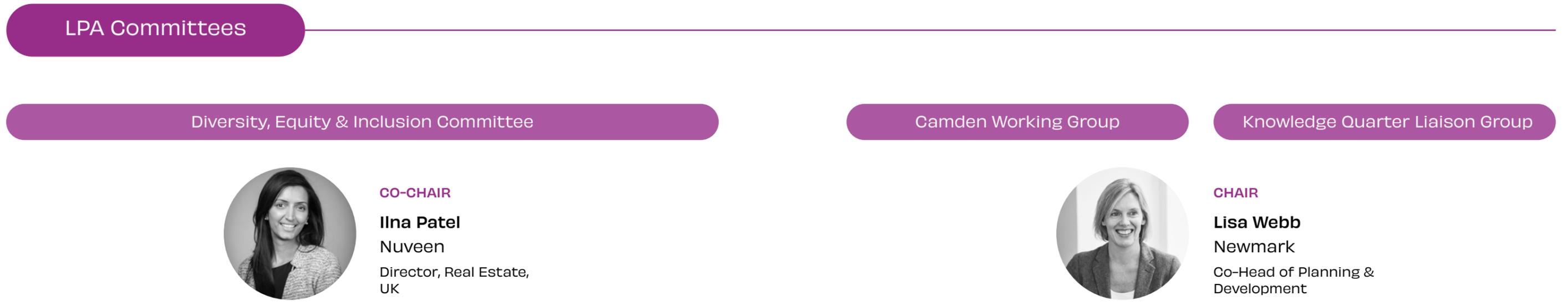
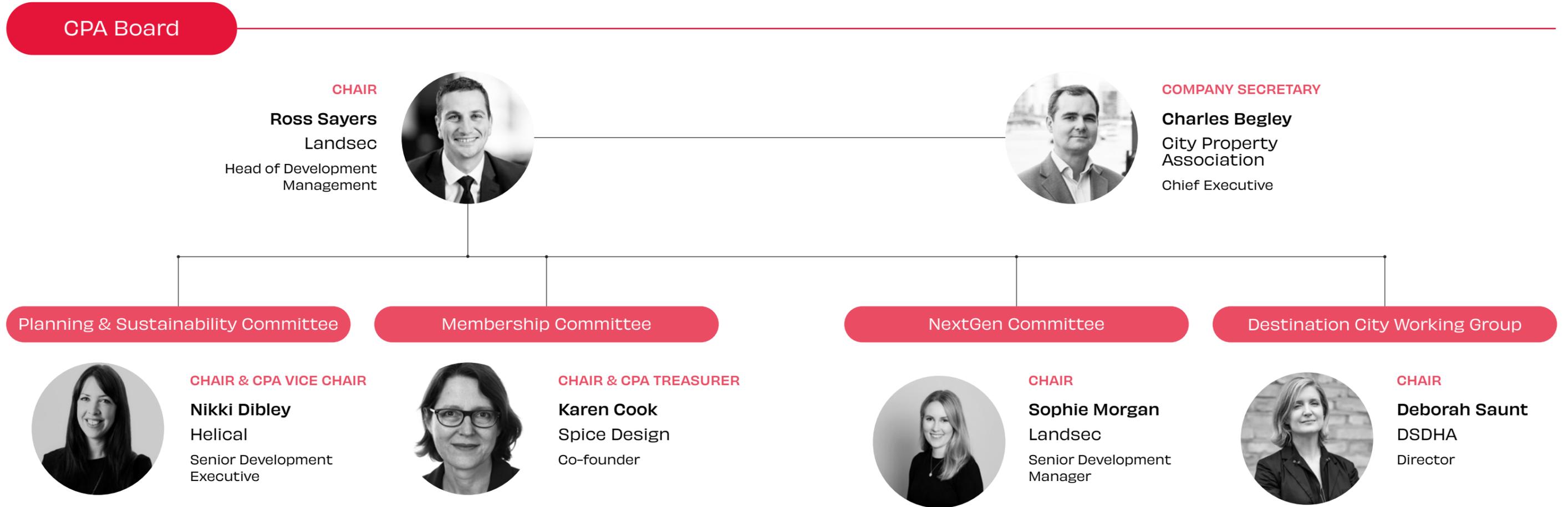
Panel discussion featuring Neil Kirby (Assistant Director Sustainable Growth, London Borough of Southwark) at our Southwark in focus seminar

Planning Alliance

In 2024 the London Property Alliance joined the Board of a public-private partnership comprising representatives from the Ministry of Housing, Communities and Local Government (MHCLG), Planning Officers' Society (POS), Planning Advisory Service (PAS) and other trade bodies to drive improvements to the planning service across the country.



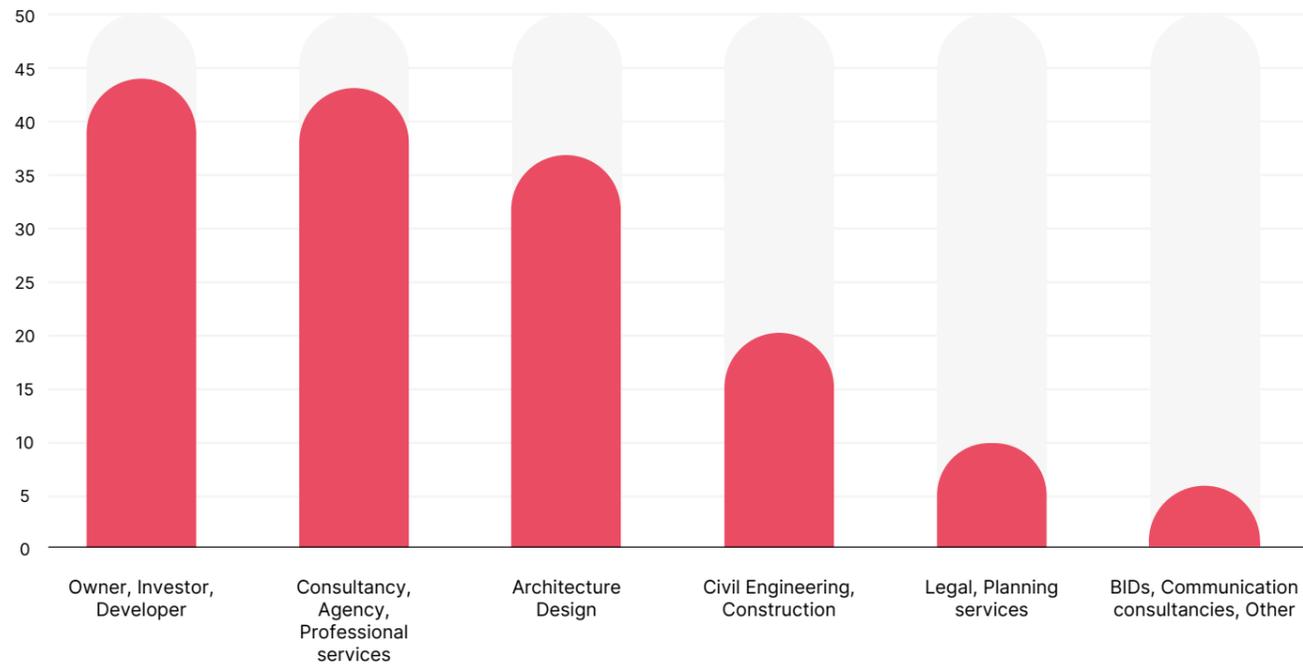
**Leadership team
2025 Committee structure**



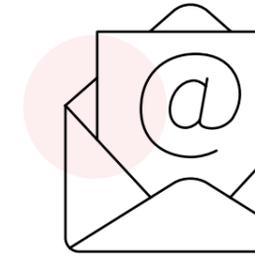
CPA membership in focus

MEMBERSHIP BREAKDOWN BY COMPANY SECTOR

Our 150+ corporate members comprise of the leading owners, investors, professional advisors and developers of property in the City of London. This chart shows the makeup of the Association's membership from owners, investors and developers to architects and designers to BIDS and lawyers.



Our member engagement in review



51

Episodes of insight and planning and development intelligence

3,314

Event guests hosted



Members networking at our Global Cities Reviewed: London and Paris event



Alexander Jan (Chief Economic Advisor, London Property Alliance) speaking at our Global Cities Reviewed: London and Paris event

21

Events

13

Events hosted by member companies

BUSINESS PRIORITIES

2025/26 CPA Business Priorities

CPA's business priorities for the second year of Ross Sayers' (Head of Development Management, Landsec) Chairmanship of the Association.



A Place to Work and Thrive

OBJECTIVE

Support the City of London's economic growth and its role as a global destination for business and investment, underpinned by world-class workspaces.

KEY FOCUS AREAS

Champion the role of the office and the development industry in driving the City of London's economic growth, building on our Good Growth in Central London data.

Through our programme of meetings and events, as well as other forums and platforms, advocate for policy that will support development viability and help the City Corporation meet its target of 1.2m sqm of new office floorspace by 2040.

Collaborate with conservation and heritage groups to support the delivery of high quality, sustainable office space that will attract global businesses and high skilled jobs to the Square Mile.

KEY FOCUS AREAS (WPA+CPA)

Continue to publish LPA's bi-annual Global Cities Survey – 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.

Deliver research on the role of 'London as a 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 political party conference season) and politicians (via APPGs and meetings) on our key campaigns and issues. Work with the Planning Alliance to advocate for more capacity and resource for the planning system and use the LPA's wider platform to deepen links with the GLA and central London's political body Central London Forward (comprised of 12 central London local authorities).

Attend major industry conferences, including MIPIM, UKREiIF and LREF (taking place again 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.



A Place to Play and Relax

OBJECTIVE

Champion the City of London Corporation's Destination City vision, highlighting the importance of public realm improvements and a strong cultural, retail and leisure offer.

KEY FOCUS AREAS

Work with the City Corporation and City of London BIDs to deliver ambitious major public realm projects quicker in line with Destination City (such as pedestrianisation schemes), whilst continuing to encourage the City Corporation to swiftly allocate CIL funding for local infrastructure and cultural facilities.

Advocate for flexible planning policy changes to help create more vibrant retail and leisure uses where it can be accommodated at ground floor level.

Continue to champion the role of the One City 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.

KEY FOCUS AREAS (WPA+CPA)

Engage with the GLA on its anticipated consultation of updates to its London Plan to help ensure policy creates the right conditions to enable the sector to deliver 1.2m sqm in office floorspace in the Square Mile by 2040 and support the delivery of the City Corporation's Destination City vision.

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



A Place for the Future

OBJECTIVE

Continue to promote best practice environmental sustainability, working with the City Corporation on policies to deliver a Net Zero City.

KEY FOCUS AREAS

Continue to support the City Corporation's Climate Action Strategy and its commitment to achieve Net Zero Carbon by 2040.

Collaborate with the industry and the public sector to improve the use of circular economy principles in the Square Mile.

Advocate for money generated by carbon offsetting to be spent supporting the decarbonisation of the built environment and wider net zero ambitions.

KEY FOCUS AREAS (WPA+CPA)

Continue to share intelligence and best practice among members and policy makers to help accelerate the drive to a truly sustainable and inclusive city. This will include building upon the findings of LPA's Retrofit First, Not Retrofit Only and Good Growth in Central London research.

Respond to emerging regional and national policy on sustainability such as MEES, EPC reform and carbon.



A Place Founded in Fairness

OBJECTIVE Advocate for social sustainability, including diversity in the industry and the social value of development.

KEY FOCUS AREAS Help to deliver a more inclusive City of London through the work of our London Property Alliance Diversity, Equity and Inclusion Committee and their work on measuring social value in development.

Establish a new charity partner for the Association, utilising our network for fundraising and member engagement, as well as our long-standing support for LandAid, the property industry charity which works to end youth homelessness.

Continue to support CPA NextGen's bespoke programme of events, research and engagement for the next generation of industry leaders.

KEY FOCUS AREAS (WPA+CPA) 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.

Share best practice through a compendium of the Diversifying Real Estate guidebooks to promote the findings of this series to the membership and London's wider property industry.

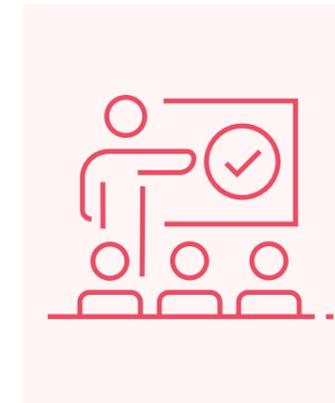
Our Engagement



Advocacy

Work with the City of London Corporation, 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

Provide a range of insight seminars and showcase receptions, that bring together our 150+ member companies to hear directly from industry leaders and policy makers, share best practice and forge new business partnerships.



Thought leadership

Commissioning and supporting new research and insights to help with our representations to policy makers 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 LPA's brand, key campaigns and messaging.

Appendix

Events

AGM evening reception	CPA	30/04/2024
Annual Lunch	CPA	16/05/2024
UKREiif drinks reception	LPA	22/05/2024
AI research launch	LPA	29/05/2024
Circular economy and the City	CPA	06/06/2024
NextGen City walking tour	CPA	19/06/2024
Good Growth in Central London	LPA	09/07/2024
NextGen summer reception	LPA	17/07/2024
Southwark in focus	LPA	24/07/2024
Old Street Campus walking tour	LPA	28/08/2024
Workplace & Workspace: The role of the office in London's economy and company success	LPA	05/09/2024

Global Cities Reviewed: London and Paris	LPA	17/09/2024
Annual Dinner	CPA	10/10/2024
CPA autumn reception	CPA	24/10/2024
NewGen quick connect session	LPA	21/11/2024
Growth, towers and the Square Mile	CPA	03/12/2024
City market update	CPA	20/01/2025
NextGen winter reception	LPA	12/02/2025
Lambeth in focus: Investment and development	LPA	04/03/2025
The carbon view: What do occupiers want?	CPA	25/03/2025
Exclusive report preview: Social value in the built environment	LPA	02/04/2025

Appendix

Policy submissions

Accelerated Planning System consultation	LPA	01/05/2024
Planning for Sustainability Draft SPD	CPA	17/05/2024
City Plan 2040	CPA	17/06/2024
Open letter to the Court of Common Council calling for Bank Junction traffic restrictions to remain in place	CPA	18/06/2024
2024 General Election: Key policy asks	LPA	05/07/2024
Representations to the Autumn Budget	LPA	06/09/2024
NPPF and other changes to the planning system consultation	LPA	24/09/2024

Response to MHCLG's Demolition and Retrofit Research Survey	LPA	29/10/2024
Representations to the Spring Forecast 2025	LPA	09/02/2025
Response to the Planning Reform Working Paper: Planning committees	LPA	13/02/2025
Support and recommendations for the UK Net Zero Carbon Building Standard	LPA	14/02/2025
Representations to the Energy Performance of Buildings regime	LPA	26/02/2025
City of London City Plan 2040 Examination – Matters, Issues & Questions	CPA	06/03/2025

Appendix

Reports

Mayoral manifesto for growth 2024	LPA	09/05/2024
AI and the Built Environment	CPA	24/05/2024
Manifesto for Growth	CPA	12/06/2024
Good Growth in Central London	CPA	18/06/2024
Retrofit First Not Retrofit Only	LPA	05/07/2024
Global Cities - A Focus on Paris	LPA	10/09/2024
Global Cities Survey (September 2024)	LPA	26/09/2024
Plan for Growth	LPA	17/02/2025
Supporting the City's economic growth and development pipeline	LPA	18/02/2025
Cycling & the City	LPA	18/02/2025
Global Cities Survey (March 2025)	LPA	18/03/2025

Roundtables and workshops

Retrofit First Not Retrofit Only: Future-proofing national policy to support sustainable development	LPA	05/06/2024
Sustainability SPD & Tall Buildings Workshop	CPA	05/06/2024
Building a Net Zero economy: How can a Labour Government empower Britain's cities to drive green growth	LPA	24/09/2024
Delivering Destination City	CPA	17/12/2024
Cycling & the City	CPA	25/02/2025
City Plan 2040 EiP workshop	CPA	27/02/2025
Carbon Options Guidance	CPA	06/03/2025

Appendix

Membership list

The City Property Association consists of 158 member companies from across the built environment. You can see a full list of our members below, as of the 16 April 2025.

1. AECOM
2. Almacantar
3. Apt Works
4. Arcadis UK
5. Arney Fender Katsalidis
6. Arup
7. Ashurst
8. Aukett Swanke
9. Avison Young
10. Aviva Investors
11. AXA Real Estate IM
12. Axiom Architects
13. BDP
14. Bennetts Associates
15. British Land
16. Brockton Everlast Management
17. Brookfield Properties
18. Buro Happold
19. C C Land
20. Caneparo Associates
21. Capital Real Estate Partners
22. Castleforge
23. Cavendish Consulting
24. CBRE
25. Central District Alliance
26. ChapmanBDSP
27. Cheapside Business Alliance
28. City Developments
29. Cityscape Digital
30. CMS
31. Colliers
32. Colville Estate Properties
33. Concord London
34. CO-RE
35. Core Five Consulting
36. Cundall Johnson & Partners
37. Cushman & Wakefield
38. Daniel Watney
39. Derwent London
40. DMFK Architects
41. Dominus
42. DP9
43. DSDHA
44. EC BID
45. EPR Architects
46. Eric Parry Architects
47. Evans Randall Advisors
48. Exigere Project Services
49. Farebrother
50. Fleet Street Quarter BID
51. Fletcher Priest Architect
52. Forsters
53. Foster and Partners
54. FTI Consulting

Appendix

55. Gardiner & Theobald	73. Jackson Coles	91. Macfarlanes	109. Piercy and Company
56. GIA Surveyors	74. JLL	92. Make	110. PLP Architecture
57. Gleeds	75. John Robertson Architects	93. MaxQ Consulting	111. Point 2 Surveyors
58. GPE	76. JP Morgan Asset Management	94. Mayer Brown International	112. Quadrant
59. Greycoat Real Estate	77. Kajima Properties (Europe)	95. McLaren Construction	113. Quod
60. H Properties	78. Kanda	96. Mishcon de Reya	114. Ramboll
61. HDR	79. Kauffmans	97. Mitsubishi Estate	115. Revantage Real Estate
62. Helical	80. KJ Tait Engineers	98. Momentum Transport Planning	116. Rolfe Judd
63. Herbert Smith Freehills	81. Knight Frank	99. Montagu Evans	117. RX London
64. Hermes Real Estate IM	82. Landsec	100. Morrow + Lorraine	118. Savills
65. Hill Dickinson	83. Lasalle IM	101. Native Land	119. Scott Brownrigg
66. Hilson Moran	84. Legal and General Property	102. Newmark	120. SD Engineers
67. Hines UK	85. Lipton Rogers	103. Newton Perkins	121. Sellar
68. Hoare Lea	86. Lockton Real Estate	104. Nuveen	122. Shaw Corporation
69. HOK International	87. Londinium PR	105. Old Park Lane Management	123. Sheppard Robson
70. Hollis Global	88. London Structures Lab	106. Oxford Properties Management	124. Sir Robert McAlpine
71. Ingleby Trice	89. M&G	107. Oxygen Asset Management	125. Skidmore, Owings & Merrill
72. J. Safra Real Estate UK	90. M3 Consulting	108. Pell Frischmann	126. SPICE DESIGN

Appendix

- 127. Stace
- 128. Stanhope
- 129. Storey Project
- 130. Studio PDP
- 131. T P Bennett
- 132. TateHindle
- 133. The Aldgate Business Partnership
- 134. The Arch Co.
- 135. The Mercers Company
- 136. The Townscape Consultancy
- 137. Third London Wall
- 138. Thornton Tomasetti
- 139. Tideway IM
- 140. Town Legal
- 141. Trehearne Architects
- 142. Tuffin Ferraby Taylor
- 143. Turley Associates
- 144. Turner and Townsend
- 145. Velocity Transport Planning
- 146. Veretec
- 147. Verte
- 148. Volterra Partners
- 149. Waterman Group
- 150. Wedlake Bell
- 151. Welput
- 152. Whitbread
- 153. White Red Architects
- 154. Wilkinson Eyre Architects
- 155. Woods Bagot
- 156. Workman
- 157. WT Partnership
- 158. Yard Nine

