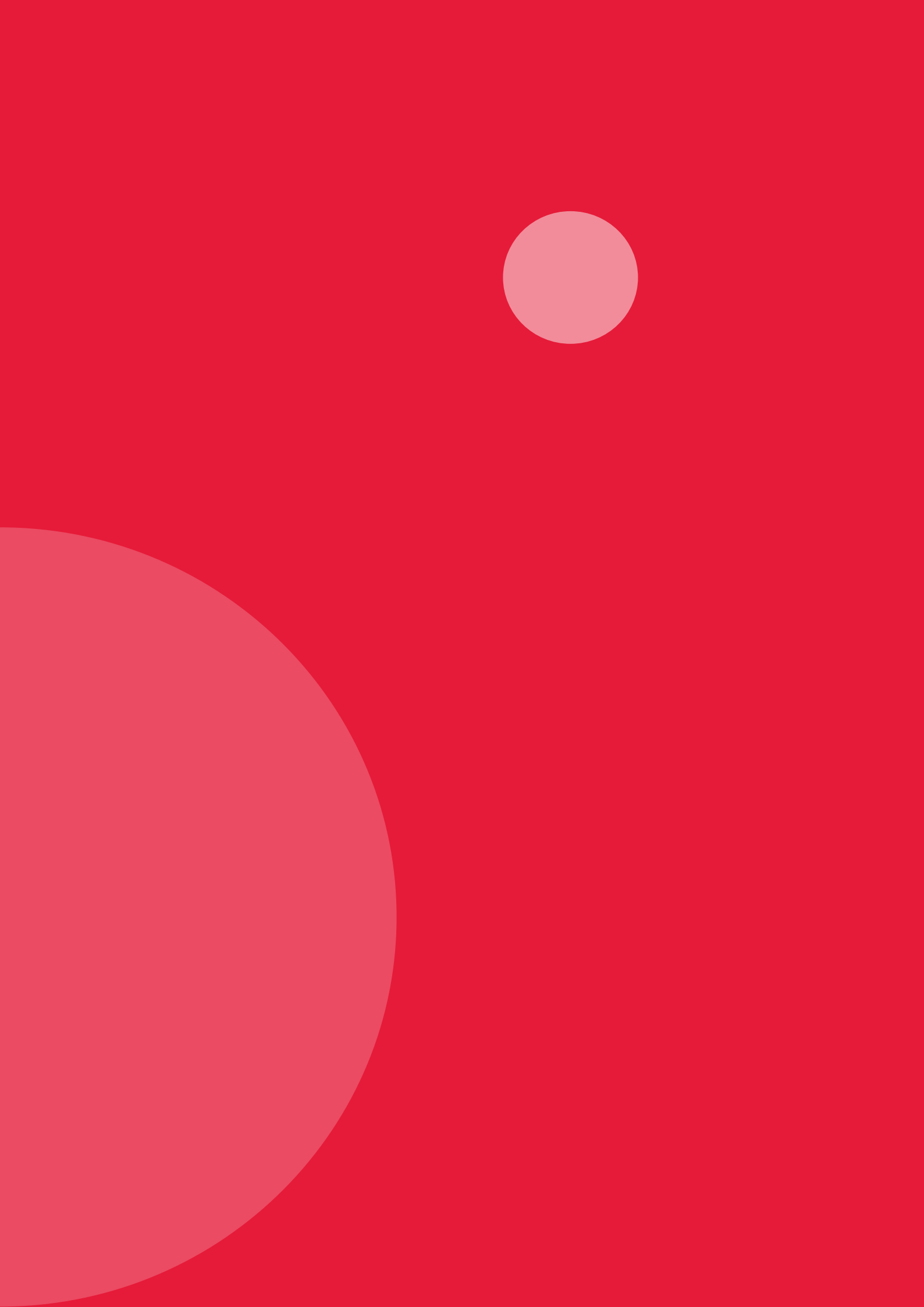




Annual Report

2022/3

CPA
City Property Association



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Foreword



Shortly after my appointment as Chair last year, the City Corporation unveiled its Destination City vision, designed to drive the post pandemic evolution of the Square Mile and ensure it remains a world-leading location for workers, businesses and visitors.

This clarion call has been well timed with the opening of the Elizabeth Line and aligns with our own strategic vision for the City. The CPA is at the forefront of championing even greater investment and ambition, and is working closely with the City Corporation, Business Improvement Districts (BIDs) and other partners to deliver on our shared objectives.

We have commissioned and published research; organised activities to bring our industry together and promote innovation; and engaged regularly with policymakers on important issues such as environmental sustainability, creating world-class public realm and London's economic performance on the global stage.

We're now starting to see some of the first fruits of the physical changes to our streets and open spaces to support this through an ambitious programme of investment. In 2022 alone the City of London Corporation granted planning consent for 369,449 sqm of office space, 13,690 sqm of retail space and 49,726 sqm of community, education and cultural spaces and five new pedestrian routes.

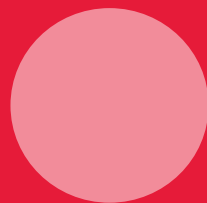
Bank junction's transformation will be nearing completion by the summer and St Paul's gyratory work is progressing at pace. The Museum of London's move to West Smithfield is well underway and construction on the new Salisbury Square police and courts complex has commenced.

We have made a positive start. During my second and final year as CPA Chair I look forward to working with all our members and stakeholders to create a resilient and successful Square Mile, and a truly Destination City.



Gareth Roberts
CPA Chair
British Land –
Head of Broadgate
Developments

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** (CPA Chair & British Land – Head of Broadgate Developments) and **Deborah Saunt** (CPA Vice Chair & DSDHA – Founding Director), agreed the following business plan priorities for 2022/3:

- Support the City’s economic and cultural recovery, championing London as a thriving city in a globally successful UK
- Promote the City’s vibrant public spaces and digital infrastructure improvements
- Support the City’s Net Zero and ESG ambitions for a more sustainable and inclusive City
- Promote diversity, equality & inclusion in the real estate sector

This report summarises how the association met these priorities in the year following the Annual General Meeting of 22 March 2022, 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.

2022/3 at a glance

19

events

165

member
organisations

9

research
reports &
publications

2,000

+ event
attendees

430

+ NextGen
members

13

policy &
consultation
responses

I. Reporting back on 2022/3 priorities

At the CPA AGM in 2022 we set out our four business priorities as the City was slowly emerging from the grip of the pandemic. 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 new leadership of Chris Hayward has been driving forward its Destination City vision and policies that ensure the City meets its ambitious net zero 2040 target.

At a glance

In 2022 the City of London Corporation granted planning consent for:



369,449 sqm of office space



13,690 sqm of retail space



49,726 sqm of community, education and cultural spaces



5 new pedestrian routes

30 major developments were granted consent or resolved to grant in 2022 which contributed more than **£78m** in public funding under Section 106 and Community Infrastructure Levy agreements



including **£19.6m** for affordable housing



The City of London is a key driver of the UK economy, generating over **£75b** in GDP (12% of the national economy)



In 2021 City jobs reached a **record high of 587,175**

I. Reporting back on 2022/3 priorities

Major developments granted consent and resolved to grant consent in the last two years included:



London
Museum



Salisbury Square:
law courts and
City of London
Police HQ



A new HQ for law
firm Hogan Lovells
at 14-21 Holborn
Viaduct



River Court & Daily
Express Building:
120 Fleet Street



115-123
Houndsditch



3-4 Holborn
Circus: Thavies Inn

Towers



50 Fenchurch
Street



55 Gracechurch
Street



70 Gracechurch
Street



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

The CPA continued to work closely with the City Corporation to help ensure policy supports ongoing business investment. A key barometer of that success is the development pipeline, which for the City, is at an unprecedented peak, along with property investment and transactions – a key indicator of confidence in the area.

We have seen:

- 879 planning applications decided in 2022 – an increase of more than 15% on 2021.
- The City Corporation has decided 50% more major applications in the last two years, compared to pre-pandemic levels.
- Schemes resolved to grant or granted in 2022 delivered 369,449 sqm of office floorspace, 13,690 sqm retail space and 49,726 sqm community, skills, training, education and cultural spaces.
- City of London commercial property investment in the year to end of October 2022 rose 25% compared to the same period in 2021, according to Savills. £7.68bn was invested across 91 deals.
- Commercial property investment in the City of London increased 55% from the final quarter of 2022 to £572.2m in January 2023 – the best January turnover since 2016, according to Savills. January 2023's volume is 80% up on January 2022 and 13% above the 10-year average for the month (£507.61m).



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

We have published an analysis of the 'anchors and connections' where public realm investment can support the City's transformation to a more open and welcoming City, supporting the return of workers and visitors whilst improving resident amenity. We have continued to champion major improvements to Bank Junction, which is set to be completed spring 2024 and other key locations, including St Paul's Gyratory.

We have also worked closely with the City of London Corporation to unlock £53m of Community Infrastructure Levy (CIL) payments made by developers. New governance procedures have now been implemented which will facilitate that investment, supported by over £78m of S106 funds from 30 major developments which were granted permission or resolved to approve in 2022 to accelerate the transformation of the City's streets and open spaces.



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

We have published ground-breaking research, Retrofit First, Not Retrofit Only, in partnership with our sister organisation, WPA which demonstrates how our members are driving forward plans to decarbonise their buildings. This analysis is being used to help inform policies to support the City's ambition to be a Net Zero city by 2040.

We have worked closely with the City of London Corporation to help support emerging policy and initiatives that will help to bring down carbon emissions from commercial buildings, including, the City Corporation's Local Area Energy Plan, Lighting SPD and discussion around its own

charter, modelled on the initiative launched by WPA and Westminster City Council. This also includes supporting its thinking on its own retrofit first policy and steps and collaboration needed to help the industry decarbonise.

The City of London is on track to make a 60% reduction on carbon emissions since 2017 to 404 KT CO₂e . Buildings coming forward increasingly offer outstanding sustainability credentials, often achieving BREEAM Outstanding, with a focus on circular economy principles including Whole Life Carbon and Operational Carbon.



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 sexuality and social mobility over the last year, to complement previous publications on gender and race.

Our NextGen network has played a key role in the development of the guides, along with additional workstreams supporting NewGen, through outreach into universities and companies' graduate schemes.

Real Estate Balance's 2022 industry survey on diversity, equity and inclusion reveals

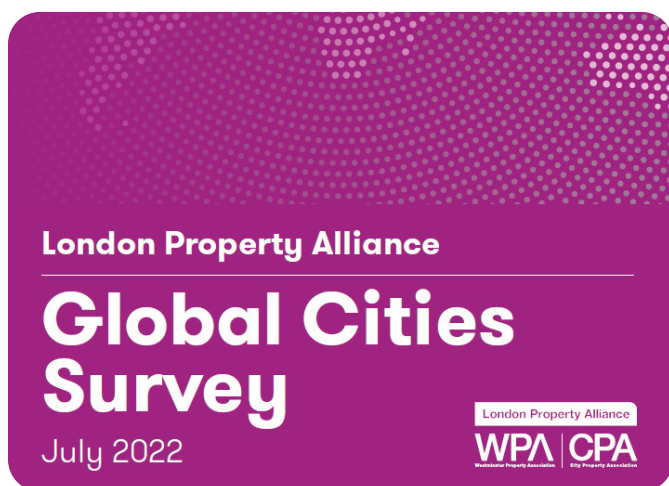
improvements in disparities on ethnicity and gender at entry and junior levels, showing the positive steps being made, although recognising that there is more to be done.

A new time limit for serving on the CPA Board aims to encourage Board member companies to look within their own organisations and replace their existing representative with a diverse senior employee to increase the current balance of Board members across gender, race, sexuality, disability and social backgrounds.

2. Research

Last year the CPA commissioned or produced the following insight and thought leadership reports.

Global Cities Survey – July 2022 edition



The third 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 undertaken by the Centre for London think tank.

Launched 8 July

NextGen Perspectives Report



Commissioned by WPA and CPA NextGen groups, this report explores the changing workplace attitudes and motivations of young workers in the capital. It was authored by Future Places Studio.

Surveying over 2,000 people across multiple industries and demographics, the research finds that purpose, flexibility, culture, aspirations and wellbeing are some of the key priorities for the next generation of workers.

Launched 14 July

2. Research

Diversifying Real Estate guidebook: Disability

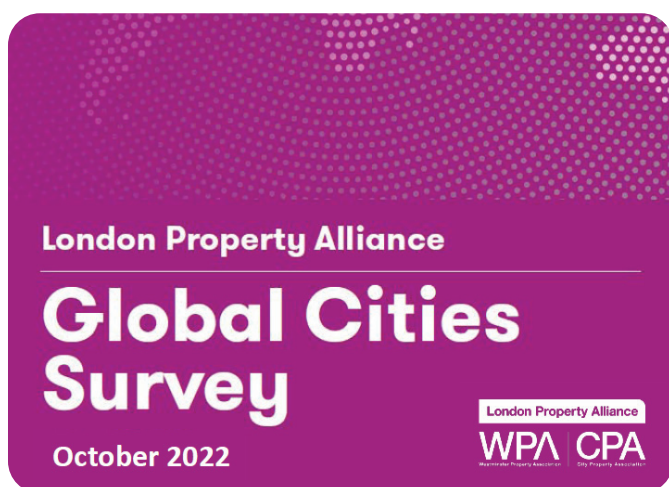


Commissioned by WPA and CPA NextGen groups, this guidebook suggests how individuals and organisations can make central London's built environment and workplaces more inclusive for people with disabilities of all forms.

It provides best-practice case studies, suggestions for implementing positive changes at board, middle management and NextGen levels, and signposts helpful resources.

Launched 3 August

Global Cities Survey – October 2022 edition



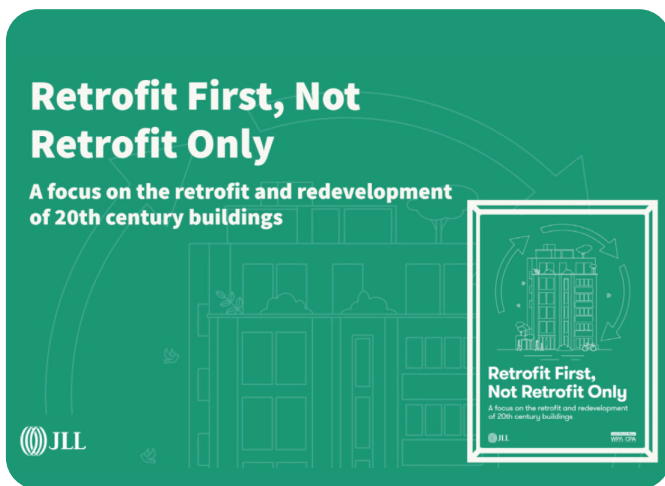
The fourth edition of the survey found that London is performing well on employment, prime office rent, and foreign direct investment, but is struggling (along with all other cities) with retail demand.

The report also drew attention to rising economic uncertainty, which along with growing inflation and interest rates, could hamper London's recovery.

Launched 20 October

2. Research

Retrofit First, Not Retrofit Only: a focus on the retrofit and redevelopment of 20th century buildings



The research paper reviews the current challenges and opportunities faced by central London policymakers and property owners in the race to net zero.

The report aims to bring greater clarity to planning and investment criteria, which ultimately underpins future development. It was authored by JLL, and produced with support from BentallGreenOak, British Land, Derwent London, GPE and Landsec.

Launched 8 December

Global Cities Survey



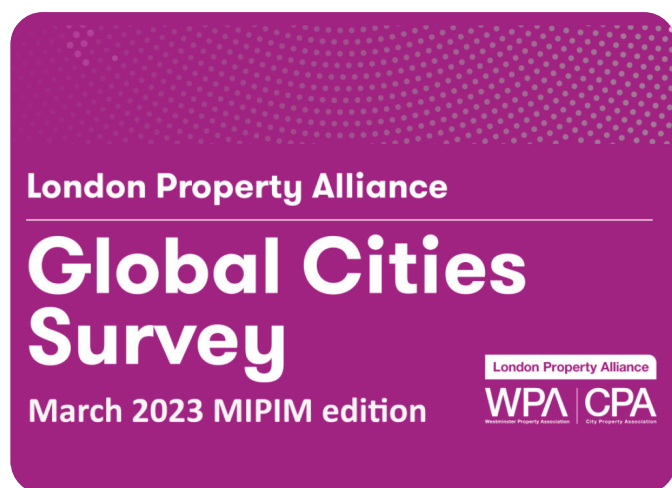
The findings of report set out London's economic recovery post pandemic, as well as the impact of Brexit, the war in Ukraine and the aftershocks of a tumultuous political period in 2022.

The survey finds that although central London's office market is helping to drive economic recovery, Paris is edging ahead on employment growth, office occupancy levels and public transport usage.

Launched 16 January

2. Research

Global Cities Survey: MIPIM special

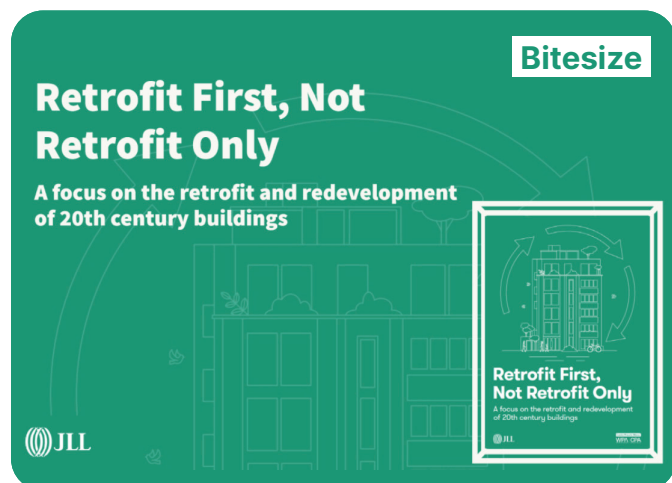


This special edition of the survey features new data from Oxford Economics.

It finds that whilst London performed better than its key global competitor cities in terms of economic output in 2022, the UK capital is predicted to experience negative growth along with Berlin in 2023 due to the numerous economic headwinds expected this year. Central London's economic output is predicted to outperform its key global peers, including New York, Paris, Berlin and Hong Kong by 2030.

Launched 14 March

Bitesize edition of Retrofit First, Not Retrofit Only: A focus on the retrofit and redevelopment of 20th century buildings



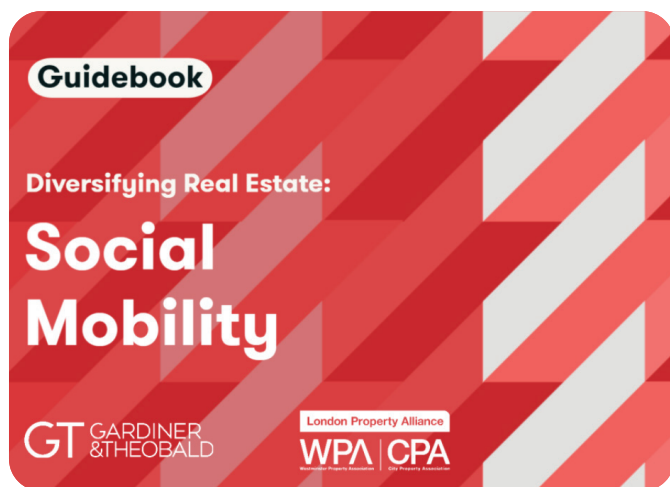
Following our breakfast seminar on Tuesday 28 March exploring the findings of the Retrofit First, Not Retrofit Only research, we released a bitesize edition of the report.

This edition provides a comprehensive overview of the research, including key findings and an overview of the case studies used. Produced with support from BentallGreenOak, British Land, Derwent London, GPE and Landsec.

Launched 28 March

2. Research

Diversifying Real Estate Guidebook: Social Mobility



Commissioned by WPA and CPA NextGen groups, this guidebook addresses the key barriers to social mobility in property careers and suggests simple ways for organisations and individuals to implement positive change.

Like the other guidebooks in the series, it features best practice examples, signposts to resources and reflects on personal experiences.

Launched 29 March

3. Policy engagement and campaigns

Throughout last year CPA engaged with policymakers at local, London and national Government 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

- **20 June:** London Property Alliance responds to Fire Safety London Plan Guidance consultation.
- **26 July:** London Property Alliance responds to Business Rates Revaluation 2023: Consultation on Transitional Arrangements.
- **1 August:** London Property Alliance responds to Camden Highline planning application.
- **4 October:** City Property Association responds to a consultation on the City of London Corporation's planning advice note on Whole Lifecycle Carbon Optioneering.
- **21 November:** London Property Alliance responds to the Government's Autumn Statement.
- **14 December:** City Property Association responds to the City of London Corporation consultation on the Pedestrian Priority Streets programme.
- **25 January:** London Property Alliance responds to Camden Local Plan review.
- **30 January:** City Property Association responds to the City of London Corporation consultation on St Paul's Gyratory.
- **2 February:** City Property Association responds to the City of London Corporation's Statement of Community Involvement and Developer Engagement Guidance consultation.
- **6 February:** London Property Alliance Representation to the 2023 Spring Budget.
- **17 February:** City Property Association responds to the City of London Corporation's consultation on its draft Lighting Supplementary Planning Document.
- **23 February:** The CPA hosted a Delivering Net Zero Buildings roundtable for the City of London's leading property owners, investors and local government policymakers to explore the opportunities and barriers for de-carbonising the Square Mile's commercial buildings. Guests included Shравan Joshi MBE (Chairman, Planning & Transportation Committee, City of London Corporation), Keith Bottomley (Deputy Chairman, Policy & Resources Committee, City of London Corporation), Gareth Roberts (CPA Chair & Head of Broadgate Developments, British Land) and Charles Begley, Chief Executive, CPA).
- **6 March:** London Property Alliance responds to the Levelling-up and Regeneration Bill: Reforms to National Planning Policy consultation.

Campaigns

- **28 April:** City Property Association wrote a letter to the Court of Common Council about Bank Junction, urging the City of London Corporation to accelerate its efforts to transform the area.
- **22 June:** London Property Alliance co-signed an open letter to the Secretary of State for Transport and the Chancellor of the Exchequer calling for agreement on TfL's capital investment to avoid a 'managed decline' scenario.
- **8 December:** London Property Alliance wrote a letter to the Secretary of State for Levelling Up, Housing and Communities in which it outlined its recommendations for how best to approach the decarbonisation of London's building stock based on the Retrofit First, Not Retrofit Only research.
- **16 December:** CPA Chief Executive Charles Begley featured in the Evening Standard where he discussed the London Property Alliance's Retrofit First, Not Retrofit Only Report and the importance of rethinking our approach to decarbonising the industry.
- **3 February:** The London Property Alliance co-signed a letter from the Mayor of London to the Chancellor supporting a call for a return to tax-free shopping.
- **23 February:** CPA and London Property Alliance Director Rosie Day attended the NLA's 'circular economy' roundtable where she highlighted the key findings and recommendations of the Retrofit First, Not Retrofit Only report.
- **22 March:** Author of London Property Alliance's Retrofit First report Kristy Draper (Head of Sustainability - UK Agency, JLL) was invited to give evidence on retrofit and redevelopment at the London Assembly's Planning and Regeneration Committee. Using the research findings, Kirsty gave examples of where and when retrofit and redevelopment in the commercial sector were most often deployed and discussed some of the innovations taking place in the industry to reduce embodied carbon.

4. Membership engagement & events

The CPA's programme of breakfast seminars, evening receptions and webinars (combined) attracted 2,000 attendees over the past 12 months.

CPA NextGen: NewGen networking reception

6 APRIL

Hosting their first in-person event since 2019 at 22 Bishopsgate, CPA NextGen welcomed recent graduates and new industry starters to network and make new connections to help support their career



development. Guests heard from CPA Board member **Karen Cook** (Co-Founder, Spice Design), and CPA NextGen Chair **Liam Lawson Jones** (Associate, Gerald Eve). The event was attended by 52 people.



CPA Annual Lunch

10 MAY

In May, CPA held its annual lunch at the Guildhall. The keynote speech was delivered by **Ebony Rainford-Brent MBE**, who spoke on leadership and how to achieve success. **Gareth Roberts** (Head of Broadgate Developments, British Land) addressed guests for the first time as newly elected CPA Chair,

talking about the benefits of returning to the office; how we can support the City's economic and cultural recovery; and championing London as a thriving city in a globally successful UK. The event was attended by 600 people.



In conversation with Shравan Joshi

18 MAY

CPA hosted an evening drinks reception at 70 St Mary Axe to celebrate and mark **Shравan Joshi's** newly elected position as Chair of the Planning & Transportation Committee at the City of London Corporation. Shравan explained his ambitions for the committee and the City as a whole; and the future role of the property sector in shaping the

City's ongoing evolution. Guests also heard from **Rob Bowers** (Managing Partner, Montagu Evans) and **Deborah Saunt** (CPA Vice Chair and Founder, DSDHA) who explained how CPA will support Shравan and the City Corporation in the pursuit of shared goals. The event was attended by 110 people.



Post-election webinar

19 MAY

The online briefing explored London's new political landscape following London-wide elections on the 5 May. Speakers included **Professor Tony Travers** (LSE London, Director), **Jenna Goldberg** (LCA, Board Director), **Nick Brindley** (Gerald Eve, Partner) and **Charles Begley**, (London Property Alliance, Chief Executive). They discussed how the election results are likely to impact future local policymaking, particularly within property, development, investment and planning. The webinar was watched live by over 100 people.

BIDs and business partnership update

7 JULY

CPA hosted an evening reception and seminar at 100 Bishopsgate to explore the role of BIDs and Business Partnerships in reinventing the Square Mile. Guests were welcomed by **Dan Scanlon** (CPA Board, Brookfield Properties, Executive Vice President), before **Keith Bottomley** (Deputy Chairman, Policy & Resources Committee, City of London Corporation) gave a keynote speech which considered the progress made by the BIDs since the pandemic. This was followed by an expert panel discussion on the significance of BIDs and Business Partnerships and the importance of collaboration between the City Corporation and City businesses. Panellists included **Charles Begley** (Chief Executive, CPA), **Louise Ward** (Partner, Charles Russell Speechlys & Board of the Fleet Street Quarter), **Ruth Duston OBE OCE** (Chief Executive, Primera & City BIDs), **Caitlin Warfield** (Vice President, Head of EMEA Marketing, Brookfield Properties & EC Partnership) and **Simon McGinn** (Assistant Director Partnership and Engagement, City of London Corporation). The event was attended by 65 people.



NextGen summer celebration and London NextGen Perspective research launch

18 MAY

This joint NextGen summer reception also celebrated the launch of the London NextGen Perspective report. Following an introduction by WPA NextGen Vice Chair **Cal Matthews** (Partner, Gardiner & Theobald), guests heard from CPA NextGen Chair **Liam Lawson Jones** (Associate,

Gerald Eve) and Jack Sallabank of Future Places Studios, who discussed the findings of the report and the implications they have for young workers in London. The event was hosted by Gardiner & Theobald and was attended by 70 people.



NextGen Canada Water volunteering

26 AUGUST

CPA NextGen members volunteered at the Paper Garden – a project led by Global Generation to create a community garden and environmental education centre for school children and residents on the Printworks site as part of British Land's Canada Water masterplan. Volunteers helped throughout the day to plant a new garden, split wood, mix mortar, construct walls and paint Global



Generation's new education shed. The day was organised by CPA NextGen committee member **Georgia Lilley** (Design Engineer, Waterman Group) and was attended by 16 people from the CPA membership including representatives from **Waterman Group, Gerald Eve, Sheppard Robson Architects, Gardiner & Theobald, and Momentum Transport Consultancy.**



Market Update breakfast seminar

13 SEPTEMBER

Mishcon de Reya hosted this breakfast seminar, bringing together the capital's leading property experts to provide a review of central London's commercial, residential, and retail property markets.

Panellists gave short presentations outlining market outlooks, including challenges and opportunities ahead. This was followed by a panel discussion

moderated by WPA Vice Chair **Marcus Geddes** (Managing Director, Workplace, Landsec) including **Adam Cosgrove** (Senior Director, CBRE), **Rory Paton** (Senior Director, Central London Agency, JLL), **Tiffany Luckett** (Director, Central London Retail, Savills), and **Tom Bill** (Head of UK Residential Research, Knight Frank). The event was attended by 120 people.



CPA leadership dinner

15 SEPTEMBER

This CPA dinner marked the appointment of the new Chairman of the City of London Corporation's Policy & Resources Committee **Chris Hayward**, and paid tribute to the previous Chair **Catherine McGuinness**. Chris delivered a speech that set out his key goals for the City during his term as well as expressing the importance of collaboration between the CPA and

City of London Corporation. The dinner was hosted by Ashurst and was attended by 60 people.



Sustainable investment & development in the City

18 OCTOBER

This CPA seminar was hosted by GPE at the JJ Mack building, 33 Charterhouse Street. The event brought together policy makers, property leaders, and business and cultural groups to explore how the private and public sectors can work together to deliver meaningful and transformative change. Our expert panel discussed: plugging the green skills gap, tackling carbon emissions via development, and how the City is decarbonising existing commercial stock, amongst other things. Speakers included **Alastair Moss** (Deputy Chair of

the Planning and Transportation Committee, City of London Corporation), **Nikki Dibley** (CPA Board & Senior Development Executive, Helical), **Rob McNicol** (Assistant Director, Policy & Strategy, City of London Corporation), **Kerstin Kane** (Principal Planning Officer, City of London Corporation), **Jeremy Randall** (Partner, Gerald Eve), and **Dan Gaunt** (CPA Board and Co-Head, London Office Leasing, Knight Frank). The event was attended by 100 people.



The City reimagined: Creating world class public realm and infrastructure for a greener and smarter city

1 DECEMBER

Hosted by Avison Young at 65 Gresham Street, this breakfast seminar explored the post-pandemic challenges faced by the City, driven by its ability to attract global talent, as well as rapid changes in how people spend their work and leisure time. Key themes of discussion included: existing and future plans for major public realm improvements, biodiversity and greening, and public spaces of the future. The panel speakers were **Lady Lucy**

French OBE (CEO, Fleet Street Quarter), **Gwyn Richards** (Planning and Development Director, City of London Corporation), **Ross Sayers** (CPA Board, Head of Development Management, central London, Landsec), and **Alec Shaw** (Director of New Museum Project and Estate, Museum of London); moderated by **Ilna Patel** (CPA board and Director, Nuveen Real Estate). The event was attended by over 100 people.



City of London Corporation energy workshop

6 DECEMBER

In December, CPA hosted a workshop to discuss the City of London Corporation's Square Mile Local Area Energy Plan. It allowed attendees to talk through and develop an understanding of the nature, scale, rate, and timings of changes that need to be made for the Square Mile's transition to a net zero energy system. The workshop was attended by 9 people.

NextGen King's Cross walking Tour

24 NOVEMBER

CPA and WPA NextGen groups, in partnership with Gardiner & Theobald NextGen, organised a walking tour exploring the redevelopment of King's Cross. The group were shown around the site, Google's new UK HQ, 5 Pancras Square, The Triangle Site, The

Gasholders and Coal Drops Yard. They learnt about how efforts have been focused on preserving the area's rich heritage, whilst planning for the future needs of visitors, workers and residents. The tour was attended by 30 people.



NextGen Winter Reception

12 JANUARY

The joint NextGen Winter Reception was hosted by Gerald Eve at their offices at One Fitzroy. The evening event included live entertainment from a gospel choir and provided an opportunity for NextGen members to network and celebrate the start of a new year in property and planning.

CPA and WPA NextGen chairs **Liam Lawson Jones** (Associate, Gerald Eve) and **Ciara Daffy** (Asset Manager, CBRE Investment Management) gave updates on the achievements of NextGen in 2022 while **Nick Brindley** (Partner, Gerald Eve) spoke about key planning trends to look out for in 2023. The event was attended by 70 people.



2023 Outlook and Global Cities survey seminar

12 JANUARY

LPA hosted its Global Cities Seminar at Derwent London's DL/78, bringing together the capital's leading economists, property and business experts to discuss the economic outlook for 2023 after a tumultuous 12 months across global markets.

Utilising data and insight from LPA's quarterly survey, an expert panel explored how London's economy has fared in contrast with other major cities such as New York, Berlin, Paris and Hong Kong.

Speakers included **Paul Williams** (WPA Chair and Chief Executive, Derwent London), **Alexander Jan** (Chief Economic Advisor, London Property Alliance), **Kaela Fenn-Smith**, (WPA Board & Managing Director, Sustainability & ESG, CBRE, panel chair), **Laura Citron** (CEO, London & Partners), **Marcus Geddes**

(WPA Vice Chair and Managing Director, Landsec), **Andrew Hawkins** (EU Offices – Capital Markets Lead, Cushman & Wakefield), and Professor **Tony Travers** (Director, London School of Economics and Political Science). The event was attended by 100 people.

Delivering Smart Workspaces evening reception

26 JANUARY

Organised by NextGen, this LPA event hosted at Google's King's Cross HQ explored how smart technology can help us tackle some of the industry's most pressing issues.

Through the lens of Google's portfolio, our expert panel explored, amongst other things, how smart buildings can aide us in the race to net zero Carbon, encourage a return to offices, and achieve wellbeing

in the workplace. Speakers included, **Dan Drogman** (CEO, Smart Spaces), **Michael Hudson** (Associate Director, CBRE), **Kathy Farrington** (Digital Buildings Lead Workplace Design & Delivery, Google), **Cal Matthews** (WPA NextGen Vice Chair and Partner, Gardiner & Theobald) and **Karen Warner** (Associate Director, Arup). The event was hosted at 6 Pancras Square and attended by 200 people.



City policy and planning seminar

28 FEBRUARY

Hosted by CMS at Cannon Place, this breakfast seminar explored the City of London Corporation's key planning and development priorities for 2023. It provided clarity on the key pillars of policy underway and in consultation and shared valuable insight on what's in store for the City's built environment over the next 12 months.

The seminar featured an opening from the City Corporation's **Shravan Joshi MBE** (Chairman of the Planning and Transportation Committee) and two presentations from **Rob McNicol** (Assistant Director of Policy and Strategy) and **Samantha Tharme** (Senior Strategic Transport Planner, City of London Corporation) who also joined an expert panel of key City Corporation policy makers across transport, environment and planning. They included chair **Suzanne Thurtle** (Associate, Gerald Eve), **Bhakti Depala** (Head of Planning Delivery, Environment Department, City of London Corporation), **Aled Thomas** (Climate Action Strategy, City Workstream Manager, City of London Corporation). The event was attended by 105 people.



International Women's Day roundtable

7 MARCH

In partnership with Grosvenor, LPA held a roundtable discussion on the theme of equality vs equity. The event featured a presentation from **Anne Sloper**,

Head of Organisational Effectiveness, Grosvenor, and was chaired by **Sue Brown**, Managing Director of Real Estate Balance.



Opportunity London VIP lunch

13 MARCH

On 13 March, London Property Alliance organised the Opportunity London VIP lunch at the Majestic Hotel, MIPIM Cannes. It was attended by 40 senior stakeholders, including **Chris Hayward** (Policy Chairman) **Shravan Joshi MBE** (Planning & Transportation Chairman), **Juliemma McLoughlin** (Executive Director, Environment) and **Andrien**

Meyers (Chair of the Property Investment Board) from the City of London Corporation; **Jules Pipe CBE** (Deputy Mayor of London for Planning, Regeneration & Skills) from the GLA; as well as CPA Board members. The lunch was sponsored by London HQ and EC BID.

Global Cities Survey breakfast briefing

14 MARCH

London Property Alliance hosted a breakfast seminar to launch the 6th edition of its Global Cities Survey at The London Stand at this year's MIPIM conference. The event included a presentation on the research from LPA's Chief Economic Advisor, **Alexander Jan**, followed by a panel discussion comprising city and industry leaders and investors from London and New York. Speakers included

Charles Begley (Chief Executive, CPA and London Property Alliance), **Laura Citron** (Chief Executive, London & Partners), **Chris Hayward** (Policy Chair, City of London Corporation), **Andrew Hawkins** (International Partner, London Capital Markets, Cushman & Wakefield) and **Melissa Román Burch** (COO, NYC Economic Development Corporation).

Global Cities Survey breakfast briefing

28 MARCH

175 CPA and WPA members and stakeholders attended this morning's seminar exploring the findings of our Retrofit First, Not Retrofit Only research.

Jules Pipe CBE, Deputy Mayor of London for Planning, Regeneration & Skills delivered the opening address focusing on the Mayor's commitment to supporting environmentally sustainable buildings through a 'retrofit first' approach. The author of the report, **Kirsty Draper** (JLL and WPA Sustainability & Planning Group Vice Chair) presented its key findings, which was followed by an expert panel chaired by **Andrew White** (GPE and WPA Board member). The panel included **Deirdra Armsby** from Westminster City Council; **Nikki Dibley** from Helical (and CPA Board member); **Michael Meadows** from British Land, and **James Wickham**, Gerald Eve (WPA Board adviser).



20 Finsbury Circus walking tour

5 APRIL

Organised by CPA NextGen Vice Chair **Leila Gray** (Associate, Sheppard Robson) for CPA and WPA NextGen members, this walking tour explored the newly completed renovation of 20 Finsbury Circus, a 74,500 sq ft contemporary re-imagining of a historic building within the Finsbury Circus conservation area. **Brad Hudson** (Development Manager, M3

Consulting) and **Jasneil Panesar** (Architect, Sheppard Robson) gave a presentation outlining the progression of the project before guests were shown around the new reception, business lounge and roof terrace. The tour was attended by 15 people and finished with a networking session at a nearby venue.



4.I. Supporting events

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

Skills for a Sustainable City Skyline launch event

4 JULY

In July the City of London Corporation hosted an event to celebrate the launch of its Skills for a Sustainable City Skyline Taskforce at the Guildhall. CPA is a supporter of the taskforce and as its Deputy Chair, CPA Chief Executive Charles Begley provided a keynote speech in which he talked

about the purpose of the taskforce and its need to tackle the chronic shortage of skills in the sector, particularly around sustainability and green skills.

LREF VIP opening reception

27 SEPTEMBER

In September, LPA hosted City of London Corporation officers and politicians at the LREF VIP Opening Reception at the Royal Academy of Art, organised by the NLA and sponsored by CPA's sister organisation, WPA. **Simon McGinn** (City Property

Advisory Team Manager), **Shravan Joshi MBE** (Chair, Planning & Transportation Committee), and **Bhakti Depala** (CPA NextGen committee member and Head of Planning Delivery) all attended the event.



Bisnow Women Leading Real Estate

22 NOVEMBER

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 achieve gender equity in central London's property industry.

5. Supporting CPA NextGen

The CPA NextGen network is made up of over 400 young property professionals from CPA member organisation. 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 Decarbonising our offices featuring Ross Sayers, head of development at Landsec, and one on Disability in the built environment featuring Mike Adams, Chief Executive of the disability charity Purple.

2 in-person events

attended by over 110 people.

2 major research publications

'NextGen Perspectives' launched at an in-person event attended by over 60 people. As well as the fourth guidebook on Disability in the Diversifying Real Estate series.

2 expert roundtables

exploring Social Mobility in the property industry for the Diversifying Real Estate Guidebook series.

An engagement programme designed for **430+** NextGen members (an increase in NextGen membership from 2021).

2 walking tours of King's Cross and Finsbury Circus





and networking sessions for wider NextGen and NewGen membership.

1 volunteering Day at the Paper Garden

– a project led by Global Generation that will create a community garden and environmental education centre for school children and residents in Canada Water.

Appendix: 2023 Business Plan

This is an update on CPA's business planning priorities for the second year of **Gareth Roberts'** (British Land – Head of Broadgate Developments) Chairmanship of the Association. The priorities have been set to coincide with the Annual General Meeting in April 2023.

Key themes			
<p>Support the City's economic and cultural resilience, championing London as a thriving city in a globally successful UK</p> 	<p>Promote the City's vibrant public spaces and infrastructure improvements</p> 	<p>Support the City's Net Zero and ESG ambitions for a more sustainable and inclusive City</p> 	<p>Bring together expertise from across the capital to promote the mutual priorities of the CAZ boroughs</p> 
Objectives			
<p>We will continue to support the City's economic and social growth and resilience, in the face of economic uncertainty and challenges that are impacting businesses and workers. This includes supporting the City's evolution towards being a world leader in innovation, inclusivity, and sustainability.</p> <ul style="list-style-type: none"> The CPA will champion initiatives and policies which encourage the greater footfall in 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 economic uncertainty - 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. 	<p>The quality and experience of the public realm in the Square Mile and its attractiveness as a place to live, work and visit has taken on new importance post-pandemic.</p> <ul style="list-style-type: none"> More emphasis than ever has been placed on creating a bustling and attractive location for returning employees to work, socialise and spend their time. Meanwhile, businesses need to be reassured that digital and transport infrastructure improvements designed to improve 5G and connectivity cement the City's position as a leading business hub and 'smart city' will take place. 	<p>We will promote the tangible 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.</p> <ul style="list-style-type: none"> 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. This should include promoting diversity, equality and inclusion in the built environment sector. 	<p>As London seeks to rebuild its social and economic resilience in the face of economic uncertainty, CAZ boroughs are increasingly facing similar challenges and objectives. By working with local authorities, stakeholders and business groups outside of the City of London, in addition to, we are able to share best practice, industry knowledge and harness a bigger, more powerful voice under the London Property Alliance (LPA) banner. This includes challenges and trends such as London's role on the international stage, climate change, London's economy, infrastructure, and driving forward the success of our cities.</p>



Appendix: 2023 Business Plan

Deliverables: CPA

In 2023 we will:

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 the Destination City campaign.

- Support the vision of the City Corporation's Destination City campaign, ensuring it is focussed on growth, vibrancy and outstanding environments to ensure the City is the best place to invest work, live and visit.

- Deepen relationships with officers at the City of London Corporation and increase engagement with wider Planning and Transportation Committee members to help address sensitivities around development.

- Promote the positive role the property sector can take in the recovery, including how S106/CIL has helped to transform the City.

- Work with the City of London Corporation to help tackle officer resourcing issues and challenge negative perceptions of the City as part of the levelling up agenda, among national politicians.

- Champion the office as a key driver of economic and social resilience, and work with partners and local BIDs to promote initiatives and events which encourage this.

- Promote the City's world class business eco-system and its position as a pre-eminent hub for financial and professional services and tech.

- Champion the importance of the City in the ability to successfully level up the UK regions and deliver the Government's vision of a successful 'Global Britain.'

In 2023 we will:

Publish research on using CIL monies to create world class public realm and infrastructure for a greener and smarter city.

- Champion public realm and infrastructure as a key attracting people to visit and enjoy the Square Mile, and a key component of the City Corporation's Destination City campaign.

- Continue to promote the swift roll out of the 5G network across the City and advancements in the use and implementation of 'smart city' technologies and digital infrastructure to support the agile workforce of the future and enhance the experience for those that work, live or visit the City.

- Continue to consult with the Corporation's transport team and the GLA to champion the transformation of City streets that promote and facilitate active travel, create vibrant open spaces and deliver permanent improvements to the public realm.

- Develop a CIL champion at the City of London Corporation to determine the positive impact of CIL and promote the enhancements made as a result.

- Establish a target of ensuring that 50% of CIL in place as of December 2022 is spent or committed by 2025.

- Produce a guide into the public spaces in the City – positioning the City as an attractive place for young people and global talent to work, live and visit.

For a more sustainable City, in 2023 we will:

Continue to support the Corporation's Climate Action Strategy and commitment to achieve Net Zero Carbon by 2040 – including supporting the development of a Local Area Energy Plan, which will drive the Square Mile's transition to a net zero energy system.

- Support the City Corporation in exploring the potential of a Sustainable City Charter to drive sustainability action across the City's built environment (learning from WPA's experience with developing a charter with Westminster City Council).

- Ensure the CPA continues to play an integral role on the City of London Corporation's Skills for a Sustainable Skyline taskforce, helping to plug an industry skills gap and drive the City's green economy. This will include supporting research led by CITB on the future skills gaps for commercial projects in central London.

- Advocate for a cleaner, greener City for future generations to enjoy.

In 2023 we will:

Manage a relaunched Developer Forum in partnership with the City Corporation: bringing together key developers to help inform the City Corporation's policymaking and planning delivery.

- 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) and national Parliamentarians.

- Commission a research report into consultation and engagement with amenity societies and local representative bodies, and how to improve consultation with hard-to-reach and less traditional well-represented groups.

- Work with London-wide partners to deliver insight, policy and research applicable to the membership, including Opportunity London.

Appendix: 2023 Business Plan

Deliverables: London Property Alliance (CPA + WPA)

In 2023 we will:

Participate and help plan a study trip to New York City under the Opportunity London banner in partnership with NLA. Political and business engagement on the trip will help inform the City Corporation and other attendees on innovative policies and practices, and strengthen links. We will publish a report following the trip which sets our learnings.

- Attend major industry conferences alongside the City Corporation (MIPIM and UKREiIF) 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) and potentially a Global Cities Survey breakfast seminar.

In 2023 we will:

Publish a review of the economic and environmental (sustainability + built environment) impact of delivery of the Crossrail project on Central London.

For a more sustainable City, in 2023 we will:

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.

For a more inclusive City, in 2023 we will:

Continue to develop the series of Diversifying Real Estate guidebooks (under London Property Alliance) to help individuals and organisations make London's real estate sector more accessible and inclusive for diverse talent. This year we will focus on Social Mobility and Religion.

- Publish a compendium of the Diversifying Real Estate guidebooks which have cover Gender, Race, Sexuality, Disability, Social Mobility and Religion, and promote the findings of this series to the membership and London's wider property industry through events and engagement.

- Launch a Diversity, Equality & Inclusion committee to cover diversity for central London's property industry, under the Alliance banner. It will include representatives from CPA and its sister body Westminster Property Association: creating a united campaign to promote diversity, equality and inclusion across our property sector.

In 2023 we will:

Continue to publish London Property Alliance's quarterly 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. The surveys will be bolstered with sector and issue-specific themes of interest to our members, such as retail and sustainability.

- Deepen working relationships with BIDs across CAZ boroughs, including the EC Partnership and Fleet Street Quarter, and work together to help meet some of the industry and City's biggest challenges. Update CPA's City BID guidebook, to help keep members informed of these groups.

- Keep members informed of London-wide and national policy changes on industry related policies such as sustainability, including the Mayor of London's commercial retrofit Call to Action.

- Engage with national political parties on our key campaigns and issues, including an engagement programme at Labour and Conservative Party Conference.

Appendix: 2023 Business Plan



Our engagement		
ADVOCACY	EVENTS	THOUGHT LEADERSHIP
<p>Working with City of London Corporation, the GLA, national Government and wider stakeholders to ensure the City of London remains a global destination for business and workers.</p> <ul style="list-style-type: none">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.	<p>Providing a range of insight seminars and showcase receptions, that bring together our 140 member companies to hear directly from industry makers and policymakers, share best practice and forge new business partnerships.</p>	<p>Commissioning and supporting new research to help with our representations to policymakers at local and national governments on key campaigns.</p> <ul style="list-style-type: none">Give members the opportunity to promote and engage with genuine thought leadership within the industry, ensuring we are leading on key conversations.Implement a communications programme to support and raise the profile of CPA and London Property Alliance's brand, key campaigns and messaging.

