



# London Real Estate Forum 2022 Report



State of the market

Barbican Hall  
09:15 – 10:15

In association with  
**Deloitte.**

@LREF\_ #LREF22

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Alex Notay  
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Chair, Central District Alliance

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Council

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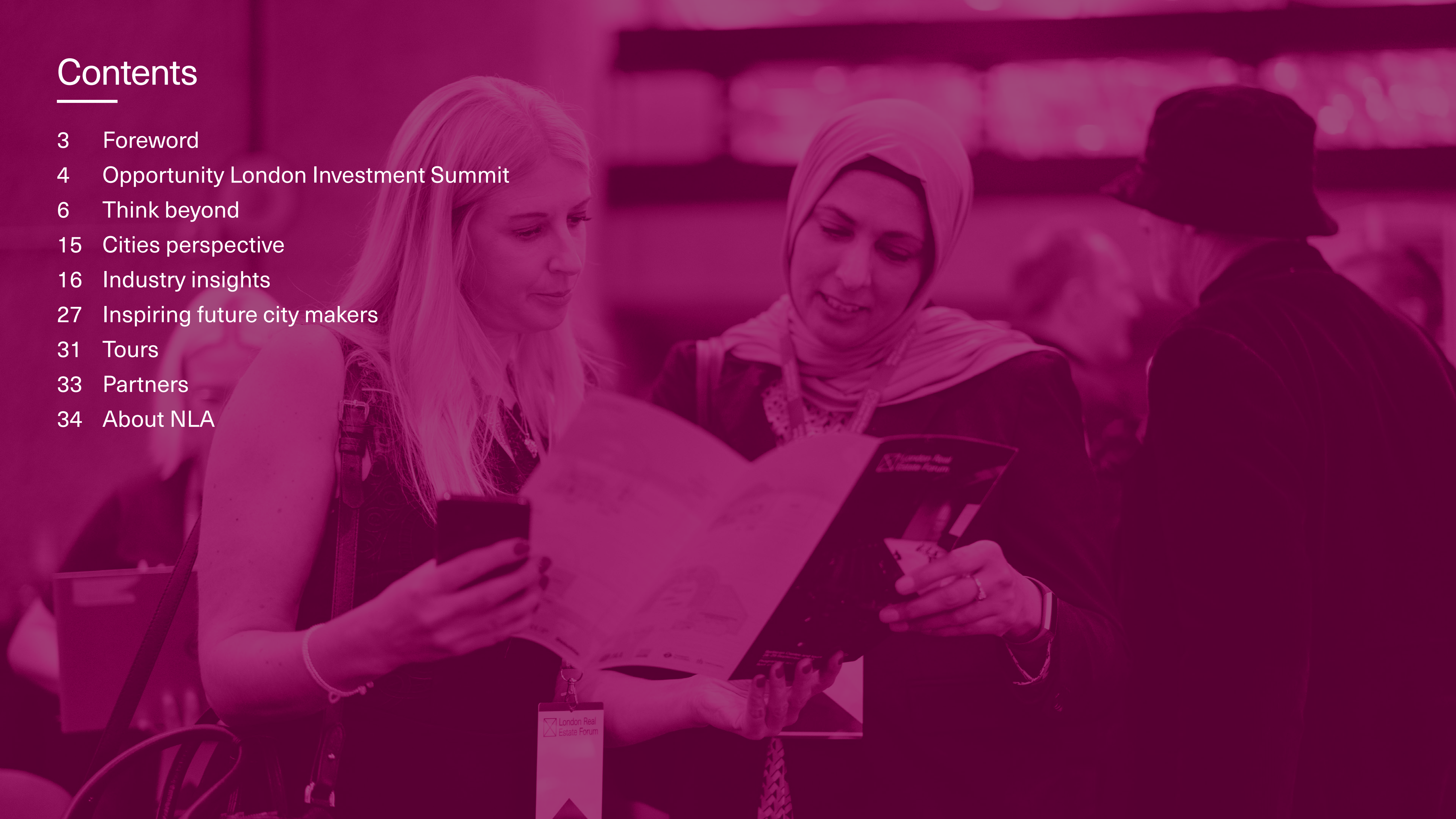




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# Foreword

Federico Ortiz, Head of Content, NLA



This year’s London Real Estate Forum went above and beyond!

Starting with the Opportunity London Investment Summit and opening reception at the Royal Academy, we welcomed over 1,500 industry leaders to discuss sustainable investment in London’s boroughs.

This was followed by a packed day of brilliant conference sessions, bringing together professionals from across the built environment sectors at the Barbican Centre. Over four stages, we asked 107 speakers to ‘think beyond’ and to unpick how we can really tackle the key issues London is facing, but through the lens of long-term planning and new urban thinking.

This year’s conference also set the stage for UK cities to share their plans for growth and investment, and share thinking on the future of cities.

Our schools’ programme connected 30 students with volunteers from different sectors in a hands-on workshop that concluded with a tour of 22 Bishopsgate.

We ended the week with a series of 11 unique study tours across London, visiting key sites and schemes, from Brent Cross to Canada Water.

With a new political landscape and challenging economics ahead, we are now at a unique moment that gives us the opportunity to really think about the kind of city we want to shape going forward. NLA is committed to continuing the discussion on long-term thinking with the New London Agenda, a joined-up vision for the future of London that will be presented to the mayoral candidates ahead of the 2024 elections.

Here we present the key provocations, priorities and proposals emerging from the forum. We are very grateful to all our partners, contributors and to everyone who joined to share your knowledge, insight and ideas for the future of city-making.

**1,500+**  
delegates

**9**  
roundtables with

**21**  
stage sessions

**120+**  
participants

**107**  
speakers

**30**  
students at our career day



# Opportunity London Investment Summit

Taking place the day before LREF, the Opportunity London Investment Summit brought together local authorities, developers and investors for a special event at the Royal Academy to promote long-term, sustainable investment into London's boroughs and communities.

Led by the Mayor of London, London Councils and City of London Corporation, Opportunity London is supported by leading businesses and investors in the capital and organised by NLA in association with London & Partners and LCA.

Visit [opportunity.london](https://opportunity.london) to find out more about the campaign and future events, and on Twitter [@opportunityldn](https://twitter.com/opportunityldn)



***'I want to continue making the case that London should be at the heart of the growth agenda. If we don't provide the conditions and support for London to grow and prosper, the UK and other cities around the country could be left behind.'***

Councillor Elizabeth Campbell, Leader, Royal Borough of Kensington and Chelsea and Executive Member for Economy, Business and Culture, London Councils









# Think beyond

by David Taylor, Editor, NLQ



  
London Real Estate Forum

*THINK  
BEYOND*



# Think beyond

‘It’s quite fun being an economist at the moment’, joked Ian Stewart of Deloitte as he opened this year’s London Real Estate Forum.

Stewart was providing ‘a state of the market’ assessment with a difference — against conditions that have been buffeted by more turbulence in the weeks since Kwasi Karteng’s mini-budget than many can remember.

But to ‘think beyond’ — this year’s theme — encourages more perspective to move forward, even from these bumps in the road. And that will mean building on what many at this year’s event viewed as the firm fundamentals that London can still boast it has in spades.

Stewart’s assessment was that yes, the recession will run through most of the year. But a look back over previous recessions reveals that they normally take five per cent from GDP; this one is expected to take two. And in the interim, Stewart believes, it will follow previous patterns, in that there is a premium attached to good decision-making that increases as recessions cause a growth in divergence between the bottom and top firms. The good news, though, is that real estate has grown in employment terms in the last 30 years much faster than any other sector.

Of course, London has a vital role to play, said London Property Alliance’s Alexander Jan, and government will need to acknowledge the capital’s place at the very centre of the action if it is serious about this ‘relentless focus on growth’. But government must also avoid turning London against the rest of the country.





‘I don’t believe levelling up the north means levelling down London’, said Manchester City Council’s Becca Heron.

And yet, productivity problems abound. Robert Evans of Related Argent said that UK cities lag behind the average on that front. ‘That’s a real challenge’, he said. ‘The real estate sector has a really important part to play, and on net zero and affordable housing it is absolutely pivotal.’

***‘The real estate sector has a really important part to play, and on net zero and affordable housing it is absolutely pivotal.’***

Robert Evans, Related Argent

For London to get what it needs out of government from a real estate point of view, Jan went on, we—as in the professions—will have to be ‘very tactical’. We will also need to build on positives, such as Chancellor Kwarteng’s positive mentions of London, and in the context of competing on a world stage. In terms of specific measures that align with government initiatives, perhaps it was worth an extra focus on getting more out of the Elizabeth Line, however. Jan proposed a special, ‘tightly drawn’ Investment Zone along a section of its central area in the West End, which in part could help to deal with vacancy rates at ground floor level near Oxford Street.

‘I think we have to be really clever and selective in focusing on those things that we want, and let the government in on that because it’s part of their agenda’, he said. The Bakerloo Extension and Crossrail 2 were also still worth persevering with, added Jan.





When it comes down to it, however, Stewart suggested, the real question is over what levers you can pull, and what practical solutions are reasonable within the lifetime of an average minister.

Perhaps though, it was time to think a little bigger. One idea might be that investors could be encouraged to back London, rather than individual schemes, Evans suggested, posing the idea of a London 'bond'. Bigger issues affecting the capital also include the climate, of course, which has moved from being about ESG to a core business risk, Stewart observed. Companies like Related Argent are already making big environmental moves to this end, buying and planting forests as well as investing in solar as part of that agenda.

When it comes to London's transport, hybrid working has created big headaches, and more needs to be done on how this will affect productivity and growth. But cities are collaborating more and more, Evans felt. 'We are not waiting for governments to sort things out'.

The future of cities will be intertwined with their resilience and regeneration, according to another session, at which Sharon Giffen of Earls Court Development Company said the firm's mission was to 'bring back the wonder' across that area. Another major project, Canada Water, is further down the road in terms of development, Emma Cariaga of British Land explaining how it is building a new 'town centre' for London, which she believes is 'one of the most exciting opportunities around'. But what the developer had learned so far from the scheme is that you cannot be too prescriptive. Planning with flexibility in mind has been crucial, in these changing times.

For Deputy mayor Jules Pipe, one of the problems of somewhere as successful as London more generally is that people will try and get





away with sub-standard schemes. But the Investment Zones idea unveiled in Kwarteng's mini-budget still needs a lot of unpacking, and Pipe is not confident on the noises so far. 'There's a lot to be revealed for us to understand what it means', he said. But ditching planning requirements? 'You do need a guiding hand...who can curate outcomes'.

One thing is for sure: the removal of regulation when it came to Permitted Development rights led to people being encouraged to go for the lowest common denominator, Pipe went on. The property and design professions need to get better at making ground floors of residential schemes 'more permeable and adaptable for change', he said. 'We are often so bad at getting the ground floor right underneath resi development'.

So, asked one member of the audience, is a global measure of social value something that is needed, or which London could benefit from? 'I wouldn't want it to go down the route of the 'E' in ESG, where there is a global measure of social value', said Cariaga. 'It runs the risk of being a bit vanilla...I'm quite torn'.

Housing is another area facing challenges in London, as it has for decades. The 'crisis' is something for us to solve as a city, but which continues to evade us, said panel chair Geeta Nanda of the G15. While modular has to be one of the answers on the demand side, said Deloitte's Simon Burnett, there are limited levers to pull when we look at the affordability gap, said Cllr Matt Noble of Westminster. When viability is an issue, the authority needs to ensure that people are being 'honest', with them, Noble went on, while in terms of local communities it is often the case that infill schemes can provoke more 'visceral' opposition to major projects.





Happily, there are organisations pushing to unlock major parcels of public land. Transport for London is one such, pushing ahead with its major programme of housebuilding, said Graeme Craig. 'We're live on 1,650 homes at the moment, and hitting 50 per cent affordable is an important target to us', he said. 'In six months, that will increase to 4,000.' Moreover, Transport for London is targeting 2,000 homes a year to hit its 20,000 goal over the next decade. It has, quipped Craig, taken a decade to move on from when it didn't know what it owned', and now, bolstered with 250 staff, it is focused on its mission. 'This isn't something you can go into lightly', said Craig. 'It does require investment'.

***'Hitting 50 per cent affordable is an important target to us. This isn't something you can go into lightly. It does require investment.'***

Graeme Craig, TTLP

Build-to-rent, too, is a major contributor to London's future, Greystar's Bella Peacock assuring the LREF audience that it is here for the long-term. 'Fundamentally, the UK residential space remains really strong', she said. 'We're fully invested. What's going on at the moment won't cause us to go away'.

Transport is a big factor in unlocking housing, too, and it was Transport for London's Alex Williams who painted the picture of London having had one of its best years for major projects, for perhaps a century. 'That's a reason to be optimistic', he said. 'The pessimistic side is that the pipeline is drying up. It's kind of a trickle now...'





Indeed, added David Lunts of OPDC, most of the public transport investments that have been made have been proven to be ‘really worthwhile’. London has ‘rediscovered itself’ in the early 21st century, Lunts went on, with all of the confidence and investment that brings, in part due to those big projects and transport. There is still a need to get more motor vehicles off the roads, however, he added.

Rather than more big projects, we will likely see more smaller efficiency-working, suggested Helen Logan of Allies and Morrison, assessing the likely investment areas of the next decade. But Colin Wilson of Southwark is still a proponent of the need to extend the Bakerloo line as a way of stimulating growth. ‘If you want a heritage experience, get on the Bakerloo line’, he joked.

Nine Elms’ growth, meanwhile, was stimulated thanks to transport investment, and it was baffling how this method had not been used as a template for more, Wilson said, especially as it had come in under budget. That was the perfect case of stars aligning, however, said Williams, with a ready and willing Wandsworth council leader in Ravi Govindia dovetailing with the then mayor Boris Johnson’s views and with Eddie Lister providing support. The masterplanning of such projects is ‘easy’, Wilson went on. Most can see patterns and do them fairly quickly, and then there is all the ‘inevitable padding’ that goes with it. ‘But the ones that are successful have simplicity at their heart’.

In many ways, Wilson suggested, he was PM Liz Truss’ stereotypical planner — saying no to things, but not because he does not want to deliver housing; simply because he cannot see a way of making it work without heavy infrastructure. Hence Bakerloo. And yet, if government was serious about growth, said Williams, Transport for London could create a narrative that proves they will deliver on that agenda, he said.





‘Thinking beyond’ also extends to looking at natural and social capital as London grows, and a session on the topic explored the issue fully. EcoWorld’s Nivenne Powell is a firm believer. ‘We talk about investment and returns’, she said. ‘For me it’s about engagement’. Neither is it about talking to one specific group or community, Powell went on, but about being diverse. Central District Alliance’s Debbie Akehurst agreed. ‘Social value is now really high on the agenda’, she said. ‘It’s not just a nice-to-do’. Collaboration and partnership is central to this, but when it comes to trying to quantify social value, that’s a tricky customer.

***‘We talk about investment and returns. For me it’s about engagement.’***

**Nivenne Powell, EcoWorld**

Powell says there is so much regulation out there that sometimes it restricts you. And anyway, the ‘ripple effects’ of creating facilities or systems can be very hard to track or compare. ‘Regulation has a danger of unintended consequences’, said Barton Willmore (now Stantec)’s Jenni Montgomery, running through the key work the practice has done in this area, principally in the development of Greenkeeper tool to help inform greenspace decision-making.

So, finally, the future. How does London’s multifarious ways of ‘thinking beyond’ play on the world stage? And how do other world cities compare? Cecila Kushner of NYCEDC said transformation and change is in the DNA of New York. But Laura Citron of London & Partners had a clear position or hypothesis to put from London’s perspective. ‘In a context of declining globalisation, world cities can take more market share of global activity by leading on experiences and connections’ she said. ‘And doing that in a way that’s carbon-efficient’. After all, Citron





added, reinvention is ‘what we do’ as a city, going centuries back in time after disasters and more affecting London.

***‘In a context of declining globalisation, world cities can take more market share of global activity by leading on experiences and connections.’***

Laura Citron, London & Partners

A case in point was offered by HOLBA’s Mark Williams. When COVID shone a light on the importance of a little of that notion of experience — culture — HOLBA responded with a new consumer initiative called Art of London to bring to life its cultural heart of London strategy, said Williams. ‘People want less stuff now’, he said. ‘They want experience’. Alexandra Dublanche of Choose Paris Region outlined Paris’ attempts to become a real 15-minute city, in part by creating a new super-fast metro around the French capital. But it was left to Citron again to provide another key message from where we need to get to in order that we can ‘think beyond’, as a kind of leitmotif for the whole LREF experience this year.

‘Partnership makes the world go around’, she said. ‘But I would say that; I’m CEO of a thing that has *partners* in its name...We’re in a really good place in the way that we promote London internationally. And that’s because of partnership’.





# Cities perspective

The London Real Estate Forum (LREF) brings together City leaders from across the UK to seek opportunity, share thinking and unpick common challenges



***‘The Birmingham 2022 Commonwealth Games this summer gave the West Midlands a global promotional opportunity to pitch to potential investors and it’s great to continue that momentum and engagement at the London Real Estate Forum — showcasing our***

***region’s considerable investment prospects and track record with tens of millions of pounds invested by the West Midlands Combined Authority in schemes creating more than 8,000 new homes as well as 3.8 million sq ft of new commercial floorspace. With sustainability a key forum theme, I’m pleased that the West Midlands is leading the way in this regard as a region — with our rock-solid commitment to brownfield first regeneration and our pioneering Net Zero Neighbourhoods initiative on which there will be more news coming soon.’***

Andy Street,  
Mayor of the West Midlands



***‘Liverpool is fully committed to delivering some of the most innovative and ambitious strategies around quality of life, equality, climate change, transport and sustainable growth and we’re thinking beyond simply attracting investment. Through developments***

***like Liverpool Waters or our world-class Knowledge Quarter, we’re carefully building the right business ecosystems and communities that work for our businesses and residents alike. The scale of Liverpool’s investment opportunity is global but it’s vitally important that future generations can benefit greatly and be proud of the future growth and prosperity we’re laying the foundations for today.’***

Joanne Anderson,  
Mayor of Liverpool



***‘Greater Manchester was built on its ability to think beyond. Collaboration is at the heart of our approach — working together to invest in integrated low-carbon transport, innovation ecosystems, and outstanding examples of sustainable, community-driven***

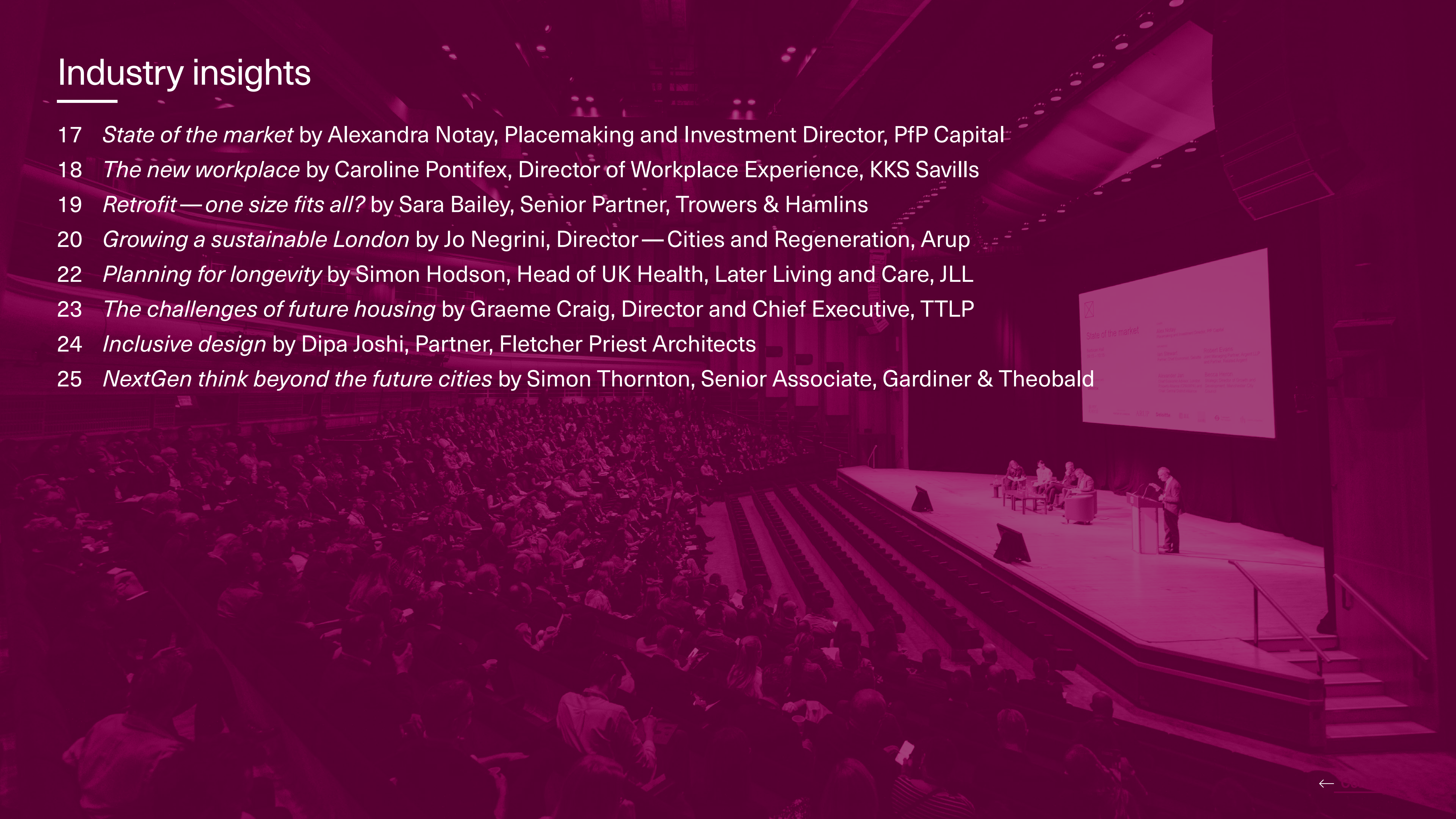
***development to create a fairer, greener, more prosperous city-region. We want to set the standard for forward-thinking development and green investment.’***

Andy Burnham,  
Mayor of Greater Manchester



# Industry insights

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# State of the market

Alexandra Notay, Placemaking and Investment Director, PfP Capital



The normal preparation for an opening ‘State of the market’ panel involves a series of pre-calls and plenty of draft slides flying around, but given the maelstrom in the markets on 28th September, my expert panellists all agreed this would be a redundant effort. On the day that the IMF had unusually firmly urged the UK to ‘re-evaluate’ the planned £45bn tax cut package, the atmosphere around the UK markets was nothing short of febrile but I was still up at 4am worrying about how to chair this panel.

Our keynote speaker, Ian Stewart, Chief Economist at Deloitte, gave a real-time summary with valuable insights into ‘the most signalled recession ever’ with some surprising causes for optimism for the real estate industry—particularly around our ability to generate jobs across the UK faster than any other sector.

Ian also highlighted the opportunity for net zero to be a ‘new industrial revolution’ and panellist Becca Heron, Strategic Director of Growth and Development at Manchester City Council shared some fascinating insights into the opportunities and challenges facing local authorities around net zero, retrofit and the need for more coherent and scalable solutions from the private sector. The lack of specific ‘green growth’ measures in last week’s fiscal event prompted some interesting debate around one of my favourite topics—the need to better integrate infrastructure with real estate, particularly housing and then on to productivity.

Alexander Jan, Chief Economic Advisor to the London Property Alliance and Non-Executive Chair of the Central District Alliance took us through some fascinating data around UK big city competitiveness and that the impact of hybrid working still hasn’t been fully understood. His view that London’s brand was increasingly ‘detoxified’ meant that the capital should be at the centre of pro-growth policies and there are significant opportunities if further education, skills and productivity could be harnessed more effectively—as well as the Elizabeth line!

Robert Evans, Joint Managing Partner, Argent LLP and Partner at Related Argent, underlined the opportunity for real estate to be at the heart of the growth agenda, highlighting his idea for a London Bond to enable foreign investors to invest in London as a whole rather than specific projects. He also fielded my question on whether overseas investors saw us as a bargain or a basketcase with his usual aplomb and highlighted that buying into the long-term yield curve of place-based investment inherently meant you could ride through this market turbulence—at least more easily than the more traditional IRR focused trading businesses in our sector.

This prompted a fascinating discussion on the prospects for investment zones and central/local government dynamics. I shared the Northern Powerhouse Partnership data released last week showing that FDI in the region was up 72 per cent in the past five years and Becca highlighted the unparalleled office and residential demand in Manchester’s CBD—apparently benefiting from the post-Covid shifts. This took us into some audience questions and some conclusions about the importance of placemaking, collaboration and connectivity alongside climate, productivity and resilience.

Maybe it was the shock of having two economists on a panel who kept agreeing with one another (unheard of!) but I left feeling vastly more optimistic than I had been at 4am!



# The new workplace

Caroline Pontifex, Director of Workplace Experience, KKS Savills



When ‘thinking beyond’ regarding the workplace it is important to consider where we are now. While many refer to the present as the new normal, things are continuously shifting. Opinions remain polarised as to what the post-pandemic landscape looks like but it is irrefutable that hybrid working is clearly here to stay.

Consequently, it remains a challenge for all businesses as to how they provide the optimum environment. They need to consider how to attract staff back to the workplace, how space will play a pivotal role in the war for talent, whilst also right-sizing to fit modern working patterns.

Interestingly, whilst this conundrum is undoubtedly causing a ‘wait and see’ mindset for those that don’t have a looming lease expiry, Savills data shows that in the first half of 2022 the majority of corporate occupiers leasing new office space took the same, if not more, space than they had before.

For these reasons future proofing by investing in high quality fit-outs that are not only sustainable, accessible and multi-functional will remain critical especially as these ‘new’ workplaces will also have to help businesses achieve their net zero ambitions.

Indeed, the sustainability aspect presents a whole set of other challenges; as large firms start reporting on their carbon footprint and scope three emissions, they will have to account for the impact of hybrid working. At present, according to WSP, a full time home worker in an average UK house can have a carbon footprint 80 per cent higher than an office worker, including their commute. How, then, will businesses mitigate this? Will this see employers set stricter working from home parameters?

For an individual, on the other hand, the appeal of the office will still need to outweigh the burden and cost of travel. Will businesses, therefore, also need to consider the mobility of their staff moving forward? What role might the government play in helping to ease the cost of commuting?

Tough decisions will need to be made regarding priorities, especially as the wider macro-economic situation plays out. Despite this, however, there is no doubt that technology, mobility and agility will all have a role to play in helping to shape how both landlords and occupiers respond.



# Retrofit — one size fits all?

Sara Bailey, Senior Partner, Trowers & Hamlins



Instinctively we know that access to nature has a positive impact on our wellbeing and quality of life; but as with social value, natural capital, i.e. the benefit we experience from being connected with nature, can be hard to quantify and protect in the urban environments we occupy. So how can we create places which protect and nurture nature as well as the people who inhabit them? This was the focus of our discussion at LREF on the Natural and Social capital session which I chaired with panellists from the Central District Alliance, EcoWorld, the GLA and Stantec.

The answer is we need to think differently and there are some truly inspiring examples across the industry of how we can both think and do things differently, as the relationship between the environment and the social value of development becomes increasingly interrelated.

As pressures on land-use squeeze the spaces in our towns and cities, a green infrastructure network remains vital to help the city, and those who live in them, stay healthy.

Stantec have been collaborating on the Greenkeeper tool, which uses data and research to model the environmental, economic and social value of green infrastructure. It enables you to identify the complete

value of a single green space or compare it with other similarly sized local spaces. By collating these insights, it can also be used to build a whole portfolio or city-wide green infrastructure network value.

The GLA and the Central District Alliance have been looking at increasing green infrastructure in our cities, balancing pressures on land in London; as it becomes denser it also needs to become greener. Future developments will need to include more green roofs, walls and other urban greening.

At Aberfeldy Village, EcoWorld have been commended in the 'Best Regeneration Project' category of the Evening Standard New Homes Awards. Following consultation with the local community a green 'healthy' street will link five new or regenerated green spaces. This scheme seeks to link community and value of the development literally from the ground up.

The theme of the conference was 'think beyond' and long-term thinking is at the heart of successful regeneration schemes. Looking forward, there seems to be a growing desire in the industry to look at how we can address both the need to protect the environment as well as improve our communities.



# Growing a sustainable London

Jo Negrini, Director — Cities and Regeneration, Arup



‘City’ can mean different things — from a government administrative boundary to a place with all the usual ingredients that could be seen in the very first cities — people, streets, buildings, public space, transport, culture, and religion. They are a built environment but also a natural environment that need to be planned together. They are incubators of culture, of ideas, of innovation.

They are also economic engines which have attracted people from other areas for generations with hopes of a better life and opportunities for their families. Digitalisation, globalisation, automation, the changing nature of work and future of retail were all challenges (and opportunities) pre-Covid. This changing landscape has amplified the underlying structural inequalities and a competitive environment for global wealth and investment set against a backdrop of dwindling natural resources. In effect, this will become a perfect storm without confident action and collaborative intervention. Those cities which develop an integrated and sustainable approach to the environmental, economic and social challenges will have more chance to grow and prosper.

Central to this is the origin of the word — ‘civitas’ meaning citizen or community. Cities are people — the residents, the communities involved in investment, the leaders of those agencies with power — the government, the investors and financial institutions. The quality of the relationships between these people will contribute to whether these cities flourish and survive.

And so too in London. The imperative for the public and private sectors to collaborate and collectively respond to the considerable challenges of decarbonisation and deepening inequity is more important than ever before. This should be our common purpose, our shared commitment. We should think beyond our organisational boundaries, our lines in the sand to take on these challenges together with communities across the city to transition London and ensure its future position and prosperity.





15.15 – 16.00

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# Planning for longevity

Simon Hodson, Head of UK Health, Later Living and Care, JLL



Global urbanisation will see cities add 2.5bn people by 2050. The proportion of older people is also climbing with the World Health Organisation (WHO) expecting over 60s to account for 25 per cent of the population in the coming decades.

The concept of an age-friendly city was first introduced by the WHO in 2002, with housing integral as one of eight key pillars. Each area interacts; for example better public transport access can help with social activity and can in turn enhance a sense of community and promotes economic activity.

This is not just a fantastical utopia, it is completely logical. Yet two decades later there are still major barriers to building inclusive, resilient cities, and 2050 is fast approaching.

In London those challenges are intensified. Competition for high value land and a prohibitive planning system has priced many out of the city centre. This has forced later living housing out to the suburbs or different regions, for example seaside retirement towns.

London's later living supply of just 8,000 homes provides for less than one per cent of the over 65 population. Just five per cent of these schemes offer rental options, significantly under the UK average of nine per cent.

The capital can learn from Manchester, the first UK city to be recognised by the WHO as part of a global network of age friendly cities and communities. Central to this was the ability for people to age well in their location of choice, with access to age-friendly services and equality. London has signed up to the global network and Mayor Sadiq Khan has committed to making the city open and inclusive for older people.

So what will it take? Transport is improving and health and wellbeing is a priority. The London Plan also dictates that developers provide an inclusive design statement to make sure all Londoners are considered in development proposals. At JLL we believe 10 per cent of all new housing should be dedicated to older people, to make sure the ageing population is a priority, not an afterthought.



# The challenges of future housing

Graeme Craig, Director and Chief Executive, TTLP



For a number of years I've been talking about how excited we are about what's to come. Now, in a new self-funding entity, Transport Trading Limited Properties (TTLP), we are in a position to show how it is finally happening. From Blackhorse View in Waltham Forest and Beechwood Avenue in Barnet to Kidbrooke in Greenwich and Fenwick in Lambeth — we currently have 1,650 homes under construction. By the end of the financial year, that number will rise to over 4,000 homes. We now have a target to deliver 20,000 homes over the next ten years, generating sustainable long-term revenue that can be reinvested into the capital's transport network.

We are fortunate to be in a position where we have thousands of acres of public land, but with that comes the responsibility of ensuring we deliver what London needs. Affordable housing is a huge part of what we are here to do and we've kept our pledge that, across the portfolio, 50 per cent of what we bring forward is affordable. We take pride in our role as the long-term stewards of public assets. Our developments will be high-amenity, high-accessibility, low-carbon places that support vibrant life and commerce. They will reflect and respect existing neighbourhoods and communities, adding positively to what is already there.

What's also vital to the success of our city is diversity. London is the world's most diverse city, and that needs to be reflected in the teams we build to take forward our assets.

The 'Challenges of future housing' session at this year's London Real Estate Forum discussed the long-term developments that are shaping the housing sector over the next ten years. The panel agreed that if public and private sectors continue to work together and focus on both environmental impact and social value, we can ensure London remains the pre-eminent world city, providing jobs and growth across the whole of the UK.



# Inclusive design

Dipa Joshi, Partner, Fletcher Priest Architects



We opened by defining inclusive design — co-creating accessible, relatable spaces from macro to micro scale leads to greater use — increasing footfall and passive surveillance generating business and reducing danger. We learn from our successes and errors by conducting post-occupancy evaluations and measuring social value before and after.

From a women's safety perspective, Ellie Cosgrave, Director of Community Interest Company and Research at Publica, described scenarios of poor and good quality urban environments. Relying on policing is not an option for safer spaces — it requires centring the most marginalised, ensuring those voices have power, and she called for the support of Publica's safer streets initiative.

Amanprit Arnold, Senior Infrastructure Policy Officer at the GLA, noted designing for the disabled benefits many other groups. Embedding inclusive design starts at the pre-planning stage: as well as inclusive design statements, she called for an equalities impact assessment with details carried through to implementation. Domenico Polimeno, Senior Associate Partner at Pilbrow & Partners, voiced that inclusive designers need to remind clients how much value inclusivity brings to a project and called for flexibility of design to enable buildings to sustainably be converted and reused.

As a legacy example, the Fletcher Priest Architects' masterplan for the Athletes' Village — designed to accommodate the London 2012 Paralympic Games — is where everyone feels welcome and included. This project also proved an economic success for inclusive design, by becoming East Village — a thriving community.

Delivering inclusive design requires diversification of the teams that develop and design our built environment addressing unconscious bias. The more voices heard, the more representative, usable, and resilient these spaces are. The panel described methods including the GLA's compulsory EDI objective for colleagues and Supporting Diversity Handbook as well as Fletcher Priest's *Measure, Monitor and Mentor* initiative.

Questions from the audience reinforced from a user perspective, basic needs of access are still often falling short. Notably, the audience and panel diversity for this discussion was the highest of the conference — for inclusive design to become synonymous with quality design, it requires everyone on board.



# NextGen think beyond the future cities

Simon Thornton, Senior Associate, Gardiner & Theobald



The NLA NextGen Sounding Board session reflected on what the future city could look like. The discussion used blue-sky thinking to test future city scenarios free of existing limitations. Through these outcomes the board hopes to inspire sustainable change in how the industry addresses existing issues.

The city of the future will require digital and physical connection. Enabled by increased infrastructure for public transport, utilising a mix of active and electric transport.

A collection of polycentric cities — this future will prioritise a human-led economy. It will offer equitable housing and living conditions with ample green space and world class amenities and places to help everyone use and enjoy equally. Communities will be well educated on how to live, work and play in it sustainably as the next generation push the ‘sustainability first’ city model. Urban farming will become a significant factor in cities’ development plans as we turn to local resources in lieu of heavily transported produce.

City of 2050:

- Greener methods of transport, alongside a desire for access to local amenities, healthcare, education and the workplace within a smaller neighbourhood, as championed by the ‘15-minute city’ model, have evolved with increased funding and development around suburban transport nodes.
- Better education for the community on sustainable residential development, fairness, diversity and inclusion, and what these mean in practice, will support increased community engagement across a more levelled-up city. Placemaking, reform of the green belt, retrofitting using trade material recycling centres and the reclaiming of empty private spaces for public use will be important areas of development, creating more amenities and affordable housing that is accessible for all.
- The future city operates with collaboration at its heart, sharing data from across the industry to increase standardisation and efficiency within development. Above all else the race to net zero is prioritised as the industry keeps up with the increasingly challenging environmental conditions and the challenges that are faced with ageing demographics.

[Find out more about Gardiner & Theobald’s Future City initiative](#)







# Inspiring future city makers

by Grace Simmonds, Head of Learning and Engagement, NLA





# Inspiring future city makers

The London Real Estate Forum School Engagement programme returned for 2022 with the ambition to inspire a new generation of city-makers and to promote diversity and accessibility to the industry. The annual programme provides a unique opportunity to engage young people with representatives from all areas of the built environment.

This year we invited schools from across London to take part in a series of creative workshops for students to explore their ideas and designs for their 'dream workplace'. In the first workshop a design brief was set for them to creatively reimagine the workplace of the future. Students worked with a cross-sector of industry professionals to work through the brief, brainstorm ideas and sketch out designs and in the process learn about the built environment and potential career paths. The students took to the task with great enthusiasm, producing a range of dynamic ideas and designs. Ideas ranged in scale, from 'H2O', a new floating workspace, part of a wider integrated town influenced by our location at the Barbican, to rotating and foldable furniture that can be responsive to its environment and taken to different locations. A common theme arose which centred around the environment and wellbeing, ensuring spaces are green and healthy.

The students were then taken for a behind-the-scenes tour of 22 Bishopsgate to see a workspace for themselves and see the spectacular views over London from the 58th floor, as well as visit the array of new amenities the building has to offer.

The students returned to the Barbican Conservatory for their final workshop of the day with architectural educators Matt + Fiona to build





elements of their designs at a human scale with the exotic plants providing the green backdrop to their ideas. Working collaboratively in small groups students used an array of materials to bring their designs to life, test them out and present them to the group.

From an initial idea, to testing scale models and visiting a real-life example, the students left with a unique insight into the possibilities of what a career in the built environment could be like.

The LREF School Engagement Programme is part of NLA's year-round Learning activity that aims to inspire young people about London's built environment, engage them with the variety of careers available across the built environment, from architecture to engineering, development and planning and to empower them by giving them a voice, equipping them with the skills they need to help shape a better city.

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# Tours

The day after the conference in the Barbican Centre, delegates were invited to explore key development areas in London, specially hosted by LREF developer and borough partners.

Delegates explored Canada Water, Holborn and Clerkenwell, the City of London, the West End, King's Cross, Brent Cross, North Acton and Greenford, Old Kent Road, Southbank and Waterloo, and Aberfeldy Village.









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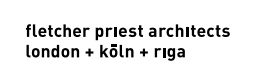
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The London Real Estate Forum is created by New London Architecture (NLA).

NLA is an independent membership organisation for everyone with an interest in London's built environment, with a clear purpose to improve the quality of people's lives by making London a better place to live, work and visit.

NLA engages the broadest possible audience across government, business and the public to educate, challenge, connect and drive positive change. Find out more at [nla.london](https://nla.london)







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