

A panoramic view of the London skyline at sunset. The sky is a soft, hazy orange. In the foreground, several modern skyscrapers are illuminated from within, their windows glowing with a warm golden light. A prominent feature is a tall, slender building under construction, with several large cranes perched on its upper levels. To the right, the iconic, pointed glass structure of the Shard is visible. In the lower right, the white dome of St. Paul's Cathedral stands out against the darker buildings. The overall scene captures a moment of urban development and historical heritage in a city at dusk.

Christopher M Hayward CC
Sheriff of the City of London
Pattenmakers Webinar



View from Centrepoint : 2010



2019 : The City's Transformation



22 Bishopsgate : Almost Complete



6-8 Bishopsgate : Under Construction



1 Leadenhall Court : Under Construction



40 Leadenhall Street : Under Construction



1 Undershaft





100 Leadenhall Street





50 Fenchurch Street : Approved in May



50 Fenchurch Street : New Free Public Winter Garden

Proposed Winter Garden



50 Fenchurch Street : Free New Public Roof Garden

Proposed Level 10 Terrace looking west



Public Parks in the sky

Aerial view of proposed Level 10 Public Garden and Public Realm



The Consented Future City skyline : 2026



The Tulip : November Public Inquiry



81 Newgate Street : Committee 23rd June



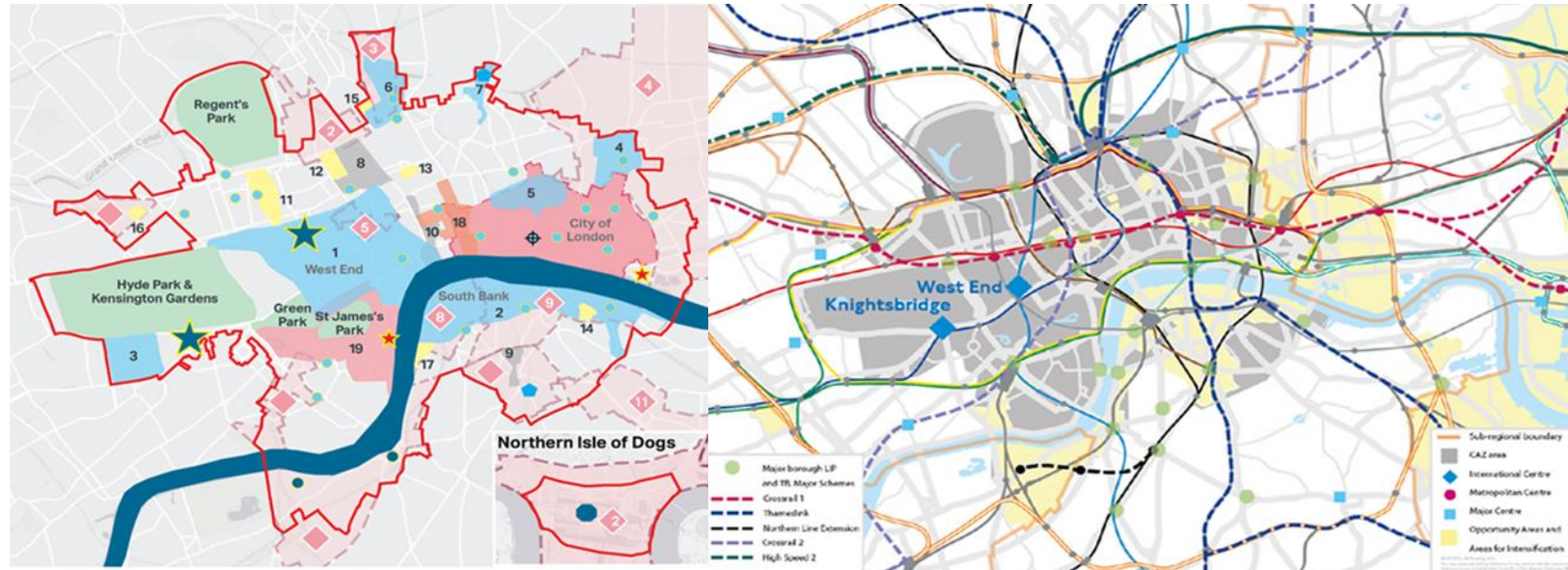
Museum of London ; Committee 23rd June



Millennium Bridge House : July Committee

Strategic Context: City is a Key Part of London's CAZ

- Busy and well- connected places with scope for further growth and change

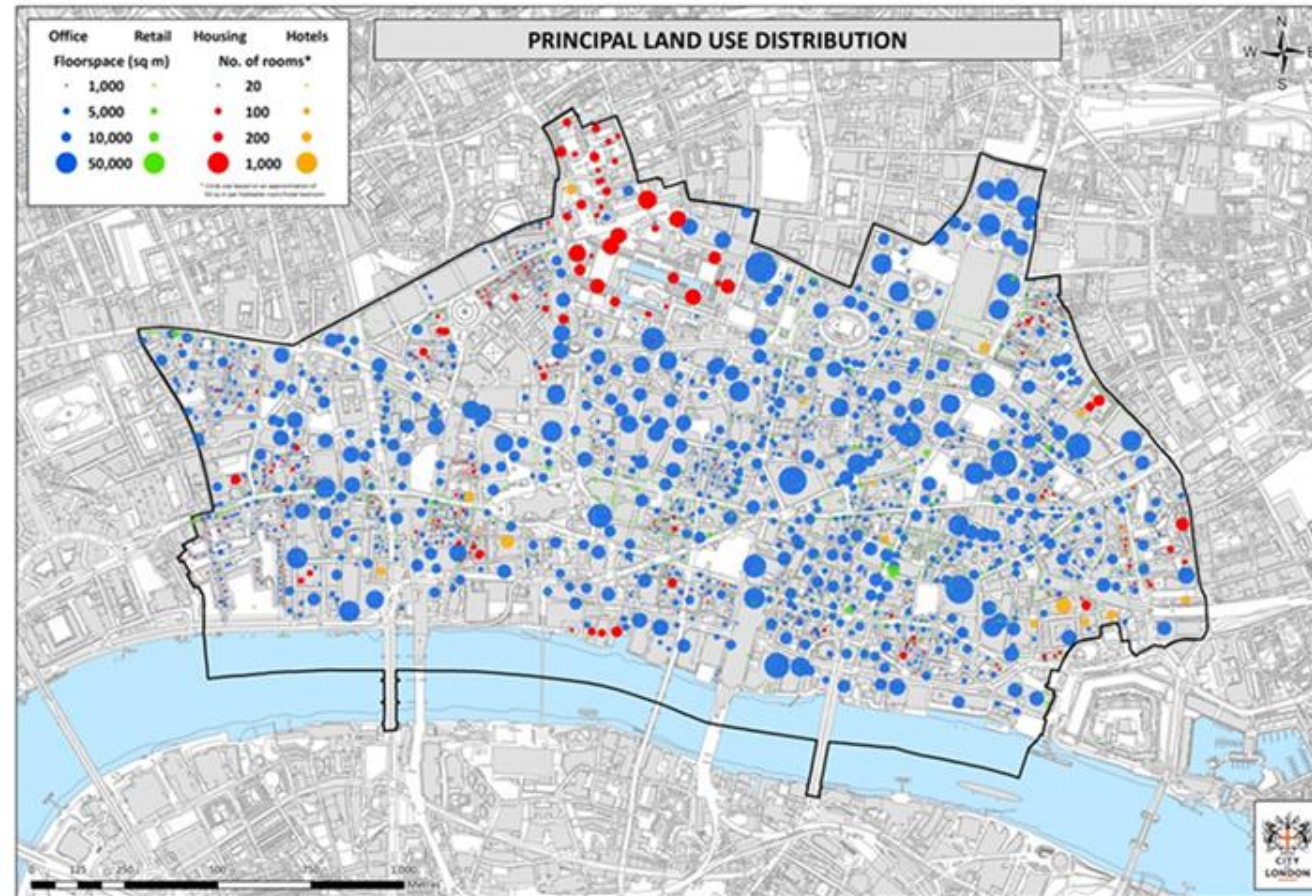


The Central Activities Zone and the Northern Isle of Dogs

- | | | |
|-----------------------|-----------------------------------|---|
| ○ CAZ and NIOD | Specialist Clusters | Source: GLA Planning |
| ⊕ St Paul's Cathedral | ● Academic | Contains OS data © |
| ★ World Heritage Site | ● Arts, culture and entertainment | Crown copyright and database right (2017) |
| ● Royal Parks | ● Health | |
| ● City of London | ● Legal | |
| ■ River Thames | ● State | |
| ○ Opportunity Area | | |

Strategic Context: Commercial Uses Dominant

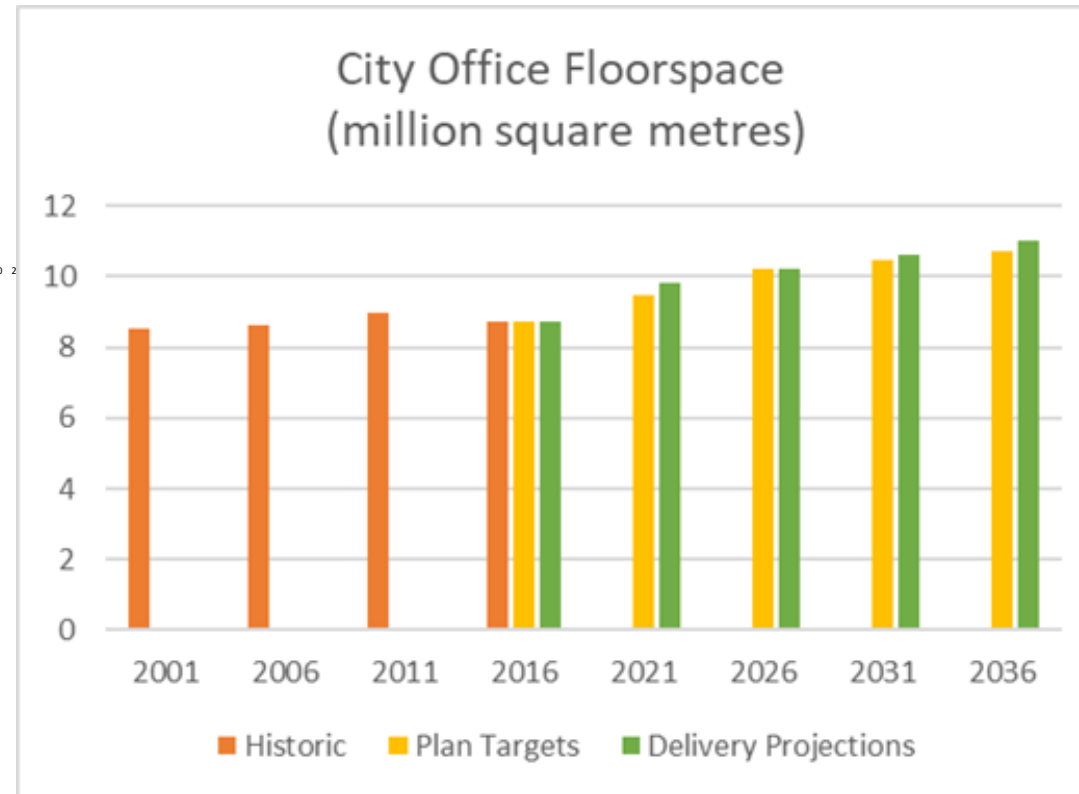
- Offices, retail and hotels are dominant land uses
- Limited housing mostly in identified residential clusters



City Plan 2036: Growth Projections

- **Strong office growth trends and projections**
 - Employment growth 2016-2036 +100,000
 - Office growth 2016-2036 +2 million square metres gross floorspace
 - 2016-2021 +750,000
 - 2021-2026 +750,000
 - 2026-2031 +250,000
 - 2031-2036 +250,000

- **Housing growth 146 units annually**
 - 2016 7100
 - 2021 7830



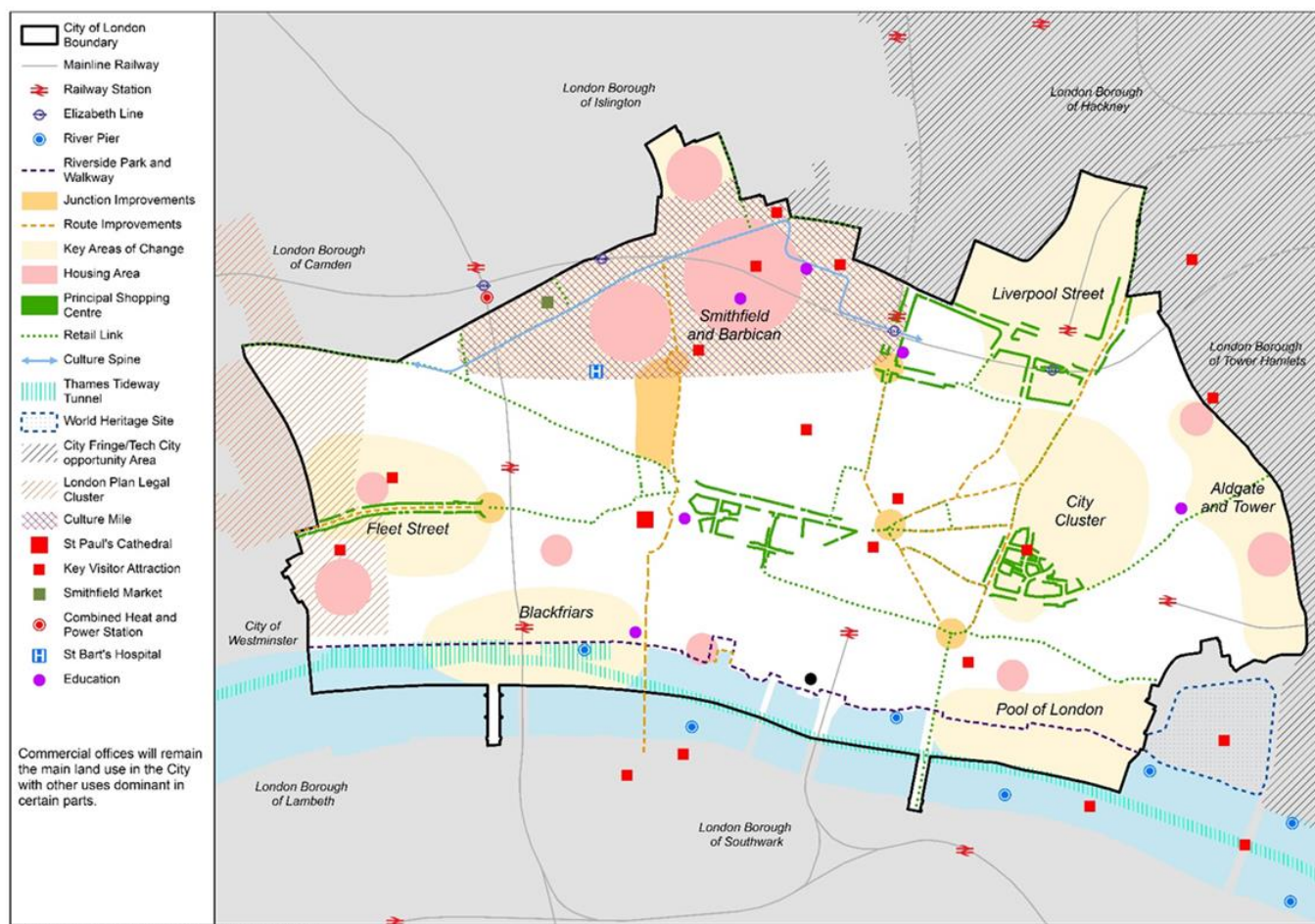
City Plan 2036: Shaping the Future City

- Proposed Submission Plan final consultation Sept 2020
- Examination mid-2021; Adoption late 2021
- Complements the City's Transport Strategy



City Plan 2036: Outcomes

- Flourishing society; thriving economy; outstanding environments
- Leading future world class City
- Focus on 'Key Areas of Change'



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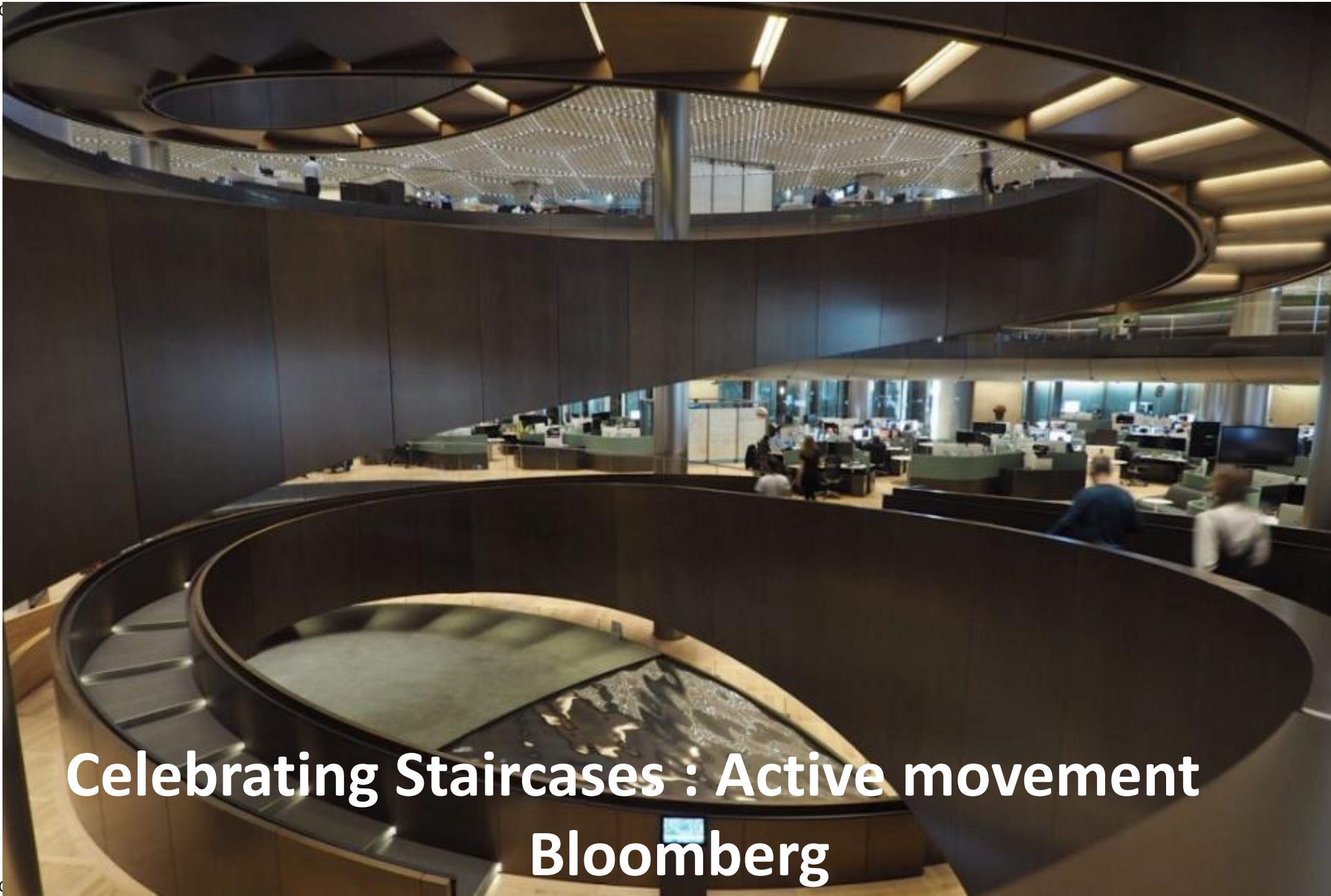


OFFICES OF THE FUTURE

COVID-19 : A CATALYST FOR
CHANGES ALREADY TAKING PLACE



Less Density : Spacious and Informal workspace
22 Bishopsgate

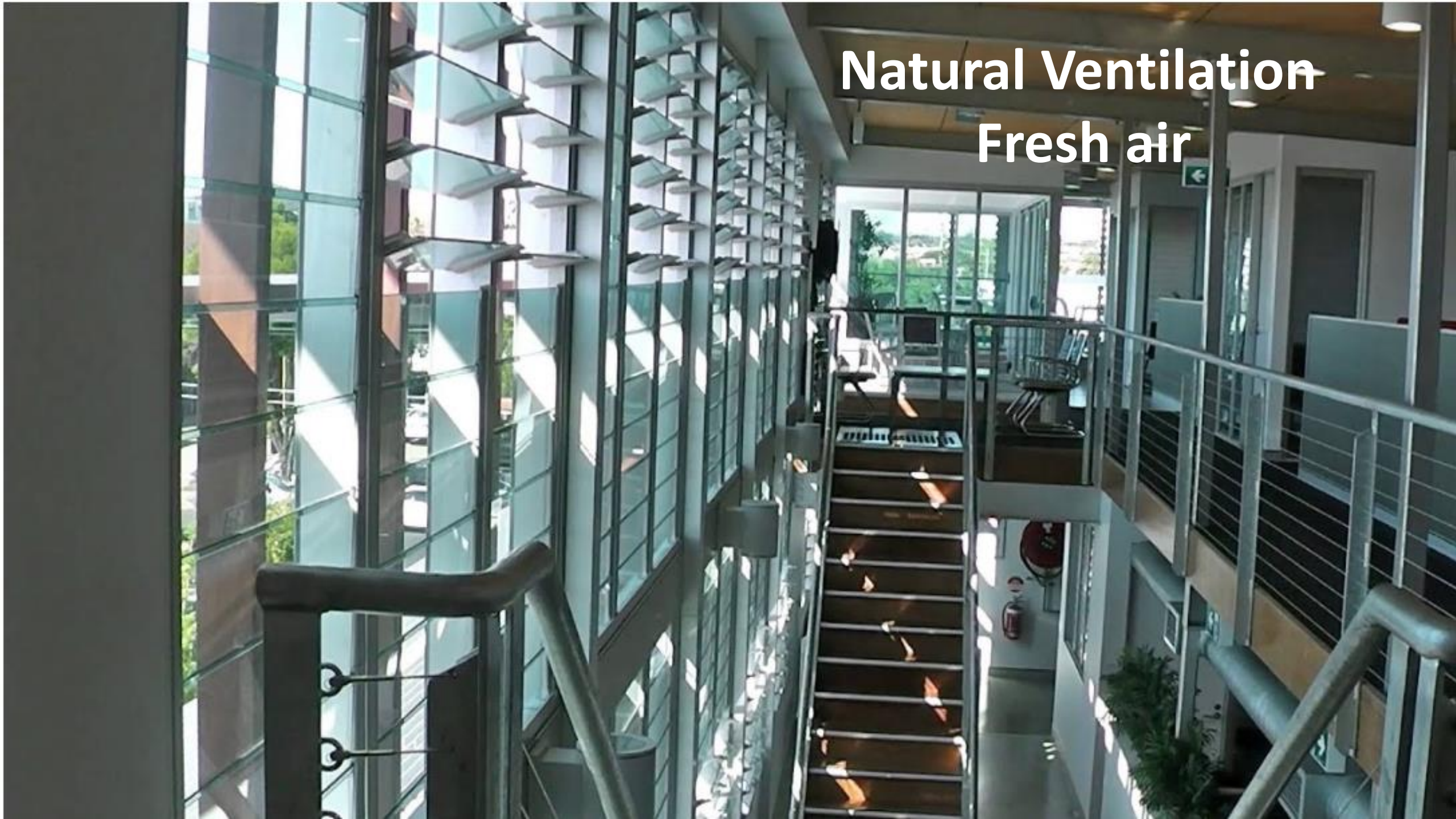


Celebrating Staircases : Active movement Bloomberg



More natural light

Natural Ventilation
Fresh air



Outside Break Out spaces





Health and Wellbeing : Physical and mental



Exceptional Cycling facilities : 22 Bishopsgate



Greener Buildings : Citicape House

An aerial night view of London's City of London, showing a dense cluster of illuminated skyscrapers and buildings. The River Thames is visible in the background, and the London Eye is visible in the distance. The sky is dark with some clouds, and the city lights create a vibrant, glowing effect.

THE CITY'S STREETS



M&S

THAI GREEN CURRY
MADE FRESH DAILY

City Streets

Transport for a changing Square Mile



City of London Transport Strategy
May 2019





Buses & cycles
only
Mon - Fri
7am - 7pm
70yds ahead

White painted bicycle symbols and arrows on the road surface, indicating a cycle lane.



Aldgate Square



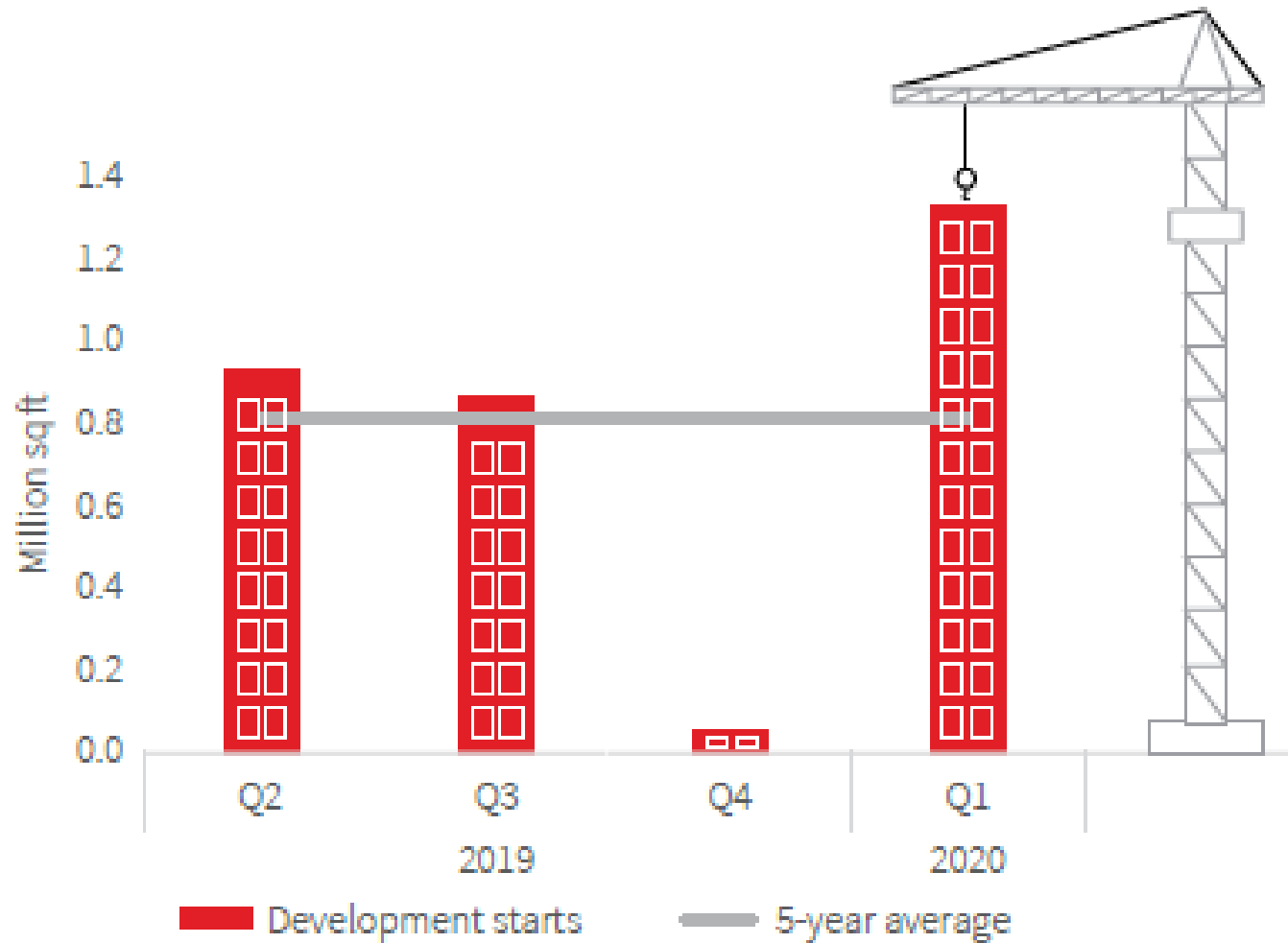
Bank on Safety













St Mary Axe



City development starts



Investment volumes by purchaser nationality Q1 2020

-  **36%**
Germany
-  **18%**
Greece
-  **14%**
UK
-  **9%**
Switzerland
-  **7%**
Qatar
-  **6%**
Slovakia
-  **4%**
China
-  **3%**
Hong Kong
-  **2%**
Japan
-  **1%**
Other



Employees and workers

Workforce of the future

- The office is being increasingly seen as a strategic tool in the ‘war for talent’
- Occupiers are increasingly looking to adapt their offering to appeal to new cohorts:
 - Millennials (1980 – 1994)
 - Gen-Z (1995 – 2010)

What does this mean?

- Increased focus on:
 - Sustainability
 - Ethics
 - Enabling and supporting environments
 - Health and wellbeing
 - Development of social connections

Impact of Covid-19

What we can see

- In the short-term the vast majority of employees are working remotely
- This has been very effective in terms of deliverables
- Remote collaboration tools are task-focussed

What does this mean?

- Managers universally acknowledge the effectiveness of remote working
- Remote working will be an increased feature of the work ecosystem into the future
- Increasing requirement to ensure that office spaces are tech-enabled to enable collaborative work to be delivered effectively

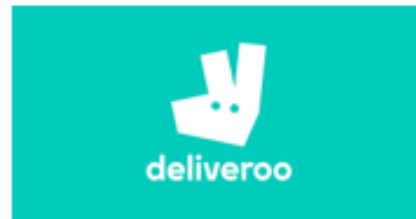
What will be the role of the office?

- **The office will remain a key tool for organisations, providing environments very difficult to replicate remotely:**
 - Alignment and development of corporate culture
 - Development of personal bonds and facilitating social interactions
 - Opportunities for learning and development
 - mentoring, unstructured and informal learning
 - Enabling dynamic collaboration, fostering creativity and innovation
 - Increased focus on space flexibility and adaptability

Changing tenant mix



Bloomberg



amazon



IPG MEDIABRANDS

wework

mimecast

Central London take-up by sector – last 6 months

- London occupier base much more diverse
- Fintech / Flexible workspace / Media taking significant space in City



Comparable cost of occupation

Location	Headline Rent	Business Rates	Total Occupancy Costs including rent free period
Mayfair	£115	£51	£176
Covent Garden	£90	£32	£132
Victoria	£80	£35.5	£126
Bloomsbury	£80	£32	£122
Kings Cross	£80	£33	£123
City Towers	£90	£27	£127
City Core	£72.5	£27	£110
Canary Wharf	£45	£14	£69

A key attraction of the City is affordability of the space compared to other areas of Central London





THE CITY OF LONDON

THE RESILIENT CITY