



Regenerate Central South Annual Conference

Wednesday 3rd July 2024



businesssouth.org



Mark Davy

Host & Founder and CEO
Futurecity

FUTURE\CITY



businesssouth.org

Housekeeping



- No fire alarm planned, exit via main entrance
- Phones to silent
- We will be using Slido.com #CentralSouthUK for our 2 panels
- You can view the agenda and speaker biographies at the QR code on the screen
- Use #CentralSouthUK and #BizSouthEvents on Social Media
- There will be a break mid morning and the event will end with lunch and an opportunity for you to make connections



Thank you to our event partners



CAVENDISH



sees

AtkinsRéalis



ARUP

RIDGE

FAREHAM
BOROUGH COUNCIL

Currie & Brown



FUTURE\CITY



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Charlie Collins

Director
Savills



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Dominic Curran

Head of Communications
British Property Federation



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The BPF's Election Housing Pitch



Dominic Curran
Head of Communications, BPF

UK General Election 2024





About the BPF

The British Property Federation is the voice of the UK property sector, which:

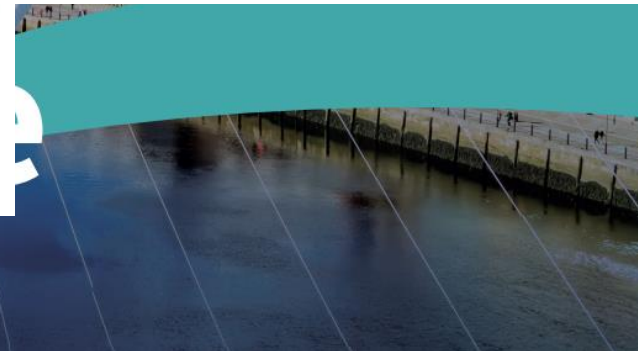
- Adds £137.5bn a year to the UK economy, or 7% of Gross Value Added (GVA)
 - Supports one out of 12 jobs across the country
 - Pays more than £7bn in direct taxes each year, contributing another £7bn indirectly to local communities through the planning system
-

The BPF manifesto launched in January...



Our sector, in the shape of the British Property Federation (BPF), has released its own lobbying manifesto, which is very clearly written and well worth a read. I hope some politicians have at least skimmed the summary.

JUST OUTLINE IT!!!



**...with five sector specific manifestos following
in May/June**



Building for Generations



Building For Generations

The BPF manifesto for Unlocking Investment into Housing

Pension funds and other institutional investors want to build more:

- Affordable housing;
- Purpose-built student accommodation (PBSA);
- High-quality build-to-rent (BtR) homes; and
- Fit-for-purpose homes for older people.

Affordable Housing



The offer

- **£10bn p/a of investment into social housing to build 145,000 homes**

The ask:

- **Match funding from Government**
- **Long term rent settlements**
- **Review and alignment of tax treatment of FPRPs and NPRPs**

Purpose Built Student Accommodation



The offer

- Supporting the UK HE offer, which adds £130bn to UK economy
- Releasing PRS homes for long term rent

The ask:

- PBSA in the NPPF
- CIL relief for affordable PBSA
- Student needs assessments
- Selective licensing exemption



Build to Rent



The offer

- **Doubling BtR to 30k p/a**
- **Professionally managed homes**
- **Energy efficient**
- **Rental Charter**

The ask:

- **NPPF requirements for needs assessment**
- **SDLT relief for 100 units+**
- **Tri-tenure approach on large sites**
- **No rent control**

Older People's Housing

The offer

- **50,000 homes p/a**
- **500,000 bedrooms back into market by 2030**

The ask:

- **National strategy for older people's housing**
- **New use class**
- **Needs assessments**
- **10% minimum approach**



The Parties are talking about Housing...



Change

...and we're talking to the parties



If Labour wins...

- Kings Speech Housing Bill
- Rental reform?
- Early planning changes
- New towns task force
- Green Belt review
- CPO reform





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Housing Conversation

Charlie Collins – Director, Savills

Dominic Curran – Head of Communications, BPF

Matthew Turpin – Public Affairs Lead, Vivid



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Marion Baeli

Author & Architect

Principal, Sustainability & Transformation

10 Design



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10

The Retroft Imperative: principles and case studies

Who We Are

We are **10 Design**, (part of Egis Group), a dynamic and innovative architecture and master planning practice. With over 400 architects and designers strategically located across three regional headquarters in London, Hong Kong, and San Francisco, as well as six additional studios in key global markets, we have the capability to operate at various scales and take on projects of all sizes and complexities.

Our diverse portfolio is a testament to our versatility and creativity, featuring a range of projects including mixed-use developments, retail spaces, offices, residential buildings, hospitality projects, transport hubs, educational institutions, cultural venues, and civic buildings. We're committed to creating soulful and inspiring destinations that connect people to their surroundings, enhance the human experience, foster a sense of community, and exceed expectations.

At 10 Design, we believe that great design is not just about aesthetics but also about responsibility. We prioritize economic and social responsibility in all our multicultural projects, striving to create designs that are not only visually stunning but also environmentally sustainable and socially equitable.

WW+P IO

Transport

Mixed Use



The Imperative

Climate Change



© FLIR Technology Shines a Camera on Greenhouse Gas Emissions

Climate Change



IMPACT ON DROUGHT AND WILDLIFE

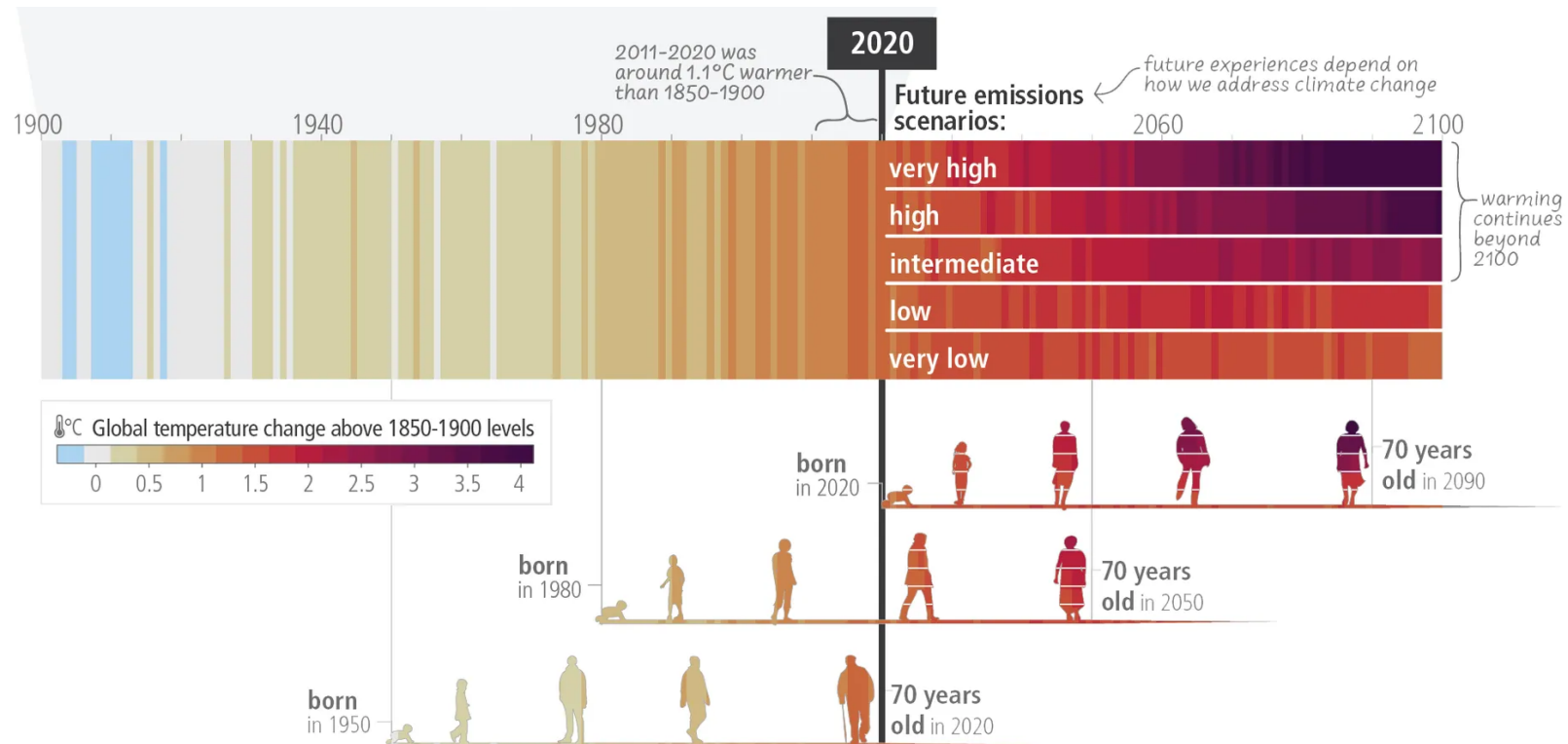
IMPACT ON FOOD

IMPACT ON COAST

IMPACT ON NATURE

Climate Change

The extent to which current and future generations will experience a hotter and different world depends on choices **now** and in the near-term



Our Industry's role in climate change

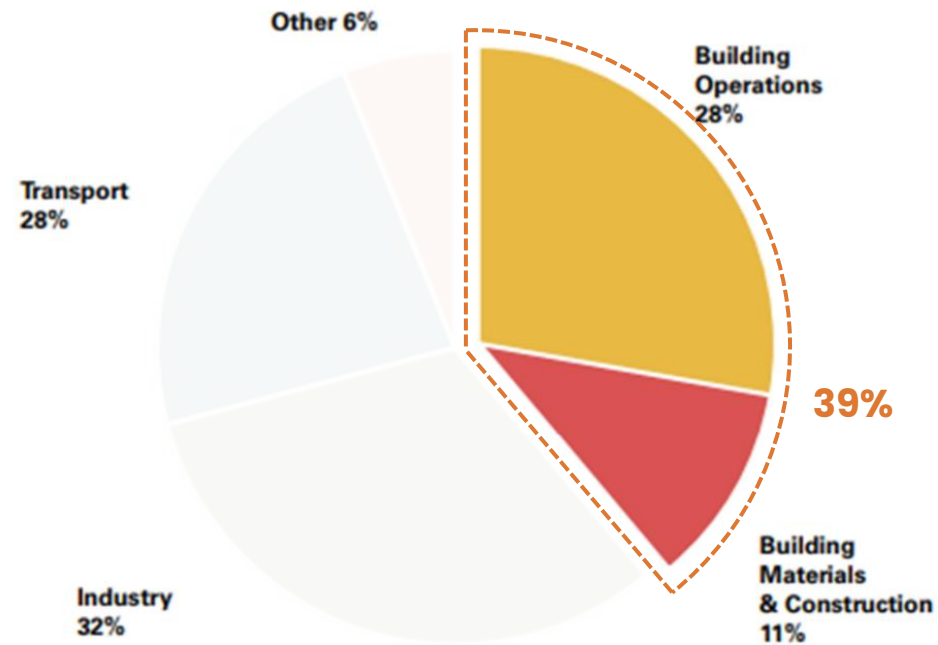
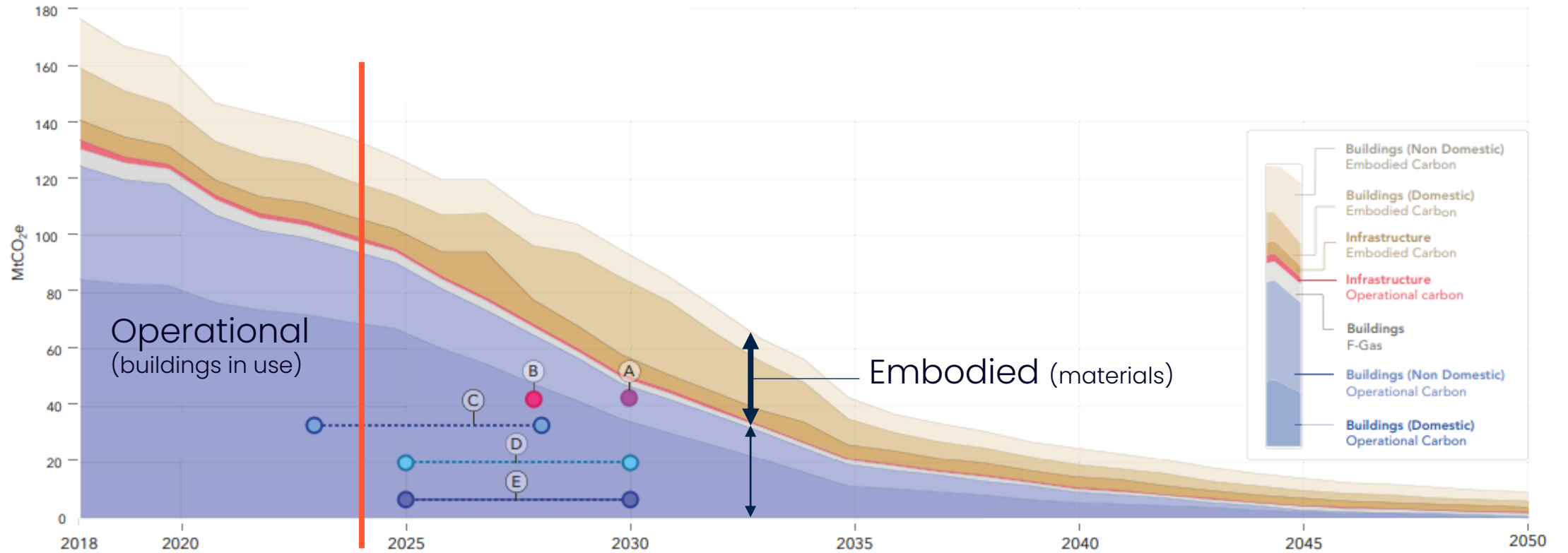


Fig. 1 Global CO₂ Emissions by Sector
Source Global Alliance for Buildings and Construction, 2018 Global Status Report

UK trajectory



Retrofit Principles

Retrofit – Definition

‘The upgrading of a building to enable it to respond to the imperative of climate change, avoiding maladaptation’.

Marion Baeli – Residential Retrofit, 20 Case studies

UK context – Residential



*Representation of distribution of houses for illustrative purposes only

27m dwellings



of all homes are older than 80 years

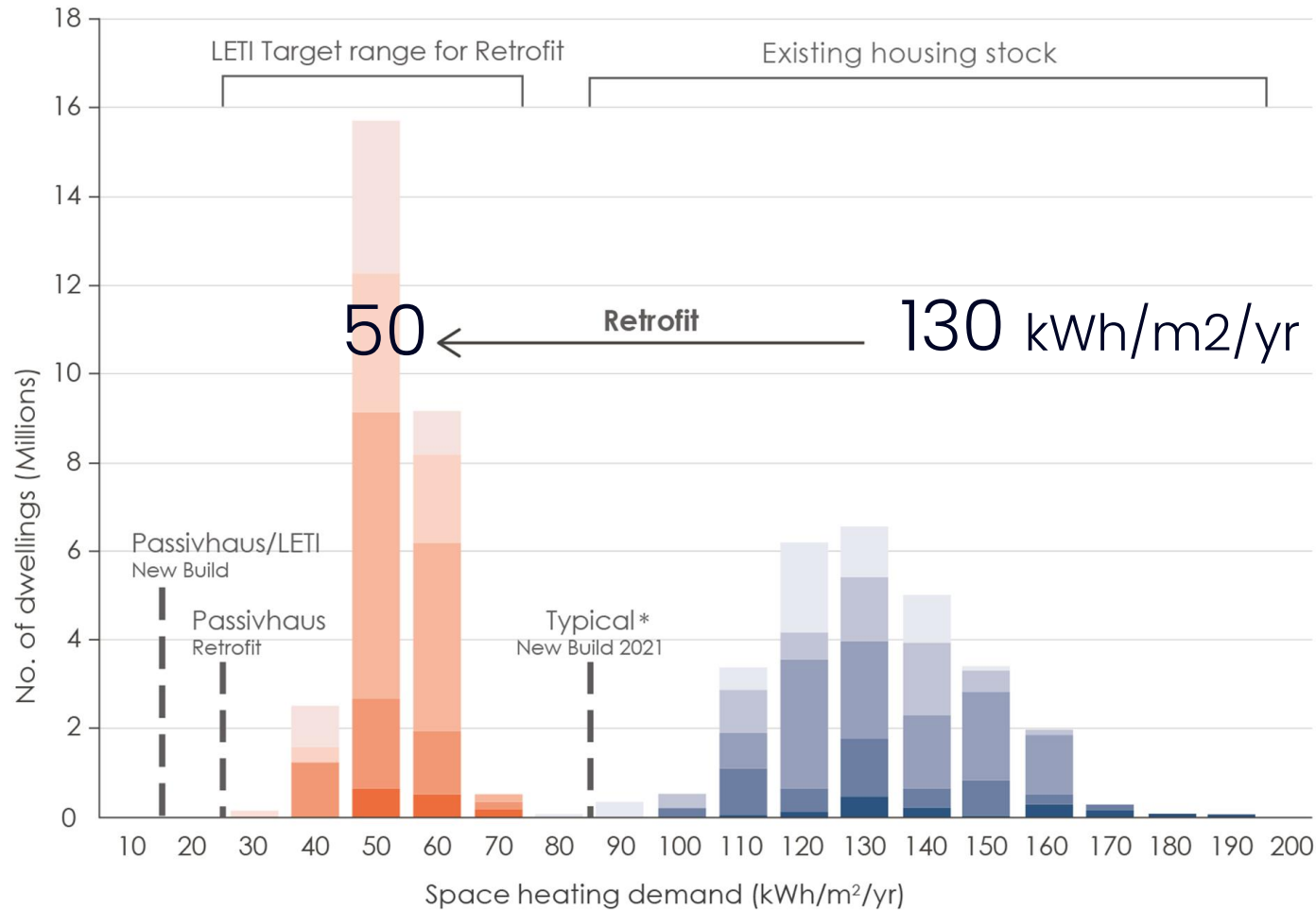


of the stock is Victorian (least efficient)



still use gas fossil fuel

The **great** shift – reduce emissions – reduce carbon footprint



The **great** shift – reduce emissions – reduce carbon footprint



150 kwh/m2/yr
existing housing stock
average space heating demand

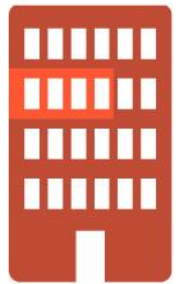


50 kwh/m2/yr
LETI average target
for Retrofit



The great shift

Flat



118
kwh/m2/yr



26
kwh/m2/yr

Mid-terrace



110
kwh/m2/yr



20
kwh/m2/yr

Semi-detached



168
kwh/m2/yr



51
kwh/m2/yr

Detached





167
kwh/m2/yr



55
kwh/m2/yr

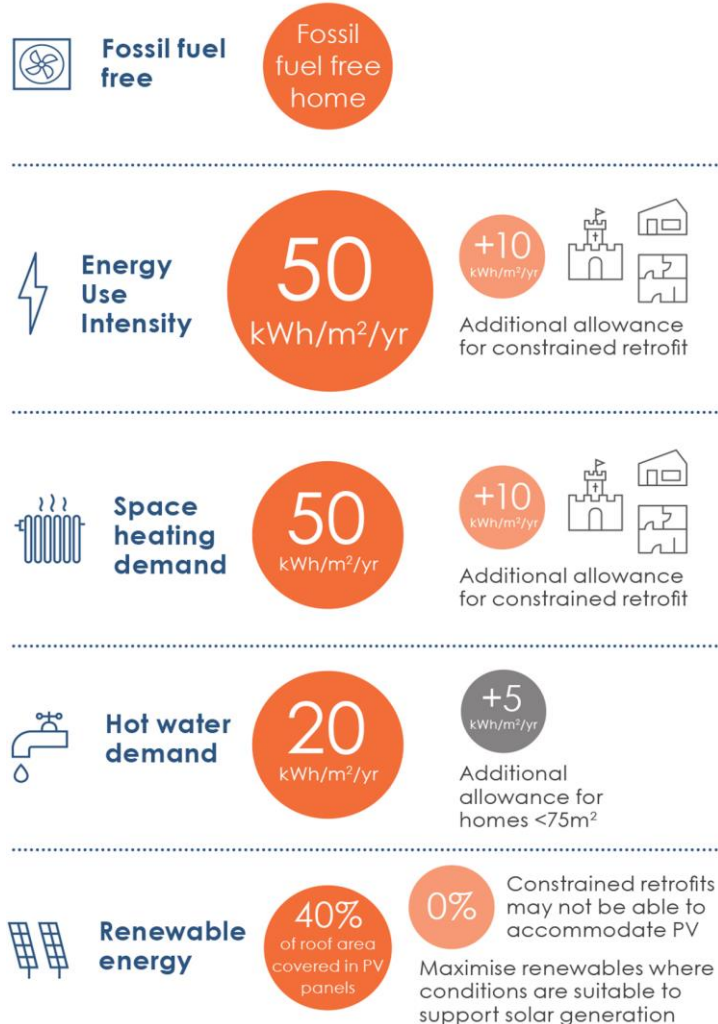


-  Pre-retrofit
-  Post-retrofit

Process: establish clear targets



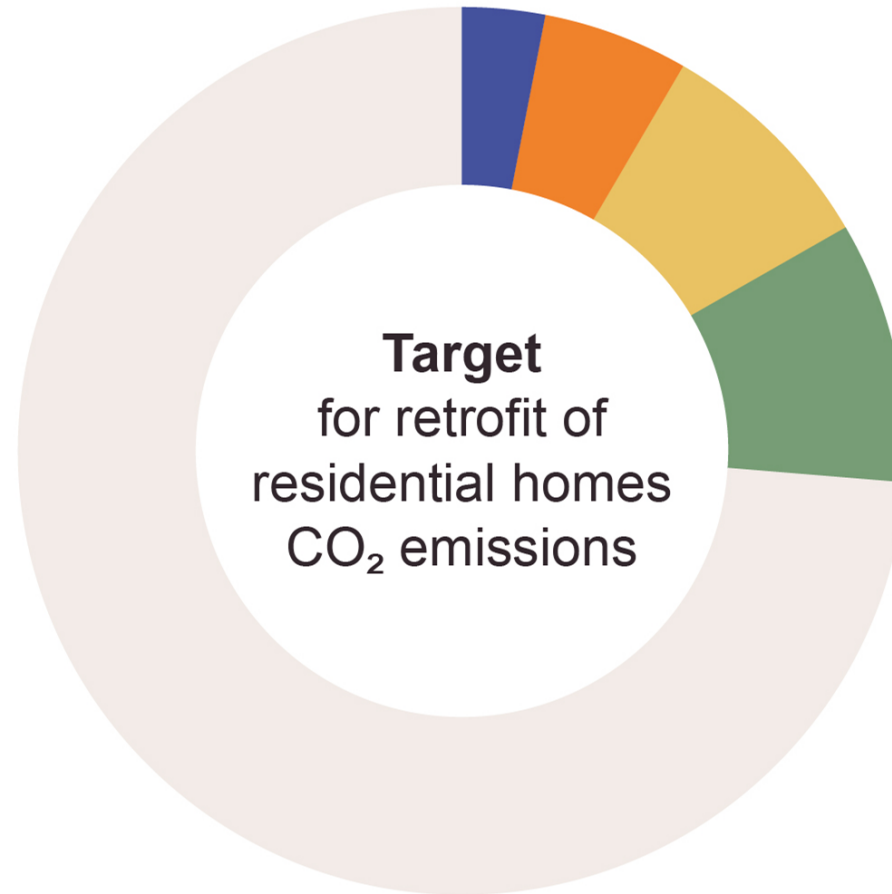
LETI best practice retrofit



Source: LETI Climate Emergency Retrofit Guide



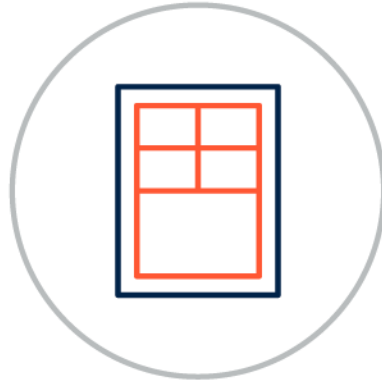
Where to start



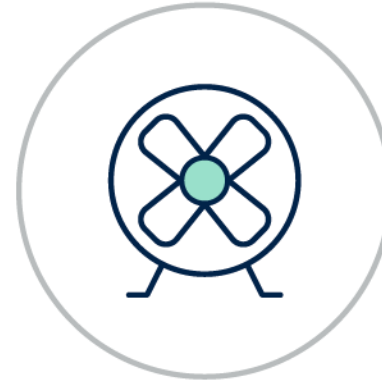
The key principles



Insulation



Windows



Ventilation



Air-tightness



Thermal bridge



Moisture

Case studies

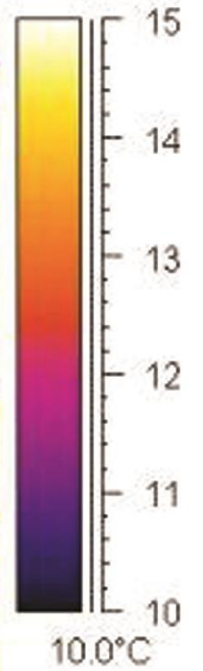
Insulation



Insulation



External
15.0°C



Insulation

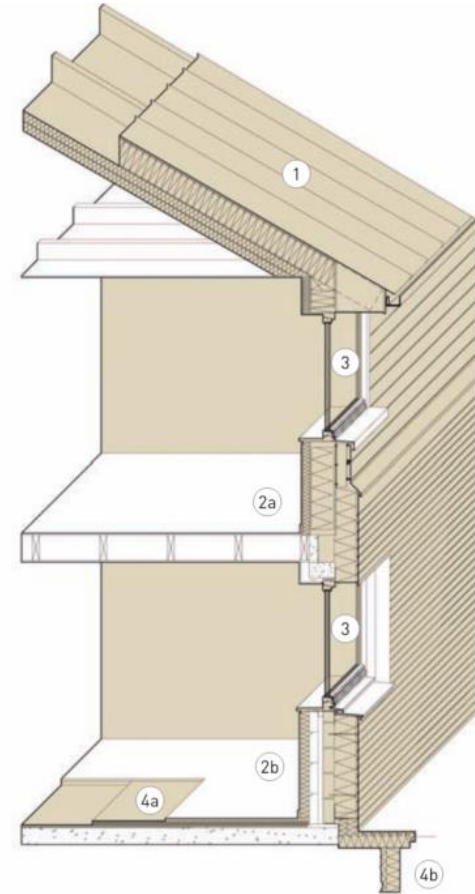
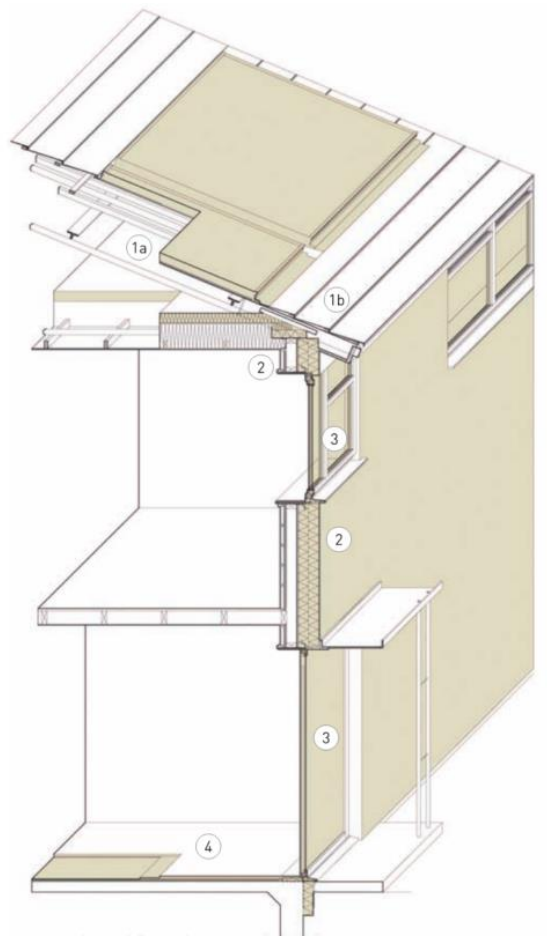
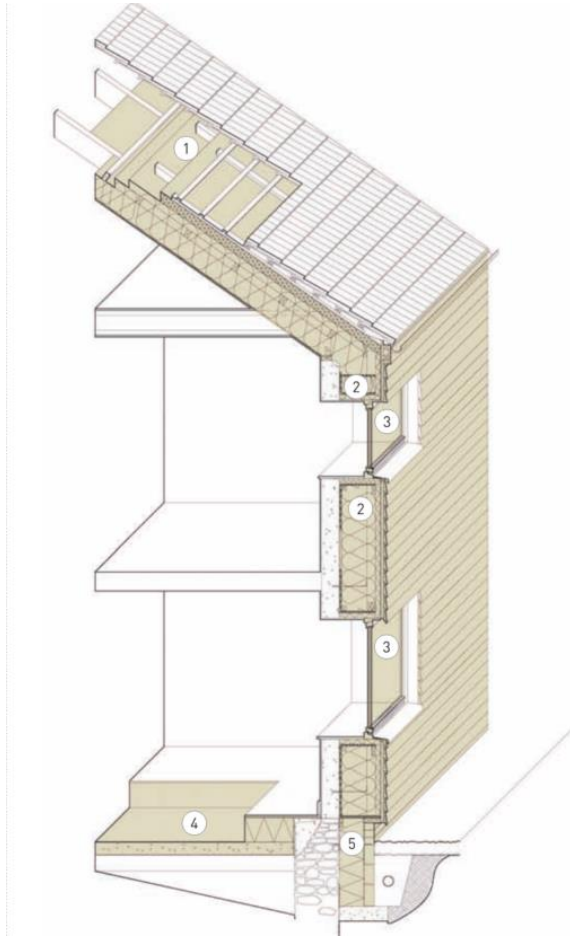


**Insulation
External**

Insulation - External



**Insulation
External**



Insulation – External

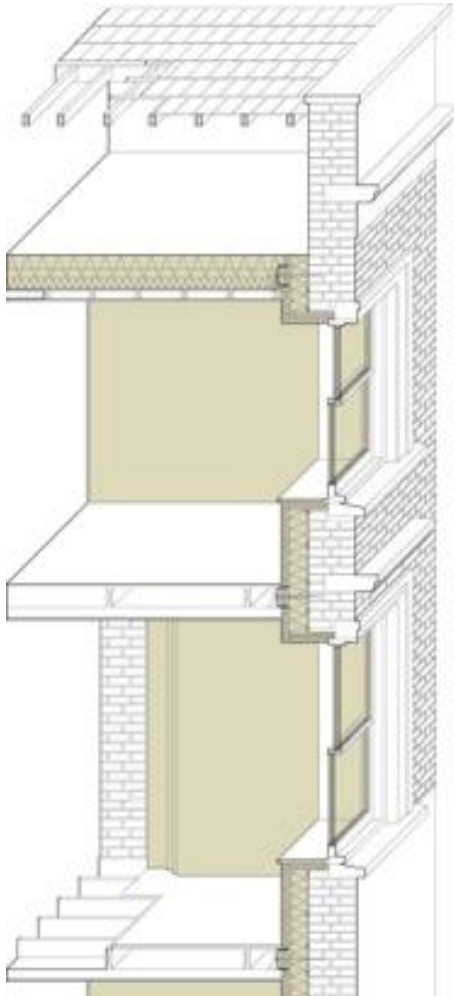


Photo: Green Structures



**Insulation
External**

Insulation - Internal



100 Princesdale Road



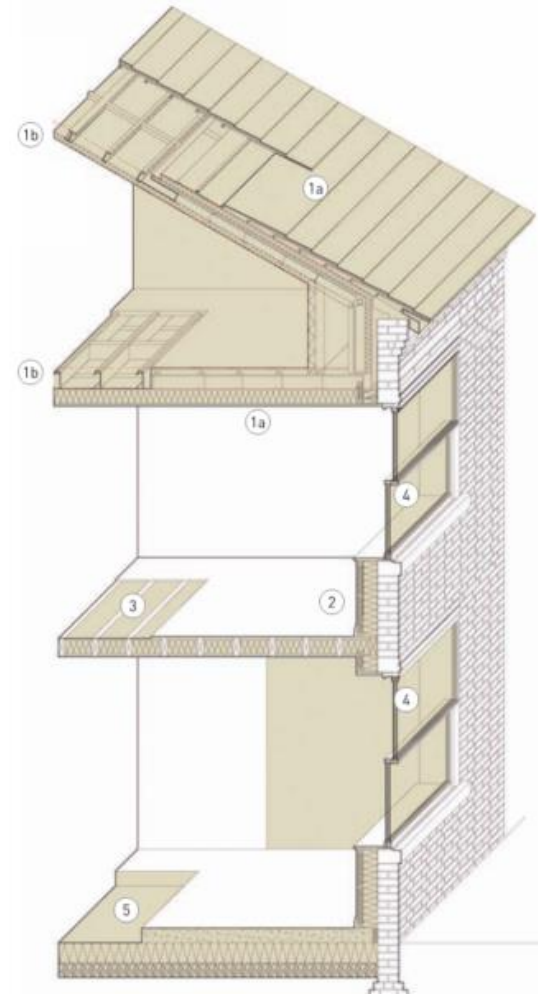
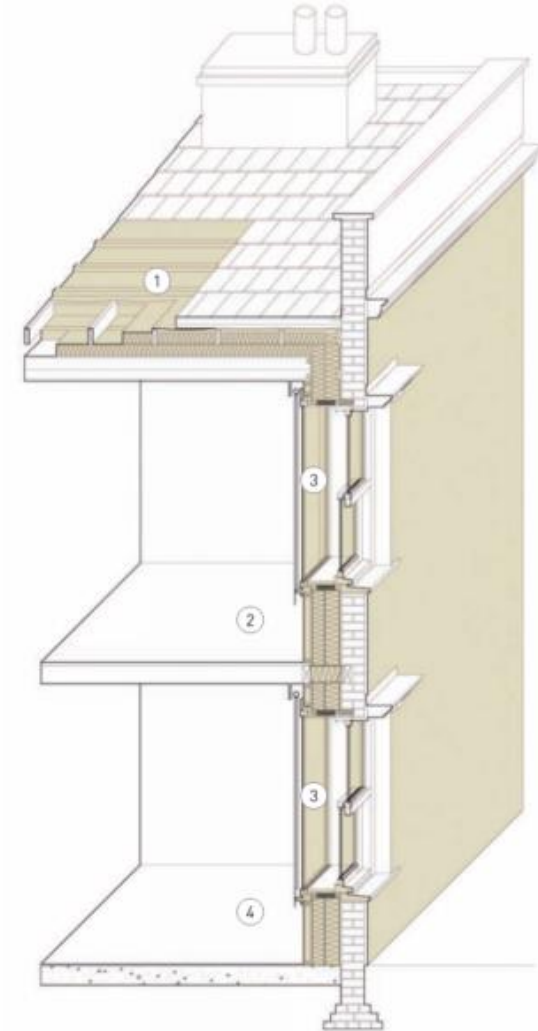
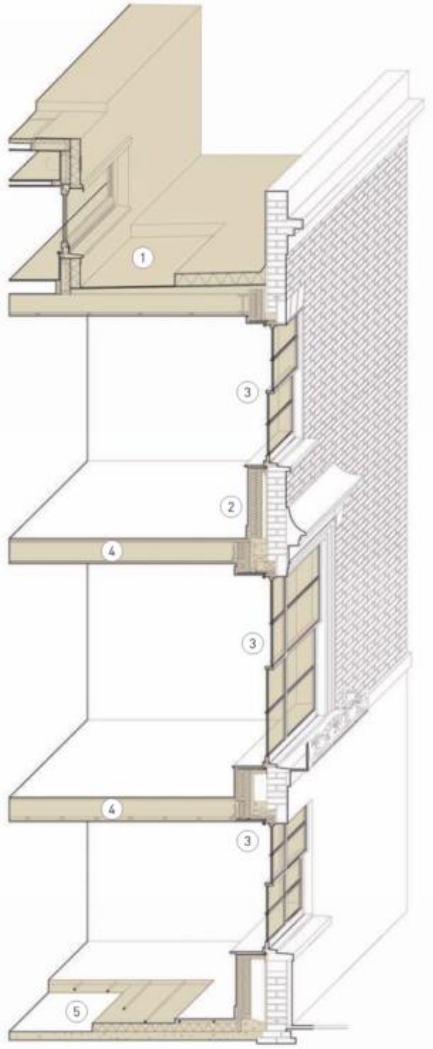
**Insulation
Internal**



**PassivHaus
certified**

First UK Victorian residential retrofit to be certified to the Passivhaus standard

Insulation - Internal



**Insulation
Internal**

IWI – Non-combustible insulation



**Insulation
Internal**



- **Dritherm (!)**



- **Rockwool (!)**



- **Aerogel**

0.012 W/mK
hydrophobic
microporous
silica



- **Alphacore**

0.020 W/mK
hydrophobic
microporous
silica



- **Diathonite**

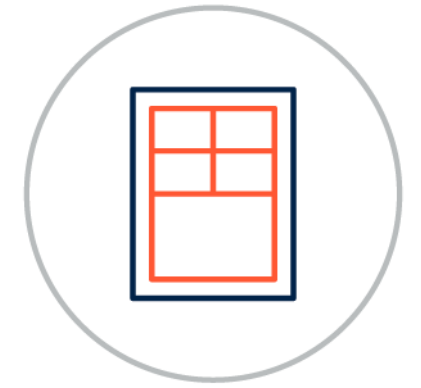
0.045 W/mK
Earth cork lime



- **Calsitherm**

0.059 W/mK
Calcium silicate
Lime Sand

Windows – Vacuum glazing



Windows

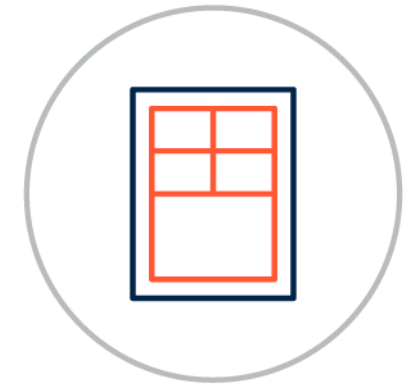


Vacuum glass LANDVAC – **0.5w/m²k**



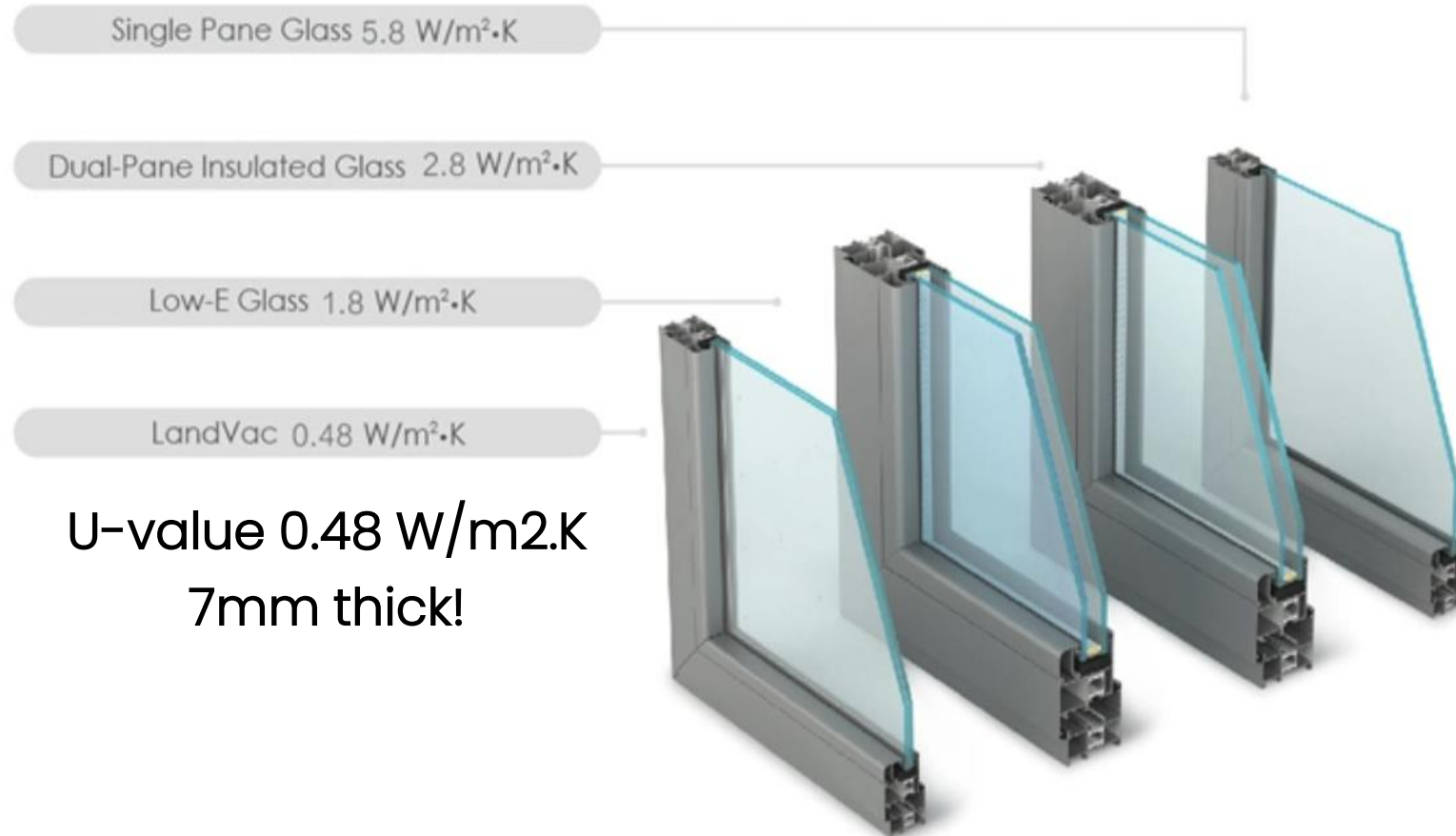
Vacuum glass FINEO – **0.7w/m²k**

Windows – Vacuum glazing



Windows

U-Value Comparison



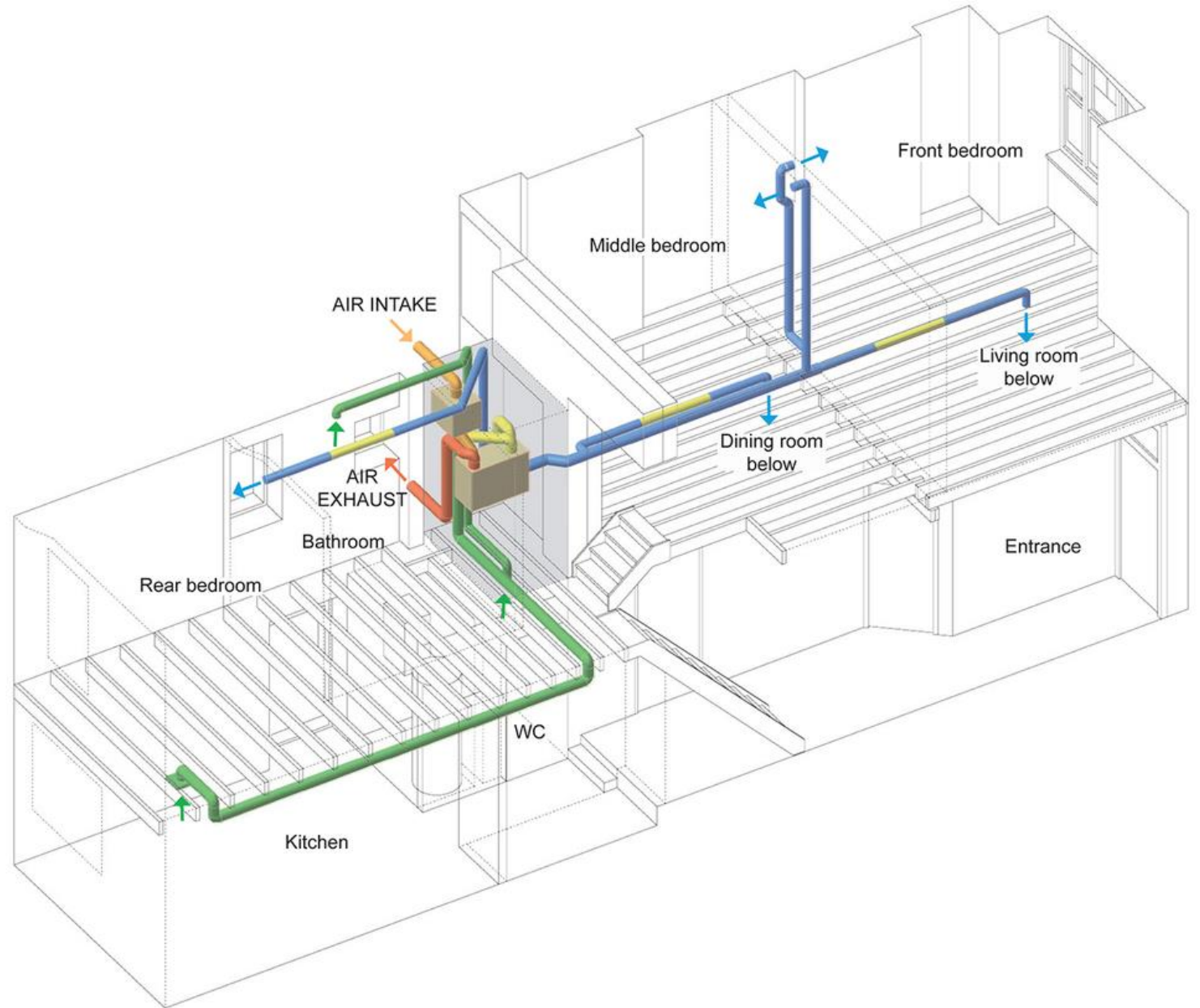
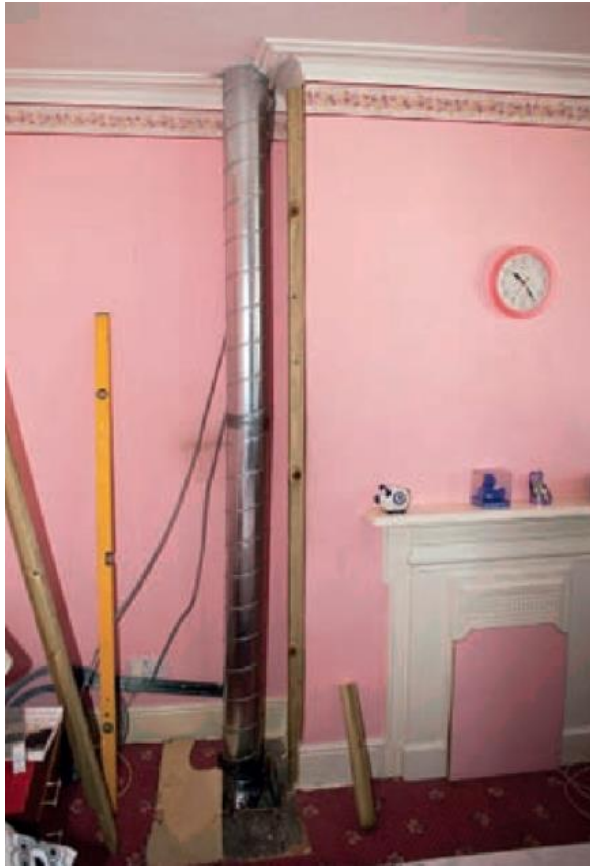
U-value 0.48 W/m²·K
7mm thick!

Ventilation



Ventilation

Ventilation



Services – Air source heat pump



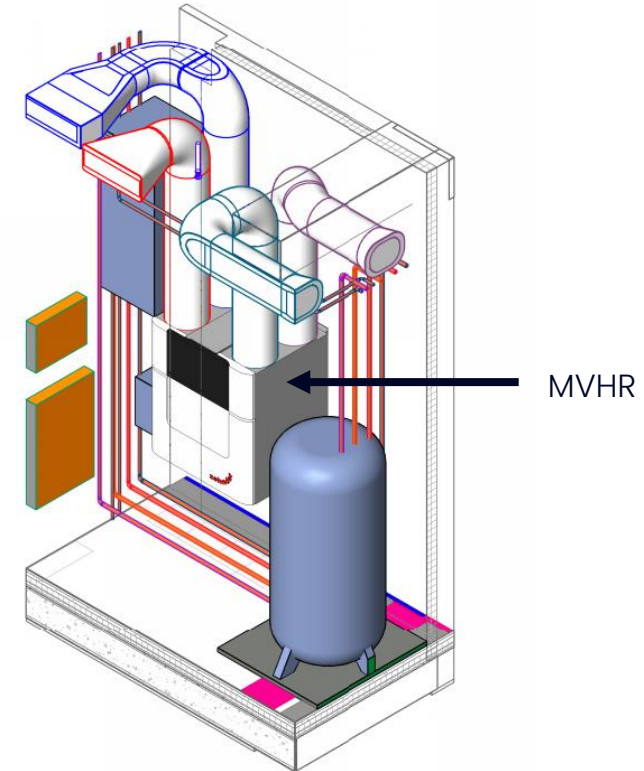
Ventilation



Utility cupboard



Air source heat pump

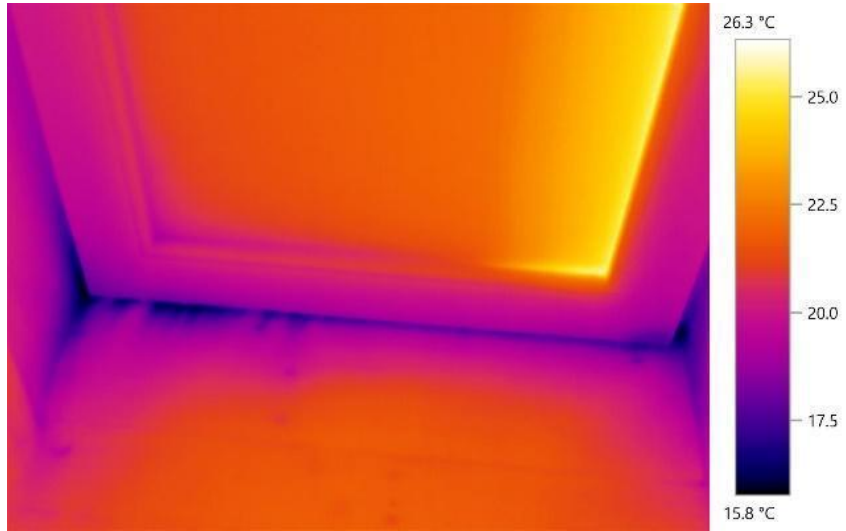


Airtightness



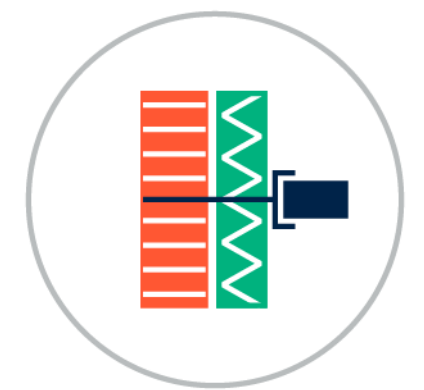
Air-tightness

Airtightness

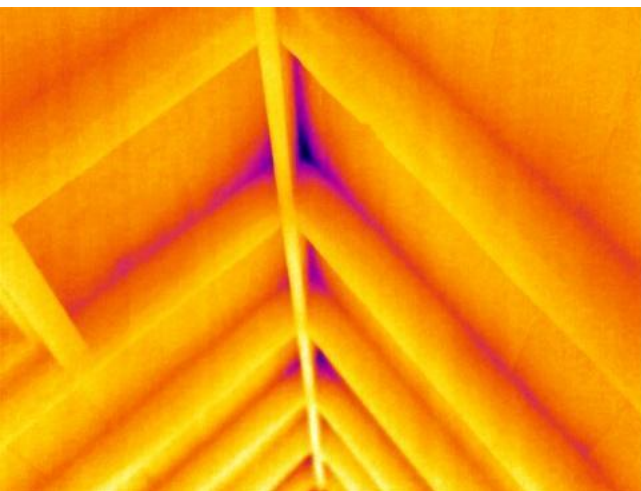


Air-tightness

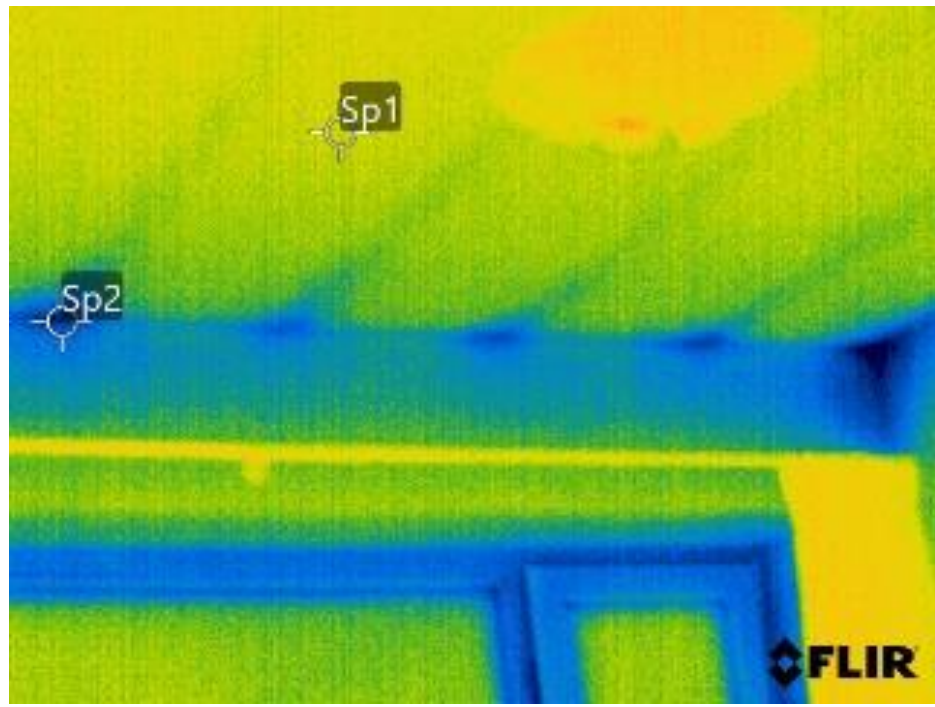
Thermal bridging



Thermal bridge



Grove Cottage retrofit



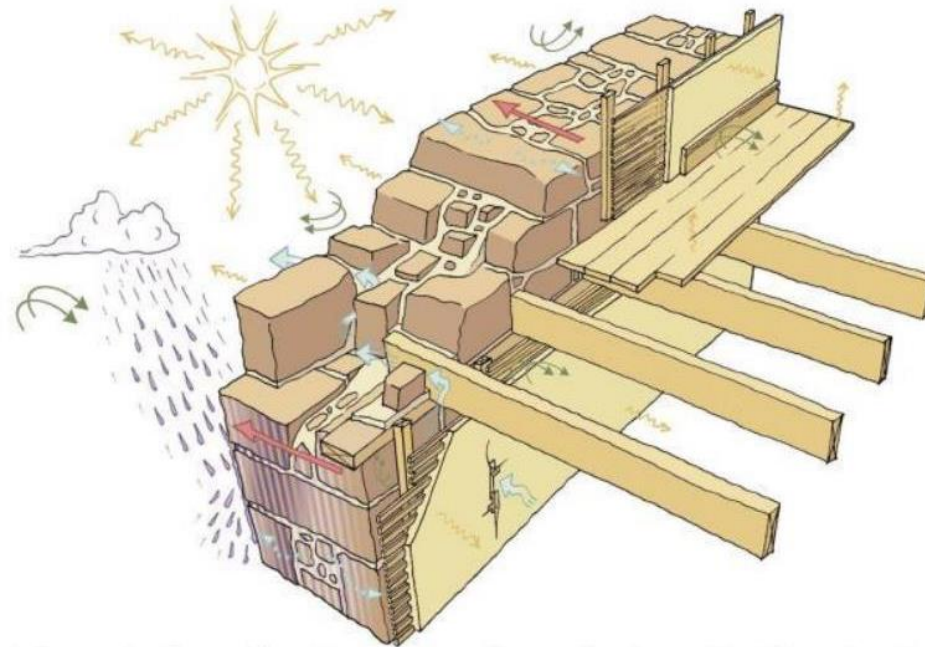
Blaise Castle retrofit

Moisture in walls

Historic Environment Scotland Technical Paper 15



Moisture



The mechanisms of heat transfer



conduction



convection



radiation

The mechanisms of moisture transfer

vapour diffusion



vapour convection



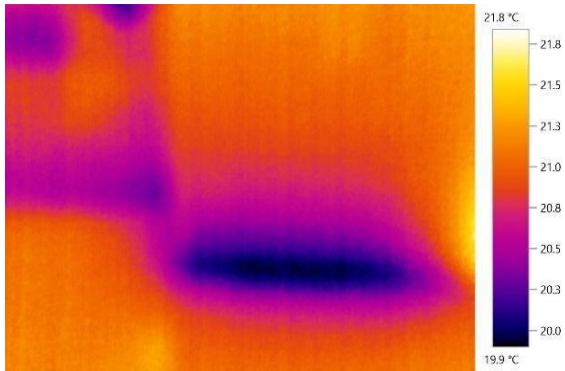
capillary action + surface diffusion



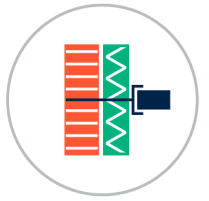
Moisture in walls



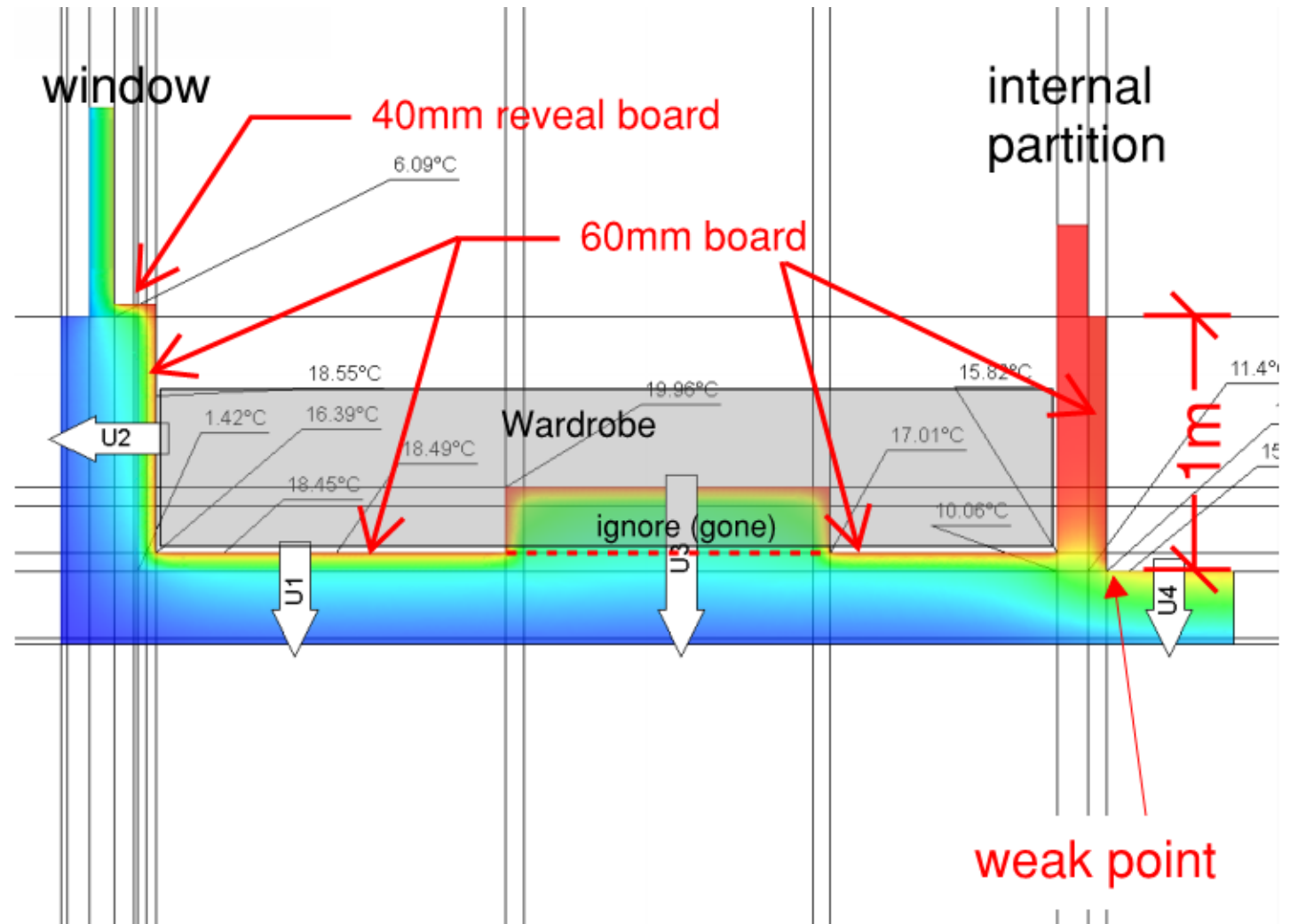
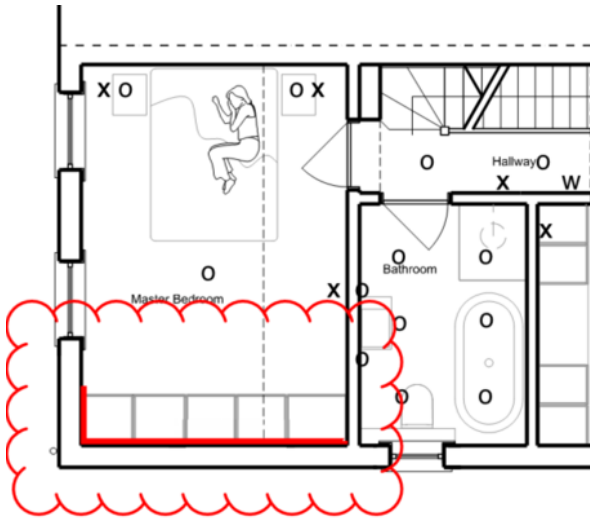
Moisture



Moisture in walls



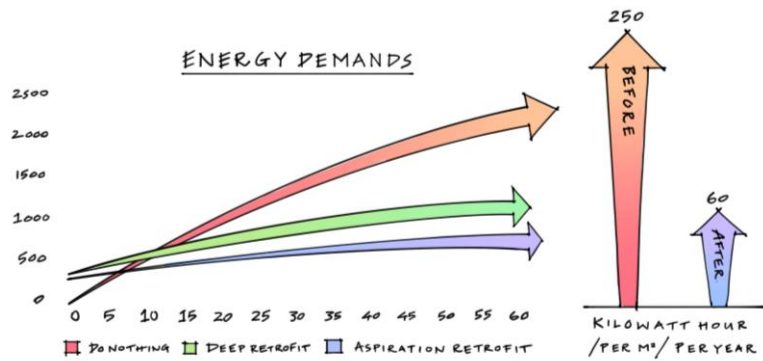
Thermal bridge



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Conclusion

Retrofit Hub, London, UK

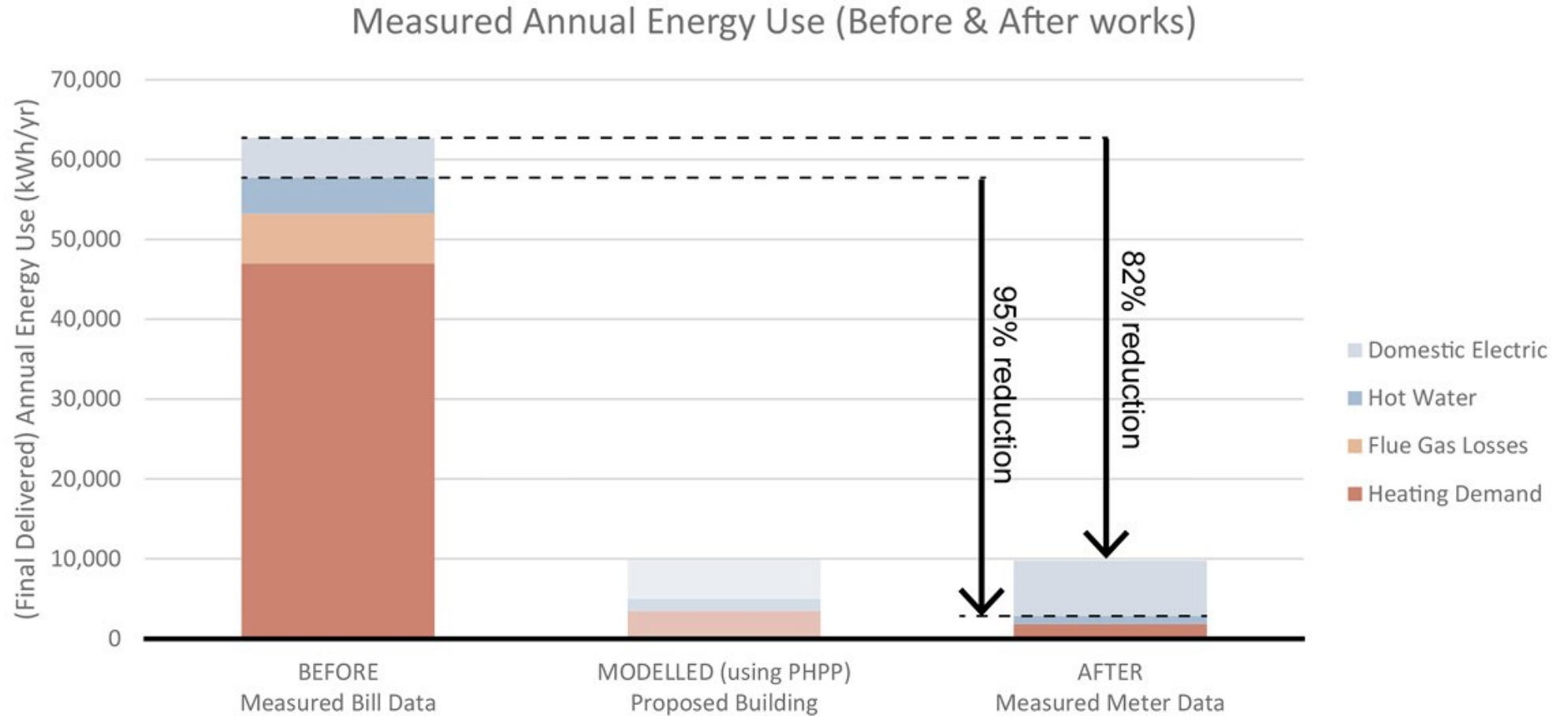




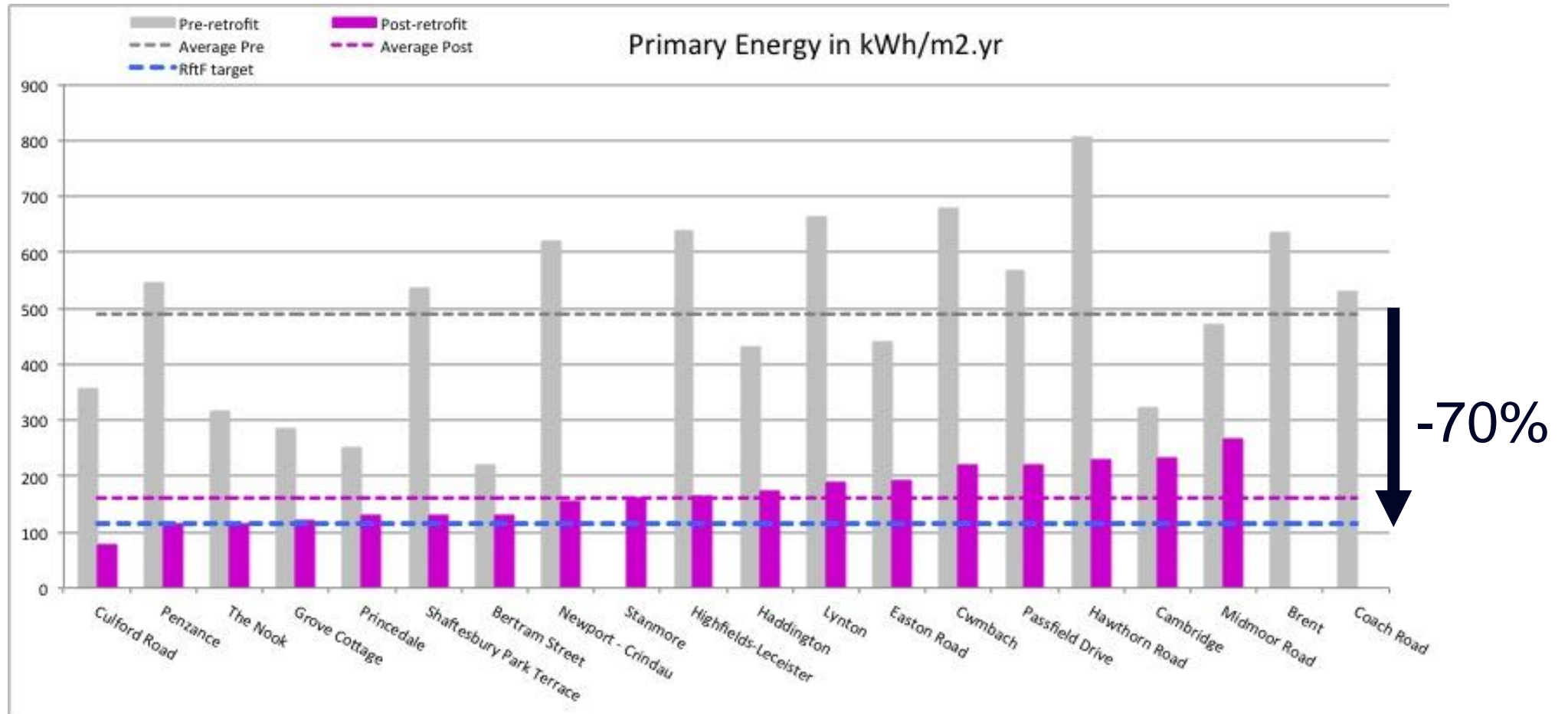
CO-WORK

COFFEE

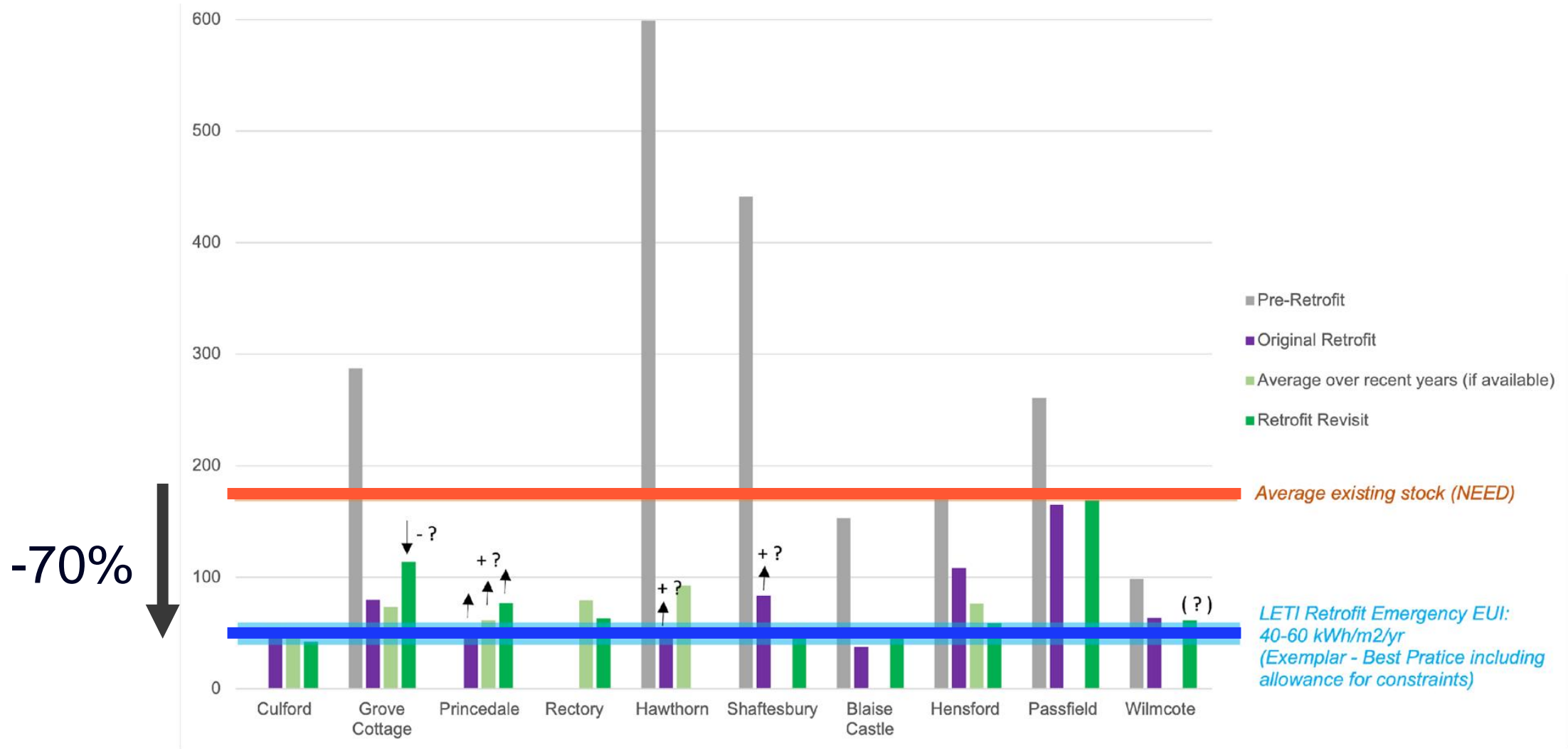
Energy use reduction



Energy use reduction

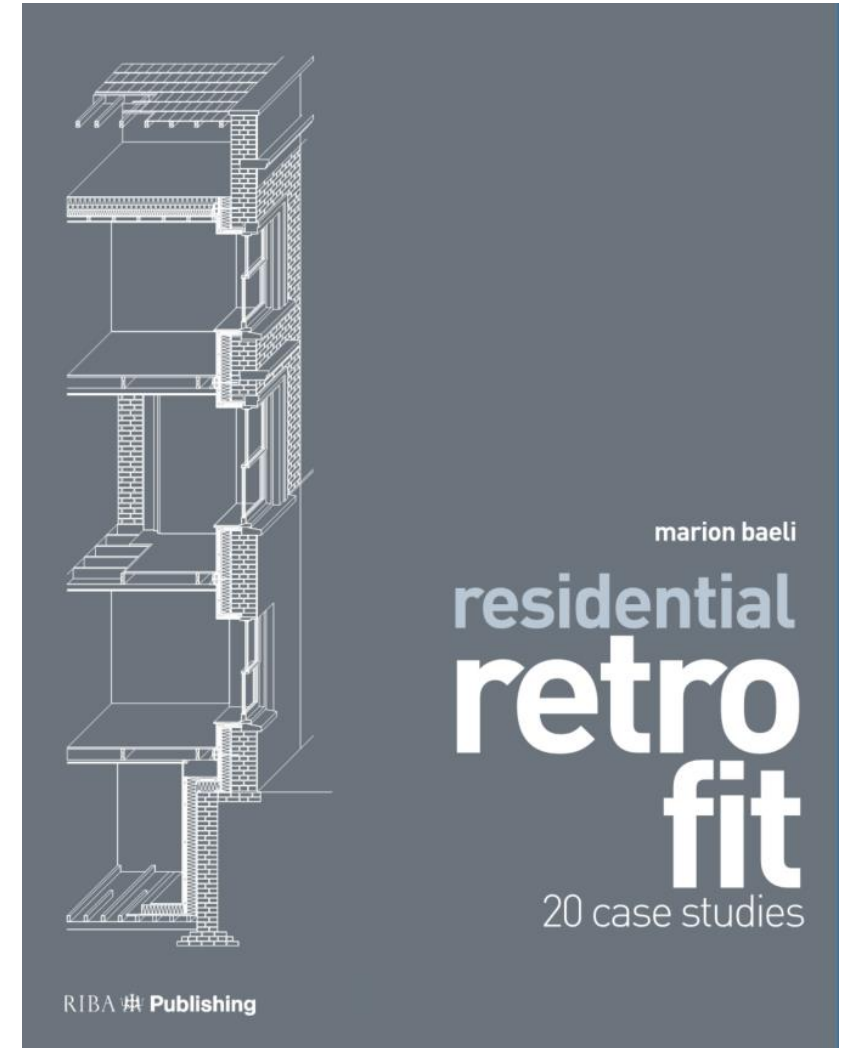


Energy use reduction – 10 years later...



2023 – Retrofit Revisit, 10 case studies

Publications





Marion Baeli

Principal,
Sustainability Transformation,

mbaeli@10design.co

10

Thank You

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Gavin Hall

Chair of Regenerate South, Business South
Head of Southampton Office, Savills



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mipim[®]

Monday 10th – Friday 14th March 2025
Cannes, France



UKREiIF[®] THE UK's
REAL ESTATE
INVESTMENT &
INFRASTRUCTURE
FORUM

Tuesday 20th – Thursday 22nd May 2025
Central South – stand G30
Leeds, UK



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Tim Hancock

Chair
Tor&Co



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Sustainability Panel Discussion

send your questions via [slido.com](https://www.slido.com) #CentralSouthUK



Will Purvis

Head of
Communications &
Marketing
Eastleigh Borough
Council



Austen Toone

Lead Relationship
Manager
Scottish & Southern
Electricity Networks



Abby Foster

Partner – Sustainability
Ridge



Marion Baeli

Author & Architect
Principal Sustainability
& Transformation
10 Design



Shaun Stevens

UK General Manager
EPS Water



Fiona Gray

Director of Place -
Welborne
Buckland Group



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Helen Fadipe

Vice President
Royal Town Planning Institute



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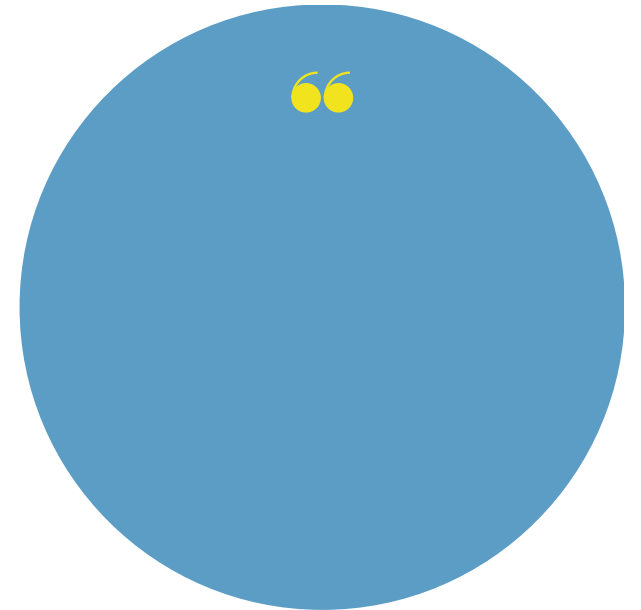


**Overview of innovative plans to ease
the planning process and recruitment.
Could Central South pilot a new
approach?**

Helen Fadipe MBE, MRTPI
Vice President Royal Town Planning Institute
Founder & Co-chair BAME Planners Network
MD FPP Associates Ltd

Outline

- Introduction
- Current Challenges – A broken System
- Collaboration and Knowledge Sharing
- Commitments
- Campaign
- Creative Thinking



A Broken System?

- Funding gaps
- Resourcing challenges
- Recruitment
- Low Morale
- Skills gaps
- Backlogs



Collaboration

Planning Agencies

- **Planning Agencies are a voluntary, shared services model that local planning authorities can use to do more with less.**



Shared Services model (England)

e.g. Greater Cambridge & East Suffolk

Benefits:

- Resourcing & Resilience
- Alignment of challenges and opportunities
- Efficiency
- Maintain local knowledge and understanding

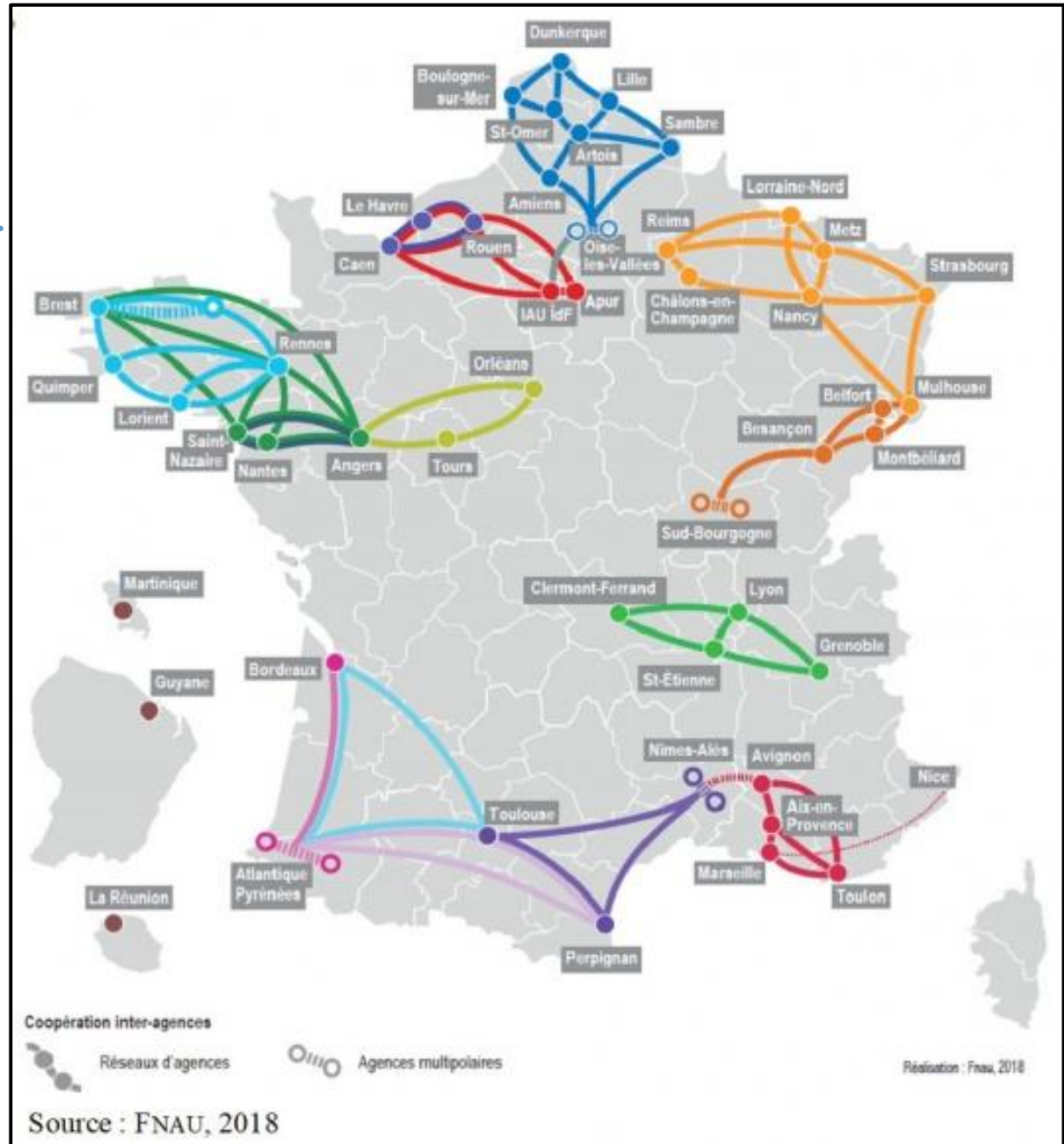


RTPI

Royal Town Planning Institute

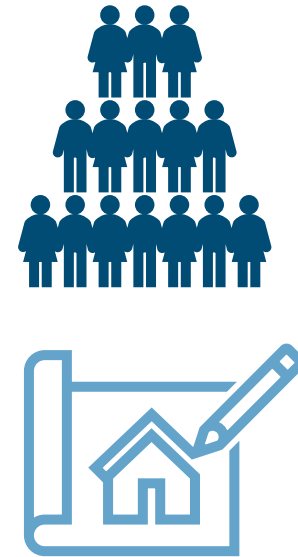
Agences d'Urbanisme

- Lille Métropole (1990)
- Oise les Vallées (1989)
- Atlantique & Pyrénées (1998)



“Planning Agencies”

- Pool together the planning resources of multiple LPAs, e.g within a county boundary
- Take economies of scale of the shared services model and combining it with the collaborative and strategic approach of the French *agence d’urbanisme*



RTPI

Royal Town Planning Institute

Benefits of Planning Agencies to Staffing

- Specialist expertise
- Recruitment and retention
- Pipeline of planners
- Career Progression
- Mentoring



Commitments

- Future Planners Bursaries
- New industry-led bursary skills programme
- Apprenticeship
- Mentorship
- Explore
- Digital Transformation



Campaign

RTPI Planifesto

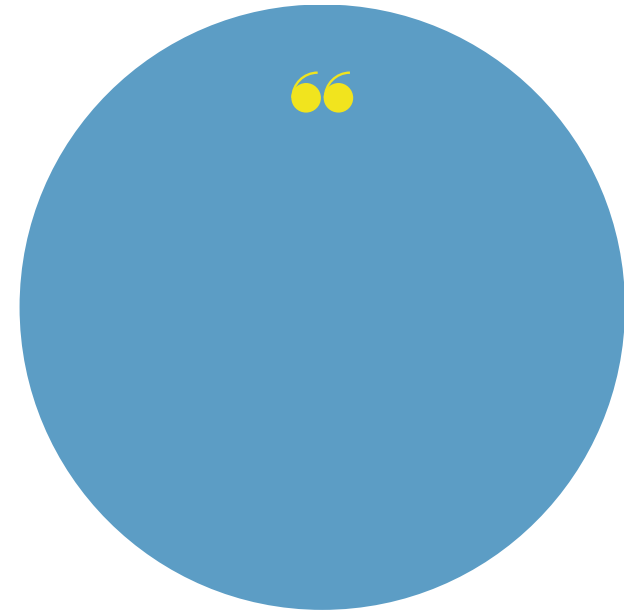
- Fund councils to deliver high quality planning services
- Chief Planners in every Council
- Greater weight to Local Plans



Creative Thinking



designed by freepik.com



RTPI

Royal Town Planning Institute



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Bryony Stala

Director
Savills



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Planning Panel Discussion

send your questions via [slido.com](https://www.slido.com) #CentralSouthUK



Bryony Stala

Panel Host
Director
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Helen Fadipe

Vice President
Royal Town Planning
Institute



Ian Maguire

Assistant Director of
Planning and Economic
Growth
Portsmouth City
Council



Katie Randall

Associate Director for
Integrated City
Planning
Arup



Tom Venables

Director
Prior + Partners



Julie Pinnock

Corporate Head of
Planning & Regulatory
Services
Winchester City Council



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