



St Bride's Managers

London - Number One World City 2022/23
(Part 2)

Property Fundamentals

Fact 25. The international home of the Royal Institution of Chartered Surveyors overlooks Parliament Square.

The RICS, located at 12 Great George Street, was founded in 1868. The institution now has a global reach of over 134,000 professional members across 146 countries.

It is the world's leading real estate organisation and sets, maintains and regulates standards in the property industry, including the 'Red Book' approach to valuations.

Other overseeing property organisations in the UK include the Association of Real Estate Funds (AREF) the Investment Property Forum (IPF) and the British Property Federation (BPF).



The RICS, 12 Great George Street

Fact 26. The arrival of IPD's performance measurement business in the 1980s was transformational for property investment.

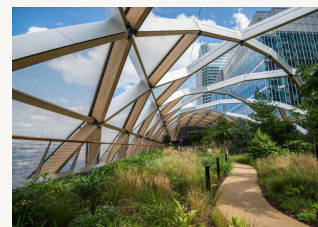
Fact 27. London is ranked Number One in JLL's Global Transparency Index.



MSCI/IPD Indexes

MSCI / IPD's suite of property indexes now tracks the performance of 11,275 property investments in the UK, with a total capital value of £214.6 billion. It is seen as the principal benchmark for individual, sector and sub-sector investment performance.

In 2012, IPD was acquired by MSCI who, together with the FT, are the leading global providers of market indexes.



JLL **LaSalle**

Global Research

Global Real Estate Transparency Index, 2022

Transparency in an age of uncertainty

Composite rank 2022	Market	Composite score 2022
1	London	1.25
2	New York	1.34
3	Paris	1.34
4	Washington DC	1.36
5	San Francisco	1.36
6	Boston	1.36
7	Los Angeles	1.36
8	Seattle	1.37
9	Sydney	1.38
10	Birmingham	1.38
11	San Diego	1.39
12	Manchester	1.39
13	Portland	1.39
14	Denver	1.39
15	Edinburgh	1.39
16	Melbourne	1.42
17	Toronto	1.44
18	Glasgow	1.44
19	Chicago	1.45
20	Brisbane	1.46

Source: JLL, LaSalle, 2022

Global Transparency Index

JLL's biennial Global Real Estate Transparency Index measures the level of transparency across 156 cities in 94 countries. London is ranked the Number One city measured by favourable operating conditions, transparent market practices, readily available data and performance benchmarks.

New York, Paris, Washington D.C and San Francisco make up the other top five, with the UK topping the global country index.

Transparency is boosted by open access (sometimes by subscription) to significant databanks. Most important is the national Land Registry, where details of every property transaction are recorded. More in-depth information is available from the investment and letting agencies and organisations such as CoStar.

Fact 28. London's skyline is protected by rigorous planning controls.



St Paul's Cathedral from Richmond Park

London's skyline has been transformed over the last 30 years. However, securing planning consent for any new development remains a timely and costly burden for developers. Meeting ever-more burdensome regulations and planning restraints, plus overcoming rights of light, historic easements and multi-ownerships will always be challenging in London.

However, there is another rather unusual and historic constraint in Central London ... new schemes must not impede the view of St Paul's Cathedral.

Several viewing corridors are protected, including the longest and oldest one which runs from King Henry VIII's Mount in Richmond Park. In that case, St Paul's is so far away that a telescope has been installed as, with the naked eye, it is no more than a minute dome-shaped blur.

Fact 29. There are 19,000 Grade 1 and Grade 2 listed buildings in London.



Cambridge House, Mayfair

A listed building is considered to be of special architectural or historic interest and demolition or alterations require special permits.

The number of listed buildings is now so extensive that a strong correlation has emerged between heritage in the built environment and house prices.

Only ten out of almost six hundred wards have two or more listed buildings per 100 people which creates a rarity factor and therefore adds a premium to the house prices. The London ward with the most listed buildings per 100 people is the West End. This contributes to a premium of 338% compared to the rest of London with the average sale price being £2.6 million.

Fact 30. The Crown and landed estates such as The Grosvenor Estate own 1,000 acres of Central London.



Grosvenor Square, Mayfair

Historic family ownerships are still prevalent in London. The largest is the Duke of Westminster's Grosvenor Estate which owns much of Mayfair and Belgravia. Whilst the family owns some of the properties outright, they often grant 125-year leases and enjoy a share of the operational rental income.

Recently, as a way of sustaining the premium values attracted to their properties, Grosvenor has also been investing heavily into the public realm. For instance, the street-scape at Berkeley Square has been upgraded and, now that the former US embassy in Grosvenor Square is being converted into a luxury hotel, their attention is being directed towards upgrading the gardens there too.

Fact 31. London's historic railway arches are now owned by Blackstone/Telereal.



London Bridge Railway Arches

London's Victorian railway arches are home to bakers, garages, bars, cinemas, climbing walls, fitness centres and even one of London's most popular visitor attractions, The London Dungeons. There are over 4,000 railway arches across the country.

In 2018, they were all sold by Network Rail to Blackstone/Telereal Trillium as part of a £1.46 billion portfolio deal.

Fact 32. The Shard is the tallest building in London measuring 1,016 feet (309.6 metres).



The Shard, London Bridge

In 1999, a Government white paper encouraged the development of tall buildings at major transport hubs. Fourteen years later, the Shard was completed.

The building's design and construction were ground-breaking in several ways: the first-ever use of top-down construction; the UK's largest-ever concrete pour; the UK's first use of jump-lift construction; the first inclined hoist in the world; and the first crane ever to be attached to a slipform.

The Shard is also popular with urban climbers. In 2019, nineteen-year-old George King-Thompson free-climbed the skyscraper. Unfortunately for him, his successful no-rope climb was followed by six months' imprisonment.

Fact 33. The sale of the Walkie-Talkie in 2017 was the UK's largest-ever office transaction.



The Walkie-Talkie Building, Fenchurch Street

The striking design of the 38-storey “Walkie-Talkie” had some teething problems when the sun’s reflection on the south side of the building melted the bumper of a Jaguar car. A City newspaper reporter even managed to fry an egg from the reflection.

The initial problems didn’t stop Land Securities/Canary Wharf selling the asset to Hong-based Lee Kum Kee for a record breaking £1.28 billion in 2017.

But selling prime assets in London hasn’t always been easy. In 1986, London & Edinburgh Trust couldn’t readily find a buyer for their sparkling-new Billingsgate office building despite it being let on a 35-year lease to Samuel Montagu, a wholly-owned subsidiary of Midland Bank, now HSBC.

Following the securitisation of the Rockefeller Building in Manhattan, Barings and Goldman Sachs pulled off the first-ever securitised single asset property deal in London. The capital value was £78.3 million, which was funded by £25.8 million in cumulative preferred ordinary shares (equity) and £52.5 million in deep discounted management bonds.

Fact 34. Centre Point and One Hyde Park gained notoriety for their unfortunate ‘see-through’ characteristics.



Centre Point, Cambridge Circus

Centre Point is a 35-storey tower on Cambridge Circus. It was developed speculatively by property tycoon, Harry Hyams, during London’s post-war reconstruction period.

Despite strong letting demand, he deliberately kept the building vacant rather than accepting rents that would be instantly reversionary. In the end, the property lay vacant for nine years.

At a time when London needed massive investment into re-building, Centre Point’s notoriety significantly damaged the general public’s view of developers.

More recently, the sale of apartments in One Hyde Park and other high-profile residential schemes in London to overseas investors, who rarely occupy them, has attracted similar criticism.

No doubt this contributed, at least in part, to the Government’s decision to increase stamp duty on sales to non-residents and second-home buyers.

Desirability

Fact 35. London is the most multi-cultural city in Europe.

Although English is the predominant language, more than a third of London's population were born in a foreign country. Indeed, over 250 different languages are spoken on a day-to-day basis.

Whilst Earl's Court is recognised as the urban hub for 200,000 Australians, there are reportedly some 300,000 French people living in the capital too. Their 'go-to' place to live is South Kensington.

Most prominent though is Chinatown, in Soho, which is home for the Chinese community who, since the 1950s, have established a vibrant district of restaurants, cafés and businesses.

Chinatown is now one of London's key tourist destinations.



Chinatown, Soho

Fact 36. London is the greenest city of its size in Europe.



Royal Botanical Gardens, Kew

Forty seven percent of Greater London is made up of green space, with an estimated 8 million trees. According to the UN definition, therefore, London could be classified as a forest.

In fact, 13,000 different species inhabit 3,000 parks, 30,000 allotments, 3 million gardens and 2 nature reserves. There are eight Royal Parks of which Richmond Park is the largest (2,360 acres).

The Royal Botanical Gardens, Kew is a UNESCO World Heritage site and home for 350 scientists and 50,000 living plants.

Fact 37. Climate change is a threat everywhere. Flooding is one of London's greatest risks.

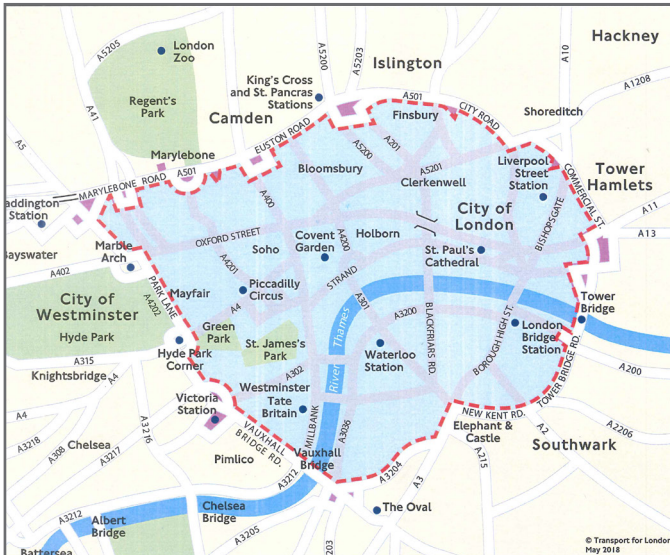


The Thames Barrier, Silvertown

The Thames Barrier was built in 1982 across a 570-yard stretch of the river to protect London from particularly high tides and storm surges. Even so, with heavier rainstorms predicted as a result of global climate change, London remains at risk.

That said, despite the British infatuation with the weather and its poor reputation, London has less rainfall in a year than Rome, Sydney and Toulouse. It's just because it is spread out over a longer period of days that it seems worse.

Fact 38. Arcadis' Sustainable Cities Index 2022 ranks London the 6th most sustainable city in the world.



Central London Congestion Charge Zone

By some measures, London's air compares favourably with other cities. For instance, it is well below the EU target for particulate matter. However, on other measures, such as nitrogen dioxide, it falls short of acceptable levels.

London's traffic congestion charge zone was introduced by TfL in 2003 and, to a degree, it has worked as there has been a substantial shift away from private car use to public transport, walking and cycling. As a further measure, an ultra-low emission zone was introduced in 2019.

Whilst there is much more to be done, according to the 2022 edition of Arcadis' Sustainable Cities Index, London is the 6th most sustainable city in the world.

Fact 39. London has more religious groups than any other city in the world. There are 2,200 faith buildings.



St Paul's Cathedral

The Office for National Statistics data in 2021 revealed that 41% of London's population are Christians. Other mainstream religions are Muslims, Hindus, Jews, Sikhs and Buddhists.

St Paul's Cathedral in the City was built by Sir Christopher Wren after the Great Fire of London in 1666 and is often painted as a symbol of war-time resistance, having survived direct hits during the Blitz in 1940.

Westminster Abbey, opposite The Houses of Parliament, has more than 3,500 bodies buried in its walls, but only one tomb stands upright. Poet, Ben Jonson, was so poor at the time of his death in 1637 that he could only afford to spend enough for 2 sq. ft. of space for his grave.

The East London Mosque, in Tower Hamlets, is one of the largest Muslim centres in Europe and can accommodate 7,000 worshippers for congregational prayers... more than the capacity of St Paul's and Westminster Abbey combined.

Fact 40. The National Health Service is the world's seventh largest employer.



Great Ormond Street Hospital

Despite its shortcomings, the NHS is beloved by the UK, with some justification. The US Commonwealth Fund health think-tank ranked it fourth in its most recent study of healthcare in eleven rich countries.

There are ninety-seven NHS hospitals in London including Great Ormond Street Hospital (GOSH) which opened in 1852. It was the first children's hospital in the English-speaking world and has paved the way for numerous medical breakthroughs. The hospital pioneered the first heart and lung bypass machine for children in 1962, revolutionising the process of heart surgery.

GOSH also owns the copyright to Peter Pan and enjoys the royalties from all associated works and performances. J.M. Barrie presented the rights to the hospital in 1929.

Fact 41. There are over 170,000 charities in England and Wales.



Central YMCA, Great Russell Street

Charitable work has been a cornerstone of British life for two centuries and now employs 870,000 paid workers. It is estimated that the sector contributes about £20 billion per annum to the economy.

Although London leads the world in many aspects, homelessness is an area that needs more attention. It has been reported that 8,329 people slept rough in the capital in 2021/22. Although this is a reduction of 2,689 from the previous 12 months, there is still much to be done.

Central YMCA, close to Tottenham Court Road, was set up in 1844 and was the world's first 'Young Men's Christian Association'. They are the largest voluntary sector provider of supported housing for young people in the country and they provide a safe space for over 5,000 in London.

Fact 42. Three of the top ten museums and galleries in the world are in London.



Tate Modern, South Bank

The Tate Modern, on the South Bank, is one of the top ten most visited museums and galleries in the world. The former Bankside Power Station, which is almost the same size as Westminster Abbey, was opened to the public as an art gallery in 2000.

The original architect of the Power Station, Giles Gilbert Scott, also designed the iconic red London telephone box.

Fact 43. There are more than 170 museums in London.



Top: The Imperial War Museum. Bottom: HMS Belfast.

The largest museum in London is the British Museum, which holds the Rosetta Stone, a discovery that helped egyptologists decipher hieroglyphics. It welcomes nearly six million visitors annually.

There are also three Imperial War Museum sites in the capital – the museum itself (which was revamped in 2014), the Churchill War Rooms in Whitehall, and HMS Belfast.

The Imperial War Museum's collection comprises some 10 million objects, including the two impressive guns that greet visitors at the museum's entrance. One is from HMS Ramillies and the other is from HMS Resolution.

Fact 44. London has more than 800 bookshops and 380 libraries, including the British Library.



The British Library

The British Library, which was completed in 1998, was constructed with 10 million bricks, making it the largest public building constructed in the UK in the 20th century.

The library, situated at St Pancras, is classified as a Grade I listed building of 'exceptional interest' for its architecture and history, making it part of the top 2.5% of listed buildings in England.

It holds over 200 million items, occupying over 463 miles of shelving, the equivalent distance of London to Aberdeen. The shelf space is estimated to be growing an extra 5 miles every year.

Fact 45. The Barbican Centre is the largest performing arts centre in Europe.



The Barbican

The Barbican houses a 1,900-seat hall and 1,100-seat theatre. However, it may be better known as one of the largest examples of Brutalist architecture in the world, referring to the bare concrete design of the building.

The entire Barbican development contains over 130,000 m³ of concrete, enough to build 19 miles of a six-lane motorway.

London's creative industry is estimated to be worth £50 billion annually, with some 622,000 people employed in the sector.

Fact 46. London's South Bank is the capital's busiest cultural destination.



The London Eye

The South Bank is home to theatres, concert halls and art galleries. But the most prominent attraction is the London Eye, which was originally planned as a temporary structure to celebrate the Millennium. At the time, it was the world's highest wheel. It gained a permanent licence from Lambeth Council in 2002.

The 443 ft tall 'Ferris' wheel was the trigger for much of the South Bank's regeneration, which has become one of the capital's more desirable residential districts.

3.75 million riders annually climb into the air-conditioned capsules, which are numbered 1 to 33. For superstitious reasons, there is no number 13.

Fact 47. Sherlock Holmes' residence at 221b Baker Street does not exist.



221b Baker Street

... nor does Harry Potter's Platform 9³/₄ at King's Cross!

Whilst some distance behind Hollywood and Bollywood, the UK film industry is one of the largest in the world. For instance, studios in London have been home to James Bond, Star Wars, Harry Potter and The Crown.

Fictional sleuth, Sherlock Holmes, supposedly lived at 221b Baker Street from 1881 to 1904. But Number 221b didn't exist until the 1930s when it was incorporated into Abbey National Building Society's new headquarters.

However, almost as soon as they moved in, Abbey began receiving hundreds of letters from all around the world, all addressed to Mr Sherlock Holmes. There were so many that the bank had to hire a full-time secretary to respond.

In 2005, when Abbey left, 221b found a new home, as a museum/shop at 239 Baker Street.

Fact 48. London has 71 Michelin Star restaurants - the 6th most in the world.



Seven Stars Public House, Carey Street

The food in London draws on cuisine from 70 different countries meaning there is something for everyone.

London's oldest restaurant is Rules in Covent Garden which was established in 1789. But, the oldest pub is (probably) the Seven Stars, in Carey Street, at the back of the Royal Courts of Justice which was established in 1602.

Fact 49. London is the world's top sporting city.



Queen Elizabeth Park, Stratford

London's national sporting venues include Wembley, Lord's and the Oval, Twickenham, Ascot and Epsom racecourses and Wimbledon. Moreover, it is one of only three cities to have hosted the modern Olympics three times, alongside Paris and Tokyo.

The 1908 Olympic Games at White City featured tug of war, polo and powerboat racing, while the 1948 games were the last to include artistic competitions, with podium places for painting, sculpting and architecture.

The 1948 London Olympics at Wembley included 4,104 athletes, from 59 nations, competing in 136 events. By comparison, London 2012 saw 11,000 athletes from 206 nations compete in 302 events.

But the major difference is the cost of the events. The 1948 Olympics cost £600,000, whereas London 2012 ended up at £9.3 billion. That said, the economic impetus to Stratford from the games has been very significant.

The Olympic Park still accommodates extensive sporting facilities including the main arena which is the home of West Ham United, the Copper Box arena, the London VeloPark, the London Aquatics Centre and hockey and tennis facilities.

The Park also incorporates a new London campus for Loughborough University, student accommodation and by 2031 there are expected to be 51,000 people living in or around the Park.

Fact 50. The London Marathon is one of the six 'Majors'. The others are Tokyo, Berlin, Boston, Chicago and New York.



The London Landmarks Half Marathon

The London Marathon attracts 42,000 participants and holds the record for being the single largest fundraising event in the world. Since 1981, when it began, it has raised over £1 billion for numerous charities.

The race starts in Greenwich Park and ends on the Mall under the gaze of Buckingham Palace.

However, for runners wanting a more concentrated tour of the capital, the London Landmarks Half Marathon in the Spring is probably a better bet... especially for those who want to dress up, such as these likely characters from St Bride's Managers and friends!

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