



## Main Stage

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### Panel – Urban Living 2035

Moderator: George Sell, editor, Urban Living News

Panellists:

Dr Ana McMillin, director of architecture, Broadway Malyan

Mariya Tsvetkova, director, Urban Partners

Andrew Carter, CEO, Centre for Cities

Stephanie Pollitt, programme director, housing, BusinessLDN

The panel discussed urban living trends and challenges for 2035. Ana McMillin emphasized community engagement for better regeneration outcomes. Mariya highlighted Urban Partners' ESG commitments, noting a 12/12 score in a recent assessment. Stephanie Pollitt stressed the need for flexible government funding to address housing shortages. Andrew Carter noted London's resilience post-pandemic, with 75-80% workplace attendance. The discussion also covered the importance of integrated infrastructure planning, the potential of AI in urban design, and the need for bold thinking in urban development. The biggest opportunities and challenges identified included inclusive growth, capital availability, and housing delivery.

Other topics

- The impact of changing work patterns on the built environment, particularly the role of universities.

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- The potential for urban regeneration and living developments to contribute to the "levelling up" agenda, including the need for more state funding and support.
- Ways to improve collaboration between developers, architects, planners, and local communities to deliver better urban regeneration projects.
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- Advocacy for policy changes to address the barriers to residential housing delivery, particularly in London.

### **Redressing the balance**

Moderator: James Pargeter, senior advisor, GAA Living

Panellists:

Kelly Bream, COO, Bidwells

Wyn Evans, founding partner, Shared Voice

Michael Keaveney, director of land and development, Grainger plc

Pedro Sousa, senior vice president, portfolio management, real estate, Brookfield

The discussion focused on the need for increased urban density in British cities like Manchester and Birmingham, highlighting the economic benefits of density and proximity. England has committed £8 billion to housing projects, with an additional £16 billion housing bank. Universities were noted for attracting young populations and stimulating local economies, with Manchester exemplifying this dynamic. Sheffield has the highest student retention rate, but the quality and type of jobs graduates secure were questioned. The panel emphasized the need for policy solutions, economic forecasting, and cultural shifts to address housing shortages and promote rental as a positive choice.

The discussion highlighted the UK government's ambitious housing plans and the challenges in the planning system, particularly the downturn in built-to-rent (BTR) applications. The Bidwells research showed a significant drop in supply from 2027, exacerbating the housing crisis. The panel emphasized the need for better data, simplification of the planning system, and addressing viability issues. They discussed the importance of diverse housing options, including social rent and intermediate rent, and the role of AI in improving efficiency. The session concluded with optimism about the potential for social housing tax credits and the need for clear, stable policies to support housing development.

### **The Material World**

Presentation by Phil Coffey, CEO, Coffey Architecture

Coffey's presentation focused on sustainable materials in architecture. It assessed the pros and cons of metal, brick, and wood, emphasizing durability, maintenance, and fire safety. The practice's projects include the Science Museum refurbishment, a Kings Cross residential building,

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and social housing in Croydon. The presentation highlighted the use of innovative and eco-friendly materials such as recycled metal, transparent wood, cork spray, and biochar concrete.

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