With the support of the Association of Land and Property Owners and the National Federation of Property Owners, the Property Council has been set up to present to the public the point of view and the work of reputable landlords and property developers. It will also campaign for changes in existing rent legislation and against proposals for the nationalisation of land. The Chairman of the Council is Sir Ian Mactaggart, who is a member of the Council of both the property owners’ organisations. Financing for the Council’s activities is coming from voluntary contributions from those who support its objects. The Council, which held its inaugural meeting in June, will shortly be launching its first publication.

The Property Council, incorporated on 23 October 1963, was the predecessor of the BPF – the name was changed in 1974. However, the central message of the Property Council remains unchanged. And although Sir Ian is no longer with us, his son Sir John Mactaggart and his company, Western Heritable, remain members to this day.

THE ESTATES GAZETTE, OCTOBER 1963

The Property Council

It was a tumultuous year. Britain struggled with a weak economy while our future in Europe was thrown into doubt. On the home front, Westminster was shaken by political scandal, and society faced upheaval as new technology brought new ways of living. People were concerned; at the decline of the high street, at the loss of Green Belt, that we were building too few homes.

In case you’re wondering, the year was 1963.

So why does this matter now? Because amidst the turbulence of a year that marked the start of modern life - through a host of cultural and societal changes from Beatlemania to the dreams of Martin Luther King - something of quiet significance happened in the property industry too: the British Property Federation, or Property Council as we were then known, was born.

Or, as the Estates Gazette reported in October 1963: “The Property Council has been set up to present to the public the point of view and the work of reputable landlords and property developers.”

It carries on that mission to this day. For 50 years, the job of the BPF has been to make our industry’s voice heard at the highest levels of Government; in Westminster, and now in Holyrood and in Brussels. In the last 12 months, this work has seen Liz Peace and her team stick tirelessly to the task, and win some significant battles on our behalf.

Of course none of this would have been possible, this year or in any other, without the support of the property industry. The BPF’s members are its lifeblood and without their time, expertise and financial support its work would be impossible.

In highlighting this year’s achievements, this Annual Review also offers a nod to the way things were half a century ago, and we are indebted to the Estates Gazette, itself a venerable 155 year old institution, for letting us rummage through its archives to see what life was like in 1963.

As you will see, not least from the photo on this page, some things have changed dramatically. But what is also striking is how many similarities exist - the ‘fundamentals’, not just in property, but in politics and in society, that have endured.

One constant is that our industry has always been, and I believe always will be, stronger for standing together and speaking with one voice. As President of the BPF it is an honour to have led the Federation through its semi-centennial year, and to wish it every success for the future - whatever that may hold.

Chris Grigg
President

President John F. Kennedy was assassinated in Dallas, Texas, at 12.30 pm on 22 November 1963

Martin Luther King Jr. delivered his “I Have a Dream” speech at the Washington D.C. Civil Rights March on 28 August 1963

Did you know?

We are grateful to Estates Gazette for allowing us to reprint highlights of stories drawn from its 1963 editions. The adverts you will see on the following pages are photocopies of actual advertisements that appeared within the magazine that year, relating to firms, or their successors, that are BPF members.

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Did you know?
NEW TOWNS, OLD PROBLEMS

1963

Did you know?

The Town and Country Planning (Use Classes) Order 1963 was published, updating the previous 1950 version

The Dartford Tunnel opened on 18 November 1963

COMMUNITY INFRASTRUCTURE LEVY

Our long running campaign to make CIL work achieved a series of key victories this year. Our lobbying won concessions to make the levy fairer, more flexible and set at a level that should not hold back development. The new rules should also make it clearer how local authorities have calculated their CIL, and more transparent about what developers will be charged.

PLANNING FEES

The Scottish Government wanted to put up planning fees substantially, and especially for retail or leisure uses. We successfully lobbied against these proposals, limiting the fee increases and removing the extra levy on retail and leisure. We made sure that our industry has a voice within Holyrood to identify and achieve planning service improvements.

JUDICIAL REVIEW

Members told us that judicial review was a serious concern, with frivolous claims, a shortage of specialist judges and an overburdened system causing schemes to be held up for too long. Our campaigning won a commitment from Government to make the judicial review process simpler and faster, and to try to weed out injudicious claims without restricting access to justice.

NPPF

Having been central to ensuring that the National Planning Policy Framework would deliver vital new development, we have kept up the pressure this year to make sure that it was pro-growth in practice, and not just in principle. We fed in to the Taylor Review of planning guidance to ensure that the presumption in favour of sustainable development was enshrined throughout the new system.

Green Belt Policy

Not all of this is essential to the purposes of the Green Belt, nor has it all high amenity value. It cannot reasonably be maintained that none of this land should be considered for development however serious the housing shortage may be and whatever this may mean in terms of hardship. The intention is that planning authorities themselves should be asked to consider what additional areas would be suitable for housing.

Did Nick Boles take his Green Belt policy from an historic Government White Paper?

THE ESTATES GAZETTE, MARCH 1963

THE ESTATES GAZETTE, MARCH 1963

Did you know?

1. A white paper in March 1963 underlined the Government’s belief that, with the co-operation of local planning authorities, enough housing land could be provided within range of London without damage to the structure of the Green Belt

2. Runcorn was one of the second wave of new towns that were in full swing by 1963 – the others being Skelmersdale, Telford, Redditch and Washington – coping with overspill from Liverpool, Birmingham and Tyneside and providing a way to reduce housing shortfalls

3. Estates Gazette on 2 November 1963 aired concerns that higher rents in the newly built towns would price out lower income families, with the social implications of this on the communities
Creating a fairer insolvency system has been slow but steady work. Our Insolvency Committee has built links with key groups including the JIC, which seeks to promote best practice among practitioners. We continue to campaign on pre-packaged administrations and CVAs, working with stakeholders including the ABI and R3. We have responded to the Kempson Review on practitioner fees, to the JIC’s review of SIP 16 and will feed into Government’s inquiry into the collapse of Comet and its review into pre-packs.

We have continued to support Government and local authorities to help struggling high streets recover by giving advice to Portas Pilots and, in partnership with the British Council for Shopping Centres, setting up a matchmaking service to help industry experts give free, bespoke support. We are actively involved in the Future High Streets Forum, an umbrella group that looks at new ways to deliver joined-up high street strategies.

We have been central to the debate on how high streets can evolve to meet modern needs, and finding solutions to the problem of empty shops has been a key part of this. We have supported the use of pop-ups and meanwhile uses, worked with the Government’s empty shops task force, and successfully argued for planning changes that will give entrepreneurs greater flexibility when launching new businesses.

We have long argued that landlords should be able to play a formal role in business improvement districts to boost investment in high streets and so were delighted when our call was backed by the Portas Review. We have responded to a series of Government consultations, helping it work through the technical barriers to landlord involvement.

1. Carnaby Street – the spiritual home of the swinging sixties and home to the most stylish boutiques of the era
2. Bull Ring – built during 1963, it was the largest indoor shopping centre in Europe, providing 23 acres of ‘coatless shopping’ in air that was conditioned to be at ‘late spring level’
3. Safeway – opened its first UK store in Bedford in 1962, and by 1963 was establishing a strong foothold in the market

The world’s most advanced shopping centre

Birmingham
We have continued to lead industry efforts to encourage greater investment in the housing sector by making it easier for institutions and others to build to rent. We sat on the Montague Review and were delighted to see the bulk of its recommendations accepted by Government. The Government’s Build to Rent Fund of £1bn and debt guarantees are welcome support for the sector in austere times. Our annual Residential Conference was a huge success, attended by the Housing Minister and his Shadow. It secured commitment from both main parties to back a larger PRS, and we launched a guide to investing in residential property.

OFFICE TO RESIDENTIAL

New buildings are only part of the solution, and so we campaigned to make it easier for property owners to make best use of existing buildings – particularly old office blocks that will probably never return to commercial use. Government has taken a sensible approach, which we have supported, introducing permitted development rights to convert offices into new homes across almost the entire country, but safeguarding some important business districts.

WELFARE REFORM

We worked with Department for Work and Pensions officials as they developed Universal Credit to ensure that the new system of benefits, which will include housing benefit, works for landlords and tenants. We have made progress with our argument that Government must ensure that Universal Credit does not pose an increased risk of rent arrears. Indications are that there will be an automatic trigger point at which housing benefit payments will be made to landlords following arrears.

LETTING AGENTS

Letting agents have been too loosely regulated for too long, to the detriment of landlords and tenants alike. We supported industry efforts, led by the Royal Institution of Chartered Surveyors, to fix this anomaly, and achieved a change in the law to force letting agents to sign up to a redress scheme. The fight isn’t over, and we will continue to push for greater protection of landlords’ money. With an eye to the next election we have also been engaging more heavily with the political parties as they consider their housing policies.

Mr Harold Wilson, on election as Leader of the Opposition, lost no time in reiterating that a Labour Government will repeal the Rent Act. Besides controlling rents, a Labour Government would “give security of tenure to the tenants of houses that have already been decontrolled by the Rent Act and stop all further decontrol.” A polite way of describing Labour policy is that it is negative instead of constructive, and will exacerbate rather than solve any housing shortage.

Then as now, the Labour Party had concerns over high rents and security of tenure in the private rented sector. In response to the Rachman scandal, Wilson condemned landlords as “revolting creatures of London’s underworld, growing fat by battening on human misery.” Charming.
The nature, structure, and economic context of England differ profoundly from those of the other States of the Continent

Financial Stability

We have highlighted to regulators in both the UK and the EU the need to take a holistic view of financial sector regulation so as to not stymie economic growth by cutting off the supply of capital to the real economy. We have been involved in an industry group considering what might be done now to reduce the risks posed to the banking system by the UK real estate cycle next time around. In Europe we have built alliances with a wide range of partners as we continue our campaign to help Brussels understand the real estate sector and its valuable role as an enabler of economic activity.

AIFM Directive

As the Alternative Investment Fund Managers Directive moved from policy development to implementation, we successfully influenced the European Securities and Markets Authority’s (ESMA) guidance on interpreting the AIFMD so that most traditional UK corporate real estate groups should fall outside its scope. We continue to engage with regulators to ensure certainty for businesses and to achieve harmony of implementation across EU member states.

EIA Directive

We are working with the European Property Federation (EPF) to amend the proposed changes to the Environmental Impact Assessment (EIA) Directive that would greatly increase the workload for developers, and the risk of judicial review. We continue to discuss the issues with UK officials, MEPs and other European bodies to ensure that these proposals are modified.

Energy Reduction Targets

Last year we worked with EPF colleagues to help shape the Energy Efficiency Directive, which encourages member states to reduce their energy use by 20% by 2020. The Commission wants to go further, and has released a green paper concerning its proposed targets for 2030. Once again, buildings are seen as a key venue for cost effective energy reductions. It is highly likely that binding legislation will follow, and our early engagement should help to ensure that it is proportionate.

EUROPE

1. 15 May 1963 – Tottenham Hotspur became the first British team to win a European trophy, beating Atlético Madrid 5-1 to win the European Cup Winners’ Cup

2. British Secretary of War John Profumo resigned in the wake of an affair with Christine Keeler, a teenage showgirl who was also involved with the Soviet naval attaché

3. 23 October 1963 – England played a feast of the World team to celebrate 100 years of The Football Association; England won 2-1 with Jimmy Greaves scoring the winner in the 89th minute

1963

Did you know?

1. France and West Germany signed a treaty of co-operation on 22 January 1963, ending four centuries of conflict

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Did you know?
Local Growth

Our partnership with the Local Government Association to identify and overcome barriers to development at a local level was a huge success. Our joint report was launched at a high level conference with Treasury Secretary Danny Alexander MP, and many of its key pro-growth recommendations were accepted by Government in its response to the Heseltine Review. We also held round tables with the City Policy Unit to explain how new City Deals could help unlock local growth.

Rights to Light

Rights to Light have been no laughing matter for developers. Too often the owners of neighbouring properties have used these antiquated rights to hold new schemes to ransom. We helped the Law Commission to gather evidence from our members to inform its review of the ancient system, and impressed upon it, and Government, the economic and social benefits generated by good quality development in our towns and cities.

All Party Urban Development Group

We hosted a parliamentary debate on new development vehicles with MPs and Peers from the All Party Urban Development Group to examine the successes and failures of Local Asset Backed Vehicles. Parliamentarians discussed with our members how LABV could be improved, and explored other ways that developers and local authorities could combine their assets and expertise to kick start the economy.

Making Heritage Work

Working through the Heritage Environment Forum, we have been instrumental in ensuring that new planning guidance for heritage is pro-growth. With English Heritage and Deloitte Real Estate, we also published an updated version of ‘Heritage Works’ - a guide to making the best use of heritage assets in new development.

Development

The purpose of this book is to assist those concerned with the easement of light. Practically every concise statement is necessarily pregnant with exceptions and quasi-exceptions, the pursuit of which is delightful but outside our intended scope. Rights to light were no less complicated in 1963, as the authors of this specialist book on the subject cheerfully admit.

The Housing Shortage

Ultimately, of course, the answer lies in the provision of dwellings in sufficient numbers for those who need them, but the current shortage cannot in the mirrors of Housing’s words “be regarded or counted away”. There is the problem of immigration, there is the physical limitation of what the building industry can undertake, and there is a financial problem to which the high cost of labour – to say nothing of a land shortage – contributes. The Minister for Housing is under no illusion about the difficulties which have to be overcome before the housing shortage is brought to an end.

The Minister for Housing laments that the UK is only building 300,000 new homes a year.

The Right to Light by Bryan Anstey & Michael Chavasse

Estates Gazette Books

Land Tax was abolished in the Finance Act 1963

Milbank Tower and Portland House in Westminster were both completed in 1963, and work began on the Centre Point tower

1. Stanley Kubrick’s satirical 1963 film, Dr Strangelove, was rooted in Cold War politics and featured an accidental pre-emptive nuclear attack
2. The Beatles’ first album ‘Please Please Me’ went to the top of the UK albums chart on 11 May 1963, to be toppled 30 weeks later by their second album, ‘With the Beatles’
3. Bankside Power Station was finally completed in 1963; it is more famous today as Tate Modern

The Property Market in 1963

Despite attempts by the Government to reduce the unemployment percentages in the western, northern and Scottish regions, there is a continual drift of population to the south-east. The centralisation of power in London, followed by the great commercial and industrial concerns, is exerting a stronger pull on movement of people than the attempts to establish new industries in the areas of underemployment. This is reflected not only in the value of London property, but also the within commuting range of the capital. We believe that values in the south-east region can be expected to rise gradually in the long term.

Two speed Britain and its polarised property market is predicted by a prescient editor.
Flooding

With universal flood coverage expected to end this year, when the deal agreed between insurers and Government expires, we have stepped up our efforts to get clarity on the future of flood insurance. We believe a collective insurance fund underwritten by Government is the best answer, and are working closely with Government, the ABI and the industry to try to achieve this.

Energy Efficiency

We have continued to support the Green Deal and to work with officials so that it is a viable choice for landlords and tenants in the private rented sector. We also persuaded Government to begin consulting industry on its plans for minimum building energy performance standards, and launched a clear English guide to energy efficiency for private rented sector landlords in partnership with the Energy Saving Trust.

Climate Change in Scotland

We convinced the Scottish Government to reconvene an independent committee to reconsider the Scottish agenda for climate change policy as it affects the property industry, amid concerns that the pace of change was making Scottish real estate uncompetitive. In addition, we campaigned successfully for a number of concessions in the energy efficiency regulations on commercial property sales and new leases in Scotland that are due to come into force from January 2014, four years ahead of the rest of the UK.

Green Taxes

We secured a commitment in the Chancellor’s Statement to a review of the Carbon Reduction Commitment in 2016, and the removal of its tax element “as soon as public finances allow”. We are continuing to press for improvements to make the scheme less burdensome.

We initiated a study, alongside Green Property Alliance organisations, of the framework of fiscal and regulatory incentives and penalties to encourage energy efficiency in non-domestic buildings. A report is expected in late 2013, containing recommendations to Government for a more coherent policy and fiscal framework that incentivises genuine improvement.

Did you know?

After a week of blizzards in most parts of Britain conditions were worse than ever. In only six of the 86 counties were roads free from blocks and stranded vehicles, his feet in the Bristol Channel stopped the Wellesley Ferry... and trains were stopped in drifts in Westmorland, Lancashire and Cheshire. London airport was closed, and the Pool's Processing Association, after another bleak Saturday, decided that more drastic measures were required. A panel of experts would produce a hypothetical result for the unplayed games.

Blizzards hit Britain at the end of 1962, and the new year ushered in what would prove to be the coldest month of the 20th century. The Big Freeze saw Britain wrestle with arctic weather: food was dropped from helicopters to feed cut off communities, seagulls were frozen into the water in Poole Harbour and there were power failures across the country. The thaw finally set in on 6 March 1963. And then the floods started...

The Long Winter

1963

Flymo hover mowers were introduced in 1963
Britain and France agreed to develop Concorde in 1963

1. The Sindy fashion doll was first marketed by Pedigree in September 1963
2. The ring pull for aluminium cans was patented in 1963 by Ermal Cleon Frane
3. Keep Britain Tidy – the anti-litter campaign was launched in 1963
Student accommodation has evolved into an important part of the private sector. It has underpinned the growth in the UK’s higher education sector over the past two decades, providing millions of students with professionally managed, purpose built accommodation, and has relieved the housing pressure on local communities.

In response to recent, unprecedented investment in the sector, we joined forces with leading student housing providers this year to create a new Student Accommodation Committee. The committee has begun to raise the profile of student housing further with Government and politicians, as well as students, universities and local communities.

Infrastructure

New infrastructure shouldn’t just mean big ticket items - hundreds of sub-regional and local projects need assistance too. We have worked hard to continue to make the case for broader and smarter use of the principles underlying the tax increment finance concept across Whitehall, including by exploring how the Government’s £40bn Infrastructure Guarantee Scheme might help.

High Speed Rail

Fifty years on, Britain’s rail network needs investment again and so we support the Government’s plans to link London and Birmingham with HS2 - but only if it is fair for affected landowners. We have been engaging closely with our members and officials on compulsory purchase, consultation and compensation (grouse shoots not included - see ‘Railway Mania’ article on right!)

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Student accommodation has evolved into an important part of the private sector. It has underpinned the growth in the UK’s higher education sector over the past two decades, providing millions of students with professionally managed, purpose built accommodation, and has relieved the housing pressure on local communities.

In response to recent, unprecedented investment in the sector, we joined forces with leading student housing providers this year to create a new Student Accommodation Committee. The committee has begun to raise the profile of student housing further with Government and politicians, as well as students, universities and local communities.

Infrastructure

New infrastructure shouldn’t just mean big ticket items - hundreds of sub-regional and local projects need assistance too. We have worked hard to continue to make the case for broader and smarter use of the principles underlying the tax increment finance concept across Whitehall, including by exploring how the Government’s £40bn Infrastructure Guarantee Scheme might help.

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REITs

Our campaign to improve the REIT regime continued this year. Since successfully lobbying for the introduction of REITs in 2007, we have worked with Government to agree a series of improvements as the industry has evolved, this year supporting Treasury proposals to revise the tax treatment of REITs investing in other REITs, and also persuading HMRC to fix a defect in new legislation.

NEW SCOTTISH LAND TAX

We worked closely with the Scottish Government and Parliament to influence the Scottish Land & Buildings Transaction Tax (LBTT) Bill, the Scottish Parliament’s first tax, which will replace Stamp Duty Land Tax (SDLT) north of the border. We engaged specifically on the replacement of the SDLT slab structure, rates of commercial property LBTT, and reform of LBTT on leases. We also explained the unintended consequences of full repeal of the sub sale relief clauses to ministers and officials.

SAFEGUARDING RESIDENTIAL INVESTMENT

Last year’s Budget introduced a penal 15% rate of SDLT on the buyers of “enveloped” high value homes. However, the policy was so badly drafted that it unintentionally hit legitimate property businesses too — damaging both the private rented sector and wider investor confidence. We won an exemption for property investment businesses from the SDLT hike, as well as from other provisions for an Annual Charge and an extension of Capital Gains Tax.

EMPTY RATES

Working with members, backbench MPs and Government, we finally won a small victory in our long running empty rates campaign, securing a targeted exemption for newly developed buildings in England. In Scotland, we continued to oppose the reduction of empty rates relief, achieved some limited concessions for newly developed buildings and supported a further relief for new occupiers.

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The Ratings Row

It is quite clear that the Government hopes the rating row will blow over, and that it is placing its bets on two factors in mind, first the circumstances that the MPs who are really worried about the burden of the new rates are still in a minority, and the second the difficulty everybody has in suggesting what possibly should be done.

Fifty years on, Governmental tinkering with business rates is still causing controversy.

Income tax in 1963/64 was 7s. 6d. in the pound (about 39p in today’s money — equivalent to 39%), with those earning more than £2,000 pa paying at a higher rate

UK public spending in 1963/64 was £12bn – 34.5% of the country’s GDP

1. London Stock Exchange – the hexagonal layout of the LSE trading floor in the 1960s
2. This wonderful machine, advertised in 1963, would register cash, add up, print receipts and even keep your books for you — simply at the turn of a key and the pressing of a few buttons (it was also the first of its kind to go on high as £999 19s. 11½d!)

Did you know?
PEOPLE – BOARD, DIRECTORS AND OFFICERS

BOARD

President
Chris Greig (British Land)

Vice-President
David Marks (BovisLend Lease)

Senior Vice President
Bill Hughes (Legal & General Property)

Immediate Past President
Toby Courtauld (Great Portland Estates)

Honorary Treasurer
Alan Leibowitz (Dorrington)

Other Board Members
David Hunter (Hunter Advisers)
Liz Peace (British Property Federation)
Andrew Young
Jonathan Thompson (RPIM)
Richard Wurth (Lend Lease Capital Partners)
Paul White (Pentagon)

DIRECTORS

Chief Executive
Liz Peace

Director of Policy (Economic)
Peter Commines

Director of Policy (Real Estate)
Ian Vellacott

Director of Operations
Andrew Panting

Director, Scottish Property Federation
David Melhuish

Associate Director (Special Projects)
Michael Chambers

OFFICERS

Assistant Director (Sustainability and Construction)
Patrick Brown

Senior Finance Officer
Iris Fletcher

Senior Policy Officer (Commercial and Residential)
Stephanie Bolson

Senior Policy Officer (Regeneration and Planning)
Charlotte Tischler

Senior Policy Officer (Sustainability and Residential)
Tom Youngren

Policy Officer (SPP)
Mark Cardew

Finance Director
Theresa Ogilvie

Office and Hill Manager
Michelle Hayne

Communications and Media Manager
Patricia Cilli

Membership and Events Manager
Alex Williams

Projects and Events Manager, SPP
Gail Hume

Media Manager
Paul Sweeney

Executive Assistant
Jane Parsons

Communications Officer
Dee Lewis

BPF COMMITTEES

POLICY COMMITTEE

Chair
David Marks, BovisLend Lease

Members
David Pettigrew, Argent
Robert Evans, Argent
Richard Jones, Jones Lang LaSalle
Chris Greig, British Land
Ian MacKirkworth, Capital & Counties
Michael Bodman, CBRE
Ian Martin, Estates Property Group
John Cole, Eventbrook Estates
Chris Morris, BovisLend Lease
Andrew Campanha, Gain Capital
Toby Courtauld, Great Portland Estates
David Atkins, Hammerson
Tina Driscoll, Hammerson
Chris Taylor, Hermes Estate Managers
Matthew Bolcome, HBIC
Guy Gammage, James Logan & Partners
Robert Nel, Land Securities Group
Bill Heffers, Legal & General Property
Simon Higgison, Land Lease
Richard O’Dea,listing Ranking Group
Marc Gilliland, BovisLend Lease
Jonathan Lane, Morgan Stanley
Jeremy Barlow, Murray Estates
Paul Bramlage, Oxford Properties
Alex Jeffrey, PRUPIM
Duncan Owen, Schneider Property IM
David Strach, SCego
Lynda Naylor, Scottish Widows IP
Paul Clark, The Crown Estate

Secretariat
Andrew Panting

Issues covered include:
2. Property implications of the CRC
3. Creation of a suite of industry model leases
4. As Chairman of the Development Committee
5. As Chairman of the Redress Committee
6. As Chairman of the Finance Committee
7. As Chairman of the Scottish Property Federation

COMMERCIAL COMMITTEE

Chair
Peter Best, P+P PM

Members
Jane King-Edwards, Allen & Overy
Paul Clarke, BDO
Ian Peril, ANP Partners Real Estate
David Lockyer, British Land
Mark Clunies, CBRE
Edward Reeser, CMS Cameron McKenna
Simon Taylor, Dering Law
Bruce Thompson, Denton Piano
Valerie Mather, DLA Piper
Philip German
Don Panabaker, Hogan Lovells
Howard Woodhouse, Knights Bank
Clive Askwith, Land Securities Group
Roger Thomas, Mayfair Westfield
Robin Matthews, Mayfair Westfield
Andrew Fields, Michael Baker
Peter Lillof, Scottish Widows IP
Carrol Oates, BovisLend Lease
Charles Wooliam, SJH LLP
Julian Miller, Stone Group
Phillip Supernice, Westfield Group
Simon Wells, Workplace Group
Steve Low

Secretariat
Stephanie Pollitt

Issues covered include:
• 2011 version of the ERCB service charge code
• Insolvency
• Property implications of the CRC
• A closer dialogue with the retail sector
• New state of the high streets and Portas Review
• Creation of a suite of industry model leases
• Independent member of the Committee

SUSTAINABILITY COMMITTEE

Chair
Julie Hingstons, Upstagram James Long LaSalle

Vice Chair
Sarah Cary, British Land

Members
Stuart Williams, Boodle Hatfield
Paul Sheridan, CMS Cameron McKenna
Lucy Leadbelly Belinda Real Estate
Tatiana Bostovska, Hermes Retail Managers
Neil Donald, Land Securities Group
Debbie Robins, Legal & General Property
Duncan Young, Land Lease
Beatrice Teyke, Linklaters
Alf Watts, Alfa FE
Nigel Brandekirk, Network Rail
Louise Ellison, PRUPIM
Rebecca Havers, Quintain Estates and Development
Tracy Clarke, SEGRO
Alan Hughes, Savills Registered
Clare Honeyman, The Crown Estate
Philippa Gill, Tishman Speyer Property UK
Anthony Judge, Tavener Smith
Alisdair Down, Upstagram James Long LaSalle

Secretariat
Patrick Brown

Issues covered include:
• The Energy Performance of Buildings Directive and proposed recast directives
• Energy efficiency in domestic buildings
• Green leases
• The Carbon Reduction Commitment
• Measurement and reporting for sustainability
• Energy Efficiency Directive
**BPF COMMITTEES**

**MEMBERS COMMITTEE**

Chair: Martin Scammell, Wadlake Bell

Vice Chair: Jeremy Moore, Governor

Members:

- Charlotte Gilbert, Aviva Investors
- Mary Dawson, BDO
- Catherine Vanderventer, Hermes Life Planner
- Cara de Cubberley, Balfour Best
- Charles Millett, British Land
- John Kelly, Capita, Value Group
- Mary O’Brian, Capital & Counties
- David Noble, Clifford Chance
- Andrew Askew, Clia
- Richard Crook, CMS Cameron McKenna
- Paul Nickling, Deloitte
- David Wagg, Denton London
- Neil Stanford, Standard Life Investments
- Jonathan Hodes, Westfield Group
- Neil Stanford, Standard Life Investments

**TECHNICAL COMMITTEE**

Chair: Martin Scammell, Wadlake Bell

Technical Secretary: Martin Scammell, Wadlake Bell

**Issues covered included:**

- VAT simplification
- Landvaluation
- Licensing with HMRC on property VAT law and guidance

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**DEVELOPMENT COMMITTEE**

Chair: Robert Evans, Argent

Vice Chair: Mark Brumwell, Land Lease

Members:

- Peter Hardy, Allens Cavendish
- Matthew Walters, Alliance Planning
- Philip Foster, Colliers International
- Alice Perkin, Guinness & Wakefield
- Stephen Strong, Estates
- Gauld Baring
- Craig McWilliam, Governor
- Robb Dakins, Hammerson
- Sue Jones, Hines
- Sue Willson, J. Sainsbury
- Lorn Kerr, Land Securities Group
- Stuart Lovett, Miller Development
- Stuart Kirkwood, Network Rail
- Graham Lovelace, Tesco
- Ben Geldens, Quintain Estates and Development
- Ken Pity, Argamon Investments
- Christopher Hingboeke, Space纳斯
- David Camp/Martyn Chase, Stanhope
- Will McKee, Tiffen Land
- John Stooks, Tebuham, Quintain Properties UK
- Sarah Wakerly, Tishman Speyer
- Mark Wise, Sainsbury
- Will McDonough, Tiffen Land
- Jonathan Hedges, Tebuham, Quintain Properties UK
- Emma Cariaga, Land Securities Group
- Jeff Field, Land Securities Group
- Tim Waring, Indigo Planning

**PLANNING COMMITTEE**

Chair: Sue Willson, J. Sainsbury

Vice Chair: Margaret Buddle, Nathaniel Lichfield & Partners

Members:

- Clive Evans, Abbotsford Developments
- John Wilks, Addlestone & Hadley
- Trevor Gooday, Adur
- Tom High, Allens Cavendish
- Charles Robinson, BNP Paribas Real Estate
- Adrian Bendict, British Land
- Mark Hudson, Capital & Counties
- John Booth, Church Commissioners
- Annette Coulson, Deloitte
- Justin Read, SEGRO
- William Hill, Schroder Property IM
- Paul Coates, Royal Bank of Scotland
- Sandra Dowling, PwC
- Andy Banks, Legal & General Property
- Martin Wood, Land Securities Group
- Martin Waddington, DMU

**Issues covered included:**

- working with the LGA on ‘Promoting Growth Through Partnership’
- submission of views on local enterprise partnerships
- work on the creation of plans for business improvement areas
- work on the future of strategic planning
- putting forward proposals for cutting red tape in planning
- providing views on the implementation and amendment of the community infrastructure levy
Issues covered included:
Secretariat
John Midgley, Touchstone
Philip Littlehales, Terrace Hill Group
Andrew Stanford, Stanford Mallinson
Jacqui Daly, Savills
Rob Weaver, Royal Bank of Scotland
Association
Mark Butterworth, Residential Landlords
Bruce Ritchie/Richard Cotton, Residential Landlords Association
David Cowans, Places for People
Steve Howlett, Peabody Trust
Andy Belton, Notting Hill Housing Trust
Mark Weedon, IPD
David Gibbins, Hearthstone Investments
Richard Donnell, Hometrack
John Clark/John German, Grosvenor
Alex Greaves, Grainger
Feargal Ward, Genesis Housing Association
Duncan Salvesen, Dorrington
Julie Bradley, Devonshires Solicitors
Andrew Monteath, D&G Asset Management
Einar Roberts, Cluttons
Mark Collins, CBRE
Andrew Storey, Cathedral Group
Andy Leahy, Bespoke Property Group
Roger Black, Ballymore
James Hopkins, Annington Homes
Members
Alan Collett, Allsop
John Coles, Evenbrook Estates
Chair
residential Committee
planning reform to support PRS growth
impact of the sustainability agenda on the PRS
SDLT, VAT and REIT reform

Issues covered included:
Secretariat
Brandon Taylor/Jason Taylor, Taylor Properties
Mike Stimpson, Southern Landlords Association
Fred Knight, Southern Landlords Association
Stephen Lees, South West Landlords Association
Chris Town, Residential Landlords Association
Landlords Association
Anthony Athill, Portsmouth and District Private Landlord Association
Margaret Collier, North West Landlords Association
Caroline Marston, Marston Properties
Peter Davis, Eastern Landlords Association
Owners
Giles Inman/Owen Cosslet, East Midlands Property Owners Association
Steve Wells, DWP Housing Partnership
Association
Simon Kerrigan, Boodle Hatfield
Anthony Tokatly, JJ Homes
Martin Boswell, Nettlefield Estates
Martin Bowery, Redline
Lisa Williams, Willis
Jonathan Neatech, Zurich Insurance

Secretary
Stephanie Pollitt

Issues covered included:
• Floods and Water Management Act and subsequent policy
• Insurance clauses in the RICS service charge code
• Final sale and insurance with engagement with ABI
• Insurance Mediation Directive 2
• Directors to new company

NINDUSTRY COMMITTEE
Chair
Duncan Grubb, Hammerson

Vice Chair
Gary Beadle, PRUPIM

Members
David Donner, Aviva Investors
Rupe Sparkes, BDO
Charles McMillan, British Land
John Cook, Capital & Regional
La Coe, Henderson Logres
Mathew Stichbury, Hogan Lovells
Kari Green, Integral Properties
Colin Haig, KPMG
Gareth Williams, Land Securities Group
Gary Craner, British Land
Nick Lloyd, NVM
Caroline Stannard, Standard Life Investments
Nick Levy, Towers & Hamilton
Kevin Nicholson, Woodfield Group

Secretary
Stephanie Pollitt

Issues covered included:
• Monitoring the health of the retail sector
• Voicing the concerns of unsecured creditors
• Lobbying for a fairer insolvency system
• Flood insurance and engagement with the ABI
• Insurance clauses in the RICS service charge code

SPF COMMITTEES
Chair
Justyn Davies, Murray Estates

Vice Chair
Alastair Humphrey, James Leas LeSalle

Members
Lit Pears, British Property Federation
Ireland & Overseas, Bendle
David Beck, Breechurch Property
Gavin Greenhomme, Battersea and Fulham Estates
Giles Stewart, Chess Street Group
David Scarratt, Greater London Authority
David Hunter, Hunter Advisers
Katherine Amasten, Land Securities Group
Gordon Murs, Livex Bankers Group
Dan Macdonald, Macquarie Estate Group
Phil Miller, Miller Developments
Alen Low, Pacific Masons
Ken Ross, Base Development & Renewables
Allison Fry, Bishop Bock of Avondale
Frank Minton, Eldon
John Hamilton, Sigma Capital Group
Ed Turnbull, Scottish Widows IP
Mark Watt, Standard Life Investments
Ben Jam, Lexco

Secretary
Mark McBeth

Issues covered included:
• Monitoring the health of the retail sector
• Guarantors of SPF activities
• Liaison with BPF Policy Committee
• Direction of other SPF policies and representations
Proprietors' Property Committee

Chair: Phil Miller, Miller Developments

Members:
- James White, Anderson Strathern
- Philip Johnston, Balfour Bank
- James McShane, Balfour Development
- Iain Hodge, Scottish Widows IP
- Ken Ross, Ross Developments & Renewables
- Colin Rae, Places for People
- Angela McLachlan, Orchard & Shipman
- Russell Wilkie, Murray Estates
- Caroline James, HBJ Gateley
- Sharon Nisbet, Harper Macleod

Management Committee

- David Sivewright, Grosvenor
- Hazard Sharp, ARIM
- Martin Bell, BDO
- Deborah Lovell, Anderson Strathern
- Isobel d’Inverno, Brodies

Chair: Property Tax Committee

Commercial Real Estate Committee

Residential Investment and Development Committee

Development Committee

RESIDENTIAL INVESTMENT AND DEVELOPMENT COMMITTEE

Chair: David Sivewright, Governors

Members:
- Hazel Sharp, ARIM
- Nick Waugh, Balfour Development
- Phil Johnston, Balfour Bank
- Iain Hodge, Scottish Widows IP
- Ken Ross, Ross Developments & Renewables
- Colin Rae, Places for People
- Angela McLachlan, Orchard & Shipman
- Russell Wilkie, Murray Estates
- Caroline James, HBJ Gateley
- Sharon Nisbet, Harper Macleod
- Gordon Thomson, Property Managers Association

Secretariat: Paul Miller, Miller Developments

Issues covered included:
- SDLT and Holyrood
- Scottish LBTT
- Liaison with BPF Tax and VAT Committees
- UK taxation measures
- Scottish LIFT
- SHQE and Holyrood

BUILDING STRATEGIES AND ENVIRONMENTAL COMMITTEE

Chair: John Hamilton, Sigma Capital Group

Vice Chair: Katherine Armitage, Land Securities Group

Members:
- Bill Birkett, Acher Ten
- Mark Laffey, CBRE
- Neil Grey, Grosvenor International
- Laura Inns, Savills
- David Potill, Jones Lang LaSalle
- Richard MacDonald, Keppie Design
- Nick Jones, MacRoberts
- Tim Dale, Pinsent Masons
- Ken Ross, Ross Developments & Renewables
- Frank Ross, Balfour Bank
- Richard Slipper, GVA
- Ann Faulds, Dundas & Wilson CS
- Meic Evans, Dawn Developments
- Anthony Aitken, Colliers International
- Nick Waugh, Balfour Development

Secretariat: Mandy Catterall

Issues covered included:
- Sustainable building policies
- Regulatory Reform Bill
- Flood risk management
- Data sharing
- Energy data sharing
- Home Report Reform Bill
- Delivery of regeneration
- Planning system reform

RENEWABLES SUB-COMMITTEE

Chair: Ken Ross, Ross Developments & Renewables

Members:
- Alan McIntosh, Anderson Strathern
- Graeme McNaughton, Barclays Bank
- Nick Waugh, Balfour Development
- Tim Dale, Pinsent Masons
- Tom Tannam, Burns Black & Williams
- Alastair Findlay, Scottish Widows IP
- Meic Evans, Dawn Developments
- Mark Corbett, Spar
- Dave Holman, CBRE
- Tim Taylor, CBRE Cameron McKenna
- Andy Bore, Balfour Bank
- Keith Vallance, Renewal Developments
- Richard MacDonald, Keppie Design
- Naomi Cunningham, Hadley Planning
- Tim Dale, Pinsent Masons
- Nick Jones, MacRoberts
- Jennifer Balfour, Pinsent Masons
- Colin Rae, Places for People
- Ken Ross, Ross Developments & Renewables
- Frank Ross, Balfour Bank
- Gordon Thomson, Property Managers Association

Secretariat: Mandy Catterall

Issues covered included:
- Data sharing
- Renewables developments
- Sustainable building policies
- Feed in tariffs
- Renewable heat incentive

The Association of Land and Property Owners

The Association of Land and Property Owners is a non-profit organisation founded in 1891 to represent the interests of land owners, landlords and property owners. The Association works to influence government policy and legislation and to promote the interests of its members. The Association has a strong track record in influencing government policy and legislation, particularly in relation to property and land use. The Association is a member of the Scottish Landowners’ Forum, which represents the interests of land owners in Scotland.