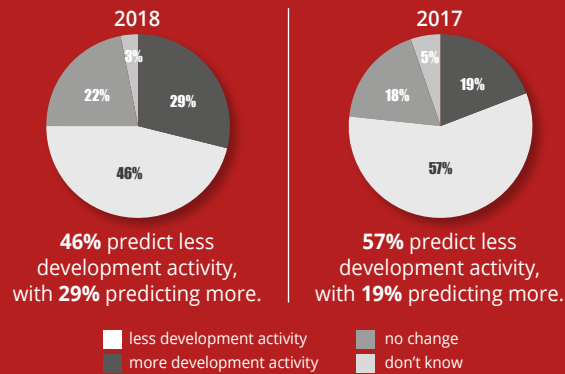


London Development Barometer

Autumn 2018

The LDB aims to compile a snapshot of market sentiment from property specialists and decision makers across the London development industry.

Slightly more optimistic about development activity levels



Central and local governments are still not doing enough

82% believe they can be doing more, a marginal improvement from 86% one year ago.



The last 12 months

Autumn 2017 LDB

November 2017

Autumn Budget

First wave of strategic housing funding

First rate rise since 2007

March 2018

Draft Withdrawal Agreement

Spring Budget statement

Spring 2018 LDB

May 2018

Hackitt Report

June 2018

Letwin Review

EU response to US steel tariffs

July 2018

Revised NPPF

August 2018

Another rate rise

Draft new London Plan

Crossrail delayed

September 2018

Social housing funding announced

October 2018

Autumn Budget

Autumn 2018 LDB

Industry priority list for enabling development consistent

Autumn 2017

Spring 2018

Autumn 2018

- #1 Improve town planning policies
- #2 Funding for local authorities, infrastructure, transport and delivery
- #3 Release more land
- #4 Amend stamp duty policies
- #5 Construction skills & new methods of construction
- #6 Supporting build to rent
- #7 Policies supporting home ownership

85% believe construction skills & capacity will have a negative impact...



...up from 78% a year ago and 76% six months ago.

...while 77% believe Brexit will have a negative impact

compared to 73% six months ago. However, it improves on 80% who thought so last year.



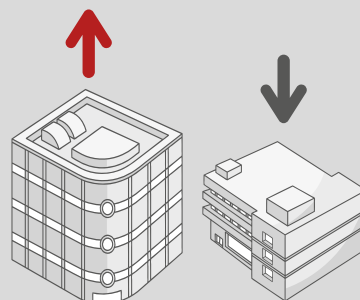
Inward investment from overseas will hold steady

51% predict no change or increased levels of overseas investment.



Confidence in retail sector in freefall

with 78% believing demand for it will decrease compared to 62% six months ago and 41% a year ago.



Confidence in all other sectors remains strong, particularly affordable / council housing, senior living and build to rent. 87%, 85% and 84% of respondents believe demand for these will increase respectively.

Over 75% continue to expect the cost of finance to increase

but most (42%) expect no change in availability of finance.



M3 Consulting is an independent, specialist development management business. Established in 1997, M3 devises and delivers successful property strategies and developments that achieve the best outcomes for all those involved and affected.

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