

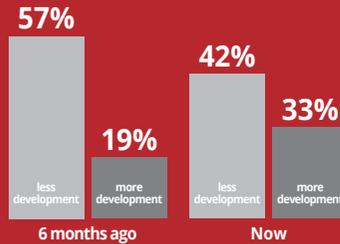
London Development Barometer

Spring 2018

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

www.m3c.co.uk

Increased optimism for development activity levels



42% believe there will be less development activity over the next five years versus 33% who think there will be more.

This reflects a drastic improvement from 57% versus 19% respectively six months ago.

The industry feels a bit better about Brexit

Brexit will have a limited impact on inward investment

Less believe Brexit will negatively impact activity



53% of the respondents believe that Brexit will either have no impact on, or lead to more inward investment from overseas, with 76% believing it will largely come from Asian investors.

72.5% believe Brexit will have a negative impact on development activity, compared to 80% six months ago.

Improving town planning policy still the top priority

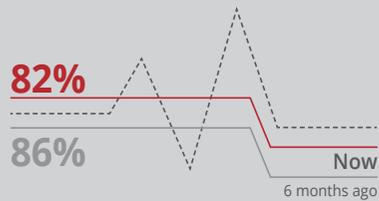
#1 61% of respondents cited improving town planning policy in their top two priorities for enabling London development activity.



#2 38% of respondents chose funding for local authorities, infrastructure, transport and delivery in their top two priorities.

While its in the same order, this compares to 47% and 44% six months ago, respectively.

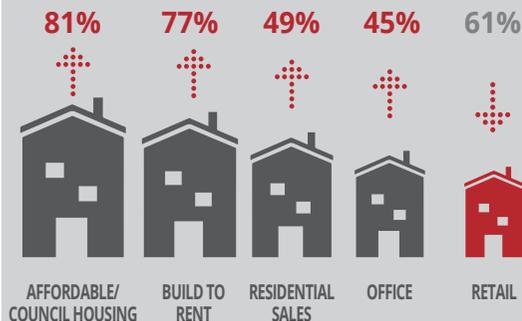
Central and local governments not doing enough to enable development



Although a smaller percentage of the respondents feel that way.

Market demand marches on

The industry remains positive about market demand, with more respondents believing there will be an increase or significant increase in demand for all sectors except retail.



Policy-driven measures will have the most impact

Government investment to boost activity

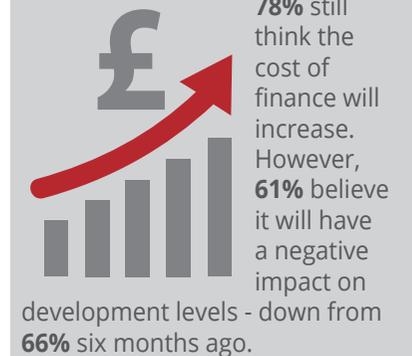
Post-Brexit construction skills & capacity are a concern



82% and 65% believe that Crossrail 2 and government investment, respectively, will have a positive impact on London development activity in the next 5 years.

More than three-quarters (76.3%) of the respondents agree that construction skills and capacity will have a negative impact on London development activity in the next 5 years, as would Brexit (72.5%) and stamp duty (53%).

Increased optimism on 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.

