



Urban Land Institute



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 - ▣ Developers
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Londyn: it's economy and governance

- Populacja – gminy 7.5 mil
 - metropolia 12-14 mil
- 4.500 osób na km²
- 15 mil zagranicznych gości rocznie
- Główne siedziby 20% 500 największych europejskich firm
- Zlikwidowanie Wielkiej Rady Londynu 1986
- Utworzenie Zarządu Wielkiego Londynu 2000

A: Introducing the Thames Gateway: The big picture



- The Thames Gateway needs to be seen as part of the 'Greater South East' (GSE).
- The GSE covers London, the South East of England and the Eastern region.
- We can think of it as a 'mega-city region' or 'super-region' with London at the core.
- The GSE has:
 - 21m residents (35% of the UK population)
 - Over 750,000 businesses
 - Annual GVA of over £450bn.
- The Thames Gateway is one of four Growth Areas, the others being **Milton Keynes-South Midlands**, **Stansted-Cambridge-Peterborough** and **Ashford**.



Thames Estuary The Parklands Vision

"In the Thames Gateway alone, there is huge potential - enough for at least 200,000 new homes, mostly on brownfield land."

John Prescott, Deputy Prime Minister

"There are few reasons to relocate to this Cockney Siberia"
Jonathan Glancey, The Guardian

The Thames Gateway: here be monsters

John Prescott and Tony Blair see it as the perfect solution – release the pressure on a rapidly growing London by expanding eastwards. But, as **Jonathan Glancey** discovered travelling down the Thames from the capital, there are few reasons to relocate to this cockney Siberia. And what will happen to all the eels and yellowhammers?
Photographs by **Graham Turner**



This can't be the sole vision for the Thames Estuary?!

FARRELLS

neighbours: how the three proposed towers would look alongside the Royal Festival Hall (foreground) and Shell Building (right)

Thames Gateway set to get billions from Brown

JASON BEATTIE
Political Correspondent

GORDON BROWN is to unlock billions of pounds in extra money for the Thames Gateway scheme, according to Whitehall sources.

The additional cash, to be announced shortly, will underline the new Prime Minister's determination to make housing a priority of his government.

Thames Gateway — the ambitious project to redevelop east London, south Essex and north Kent — has already swallowed up £8 billion in public money and needs a new wave of cash if it is to meet its target of building 160,000 homes and creating 180,000 jobs by 2016.

Sources close to the project expect Mr Brown to make the new money a central part of his comprehensive spending review in the autumn.

Judith Armit, chief executive of the project, said the Gateway was

Signals all good, says project boss

"mission critical" for the Government. She told the Standard: "I would be disappointed if we don't think we have long to wait now.

"I'd say all the signals are that the new Prime Minister wants to see a big drive on housing and we would expect the spending review settlement to reflect that."

Mrs Armit said it was "very significant" that one of Mr Brown's first major policy announcements was to have a housing minister attending Cabinet.

She defended the scheme — the

largest such project in Western Europe — in the face of criticisms that the pace of development has been too slow.

It has taken four years to build 30,000 of the 160,000 homes, raising concerns that the Government may not reach its target by the 2016 deadline. But Ms Armit said there was now a "relentless drive" to "accelerate delivery".

"When you are doing regeneration, to start with, it takes a while for housing completions to build up as nearly all the sites are on brownfield land," she said.

Mrs Armit also indicated that she expected the amount of Government cash needed would taper off. Under the proposed budget, the Gateway is looking to raise £38 billion from the private sector over the next decade.

"If things do go to plan, over two or perhaps three spending reviews we will get to the point where we can pull back on government input

because the private sector will have been persuaded it's right to invest in the Gateway," she said.

But Mrs Armit refused to be drawn on how much additional taxpayers' money was needed. And she denied that the programme was throwing up "ghost towns".

She said people were looking for "an attractive setting, a safe setting and convenient access to local facilities" such as a post office, pub, local shop, chemist, and good local schools.

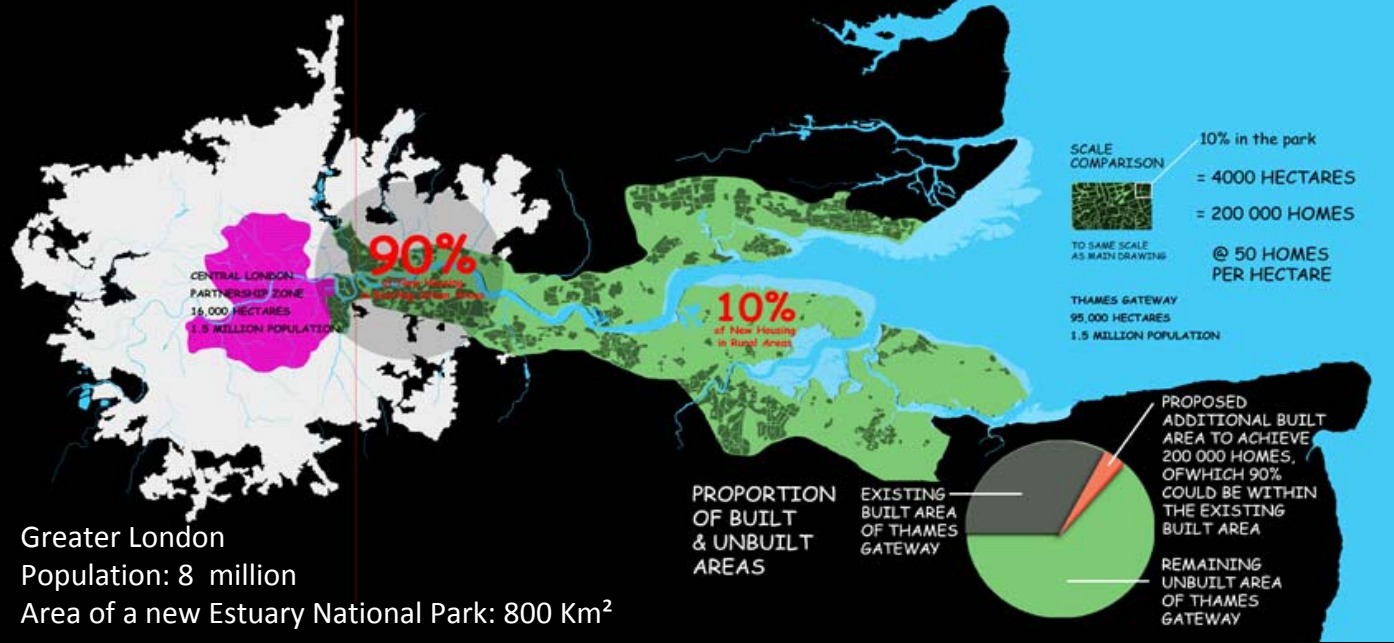
She rejected criticisms, raised in the wake of last week's floods, that environmental considerations were not being taken into account.

"That is why we will have brought in new planning policy guidance. This will make local authorities plan for the risk of flooding, avoid inappropriate development and direct development away from areas at highest risk," she said.

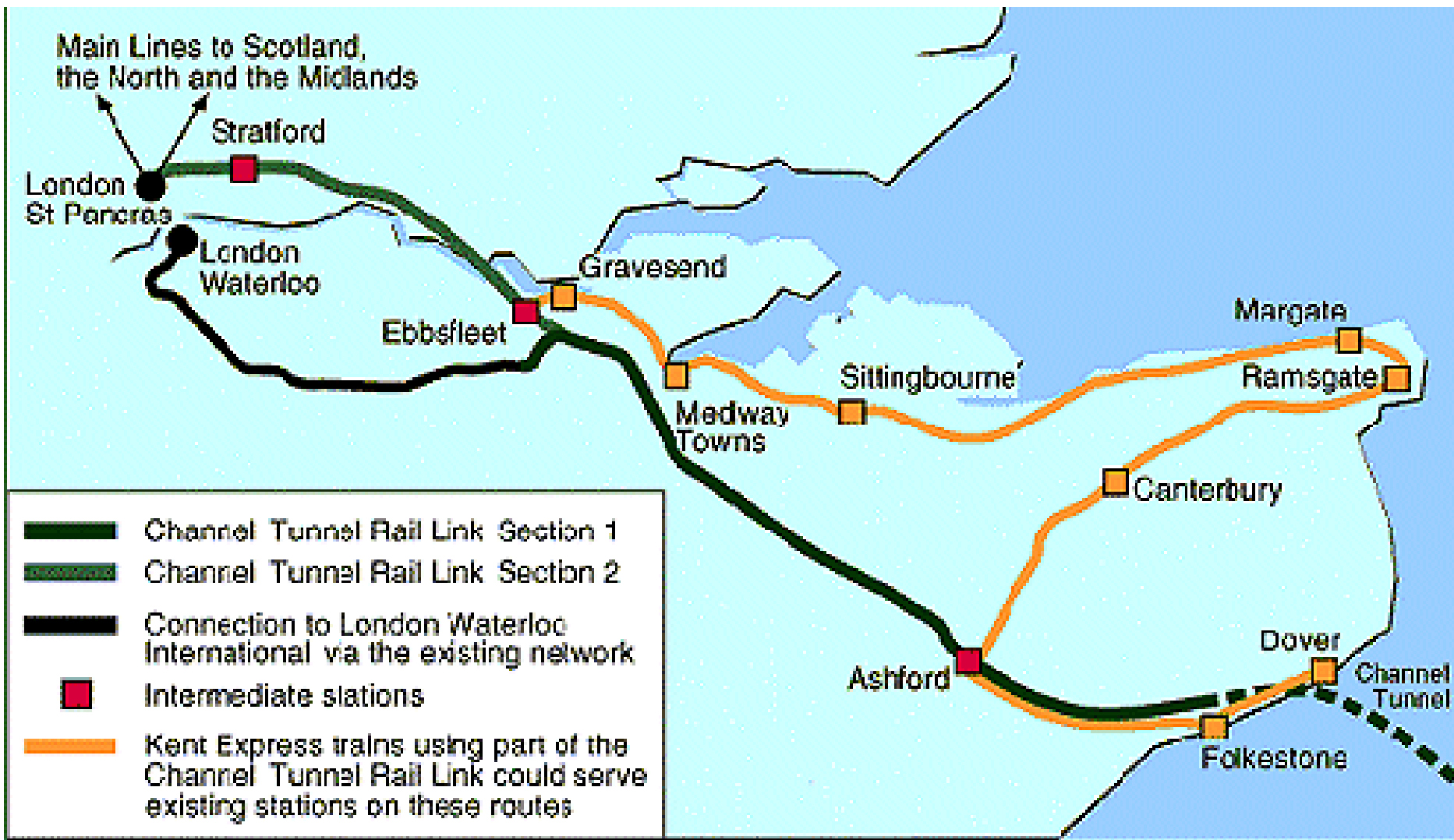
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The issue? It's all about Rural Regeneration *not* Urban Regeneration



HIGH SPEED CONNECTIVITY







LONDON GATEWAY



EUROPE'S MOST MODERN DEEPWATER PORT

THAMES GATEWAY: A LOGISTICS HUB



MODAL SHIFT

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- Capital markets
- Sustainability, energy and climate change
- Housing
- Infrastructure
- Public leadership

Additional reports include Annual Emerging Trends in Europe A PWC/ULI report - a highly regarded and widely read forecast publication in

“ULI is not a talking shop. Its debates and discussions are backed up by research and meaningful substance.”

Anne Kavanagh, AXA Real Estate Investment Managers



National Councils

Local relevance, perspective and impact

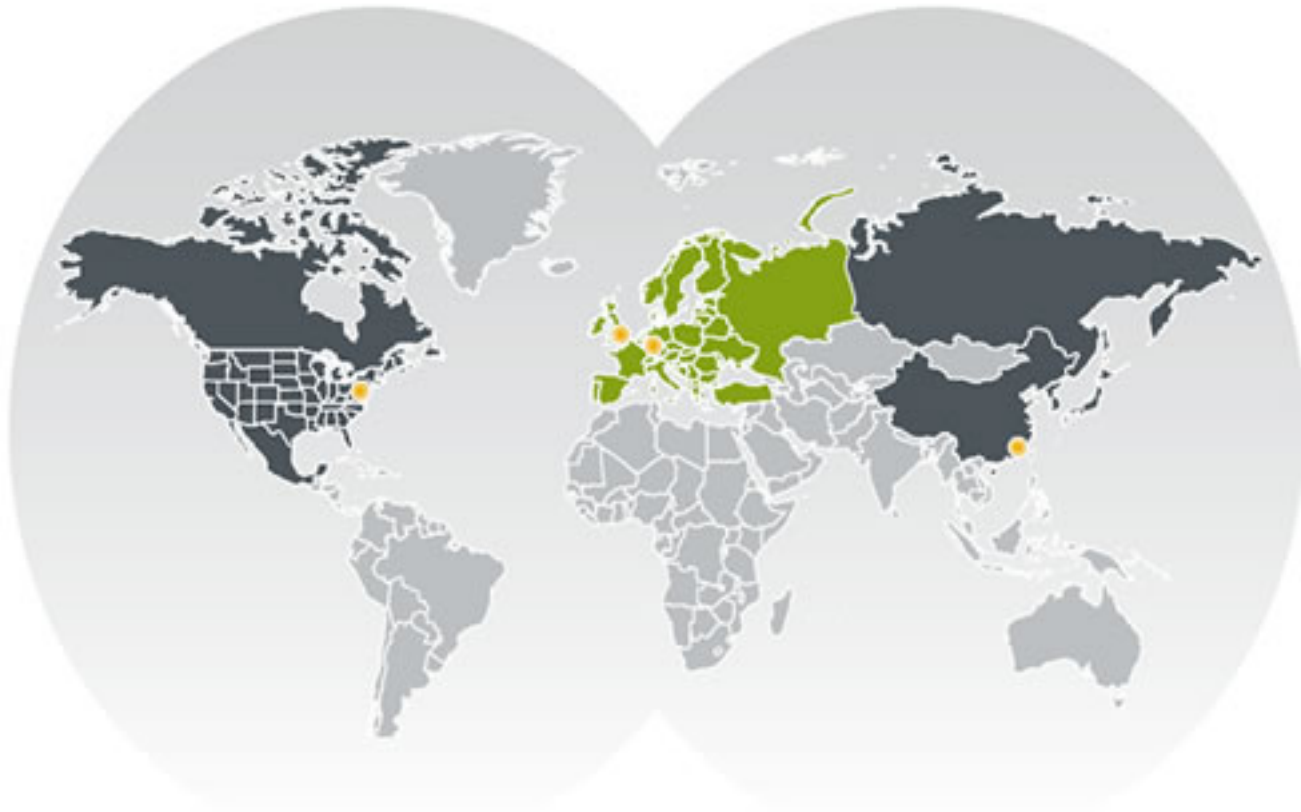
National Councils are ULI's country networks which organise local activities.

“Our industry is local. That’s what’s good about ULI: it helps members both internationally and locally.” Santiago Mercade, Layetana Desarrollos Inmobiliaria



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