

Dispatches from MIPIM 2023, the Largest Property Fair in Europe

Award winning West London architect, Paul Vick of Paul Vick architects brings back his observations.

The Bounce Back



The London model was the centrepiece of the London Stand, it has the dockyards in the front, O2 centre, Canary Wharf and City standing out in this view. The model's permanent home has just moved to the Guildhall in the City of London.

According to the organisers 26,800 property professionals attended MIPIM in Cannes this year, which excludes 1000s outside the fair. It boasted 2000+ investment and financial companies, and 76 of the largest Investment Managers representing 3.9tr euros of assets under management.

Activity is bouncing back.

The London Pavilion was located between Saudi Arabia and Paris and a short walk from the West Midlands and Manchester. In the London Pavilion, where we were on the RIBA Stand, the combined London Boroughs' had a stand with the message of a connected, resilient city.

Renewal and the Flight to Quality. Slippers and the internet



The west side of the model looking north with Chiswick High Road in the foreground. The model could perhaps be extended further west?

The launch of the return-to-work report by Centre for London and Oxford Economics, included post-pandemic comparisons of London, New York, Paris, Hong Kong and Berlin. Of these cities in 2022, London had the greatest growth.

London also had the second lowest unemployment. The City of London aims for zero carbon buildings by 2040, and its energy supply is increasingly renewable. The biggest competition however was not seen as other cities but of 'slippers and the internet' where tech companies are spending billions (on the internet rather than slippers). The office is increasingly understood as a notion of community which means different things in different places. In our view, work has always needed community and culture to thrive. In both New York and London, the quality offices were the most full, the rest are struggling.

Renewal is then showing a flight to integrated quality.

Getting more than expected. The Green agenda, 100% planning permission and profit



Paul Vick architects exhibiting at the RIBA Stand with a new glass bridge that lights up at night connecting a new office fit out for a global, telecoms HQ in W London. Connectivity was also promoted by a new refectory, different formats of office space to each department as well as integration of art. A new floor was achieved on the building, above the brief, by the architects in this high value location.

Development requires consideration of different timelines (demographic, infrastructure, low emissions travel, social, environmental and economic, skills, work and materials...), and planning a project for the short term can see a considerable amount of waste if not done right.

Better energy ratings on buildings can show higher values and desirability for property; in due course EPC A and zero carbon will be the statutory minimum. A longer view is essential to make the most of the resources and opportunities, while minimising expensive retrofit later.

I designed an 8000 zero carbon home development 20years ago and under my own banner we have subsequently undertaken new build and retrofit low energy schemes. The issue



Paul Vick architects exhibiting a 24acre regeneration scheme, at the RIBA Stand in the London Pavilion.

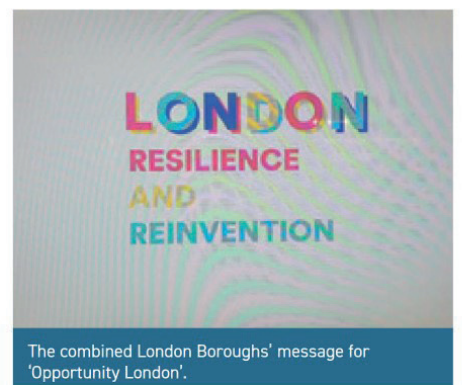
historically has been one of political will and economic incentive, identified by the Brundtland Report for the UN in 1987. Today, the agenda is finally pushing ahead.

Drawing the granular level into the wider view, we have found from our experience across sectors from offices, mixed use, regeneration, low energy, and culture that each have benefitted others to the profit of users, owners, public and private alike. This experience has enabled us to achieve 100% planning permission record since starting the practice 16years ago.

Planning permission allows you to be able to do your project at all. Accordingly, it is a definition of viability and the basis for securing serious funding. It is cheaper than doing it twice and owners, users and environment (and our children) often get more than expected.

Paul Vick architects is a member of the West London Chambers of Commerce

For more information visit:
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The combined London Boroughs' message for 'Opportunity London'.