SIXTH EDITION 2025

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property | investment | development

EXCLUSIVE:

THE SOUTH COAST REPORT

TRACKING THE TRENDS IN INVESTMENT, DEVELOPMENT & REGENERATION ON THE SOUTH COAST

southcoastcps Magazine

Ideas. Investment. Innovation

Welcome to the 2025 edition of the South Coast CPS Magazine, your definitive guide to the developments, ideas, and investment shaping the South Coast property market.

This year's conference and publication arrive at a pivotal time for the region. The South Coast is evolving not through abstract ambition, but through real delivery. Construction is underway on major regeneration schemes, universities are investing in world-class science and technology facilities, utilities are rethinking delivery models, and ports and logistics hubs are expanding to meet global demand.

From Southampton's £700 million city renaissance and the Port's Solent Gateway expansion, to Basingstoke's transformation as a gateway economy, and Portsmouth's city-centre regeneration, the momentum is tangible. Together, these projects reflect a region that is not waiting for opportunity, it's building it.

Across every discussion at this year's South Coast CPS Conference, three themes stand out: collaboration, innovation, and sustainability.

Public and private sectors are aligning to unlock new housing, accelerate infrastructure, and deliver development that is both commercially and environmentally responsible. Utilities are working earlier with developers to integrate smarter, cleaner networks. Nature-based mitigation and biodiversity net gain are being embedded into planning from the start. And as AI begins to shape how we design, value, and manage assets, surveyors and consultants are redefining what professional value means in the digital age.

The South Coast is now one of the most investable regions in the UK, strategically positioned between London and the global maritime gateways of the Solent, with strong civic leadership, sector diversity, and a growing talent base.

Whether you're an investor, developer, planner, or policy-maker, these pages offer insight into how innovation, infrastructure, and collaboration are powering growth across the South Coast.

The South Coast is evolving. The opportunities are real. Let's build on this momentum together.

Lucy Richmond, Founder South Coast CPS
Lucy@southcoastcps.co.uk

PAGABO | MORGAN SINDALL CONSTRUCTION

Find out more on our live project pages

Transforming Southampton's Sporting Landscape:

Nestled in the green heart of Southampton, the Outdoor Sports Centre has long been a place where generations have gathered—whether to train, compete, or simply enjoy the rhythm of community life.

Now, via a £36 million transformation led by Morgan Sindall Construction and procured via The Major Works Framework that Pagabo manage on behalf of Cumbria Northumberland Tyne & Wear NHS Trust, the site is being re-imagined for the future - preserving its legacy while embracing innovation, sustainability, and inclusivity.

The story begins with a shared ambition: to breathe new life into a site that has served the city since 1938. With support from Southampton City Council, the Football Foundation, the UK Government's Levelling Up Fund, the project is more than a facelift—it's a transformation. At the centre of this vision is a new Community Hub, will house covered netball and tennis courts, a modern gym, flexible spaces for local groups, and a welcoming café overlooking landscaped terraces. It's designed not just for athletes, but for families, schools, and everyday visitors.

The Family Zone will turn the old boating lake into a vibrant playground, complete with a skate park, cycling pump track, and inclusive play equipment. Meanwhile, the Alpine Snow sports Centre will gain a learner slope and ski lodge, opening up winter sports to more people than ever before.

Athletics will also see a renaissance, with a new grandstand and pavilion breathing fresh energy into track and field events. And with three new artificial grass football pitches and a woodland car park featuring EV charging points, accessibility and sustainability are front and centre.

Scheduled for completion in early 2027, the project is being delivered in phases to minimise disruption.

Procured with Purpose: Pagabo's support

Morgan Sindall was appointed under a pre-construction services agreement via The Major Works Framework that Pagabo manage on behalf of Cumbria Northumberland Tyne & Wear NHS Trust, a procurement route that enabled Southampton City Council to engage a contractor through an established and compliant process.

"We are delighted to see the Major Works Framework being utilised for such an influential project. Morgan Sindall Construction have consistently delivered high-quality, socially impactful schemes, and we're confident this will be no exception."

Ben Jones, Head of Delivery South of England - Pagabo

Empowering Futures: A lasting legacy

Through Education, Skills, and Community
In 2021, Morgan Sindall Construction launched a five-year strategic partnership with **Redbridge Community School** in Southampton to help address the construction industry's skills shortage and deliver lasting social value through the Southampton Pound initiative. The partnership has already made a tangible impact, particularly with two degree apprentices beginning their careers on this very project. To further strengthen its community legacy, a new Community Quad is set to open on the project imminently.

The space will support the council's alternative provision referrals and be actively used by Primary Sports five days a week during term time—bringing long-term benefits to local young people and the wider community.


Introducing construction methods and skills to delegates at Redbridge Community School


'The Hub' project team at the existing site playing fields.

A sustainable vision

Lastly, sustainability is woven into every aspect of the project. The new Community Hub will target BREEAM Excellent, a benchmark for environmental performance. It will feature, Photovoltaic (PV) panels, Air Source Heat Pumps and reclaimed materials from demolition, reducing waste and embodied carbon

During the pre-construction phase, the team took part in the Morgan Sindall Construction's 10 Tonne Carbon Challenge. An initiative aimed at reducing the carbon footprint by at least 10 tonnes.

Through innovative design and material reuse, the team achieved a remarkable 446-tonne reduction, far surpassing the target.

Key Statistics:

- 446T of Co_2e saved throughout construction
- BREEAM Excellent
- 45/45 CCS Score
- 23/23 CLOCS.

Accurate at the date of publishing

THE PORT OF SOUTHAMPTON'S EMERGING EXPANSION PROPOSAL

As the UK's largest port operator and one of the country's biggest commercial landowners, Associated British Ports (ABP) plays a vital role in supporting trade and economic growth. With unparalleled access to road, rail, and sea networks, ABP's strategic land holdings offer unique opportunities for development and investment.

Solent Gateway: A Growing Success Story

Solent Gateway, a key component of the Port of Southampton's infrastructure, is owned by Associated British Ports (ABP) and operates the Marchwood Military Port.
Over recent years, Solent Gateway has rapidly evolved into a commercial and military logistics success story. ABP has invested significantly into transforming the site, enabling it to support a growing range of operations, including automotive and roll-on/roll-off import and export activity and military operations.

In fact, over the past 18 months, newly developed areas at Solent Gateway have been occupied almost immediately following completion, highlighting the strong and growing demand for space within the wider Port of Southampton.

Why Expansion is Needed
Following sustained work over many years to make the most of our current space and infrastructure, the existing port is now nearing capacity.
Our emerging proposals for Solent Gateway 2 would enable ABP to meet future demand and improve resilience through the delivery of a world-leading, sustainable automotive terminal, new marine facilities, and improved road access to the existing Solent Gateway. The proposal would also deliver environmental enhancements and a major new country park - improving the landscape and environment at the same time as we improve our port infrastructure.

Introducing Solent Gateway 2
We are proposing to extend Solent Gateway onto the northern part of the reclaimed land between Marchwood and Hythe. This new development – Solent Gateway 2 – would provide extra capacity where it is needed for a world-leading, sustainable automotive terminal. Solent Gateway 2 is about more than infrastructure. It's about building a future that works for the region – one that balances economic strength, community needs and environmental care. We want to get this right, and that means continuing to work with you so we can deliver the best outcomes.

To learn more about Solent Gateway 2 and the planning process, visit **www.solentgateway2.co.uk**

In brief, our emerging proposals include:

New Marine Facilities
This would comprise a new jetty located near the existing jetties at Solent Gateway.

Automotive terminal space
This would include operational buildings, storage areas, multi-decked vehicle storage facilities and administration areas.

Environmental works
Recognising the valuable nature of the Waterside area and National Park, we are working to identify ways in which we can both preserve and enrich this area through habitat and landscape improvement. This would include natural barriers between the development and existing residential areas in the form of green spaces.

Improved road access
The provision of a new direct access route to the new facility, with a new connection to the existing Solent Gateway, would allow us to divert vehicles that currently need to drive through Marchwood in order to get to Solent Gateway and instead enable them to access the existing facility on a direct connection from the A326.

A new community green space
Through a major new country park and additional environmental enhancements which, combined, would be equivalent to the size of over 300 football pitches (this number is indicative and based on current estimates at this early stage of our proposals). It would also provide opportunities for new and improved cycle and walking routes, connecting Marchwood and Hythe.

How ABP Can Support Your Business

With a property portfolio spanning 8,600 acres—including 2,400 acres of development land and nearly 2,000 tenants—ABP is uniquely positioned to deliver tailored property solutions for businesses of all sizes.

Our experienced property team works across three key regions—Southampton, Humber, and Wales & Short Sea Ports (including East Anglia, the South West, and Scotland). Each region is supported by dedicated teams in Estate Management, Asset Management, and Property Development, as well as central functions such as Building Surveying, Masterplanning, and Property Analytics.

Thanks to strong relationships with local and national government, and the benefit of port-related Permitted Development Rights, ABP offers a streamlined path to development. Combined with our multi-modal connectivity, we provide a compelling proposition for businesses seeking strategic locations.

Land Availability at the Port of Southampton
While much of the port is already in use or occupied, we continue to invest in regeneration and development to meet market demand.

Solent Gateway Phases 1 & 2 have delivered 30 acres of open storage

Phase 3 is now underway, adding a further 17 acres to meet continued demand

Marchwood Industrial Park, adjacent to Solent Gateway and opposite DP World's Container Terminal. We are working with new partners to lease an area on the site for the purpose of energy storage which is a critical part of energy in the UK's energy transitition.

Recent Developments and Opportunities

- A new five-year lease has been secured with Grosvenor Casino at the Leisure World site which we are managing.
- We're exploring opportunities on a 50,000 sq. ft industrial space near the same location.
- We're under offer across numerous sites both within the Port and at Marchwood.

Get in Touch

For more information or to discuss available property and development opportunities at the Port of Southampton, please contact:

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Asset Development Manager
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MARKET UPDATE:
POWERING GROWTH, THE UTILITIES SECTOR AT A TURNING POINT

By Laban Giles, Managing Director, Connect It Utility Services

The UK's infrastructure and housing sectors are entering a new era, one defined by collaboration, innovation, and the urgent need to future-proof delivery. For the utilities industry, this shift is profound. Networks that once operated in isolation are now at the centre of every major discussion around growth, sustainability, and resilience.

At **Connect It Utility Services (CIUS)**, we've seen first-hand how the industry is evolving. Our recent appointment to Barratt Redrow's new national multi-utility framework, and the implementation of other similar frameworks within industry, marks a significant step forward for both our business and the wider sector. Frameworks that promote early engagement and a direct consideration to the way the utilities can help unlock additional value for the developers, will set a new standard for how essential infrastructure is planned and procured.

Collaboration as the Catalyst for Change

For too long, utility delivery has been treated as a sequential process, one trade following another. The result has been inefficiency, duplication, and missed opportunities to innovate and add sustainability value. The multi-utility model turns that on its head: integrating planning from day one, unlocking smarter connections, and supporting the drive for net-zero ready developments.

Collaboration between developers, utilities, and local authorities at the planning and land development stages of development projects can accelerate the pace of housing delivery without compromising quality or environmental goals. For CIUS, it's a platform to demonstrate how joined-up thinking can translate into practical, scalable solutions.

Responding to Regional Pressures

Across the South Coast, the conversation around infrastructure capacity is intensifying. Constraints around power, water neutrality, and digital connectivity are increasingly determining whether new homes and employment sites can progress. The next phase of regional growth will depend on the ability of utility providers, local authorities, and developers to plan holistically and invest early.

CIUS continues to play an active role in this discussion, working alongside stakeholders to design infrastructure that supports long-term growth. Whether connecting new residential developments, retrofitting ageing networks, or enabling commercial and mixed-use schemes, our focus is on resilience, sustainability, and readiness for future technologies such as EV charging, community heat networks and smart energy networks.

Looking Ahead

The national conversation around infrastructure is shifting from short-term delivery to strategic capacity building. Investment in housing and industrial growth must go hand in hand with investment in the networks that power and sustain it. With growing demand for multi-utility specialists capable of scaling quickly and efficiently, the sector is poised for continued expansion.

As we look to 2026 and beyond, one thing is clear: the future of utilities lies not in isolated expertise, but in integrated partnership. For Connect It, that means continuing to build the foundations for sustainable growth across the South Coast and beyond.

Solent Mitigation Partnership

Helping to protect The Solent together

We want to make sure our projects are in the right places so please help us to improve our support for developers and planning agents by completing our short survey.

Click on the QR code or visit www.solentmitigationpartnership.co.uk to take part

SOLENT MITIGATION PARTNERSHIP:

Enabling Homes, Protecting the Solent

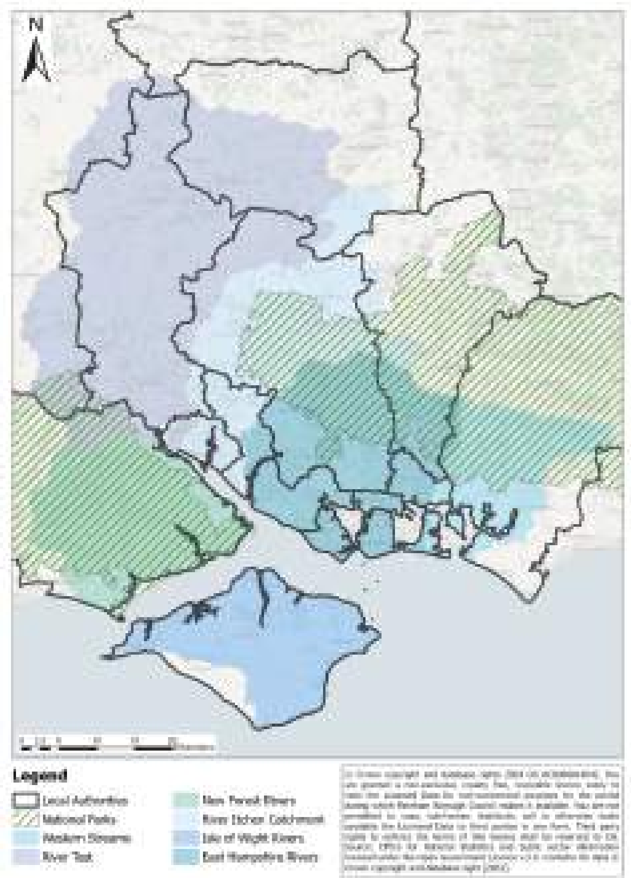
What We Do

The Solent Mitigation Partnership (SMP) delivers high-integrity, nature-positive solutions that safeguard the internationally important habitats of the Solent while unlocking urgently needed new housing.

Excess nutrients, particularly nitrogen and phosphorus, pose a serious threat to the resilience of our estuaries, harbours, and iconic chalk rivers. Developers are required to mitigate any increase in nutrient levels caused by new homes. SMP enables responsible growth by designing and delivering mitigation schemes that generate nutrient credits, helping to unblock stalled developments and support sustainable communities.

Who We Are

SMP was established by the Partnership for South Hampshire as a collaboration between local authorities. With funding from the Local Nutrient Mitigation Fund, we kickstart the delivery of mitigation schemes that meet Natural England's standards. Revenue from credit sales is reinvested into new projects, ensuring a sustainable supply of mitigation. As nutrient pressures ease, the fund will pivot to restoring protected waterways, securing long-term environmental recovery across the region.



Our Strategic Approach

We work hand-in-hand with local authorities, conservation organisations, and delivery partners to align our projects with regional priorities. These include the Local Nature Recovery Strategy, Bird Aware, the Solent Waders and Brent Goose Strategy, and the New Forest Recreation Mitigation Strategy. This joined-up approach ensures our schemes deliver multiple benefits for biodiversity, water quality, and local communities.

Regional Planning & Capacity Building

Our mitigation portfolio targets nutrient reductions at the catchment scale, guided by regional housing forecasts and ecological analysis. This adaptive delivery model helps avoid bottlenecks, supports long-term growth planning, and ensures mitigation is available where and when it's needed.

We also build local capacity by offering technical support to planning authorities, developers, and land managers, accelerating delivery and improving the quality of interventions.

Supporting Developers

Developers can purchase nutrient credits with confidence. All SMP schemes are approved by Natural England, backed by 16 Local Planning Authorities, and delivered to rigorous standards. Credits can be reserved or purchased outright, with low admin costs and no legal fees. Fractional units are available to suit developments of any size.

New schemes are coming online across the Solent. Developers can use our postcode checker tool to assess site eligibility and register interest directly through our website.

Looking Ahead

We want to make sure we're providing mitigation solutions in the right places. Please take five minutes to complete a survey we've designed to ensure we can improve our support for planning agents and developers seeking to develop across the Solent region at **www.solentmitigationpartnership.co.uk.**

SMP is actively expanding its pipeline and exploring new ways to support the development sector, including the creation of Biodiversity Net Gain units. By reinvesting revenues, aligning with wider conservation strategies, and delivering technically robust mitigation, we offer a pragmatic path to reconciling new housing with the urgent need to protect the Solent's natural heritage.

Solent Mitigation Partnership

WELBORNE
GARDEN VILLAGE

TIMELESS LIVING
IN THE HEART OF HAMPSHIRE

WELBORNE.CO.UK

Situated between the South Downs and the historic Hampshire coastline, Welborne is redefining what it means to live well and stands as a modern blueprint for sustainable, community-driven living that will endure for generations.

Designed and delivered by the Buckland Group, Welborne is the unified vision of one local landowner, invested in the project for the long-term. With 6,000 homes planned for 15,000 residents, Welborne is being built holistically to create economic, environmental and social value.

Ebenezer Howard – the original architect of the garden city movement – promoted the building of sustainable, thoughtfully designed communities that are close to nature whilst embracing the conveniences of modern life, including fast and easy connections to nearby towns, cities and essential amenities.

Nature lies at the heart of Welborne's design with over 50% of the land given to publicly accessible green space, including ancient woodland, playgrounds and parks, an orchard, allotments, tree-lined streets and wide grass verges. Residents will always be within 300 metres of nature, with 444 acres of green space woven throughout - equivalent to 277 Wembley-sized football pitches!

These abundant green spaces will be connected by more than 12 miles of cycleways and pedestrian routes. All creating a sense of openness as well as providing greater opportunities for exercise and socialising, encouraging healthier lifestyles and improved mental well-being.

Driven by tradition and craft, Welborne is designed and being built to a high standard with extraordinary attention to detail, following the Design Code set by award-winning Town Architect Designer, Ben Pentreath. Regional housebuilders have been carefully selected to reflect the architectural heritage and character of Hampshire's period properties and historic market towns such as Alresford and Stockbridge, as well as the Edwardian garden cities. From the outset, a thriving village centre will be delivered to bring people together to live, work and play. Amenities will include a primary school, a nursery, independent shops and cafés, a GP surgery and a pub/hotel.

Timeless design is blended with modern technology to create homes fit for the future. Welborne features a state-of-the-art groundwater source energy network providing efficient and economical heating and cooling to all homes, significantly reducing a household's carbon emissions. This is the UK's largest deployment of such innovative technology. Every home also comes with pre-installed award-winning broadband and EV charging.

Underpinning this vision is the Welborne Garden Village Trust Ltd, a not-for-profit stewardship company, established to ensure Welborne's original 'look and feel' and landscape led-design are maintained in the years ahead.

And looking to the future, Welborne will continue to be a place of opportunity. Residents will benefit from three primary schools, a secondary school, sports and leisure facilities, additional healthcare providers, along with a range of retailers and a science and technology park.

Once complete, the park will be the largest on the south coast and will create around 6,000 jobs in a business space of over 1 million square feet. Welborne aims to be one of the best places in the region to set up and grow a business, as well as developing diverse employment sectors. To support this, Welborne has significantly invested in the Junction 10 upgrade on the nearby M27, improving connectivity and traffic flow and driving further economic regional growth.

Welborne is building homes and a community where people will live, work and play for years to come. With tradition meeting innovation, it is the very model of a new generation sustainable garden village.

JACKSON ROWE:
Turning Employment & Skills Plans from Obligation into Opportunity

As local authorities across the UK push for more inclusive growth, Employment & Skills Plans (ESPs) have become an increasingly common requirement within the planning process. Designed to ensure that major developments contribute tangible benefits to local communities, ESPs are now a cornerstone of modern planning policy linking construction and regeneration projects directly to job creation, training, and upskilling opportunities.

For many developers, contractors, and consultants, these obligations are proving complex to navigate. Poorly managed or misunderstood ESPs can cause costly project delays, breach conditions of consent, or miss key opportunities to demonstrate social value.

Recognising this growing challenge, Jackson Rowe, a leading construction and property consultancy, is helping clients turn these obligations into strategic advantages.

From Compliance to Contribution

"Employment & Skills Plans shouldn't just be about meeting a planning condition," says Harry Rippon, Head of Employment & Skills at Jackson Rowe. *"When done right, they can deliver real social value, strengthen local partnerships, and create lasting community benefit but this requires early engagement, clarity on expectations, and a practical delivery plan that fits within the project's timelines."*

Harry Rippon leads Jackson Rowe's specialist Employment & Skills team, which works with developers, contractors, and public-sector clients to design and implement ESPs that go beyond compliance. The firm provides hands-on support from the pre-planning stage through to post-completion, ensuring commitments translate into measurable outcomes from apprenticeships and work placements to supplier engagement and local employment initiatives.

This expertise is becoming essential as planning authorities embed social value and skills outcomes within policy frameworks. Many councils now require ESPs for large-scale housing, mixed-use, and infrastructure schemes, reflecting the need to align development with inclusive economic growth.

A Joined-Up Approach

Jackson Rowe's approach bridges the gap between planning aspirations and on-site delivery. The team works closely with local authorities, colleges, and training providers to link developments with local labour markets and education pathways.

"Developers are realising that fulfilling an ESP isn't just about ticking boxes," Harry explains. *"It's about relationship-building, engaging with local schools, job centres, and training providers early so that the skills pipeline matches what a project actually needs."*

By treating Employment & Skills Plans as a core strand of project management, Jackson Rowe helps clients build reputation, community goodwill, and resilience in their supply chains. Projects that integrate these plans from the outset tend to experience smoother delivery, better stakeholder relations, and more positive public perception.

Raising the Bar for the Sector

With labour shortages and sustainability pressures reshaping the construction industry, ESPs are increasingly viewed as a way to secure both social and economic outcomes. They are also becoming a benchmark of best practice among developers and contractors aiming to demonstrate responsible growth.

Jackson Rowe's experience across the South Coast and wider UK has shown that well-executed ESPs can make a measurable difference, not just in meeting planning requirements, but in leaving a lasting legacy of skills, employment, and opportunity.

"Every development has the potential to change lives," Harry concludes. *"Our job is to help clients harness that potential, creating places that don't just deliver buildings, but futures."*

JACKSON ROWE

INDUSTRIAL LEADS THE WAY AS THE SOUTH COAST MARKET RECOVERY BEGINS

As the world began to return to normal after the COVID-19 pandemic, the significant surge in demand for logistics space, driven by massive increases in online retail, started to wane. Industrial vacancies, which had fallen to their lowest recorded levels, rose sharply as much of the space acquired by retailers and third-party logistics companies was no longer needed.

However, after three years of increases since bottoming out at 2.3% at the end of 2022, industrial vacancies look to have finally reached a peak. Vacancies remained stable at 6% in Q3 2025 and they will likely fall in the coming months, driven by strengthening occupier demand and a tightening of the development pipeline.

Net absorption, or the change in occupied stock, has been negative across the South Coast for much of the last two years. However, the improving occupier outlook has eased demand losses, and absorption is expected to turn positive over the next 12 months.

Last year was particularly slow for large transactions, with only one big box deal signing. However, two large deals drove up leasing volumes in the first quarter of 2025, with the quarter's total reaching more than 650,000 square feet. This was one of the strongest quarters for occupier leasing for more than two years.

The first phase of development on the 10.7-acre site at Sopers Lane has been pre-let to engineering firm IMI Poole, which will relocate 240 staff from its nearby Creakmoor facility to the new 106,000-square-foot building. Elsewhere, wholesale company Parfetts acquired a 113,000-square-foot warehouse at Hedge End, where it has since opened a new cash and carry.

The South Coast remains an attractive location for industrial occupiers due to its strategic location and strong infrastructure. The Port of Southampton is one of the UK's largest deep-water ports and is a critical hub for automotive exports and imports from Europe and Asia. Portsmouth complements Southampton with roll-on, roll-off freight and ferry services, making the Solent region a major international gateway for the movement of goods. In addition, the eight locations for the Solent Freeport across the South Coast provide businesses with the opportunity to take advantage of tax incentives and reduced business rates, thereby attracting occupiers and investors.

The South Coast is also poised to benefit from broader geopolitical and technological trends. Some projections estimate that the UK's data centre energy consumption will more than double over the next five years. The announcement in the summer of £31 billion of new tech investments in the UK suggests that demand for data centres will increase. Hampshire already hosts Tier III colocation facilities, and Bournemouth is already home to Fulcrum Data Systems, serving aerospace and defence clients with high security requirements.

The government's pledge to raise defence spending to 2.5% of GDP by 2027 will provide long-term certainty for contracts and jobs in the South Coast market. Hampshire has a significant and advanced defence sector, employing over 12,500 people. Prime Minister Keir Starmer confirmed that Hampshire SMEs will gain greater access to the defence supply chain, citing firms like GW Martin (Eastleigh), SMC Group (Chandler's Ford), and Saab (Fareham) as beneficiaries.

Despite this potential growth in demand, construction levels for industrial space in the South Coast have fallen to around 300,000 square feet, their lowest level since 2014 and way below the 1.6 million square feet being built back in 2022. Ongoing high borrowing and construction costs will likely dampen the development pipeline across the UK for the next few years.

This will likely keep downward pressure on vacancy rates in the coming years, which will, in turn, exert upward pressure on rents. Annual rental growth was largely aligned with the wider UK until 2025, when high vacancies led to a slowdown in growth. Forecasts suggest that rental growth will accelerate again in the second half of 2026, realigning with the UK market.

Evolving patterns of occupier demand and a global shift in investor interest towards defence and technology will drive demand for industrial space across the South Coast. The question is how the South Coast market will satisfy this demand.

Unlocking Potential Through Intelligent Design

In our complex planning and development landscape, finding the right partner to unlock development and growth potential is not optional. With sites becoming more constrained and policy frameworks more demanding, at Boyle & Summers we stand out by excelling at navigating these challenges.

We understand the pressures development faces: balancing density with liveability, cost with quality, and sustainability with deliverability. Our approach is rooted in intelligent design, where every decision is informed by evidence, experience, and a deep understanding of place. We shape places that people love to live and work in.

To help our partners unlock growth and development over the past year have and shall continue to:

→ Navigate Policy with Precision

Planning policy is evolving, with stronger emphasis on placemaking, design quality, and sustainability. Design Codes are an increasing presence and becoming central to some planning submissions. At Boyle & Summers, we both write and challenge them. Recent Codes in the region include Surrey's Healthy Streets with others, like Dorset, progressing theirs. We work transparently and collaboratively to ensure setting design standards are proportionate to the project and deliver the clarity and certainty helpful to successful consents and delivery across all stages and phases of development.

→ Be Digital-First & Insight-Driven

We embrace digital tools as essential instruments for collaboration, accuracy, and innovation. Our use of GIS and data allows us to build robust, evidence-based design solutions that stand up to scrutiny and deliver real-world impact. We apply AI to streamline delivery and free up our team to focus on what matters most - adding value through creativity, insight and dynamically share our intelligence.

→ Design for Tomorrow, Today

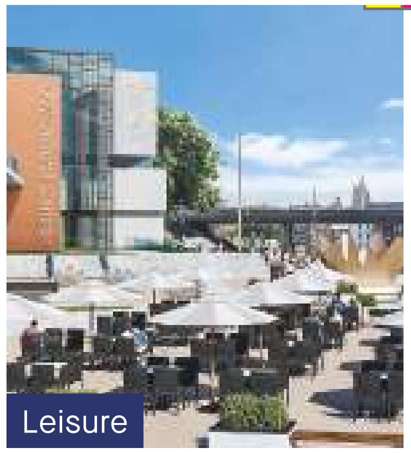
Our work is grounded in a clear-eyed view of the future. We actively explore opportunities for sustainable travel, land optimisation, retrofitting, and refurbishment; tying these strategies to measurable sustainability targets. We connect good ideas to the right goals, ensuring every project contributes meaningfully to climate resilience and environmental stewardship.

→ Seeing the Whole Picture

We bring foresight to every stage of the design process, anticipating the ripple effects of early decisions and ensuring no shortcuts today become roadblocks tomorrow. Our designs are tailored to the immediate needs of communities while remaining adaptable to future change.

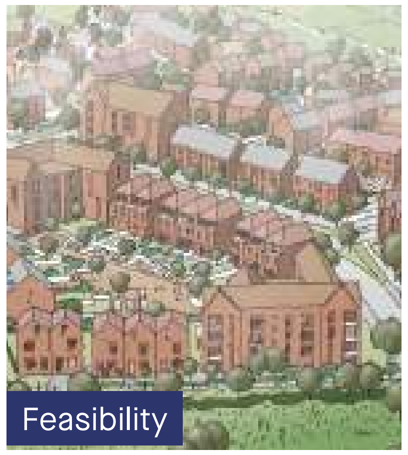
We know our communities and behaviours evolve and change as much as they have done in recent years. Our patterns of live-work, our travel behaviour and how we engage with our community services are changing. Based in the central south and southwest, our work is deeply informed by the region's unique challenges and opportunities - from land supply and build costs to demographic shifts and infrastructure growth. We bring local insight and national perspective, helping clients unlock value in every square foot (or metre depending on your preference).

Boyle & Summers are a strategic partner, drawing on our expertise in architecture and masterplanning, working from concept to completion, in shaping places that work, endure. We can help you and build something remarkable together.


Leisure


Concept


Residential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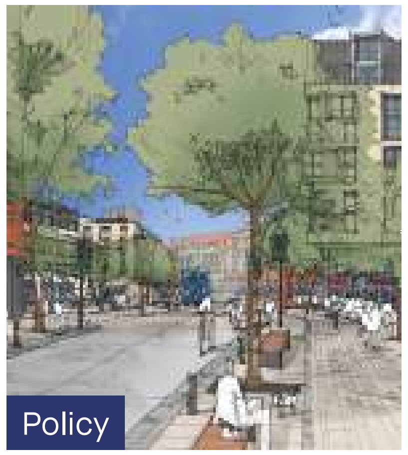
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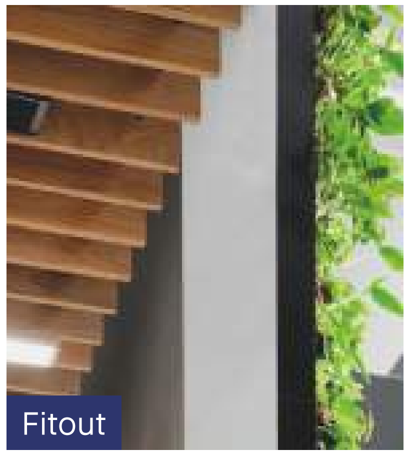
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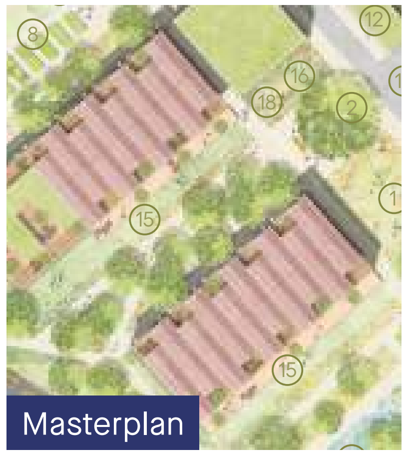

Masterplan

Central South
Southampton

South West
Bristol

boyleandsummers.co.uk

Concept Design

Strategies & Masterplan

Feasibility & Pre Planning

Planning Applications & Detail

Technical Delivery

Construction

Boyle & Summers

AI IN SURVEYING: Redefining Professional Value in the Digital Age

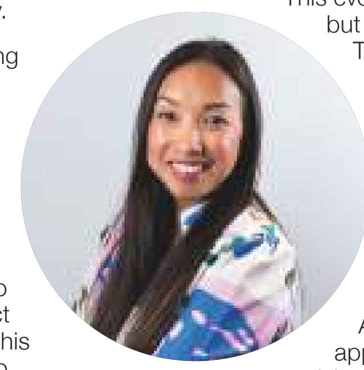
By Nella Pang MRICS, Managing Director, Omega RE, and Member of the RICS Commercial Property Professional Panel

Artificial Intelligence (AI) is no longer an abstract concept reserved for technologists; it's now an integral part of how our profession evolves. Across commercial real estate, valuation, and building consultancy, AI is reshaping how we collect, analyse, and interpret data. Yet amid all the hype, one truth remains clear: AI's value lies not in replacing surveyors, but in empowering them to operate at a higher level of insight and influence.

The Value of AI in Surveying

For surveyors, the potential of AI is transformative. From drone mapping and automated measurement to predictive maintenance and data-driven valuation models, AI allows us to analyse information at a scale and speed previously impossible.

This efficiency doesn't diminish our professional role, it should enhance it. By automating data-intensive processes, AI frees us to spend more time advising clients, interpreting context, and shaping strategy. I've managed to save 17 hours a week, with email sorting. The technology becomes an amplifier of our human capability.



AI enables surveyors to shift from documenting what has happened to predicting what will. Whether forecasting asset performance, identifying portfolio risks, or optimising space utilisation, AI turns data into foresight, giving professionals and clients the ability to make decisions with confidence and clarity.

AI in Surveying is an opportunity to elevate our professional expertise freeing surveyors to focus on interpretation, innovation, and impact rather than data entry. That's the essence of this new era: moving from information gatherers to strategic advisors.

In September 2025, the Royal Institution of Chartered Surveyors (RICS) released a landmark global professional standard: "Responsible Use of Artificial Intelligence in Surveying Practice." I had the privilege of serving on the working group that helped shape this guidance, ensuring that the use of AI aligns with RICS' values of integrity, competence, and public trust. The paper sets out a clear, globally applicable framework for how surveyors should integrate AI responsibly. Key principles include:

Understanding AI systems: Surveyors must understand how an AI tool operates, its data sources, and its limitations. Blind reliance is never acceptable.

Governance and transparency: Firms must maintain policies for data management, accountability, and system oversight.

Due diligence: Before deploying AI, professionals must assess supplier credibility, data bias risks, and model reliability.

Professional accountability: AI outputs must always be verified through human judgment. The surveyor; not the algorithm, remains accountable for the advice given.

Client communication: Clients must be informed in writing when AI tools are used, with clear explanations of their purpose and limits.

This framework is not about slowing progress, it's about ensuring the responsible evolution of our profession. It balances innovation with ethics, and efficiency with accountability.

How AI Will Reshape the Profession

AI will automate many of the technical, repetitive aspects of surveying; measurement, data entry, and initial analysis. But far from making the role redundant, this shift creates new opportunities. Surveyors will evolve into data translators and strategic advisors, bridging the gap between technology and real world application. The profession will become increasingly focused on:

Predictive analysis: anticipating building performance, sustainability outcomes, and maintenance requirements.

Scenario modelling: testing the financial and environmental impact of redevelopment or investment decisions.

Portfolio optimisation: using AI insights to guide clients toward smarter, more resilient real estate strategies.

This evolution demands upskilling; not just in technology, but in critical thinking, ethics, and communication. The surveyor of tomorrow will need to be both tech literate and emotionally intelligent: comfortable with algorithms, but guided by human values.

Why Professional Judgement Still Matters

Even the most advanced AI cannot replicate human judgment. Surveying decisions are rarely binary; they involve context, nuance, and an understanding of human and societal impact. Professional judgment ensures that AI outputs are tested, questioned, and ethically applied. It's what safeguards clients from bias, misinterpretation, or over-reliance on machine generated data. AI might calculate, but only people can interpret meaning. As surveyors, our role is to ask the right questions, not just process the right data.

The RICS guidance reinforces this by positioning professional judgment at the heart of the AI era. It reminds us that while technology may enhance decision-making, it does not replace accountability. Our ethical and professional standards are what maintain trust, transparency, and integrity the foundations of our work.

Looking Ahead

AI represents one of the most significant opportunities for the surveying profession in generations. It can elevate the standard of practice, unlock new efficiencies, and strengthen the relevance of surveyors in a data driven world.

But this progress must be responsible. The RICS 2025 guidance provides a roadmap for doing just that, ensuring that innovation enhances, rather than erodes, professional integrity.

As Managing Director of Omega RE and a member of the RICS Commercial Property Professional Panel, I believe that embracing AI responsibly will not just modernise our tools, it will future-proof our profession.

The surveyor's role will remain indispensable, not because we resist change, but because we apply it wisely. AI may be the engine of progress, but human judgment will always be the compass that keeps us on course.

BREAKING NEWS:
Not all costs are going up!

The construction sector is under strain in the UK.

Times are tough due to rising costs, profits being squeezed, and a general feeling of uncertainty being built…

Dr David Crosthwaite, Chief Economist at BCIS, said: *'Heading into the last few months of the year, the "get Britain building" rhetoric hasn't yet turned into delivery'.*

THE INSURANCE WORLD

On the flip-side, insurance is going into a 'soft market'.

During 2025, the UK insurance market has evolved continuously - driven by factors such as economic conditions, geopolitical events, and technological advancements.

Following inflation rate increases of the last few years, we are seeing a more aggressive approach by Insurers who are looking to write New Business, rather than consolidate and retain Existing Business.

This is creating greater competition, and we are seeing reductions being achieved for risks with good risk management features and claims performance that are attractive to Insurers from a target trade perspective.

LET US INTRODUCE OURSELVES

Pangea Insurance Brokers is a trusted, independent brokerage that specialises in commercial insurance and financial protection for businesses of all sizes. With a knowledgeable team of specialists on hand, Pangea provides guidance on all forms of insurance, from Contractors to Property Owners.

Over the years, we have partnered with leading construction companies across the South Coast who trust us inprotecting their business. These long-standing relationships have given us a deep understanding of the construction sector, allowing our team to tailor solutions to the unique needs of every client - because no two construction operations are the same.

Our success is rooted in the time we invest in getting to know each business. By meeting with key personnel - from finance teams to health and safety managers - we gain valuable insights that allow us to present their business effectively to the insurance market, often securing substantial premium savings. In some cases, wehave seen up to a 40% saving in their insurance policies.

If you wish to discuss your insurance requirements or review your current policies, contact **Pangea Insurance Brokers** on **02382 354 354** or email **enquiries@pangeainsurance.co.uk.**

Michael Piper
Director
Pangea Insurance Brokers

PANGEALIFE PANGEAINSURANCE

DAEDALUS:
A decade of transformation and ambition for Fareham's premier employment zone

Bristow's new search and rescue training facility due for completion end 2025

Over the past ten years, Daedalus has undergone a remarkable transformation, evolving from a historic airfield into Fareham's largest and most dynamic employment site. Under the stewardship of Fareham Borough Council, Daedalus has become a destination for investment, innovation, and opportunity—an exemplar of regeneration on the south coast.

A Vision being Realised

When Fareham Borough Council acquired the 369-acre HMS Daedalus site in 2015, the goal was to secure its future as a community asset and be a driver of economic growth, targeting aviation, aerospace, engineering and advanced manufacturing businesses.

Today, Daedalus stands as a testament to that Vision, having benefited from multi-million-pound investments in infrastructure, business parks, and amenities. The site now hosts a thriving business and aviation community. Education also has a vital role to play with two colleges partnering with businesses both on site and further afield.

Major Investments and Milestones

Among the most recent developments is Eaton's decision to relocate its advanced manufacturing operations to Daedalus. Eaton, a global leader in aircraft component manufacturing, is moving from its long-standing base at Abbey Works in Fareham to a purpose-built, 176,000 sq ft Grade A facility. This new site, developed by Royal London Asset Management Property and Graftongate, is designed to meet the highest environmental standards and will bring hundreds of jobs to Daedalus.

Councillor Simon Martin, Executive Leader of Fareham Borough Council, hailed Eaton's investment as a major milestone for the borough's economic future, reinforcing Daedalus as a centre of excellence for advanced manufacturing and innovation.

This year has also seen the addition of a new Bristow Search and Rescue (SAR) training facility, which is due for completion by the end of the year. Building on a legacy of life-saving helicopter operations dating back nearly forty years, Bristow's new centre will provide mission critical world-class training for SAR crews from the UK and overseas. The facility will feature a simulation hall with a training pool and helicopter rescue hoist, teaching classrooms, medical training areas, and breakout spaces. This investment not only strengthens Daedalus's position as a hub for innovation and skills but also brings international recognition to the site's unique capabilities.

Looking Ahead

The journey is far from over and Fareham Borough Council continues to invest in Daedalus with both airside and non-airside opportunities being available. Work is also now underway to develop a masterplan for Swordfish Business Park at Daedalus. This next phase will help shape the future of the site, unlocking further opportunities for growth and attracting new investment. The masterplan aims to build on Daedalus's success, ensuring it remains a regional employment destination for years to come.

Building is underway for the new Eaton premises at Daedalus

Get in Touch

To discuss how your business could benefit from being based at Daedalus, visit the Fareham Borough Council stand, visit **www.atdaedalus.co.uk** or contact:

Elise Evans at Lambert Smith Hampton,
eevans@lsh.co.uk
01489 66352

Adrian Whitfield at Realest
Adrian.whitfield@realest.uk.com
023 8202 3999

AMIRI CONSTRUCTION SHOWCASES TEAMWORK AND PROGRESS AT INFINITY LABORATORIES, SOUTHAMPTON SCIENCE PARK

(Ben Small, Blog Team, Leah James, Mark Hickman, Amy Gillett, Amiri)

Amiri Construction recently welcomed partners to the Infinity Laboratories project at Southampton Science Park in Chilworth, marking the company's fifth project on the prestigious campus and another milestone in Amiri's long standing relationship with the Science Park community.

The visit was made even more enjoyable by the presence of Mark Hickman, a valued member of the team with whom Amiri has successfully delivered several landmark schemes, including Aldingbourne, Farnborough College of Technology, and Lord Wandsworth College. The team was also joined by Leah James and Amy Gillett to touch base on current Amiri projects featured on the company's blog and explore future storytelling opportunities.

"The Amiri Way is all about teamwork and collaboration," said Leah James, Business Development Manager at Amiri. *"That spirit was clear not only in our meeting but right across site, with everyone working together to deliver another high quality project for the Science Park."*

Progress at Infinity Laboratories is moving at pace. The main ground-bearing slab has now been poured and floated, following a long day that started at 8am and finished at 10pm. The main core lift pit has also been formed, and kicker wall starters are now in place. Meanwhile, the welfare cabins have been fully installed, providing a canteen, drying room, showers, and offices for the site team.

With the arrival of a 45-metre-high crane shortly after the visit, activity on site has stepped up another level - and visitors are encouraged to keep an eye out for an exciting charity event linked to the crane, to be announced soon.

Amiri's marketing team looks forward to revisiting Infinity Laboratories before the end of the year as the next phase of this impressive project takes shape.

CBRE

UK REAL ESTATE INVESTMENT:

Living markets stabilise, investors regain confidence, but challenges remain.

Ryan Harris, Director | Residential Development & Investment CBRE Southampton

Economic Outlook

The UK Budget is due to be announced on 26 November, with the Chancellor indicating tax increases could be included. A £30bn gap in the budget is expected as weak growth and elevated borrowing costs continue to weigh on the UK's fiscal position. Furthermore, revisions to Office for Budget Responsibility's productivity assumptions could worsen the fiscal outlook. Government consumption has grown 2.5% annually since 2023 to compensate for lacklustre household spending, compared to less than 1% growth between 2010-2019.

In August, the Office for National Statistics (ONS) reported that the Consumer Prices Index (CPI) inflation rate for the 12 months to July 2025 was 3.8%, an increase from the previous month and the fastest rate since January 2024. The base rate was held at 4% in September by the Monetary Policy Committee (MPC), which decided against further rate cuts for now. The decision was influenced by the current inflation rate, which is still significantly above the Bank's 2% target, despite previous rate reductions. Although the Bank of England has recently forecast that it expects CPI inflation to peak at 4.0% in September.

The Chancellor recently reiterated the Labour Party's commitment not to increase income tax or VAT, as the latter disproportionately affects low-income households. However, economists anticipate the budget will contain announcements to increase taxes via other channels, such capital gains tax, property taxes, inheritance tax and pension tax allowances.

We are yet to see direct Government investment into the key areas mentioned in last year's Autumn Budget, such as infrastructure and affordable housing. However, spending has increased, indicating that we could begin to see progress across a broad range of Government initiatives such as the National Planning Policy Framework (NPPF).

Residential Capital Markets

A strong fourth quarter led to a 7.7% total return for UK real estate in 2024 according to the CBRE UK Monthly Index. While this set a challenging target to beat, all property total returns to June 2025 were 4.2%, putting the UK market on track to record 8%+ total returns this year, despite headwinds in the first half of 2025. Investors have been cautious in the deployment of capital, but more deals are now coming to fruition, and so we expect higher investment volumes in H2 2025.

Lenders have maintained their appetite to deploy capital into real estate, despite economic uncertainty. Refinancing will remain the main source of demand for loans as the transactional market continues to recover. While lenders still prefer the living and logistics sectors, sentiment towards prime assets across most sectors has improved relative to 2024.

Debt costs for new real estate loans have fallen year-on-year, but only moderately as there has been no sustained downward movement in key benchmark rates such as the UK five-year swap rate. The principal driver of lower debt costs has been a reduction in lender margins as the debt market becomes increasingly liquid and competitive.

We continue to see mergers and acquisitions in the UK listed real estate sector. This reflects the persistence of large discounts to net asset value in stock market pricing for some firms. Activity has centred on REITs that own logistics, retail, and operational real estate. Yet, the office sector stands out as having seen a stronger rebound in private real estate transactions so far this year.

Living

Living investment totalled £4.3bn in H1 2025, 30% below the same period of 2024. Build to Rent (BTR) investment was broadly stable at £1.9bn and there were £2.7bn of BTR transactions under offer in Q2 2025, the highest pipeline recorded to date. As a result, BTR investment is expected to reach £4.3bn in 2025, 11% higher than 2024. However, the supply and demand imbalance persists with new regulation driving some landlords out, coupled with several factors including higher construction and debt costs, planning delays, and building safety regulations, means the viability of BTR and PBSA development remains challenging. We therefore expect living investment to be 7% lower than last year at £10.3bn.

The Spending Review was hugely positive for Affordable Housing, with £39bn allocated to the Affordable Homes Programme over the next decade. In addition, the confirmation of a ten-year rent settlement of CPI+1% has given certainty to investors, which will underpin confidence and investment into the sector. The potential for rent convergence will be another boost. Although these recent Government initiatives offer significant opportunities, it will take time to materialise and unlock development. Hence, the outlook for 2025 remains unchanged, but 2026 looks more optimistic.

What's Next?

2026 is a key year for the living sector. The Government's pledges to boost supply are starting to translate into action, showing that they are committed to fixing the country's housing crisis. This will be hugely positive for the living spectrum, with investment across sectors including BTR, student accommodation, and affordable housing expected to continue.

Vail Williams

EXPERT VIEW:
How to Unlock Hidden Property Value

With capital still tight and acquisition opportunities limited, many investors and property owners along the South Coast are asking the same question: How can I grow without buying more?

The answer increasingly lies in what you already own. That's where proactive asset management comes in, a smarter, more strategic way to drive value, optimise performance, and future-proof assets in markets like Southampton, Portsmouth, Bournemouth and along the M27 corridor.

As Carl Grint, Head of Property Asset Management at Vail Williams, explains, it's not just about collecting rent. "It's the difference between reactive oversight and proactive management – a difference that can result in thousands of pounds gained or lost."

Anticipate - don't react

Too many landlords wait until lease events before taking action. But in a market where demand and tenant expectations are shifting fast, waiting can mean losing value.

Take a lease with 18 months left to run. It might feel early to start renewal discussions, but by engaging tenants sooner, exploring regear opportunities or pre-marketing space, you can secure income continuity, minimise voids, and maintain asset value.

On the South Coast, where supply and demand can fluctuate quickly across sectors, being proactive keeps you ahead of the market, not chasing it.

Know your product - and your customers

Maximising rent is important, but sustainable income is better. Successful landlords know their buildings inside out, and their tenants too.

Rent, service charge, insurance and rates all shape the total cost of occupation. Managing that whole picture helps build trust and strengthens tenant retention.

Across the South Coast's diverse markets, from waterfront offices in Southampton to industrial estates in Fareham or Poole, a tailored, tenant-focused approach helps keep properties fully let and income streams secure.

"A skilled asset manager works closely with letting agents to create spaces that are both attractive and affordable," says Carl. "That's how you achieve long-term stability and resilience."

Is the current use the best use?

Sometimes, the greatest value lies not in what a property is, but what it could become.

Could a dated office be re-purposed for residential use? Could planning changes allow a mixed-use redevelopment that better reflects local demand?

Across the South Coast, where towns and cities are evolving to meet new housing and commercial needs, the potential for re-purposing tired assets has never been greater. Even modest upgrades, improved amenities, greener fit-outs, or reconfigured layouts, can transform marketability and returns.

Spot the signs early

Rent arrears are an inevitable part of ownership, but not all arrears tell the same story. Sometimes they're short-term cash flow issues; other times, they hint at deeper covenant risk.

An experienced asset manager knows when to support a tenant and when to act decisively, using both data and relationships to protect long-term income and avoid unpleasant surprises.

The silent strength of good documentation

Consents for alterations, subletting or assignments might seem like admin, but incomplete paperwork can derail sales or refinancing.

Well-kept documentation acts as silent risk management, quietly protecting your position and keeping assets liquid when opportunities arise.

Manage for value, not just cost

When maintaining or upgrading property, the lowest quote isn't always the best choice. True efficiency considers quality, reliability, and lifecycle performance.

On the South Coast, where ESG standards and tenant expectations are rising fast, investing wisely today, in sustainability, energy performance and comfort, will pay dividends tomorrow.

Making your assets work harder

In a market where acquisition-led growth is harder to achieve, proactive asset management has become the new growth strategy. It's about anticipation, insight, and long-term thinking. Done well, it can unlock returns without a single new acquisition, and in today's market, that's an advantage few landlords can afford to ignore. If you're finding self-management increasingly complex, or considering a change of managing agent, now's the time to uncover the hidden value in your portfolio – and Vail Williams can help. With three offices across the South Coast in Southampton, Portsmouth and Bournemouth, Vail Williams' Property Asset Management team can ensure that your assets deliver more through a proactive, data-led approach to asset management.

Carl Grint | Head of Property Management | Vail Williams LLP | Southampton | Portsmouth | Bournemouth | cgrint@vailwilliams.com

Recent South Coast Industrial Deals

Moorside Road, Winnall, Winchester
Industrial Development Site
2.1 acres

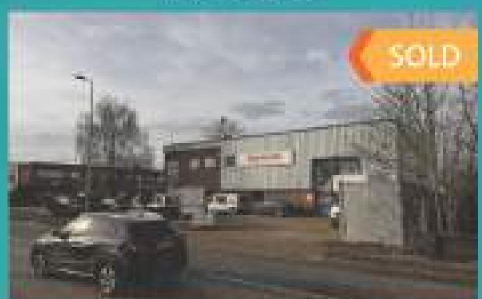
Alder Hills Trade Park, Poole
Multi-Let Trade / Industrial Investment
24,382 sq ft

Unit L The Fulcrum, Poole
Detached Industrial Unit
23,422 sq ft

Land Adjoining A36 Calmore, Southampton
Industrial Development Land
14.28 acres

Ringwood Brewery, Ringwood
Detached Warehouse Units
18,214 sq ft

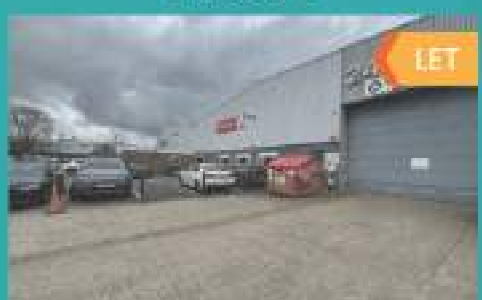
Units 1-4 & 10 Priory Industrial Park, Christchurch
Modern Industrial Units
27,339 sq ft



3 Trafalgar Close, School Lane, Chandlers Ford
Industrial Warehouse
9,453 sq ft

Port 27, Portsmouth
Refurbished Warehouse
27,224 sq ft

Unit E2 Voyager Park, Portsmouth
Modern Industrial Unit
13,493 sq ft

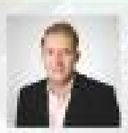


Unit 24 Fareham Industrial Park, Fareham - Warehouse
15,500 sq ft

Dorset Business Park, Blandford Forum - Detached Warehouses
41,239 sq ft

Woodside Industrial Estate, Eastleigh - Industrial Unit
5,339 sq ft


Russell Mogridge
Partner
07815 737175


Alex Gauntlett
Partner
07584 657826


Alice Masterman
Surveyor
07393 235709


Tim Clark
Partner
07584 214662


David Cowling
Partner
07740 611100

Recent South Coast Office Deals

Cromwell House, Winchester
Refurbished Office Space
31,257 sq ft

23 Brunswick Gate, Southampton
High Spec Refurbished Offices
26,000 sq ft

Forum 1, Solent Business Park, Whiteley
Pre-Let For Refurbished Offices
34,000 sq ft

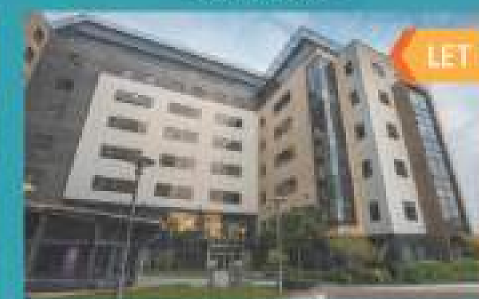
Loewy House, Bournemouth Airport
Refurbished Office Space
21,238 sq ft

Taylors House, Bournemouth
Refurbished Office Space
2,919 sq ft

Waverley House, Bournemouth
High Spec Refurbished Office Space
3,690 sq ft

3 Waterside Place, Town Quay, Southampton
Refurbished CAT A+ Offices
5,500 sq ft

New Kings Court, Chandlers Ford
Refurbished Office Suites
18,000 sq ft



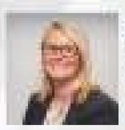
Charlotte Place, Southampton
Refurbished CAT A+ Office Suite
3,500 sq ft

White Building, Southampton
Refurbished Town Centre Offices
4,000 sq ft

Lakeside, Portsmouth
Modern CAT A+ Office Suite
23,000 sq ft

Burlington House, Botleigh Grange, Hedge End - Office suite
5,500 sq ft


Nik Cox
Partner
07870 557410


Bryony Thompson
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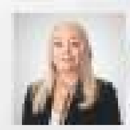
Mary Pearson
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07393 235703

VW Insider South Coast

The Industrial Report

The first half of 2025 has shown resilience in the South Coast industrial sector despite broader economic uncertainty and evolving occupier behaviour.

After the extraordinary growth during the pandemic years, where capital values surged by around 30%, the market is now readjusting to a more normalised level of enquiry and activity.

Across key locations including Southampton, Portsmouth, Bournemouth, Poole, and wider Dorset, demand for modern logistics and light industrial space remains strong.

Nevertheless, ongoing supply constraints continue to shape market dynamics, resulting in a complex environment for both occupiers and landlords.

Although enquiry levels have dipped compared to last year, the market is stabilising following the fluctuations caused by macroeconomic factors such as UK and US elections, government fiscal announcements, and inflationary pressures.

Decision-making among occupiers has slowed, with many taking longer to commit to deals or opting to delay moves amid uncertainty.

A persistent shortage of industrial stock is influenced heavily by geographical and environmental factors - particularly the sea and South Downs restricting land availability. While some increase in stock availability has come from business failures or downsizing, genuine new-build supply remains limited.

What occupiers want

- Modern industrial units sized **10,000 - 50,000 sq ft** - high eaves, ample loading capacity, and strong ESG credentials.
- Last-mile distribution hubs near population centres and key transport routes such as the **M27/M3** and **A31**.
- Freehold purchase opportunities, especially among SMEs looking to control their own premises.
- Flexible, high-quality mid-box units, addressing the ongoing "mid-size squeeze" in available space.

Vail Williams

Focus on Dorset

In Bournemouth and Poole, new developments have delivered additional stock, but take-up is gradual as occupiers weigh up their options.

The smaller unit market (under 10,000 sq ft) in the Bournemouth, Christchurch, and Poole (BCP) area faces significant challenges, with high costs, business rates, and operational expenses deterring smaller businesses from leasing new premises. Many are choosing to make do with their existing space here.

Spotlight on Solent

In the Solent, mid-sized units (3,000–15,000 sq ft) are also experiencing slower demand than in previous years.

The high cost and complexity of moving - especially when specialist machinery and fit-out costs are involved - means occupiers often prefer to stay put and modify their existing premises.

Power supply remains a notable constraint for small to mid-sized manufacturing units, as increased demand for electrification and ESG compliance requires significant infrastructure upgrades, taking time and investment to implement.

While more second-hand space may become available later in the year as occupiers reassess their needs post-lease events, this is unlikely to fundamentally rebalance the tight supply-demand equation.

Recent industrial transactions

Christchurch

Location: Priory Industrial Park
Transaction Type: 10 year lease
Size: 11,921 sq ft
Rent: £10 psf
Tenant: Avon Cosmetics
Landlord: Private Owner

Southampton

Location: Quest 271, Unit 3
Transaction Type: 10 year lease
Size: 62,000 sq ft
Rent: £14.75 psf
Tenant: CLF Distribution
Landlord: Salmon Property & Royal London

Portsmouth

Location: Port 27, Walton Road
Transaction Type: 10 year lease
Size: 27,224 sq ft
Rent: £13.60 psf
Tenant: 2MV Logistics
Landlord: DTZ Investors

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Southampton
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INDUSTRIAL INVESTMENT MARKET

Jerry Vigus
Director at Lambert Smith Hampton

National
£2.0bn of industrial assets transacted in Q3, the strongest showing since the severe correction of 2022. Larger lot-sizes and portfolios were key, with Q3 seeing five deals above £100m compared with only one in Q2. However, Q3 was a touch quieter deal-wise, with Q3's 79 transactions down 15% from Q2's two-year high.

Q3 was strong for multi-lets, with both the Rest of UK and South East segments seeing volume comfortably above trend. They were boosted by the return of portfolio deals, the largest of which was Lonestar's acquisition of Green Street's holdings, named Project Tiger, which included circa £360m worth of industrials. By contrast, Q3 was a notably quiet for distribution warehouses, with volume of £587m the leanest quarter in five years. This was despite two sizeable deals, Mirastar's £115m (5.50% NIY) acquisition of Project Tournament portfolio and Prologis's £125m (4.00% NIY) acquisition of Western Avenue, Park Royal.

Overseas investors were as dominant as ever in Q3, with inflows hitting a two-year high of £1.3bn and accounting for a record 66% of total volume. They were also net buyers to the tune of £1.3bn in Q3, the third strongest quarter on record. In addition to the Lone Star deal, EQT Exeter, Indurent, Cabot Properties and Brydell Partners were all behind two deals in Q3, while several overseas players have entered the market for the first time recently, including Pontegadea, Soor Capital and Mapletree.

Institutions remain firmly in selling-mode, however, with disposals amounting to just under £1bn in Q3, the highest in over two years. This was led by DTZ Investors which disposed of three assets totalling £177m. Several institutions were nonetheless acquisitive in Q3, with CBRE IM, SwissLife Asset Managers, NFU Mutual and Columbia Threadneedle each acquiring two assets.

Q3's pick-up in volume was partly thanks to more willing sellers, aided by increasing clarity on pricing levels. While uncertainty was evident in the run-up to the Budget, many investors saw it as an opportunity to both complete transactions or sell. Moving into Q4, almost £1.0bn of stock has arrived onto the market, including a surge of multi-let stock. Q3 already brought the first clear evidence of yield compression, and we anticipate further hardening of prices before year end, as more clarity on interest rate cuts emerge and cost of debt improves.

South Coast
LSH have recorded approximately £810.5m of South East industrial volume having traded so far in 2024, with £144.3m of this deriving from the South Coast. Two notable South Coast deals include Project Saturn, the 24-acre Abbey Works site in Fareham acquired by Graftongate/Royal London in January for £36.0m. The other being Trilogy, Concorde Way in Fareham of which LSH acted for the Vendor, Abrdn. The property was acquired by AVIVA for £21.9m / 5.62% NIY in March and consists of three units totalling 125,084 sq ft. The estate is fully let to Saab AB for 9.54 years unexpired.

Other key South Coast deals include Ford & Enterprise Park, Bordon which LSH acquired off market on behalf of Titan Investors in January for £21.9m / 5.62%. The 134,848 distribution warehouse is let to Esdevium Games on a 15-year lease. The property reached practical completion in 2023 and, as situated in an area with a lack of big box supply, already presented a reversionary opportunity. Delta Park, Fareham was purchased by ICG Real Estate in March for £20.5m / 5.10% NIY. The property is situated on the established Concorde Way and is let to CooperVision Manufacturing. Let off a low £9.99 per sq ft, it's ERV today of £11.50 reflects an RY of 7.96%.

Available industrial/warehousing stock on the South Coast remains limited, meaning its market is one of the most attractive regions for investors to deploy capital due to the continued rental growth across the region. As a result, we are beginning to see more competitive bidding processes in the market.

As previously mentioned, institutions remain in selling mode and Nuveen emerge as the South Coast's most active sellers, disposing of two assets. Conversely, Nuveen acquired City Technology's mission critical warehouse in Portsmouth at the start of the year for £6.2m / 7.40% NIY. The property is highly reversionary and is occupied by a committed, 5A1 rated tenant. LSH acted for the vendor, Orchard Street. The region has also proven popular amongst overseas investors with Titan Investors, ICG Real Estate and Indurent all acquiring an asset this year.

In June, Indurent purchased Hambridge Trading Estate, Worthing (£8.65m / 6.75% NIY / 7.62% RY / £134 pr sq ft). LSH acted on behalf of the Vendor, Pears Property. The estate presents a highly reversionary and attractive asset management opportunity, and totals 64,368 sq ft GIA across 19 units.

The following month, IPIF acquired Clarks Trading Estate, Hove (£12.0m / 4.49% NIY / 7.31% RY / £300 per sq ft). It achieved significantly better than quote (£10.25m / 5.25% NIY / £256 per sq ft) and presented a highly reversionary opportunity, with ERVs of £20.00 per sq ft. The Property totals 40,034 sq ft across 6 units. The vendor was Nuveen. Both estates presented value add opportunities.

The depth of occupational demand for south coast assets remains robust. In particular, for multi let estates. A continued lack of stock in hand with developers deterred by the expense these schemes require, results in low vacancy rates only pushing rents upwards. For investors, it is becoming increasingly attractive to acquire multi let estates and rapidly capture reversion, where smaller businesses favouring shorter leases and are more likely to vacate.

South Coast multi let estates are highly sought after amongst investors looking for value add opportunities, who are able to capitalise on these quick tenant turnarounds, low vacancy rates and continued lack of stock.

As we enter Q4, we have seen two South Coast assets launched to market, and interestingly both multi let estates; Chalcroft Business Park, Southampton (£45m / 5.38% NIY) and CBRE IM's sale of Southampton Trade Park, Southampton (£15.12m / 5.50% NIY).
We expect Southampton Trade Park will be received very well in the market. The estate totals 67,077 sq ft GIA across 12 units, with unit sizes ranging from 3,072 sq ft to 9,739 sq ft. It is of good condition and specification. Southampton Trade Park also demonstrates the occupier demand and proven reversion for estates offering units of this size range in Hampshire, with Unit 1 recently going under offer at £17.50 per sq ft, following refurbishment.

The region continues to attract established occupiers due to the short supply of space for first-mile logistics and need to drive to near-shore, re-shore and onshore supply chains. Considering this, and with the additional lack of schemes in the development pipleline, we will continue to see investors focusing on the South Coast.

MAJORING ON MULTI-LETS

Multi-let investment was central to rebound in industrial volume in Q3, as distribution warehouse volume slumped to a five-year low.

MULTI-LET DRIVES VOLUME

Industrial volume increased to £1.8bn in Q3, up 24% on the previous quarter, though still 28% below the five-year average. However, the number of deals was only 14% below trend, underlining the continued depth of investor appetite.

Multi-lets drove the rebound following a muted first half of 2025. Taken together, South East and regional multi-let volume reached £1.2bn—more than double Q2's level and 22% above trend. Multi-lets also accounted for 65% of Q3 industrial volume, the highest share since Q1 2018, and included the quarter's four largest deals.

In contrast, distribution warehouse volume totalled £637m, down 30% on Q2, marking the weakest quarter since Q2 2020. That said, the number of deals rose 25% quarter-on-quarter, with volume largely hampered by a lack of large transactions and portfolio deals.

OVERSEAS PLOUGH ON

Overseas investment continued to dominate, accounting for 63% of Q3 industrial volume, with inflows increasing marginally by 1% quarter-on-quarter to £1.2bn. As is typical, overseas buyers were behind the largest transaction—Indurent's (Blackstone) £150m acquisition of an urban logistics portfolio from Chancerygate and Bridges Fund Management.

Blackstone's activity remains a defining theme in the market. Following an active period on the buy-side, it recently agreed to sell a £1bn UK sheds portfolio to Tritax Big Box in Q4, taking an 8.6% equity stake in the REIT as part of the deal.

While domestic investment doubled from Q2's 16-year low, Q3 investment of £670m was still 42% below trend. UK institutional purchasing rebounded to £140m, but with disposals totalling £585m, institutions were once again substantial net sellers. L&G was Q3's largest institutional seller, disposing of the £115m Gigha Portfolio to Chancerygate, while CBRE IM was the most active, offloading four assets totalling £54m.

PRIME YIELDS UNDER PRESSURE

Notional prime yields continued to hold steady throughout 2025, though economic uncertainty, elevated gilt yields, and relative value in other sectors are putting upward pressure on yield sentiment. Despite caution ahead of the Autumn Budget, transaction activity is expected to remain robust in Q4, supported by a healthy pipeline of stock and further boosted by Tritax's £1bn portfolio acquisition.

Jerry Vigus
Director at Lambert Smith Hampton

WHAT DOES THE NEXT CHAPTER OF THE UK'S PUB SECTOR LOOK LIKE?

The UK pub sector remains a cornerstone of the hospitality industry, but its landscape has shifted dramatically over the past two decades. In 2004, there were 51,650 pubs across the country. By 2017, that number had fallen to 38,815, and as of 2024, it stands at 37,875.

While the rate of decline has slowed since 2017, the trend underscores a structural challenge: small pubs employing fewer than 10 people are closing at a faster pace, while larger venues with more than 10 employees have grown in number.

This dynamic reflects broader market forces. Rising costs, changing consumer habits, and the need for operational efficiency have put pressure on independents. Yet, the industry's resilience is evident, with ONS data on consumer spending showing pubs buoyant even during volatile economic periods. Pubs continue to hold a unique place in British social life – offering more than just food and drink, but a sense of community and experience.

Ownership patterns tell another story of continuity. Five major operators still control roughly the same proportion of pubs today. Stonegate leads with 4,432 pubs, followed by Greene King (2,650), Mitchells & Butlers (1,726), Admiral Taverns (1,430), and Marston's (1,329).

Collectively, these top five account for 31% of the UK pub market, with a striking feature: most of their estates are freehold, making them attractive to investors seeking real estate-backed stability.

Trading results reinforce the sector's adaptability. Leading operators have reported positive like-for-like growth in recent months. JD Wetherspoon saw a 5% increase in the six weeks ending 27 July 2025, while Mitchells & Butlers posted 6% growth for the 52 weeks to 29 September 2025. Young's also reported strong LFL sales, up 5% for the same period. These figures highlight that well-run pubs, defined as those offering good food, great service, and a high-quality environment, continue to thrive.

Looking ahead, consolidation is likely. Smaller pub groups may join forces with larger multiples to achieve scale and operational efficiencies. At the same time, the rise of competitive socialising, which are venues combining food and drink with interactive experiences like darts, shuffleboard, and gaming, signals a shift toward experiential hospitality. This sub-sector represents the most significant development the leisure industry has seen in decades, and we will increasingly see pubs embracing these concepts to stay relevant.

In short, while the number of pubs has declined, the sector's ability to reinvent itself is clear. Operators who balance heritage with innovation, invest in quality, and embrace evolving consumer expectations will shape the next chapter of the UK pub industry.

savills

Kevin Marsh
Savills
Head of Licensed Leisure

HOW PARTNERSHIP IS POWERING PORTSMOUTH'S GROWTH AT VICTORY QUAY

Tristan Samuels, Group Development & New Business Director | VIVID

This time last year, we were within the first few months of a new government with planning reforms and housebuilding front and centre of the administration's agenda. Amid these changes and in my piece for this conference's magazine at the time, we highlighted our commitment to playing our own part in helping address our region's housing challenges and crucially, to working with partners to do so.

As part of this commitment, we referenced our efforts in bringing forward the long vacant Tipner East site on Portsmouth's northern waterfront to create a vibrant new community - Victory Quay. Now 12 months on and resulting from shared effort, we've recently broken ground with the milestone marked by a well-attended ceremony. Last month's groundbreaking event brought together a range of partners, local leaders and community representatives to help us celebrate the start of work, which will see this significant brownfield site totally transformed. Once completed, Victory Quay will provide a mix of homes, including social rent, shared ownership and market sale and designed to meet the city's growing needs.

We're proud of reaching this significant point in the project but in making this happen, we've worked in partnership with Portsmouth City Council and Homes England. In fact, the ongoing support from both these partners is now integral to bringing this new community together and to life.

For example, delivering the remediation, flood defence improvements and supporting infrastructure to the site has only been made possible through our relationship with Homes England. Given the significant costs associated with this work, grant from the agency's Brownfield Infrastructure & Land Fund has played a vital role. It's a great example of where targeted government support has helped unlock the potential of a brownfield site. Grant from Homes England's existing Affordable Homes Programme will also help fund the construction of the development's much-needed new social rent homes.

Victory Quay is a development that will provide roofs over the many heads of those that need them locally but it's more than this. In our view, it's a demonstration of local and national partners coming together, each bringing value to the table. The outcome will be one that creates real long-term benefit, socially and economically.

If we're to see even more homes delivered and the long-term benefits that result, be it through schemes like Victory Quay or smaller ones, it's crucial we maintain our shared vision. We know the 1.5m homes target is challenging but if we work in partnership across our region in the coming years, we'll be better placed to make inroads into addressing the significant housing need we all recognise.

VIVID

SOUTH COAST ENGLAND'S HOUSING MARKET: Regional divergence and what lies ahead

George Long

WELBORNE GARDEN VILLAGE

The South Coast housing market in 2025 presents a picture of relative stability, but with clear differences between sub-regions and a mood of caution among buyers and sellers. According to the latest HM Land Registry and Office for National Statistics data, the average house price across the South East, which covers much of the South Coast, showed an annual rise of just 1.2 % in July 2025, with a small monthly fall of –0.4 %.

Nationally, the average stood around £292,000, representing annual growth of 2.7 %, and monthly increases of 0.3 %. The contrast points to a South Coast market that remains resilient, but where affordability pressures and rising supply are holding back stronger gains.

National vs South Coast: what's the difference?

Nationally, the modest growth rate suggests a market that is neither booming nor collapsing one in a holding pattern, with demand supported by low unemployment and wage growth but constrained by elevated mortgage costs.

Across the South Coast, the story is more nuanced. In Southampton and Portsmouth, activity has remained relatively steady thanks to strong rental markets, universities and expanding local economies. But in higher-value coastal and commuter areas such as Bournemouth, Christchurch & Poole (BCP) and Basingstoke affordability pressures and tighter lending conditions have slowed demand and stretched selling times.

Average asking prices in prime South Coast locations have fallen by around 5–7 % year-on-year, and agents report that the number of homes listed for sale is up roughly 10 % compared with 2024.

Several factors help explain this divergence:

Affordability: Price to earnings multiples remain among the highest in England, leaving South Coast borrowers more exposed to mortgage costs.

Supply: More homes are now on the market, particularly in mid- to upper-value brackets, creating greater competition among sellers.

Buyer sentiment: Some buyers are delaying decisions ahead of the Autumn Budget (26 November 2025) amid speculation over property-related tax reforms.

Regional variation: More affordable regions in the Midlands and North are currently seeing annual growth closer to 7–8 %, widening the performance gap.

In short, the market remains calm nationally, but the South Coast like the wider South East is comparatively underperforming.

New homes and strategic growth

While the resale market cools, new build development continues to play a central role in long term regional growth.

Flagship projects such as Welborne Garden Village, north of Fareham, are progressing and expected to deliver more than 6,000 homes alongside new schools, transport links and employment space over the next two decades.

Across Bournemouth, Christchurch & Poole, urban extensions and brownfield redevelopments are adding capacity, while Portsmouth and Southampton push forward with regeneration led housing around city gateways and waterfronts.

These projects together with transport upgrades and strategic planning coordination will shape supply and affordability on the South Coast through the 2030s. What might change in the next six months?

Looking ahead to late 2025 and early 2026, several themes are likely to shape the market:

1. Policy and tax uncertainty: Anticipation of possible reforms in the Autumn Budget, such as adjustments to capital-gains rules or higher-value property levies, is already weighing on sentiment.

2. Mortgage costs and rates: Two and five year fixed rates remain around 5 %. If borrowing costs ease, demand could pick up particularly in affordable city markets.

3. Supply and pricing dynamics: With listings rising and more price reductions recorded this year, expect slower growth or mild declines in specific sub markets, especially larger detached and coastal properties.

4. Regional divergence intensifies: Stronger growth in northern and midlands regions may continue to outpace high-value southern markets, widening the gap.

In summary

The South Coast's housing market appears stable but subdued, shaped by affordability, cautious sentiment and rising supply. Urban centres such as Southampton and Portsmouth are likely to hold firm, while commuter and coastal markets could see marginal price adjustments. For sellers, realistic pricing and flexibility will be vital. For buyers, this calmer phase may present opportunities unseen in recent years especially in city and midmarket areas where demand remains underpinned by employment, regeneration, and long-term infrastructure investment.

BACK TO UNIVERSITY FOR CALCINOTTO

Amiri Construction appointed Calcinotto to provide Civil & Structural Engineering design services for the new multi-million pound laboratory and office building at Southampton University Science Park in Chilworth. This prestigious scheme will demonstrate the Science Park's commitment to innovation and emphasise Britain's position at the forefront of science and technology across the world.

Construction has started on the new landmark laboratory building 'Infinity Labs' at University of Southampton Science Park and Calcinotto attended a groundbreaking ceremony held on Monday 21 July 2025.

The new multi-tenancy building will provide 3,400 sqm of much needed new laboratory space at the entrance to the Southampton Science Park. Curved in shape, the three-storey building will compliment a sweeping bend at the main entrance to the site and feature a sloping green roof, helping to embed the structure within the landscape and enhance biodiversity onsite. A fabric first approach supports the Park's sustainability objectives for a low-energy, low-carbon building.

The superstructure is predominantly a reinforced concrete frame with RC two-way spanning flat slabs to the upper floors and extensive structural steelwork at roof level to create an enclosed plant room and provide acoustic barriers/screening, together with support for the sloping feature eastern façade. The civils design incorporates both permeable and impermeable surfacing, including grasscrete to some parking areas and a rain garden, together with the retention of existing trees to the boundary of the site.

This state-of-the-art facility is currently on programme for completion in 2026.

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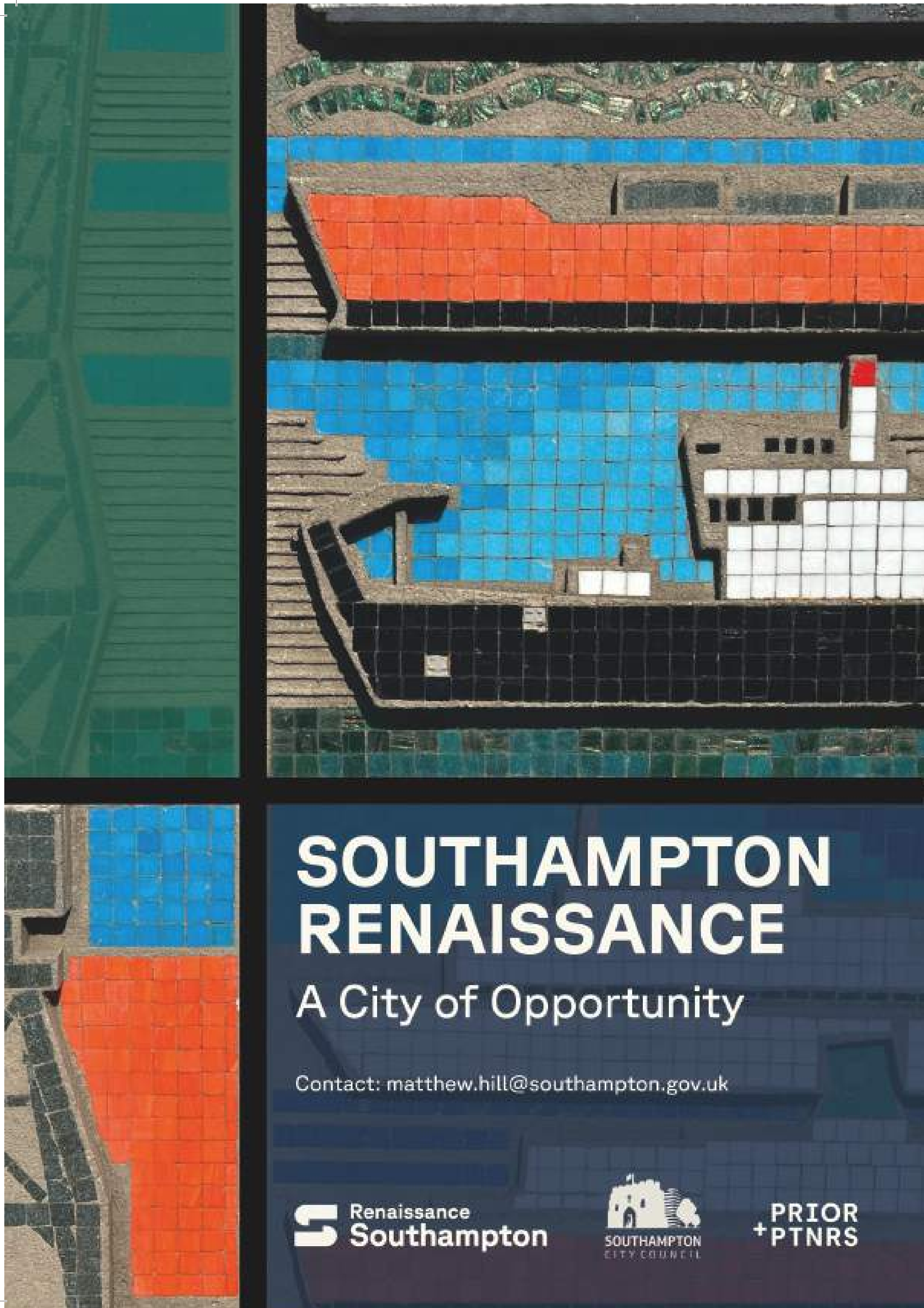
Calcinotto



A PROSPECTUS FOR CHANGE

A city of opportunity

Southampton is one of the UK's best investment opportunities. Few cities have the wealth of assets, quality of life, and scale of development opportunity.

Southampton is a city poised for transformation. Our Renaissance Prospectus, to be launched in early 2025, will outline our commitments and vision, the themes that make this opportunity unique.

Southampton city centre: our renaissance

As we embark on a journey of renewal, we envision a future denoted by renewed civic pride, anchored by our world-class waterfront and an iconic skyline. Our city-centre strives to foster inclusive growth, create healthy and liveable neighbourhoods, and establish Southampton as the destination for culture, innovation, enterprise and sport on the South Coast. Set between the New Forest, South Downs and Solent, our future is founded on sustainability. We will transform underutilised spaces, enhance connectivity and strengthen our climate-resilient infrastructure. We call upon innovators, entrepreneurs, and visionaries to join us in this ambitious endeavour. Together, we will see Southampton City Centre rise as a model of regenerative urban development.

Why invest in Southampton

New schemes are coming forward with over £200 million in major developments in or approaching planning, and over £500 million of investment consented and moving forward across four city centre sites.

We are also investing in new infrastructure with ambitious plans to transform public transport, with a new travel interchange at Southampton Central Station and a new bus hub at Albion Place, providing improved sustainable transport options throughout the city, as well as a future 'Mass Transit System'.

Southampton is one of 20 cities in the UK with accelerated housing growth targets and is forecast to deliver over 26,000 new homes by 2040.

Southampton's population of 250,000 makes it the 18th largest built-up area in England and Wales. Southampton's population grew by 5% between 2011 and 2021 and is forecast to grow by a further 8% between 2022 and 2029.

Southampton is a global gateway, our port is the third largest in the UK, employing 15,000 people and handling over 2.6 million passengers. With international flights from Southampton Airport, direct rail links to London, the Midlands, and the North and easy access to the M3 and M27, the city boasts excellent transport connections.

Southampton is a major economic driver for the region and nationally, the maritime sector contributes £7.7bn to the regional economy, representing 25% of the Solent economic output, with further strengths in the Health and Education sectors.

Southampton is positioned for growth and is the highest performing city in the South-East according to PwC-Demo's Good Growth for Cities Index.

In the city centre significant growth in recent years has been driven by working-aged people and with two universities in the city. There is a large student population which we aspire to retain and drive our ambitions for growth through innovation.

Southampton is a historic and cultural centre. We see opportunities for culturally led regeneration given that the city is home to diverse communities, with nearly 160 languages being spoken. The City's civic art collection is nationally significant, containing 5,000 pieces spanning eight centuries. Assets such as the preserved medieval town walls, Guildhall and historic parks often provide a setting for and an exciting events programme, including the Southampton International Boat Show.

Southampton has a long history of innovation, being home to geospatial trailblazers the Ordnance Survey since 1841, as an international centre for photonics, home to the National Oceanography Centre, our national research vessels and cutting edge, globally leading companies such as Ocean Infinity.

Fareham is open for investment

To learn more about investing in Fareham, and how we are transforming our town centre to become a destination of choice for everyone, visit the website below or scan the QR code.

www.fareham.gov.uk/planning/regeneration/farehamtowncentreregeneration.aspx

FAREHAM
BOROUGH COUNCIL

INVESTING IN FAREHAM

Fareham Borough Council is driving forward an ambitious transformation of its town centre.

The Fareham Town Centre Regeneration Strategy 2025-2035 is well underway. A masterplan is currently being developed, led by Fareham Borough Council, working with RivingtonHark and Leslie Jones Architects, to deliver a connected town centre.

The masterplan proposals will create a modern, mixed-use environment where people can live, work and spend time. It will deliver a dynamic mix of new homes, leisure, retail and public spaces and reshape the heart of this well-connected south coast location.

The plans respond directly to changes in shopping habits and town centre use, reducing surplus retail floorspace and introducing new uses alongside improved retail offers. The proposals are designed to strengthen Fareham's local economy, attract inward investment, and create new opportunities for businesses and residents.

At its core, the scheme will reconnect Fareham Live, the Council's successful new arts and entertainment venue, with West Street through a safe and attractive public route and a new civic square. Modern retail units, flexible commercial space and potential for a new hotel will help create a vibrant daytime and evening economy, supported by refreshed public space and improved parking.

The Council's ownership of Fareham Shopping Centre, alongside key civic assets, gives it a unique ability to unlock regeneration at scale and pace.

These proposals aim to deliver sustainable growth while retaining essential town-centre services including the NHS, Department for Work and Pensions, Fareham Borough Council's offices and Fareham Library.

Cllr Simon Martin, Leader of Fareham Borough Council, said:

"We are proud to be leading the regeneration of our town centre from a position of real momentum. With the success of Fareham Live and Council control of key assets, we have an opportunity to reshape the centre for the next 50 years. This is an exciting scheme that will bring new homes, jobs and investment to Fareham."

The masterplan forms part of the wider **Fareham Town Centre Regeneration Strategy 2025–2035**, which provides a clear and ambitious framework to attract inward investment, drive economic growth, and foster partnerships with the private sector. It aims to deliver a vibrant mix of commercial opportunities, residential development, public services, and leisure and cultural experiences that support a thriving and inclusive town centre. Visit the Fareham Borough Council stand at the South Coast Commercial Property Show to view the scale model and discuss upcoming investment and development opportunities.

Reimagining Fareham Shopping Centre: Building a Town Centre for Tomorrow

invest PORTSMOUTH
the great waterfront city

Portsmouth CITY COUNCIL

A great city to invest in

Be part of Portsmouth's transformation

Recognised globally for its strengths in marine, aerospace, defence, and advanced manufacturing, Portsmouth is undergoing a transformation driven by multi-million-pound development schemes.

The city's development portfolio includes a diverse range of investment-ready opportunities tailored to residential, commercial, and mixed-use ambitions, held both privately and by Portsmouth City Council.

For developers and investors seeking a city with vision, scale, and momentum, Portsmouth is truly a great city to invest in.

View all development opportunities at investportsmouth.co.uk

Portsmouth is a vibrant coastal city in South Central England, just 70 miles from London, offering excellent connectivity, innovation, and regeneration. Globally recognised for its strengths in marine, aerospace, defence, and advanced manufacturing. It also benefits from access to the Solent Freeport, through sites at Portsmouth International Port and nearby Dunsbury Park.

Portsmouth is being transformed by multi-million-pound development schemes, with a strong focus on the city centre. The city's development portfolio features a wide range of investment-ready opportunities for residential, commercial, and mixed-use projects, available both privately and through Portsmouth City Council.

A city centre fit for the future

The City Centre North development is central to Portsmouth's plan to become a hub for innovation, technology, and creativity. As the city's largest regeneration project, it will deliver transformational placemaking and quality public open space in the heart of the UK's premier waterfront city.

The scheme will meet growing demand for quality city centre housing with mixed tenure options. It includes up to 10,000 sqm of non-residential uses (Use classes E, F1, F2), up to 2,300 homes, and 22,400 sqm of new green open spaces and public realm. The 13.25 ha brownfield site will become a new city quarter with ample green space, supporting a thriving economy and a vibrant destination.

Portsmouth City Council is working with Mace, Montagu Evans, and Vail Williams to shape the delivery strategy for City Centre North.

A new benchmark for urban living

Just south of the city centre, the Somers Orchard project will transform Somerstown with 566 new homes and green spaces. This ambitious scheme will deliver high-quality housing and public realm improvements for the whole community.

There are two parts to the project, both with planning permission. The first will deliver up to 247 build-to-rent homes in a high-rise building, offering premium rental living with communal amenities and commercial space. Portsmouth City Council is seeking development partners for this landmark building. The second part will provide 319 affordable homes across three buildings, designed to be accessible, energy-efficient, and inclusive.

With its mix of affordable and private rental housing, thoughtful design, and commitment to sustainability, Somers Orchard sets a new standard for urban living in Portsmouth. It offers investors a unique chance to be part of a forward-thinking, community-led development that will shape the city's future.

A wide range of investment-ready opportunities

Other city centre sites are also ready for investment. Investin plc is progressing developments at Slindon Street, including a 220-bed hotel with planning permission and a current application for 102 apartments.

Just north of Portsmouth and Southsea train station, Welbeck CP and Coplan Estates have planning permission for a landmark Grade A office development of around 90,000 sq ft over four storeys and are open to alternative proposals for this gateway site.

These are just some of the investment opportunities across the city. For developers and investors seeking a city with vision, scale, and momentum, Portsmouth is truly a great place to invest.

Want to find out more? Contact **Kevin Hudson**, Head of Development at Portsmouth City Council on **kevin.hudson@portsmouthcc.gov.uk**, or visit **investportsmouth.co.uk/development/**

BASINGSTOKE: The gateway from London to the central south

With excellent connectivity, a diverse economy and an exceptional quality of life, Basingstoke offers a compelling location for business and investment.

Home to over 7,300 businesses—including major employers such as Sony Europe, Lavazza Professional and Fujitsu—the borough contributes to one of the UK's most competitive and productive regional economies in North Hampshire. Its Gross Value Added (GVA) per hour worked ranks in the top 10% in the UK. With 75% of its land comprising agricultural and woodland areas, including designated national landscape, Basingstoke offers a rare and appealing balance of rural charm and urban convenience.

1. Basing View

Highlights

Sectors: Living, Office, Science and Innovation, MedTech, Defence and Security, Green Technologies, Advanced Manufacturing and Professional Services, F&B, Hospitality
Project timeline: Portfolio of sites with some outline planning.
Opportunity: £450mil GDV
Size: 6 hectares
Homes: Up to 1,000
Employment land: up to 500,000 sq ft

Prime investment and development opportunity with mixed-use potential
Basing View is a 65-acre business district in central Basingstoke, located next to the railway station and town centre. With major occupiers including The AA, Eli Lilly, Network Rail and Sovereign Network Group, it offers affordability and accessibility with strong transport links to the M3 and London via train in 40 mins.

The council owns several sizeable development plots at Basing View and is committed to unlocking their potential to support sustainable development through innovative, viable regeneration that aligns with placemaking and economic growth objectives. The emerging Local Plan seeks to build on the importance of Basing View as a strategic employment area and key location for high quality employment uses and new homes whilst acknowledging the benefits of a complementary mix of uses to create a vibrant premier town centre business district.

The council is looking for a long-term funder or investor to partner with it in delivering a portfolio of development sites across the town centre and Basing View.

Plot Z
Unlock the full potential of Basingstoke with Plot Z, a large site at the east of Basing View, also known as Fanum House as the former headquarters of The AA.. This prime development opportunity is ideal for office, residential, mixed-use, or educational schemes. The site is a gateway to transformative investment in Basing View. Existing plans and various surveys are available, offering a strong foundation for future growth.

Size: Plot of 7.8 acres with 225,000 sq ft of existing office premises and a 500-space multi-storey car park.
Proposed use: Office, residential, mixed-use, or education, the site has the potential to accommodate around 1,000 homes, 100,000 sq ft office space and refurbished or new multi-storey car park.

Plot W1
Adjacent to Fanum House, Plot W1 offers an exceptional opportunity for a cohesive development within Basing View. Its proximity to Plot Z enhances development value and supports a complementary, phased strategy.

Size: Approximately 1.1 acres (50,000 sq ft) of existing 110 space surface car park.
Proposed use: Could be developed in conjunction with Fanum House to increase development potential, or as stand-alone development providing over 100 dwellings.

Plot W2
Strategically located along Gresley Road with excellent links to the M3, this site provides a compact yet high-impact development opportunity within Basing View. Its adjacency to key development sites makes it ideal for either standalone or complementary uses, strengthening access and long-term viability. Feasibility study for a multi-storey car park option is available.

Size: 0.6 acres (25,000 sq ft) of existing 60 space surface car park
Proposed use: Office space with 70 car parking spaces, or a new multi-storey car park as part of a wider development.

Plot V (Lower Basing View Car Park)
Located next to PLANT, a Grade II listed building, and adjacent to Eastrop Park, this plot offers a rare combination of heritage, green space, and development potential. Its setting allows for a high-quality, contemporary workspace that respects its historic context while benefiting from park-side appeal.
Size: 1.4 acres (60,000 sq ft) of existing 105 space surface car park.
Proposed use: 90,500 sq ft office space with over 200 car parking spaces, or a new multi-storey car park.

Plot K
A strategically positioned site in the centre of Basing View, offering a prime opportunity for a modern office development. Outline planning permission has been granted for a five-storey building with an existing multi-storey car park to the rear of the plot, shared with Plot K1 (Eli Lilly and Company). The site is currently vacant and supported by feasibility studies and preliminary design input, streamlining the delivery process. Its central location and high visibility make it an ideal flagship commercial site.

Size: 0.9 acres available for development.
Proposed use: 53,690–66,047 sq ft of office space with 130 car parking spaces in the existing multi-storey car park to the rear.
Planning status: Outline planning permission for a five-storey office building was secured in 2019.

Plot J
Located in the centre of Basing View, this site benefits from full planning permission for a Grade A office development. Currently under a short-term licence as an off-site compound, it remains flexible for transition to a long-term commercial asset. With planning already in place, Plot J offers an opportunity for immediate delivery, ideal for occupiers seeking to establish a strong presence in Basingstoke's regeneration zone.

Size: 0.8 acres available for development
Proposed use: 45,000–62,710 sq ft of office space with shared car parking.
Planning status: Planning permission secured for a five-storey Grade A office.

Plot C
Located in the western gateway of Basing View and within walking distance of Basingstoke train station, this highly accessible site offers flexible development potential. Its gateway location and excellent transport links make it suitable for a range of uses.
Size: 1.1 acres available for development
Proposed use: 38,000–45,600 sq ft office space or 80–200 new homes (subject to planning).

2. Town Centre

Highlights

Sectors: Living, Office, Culture, Leisure, Retail
Landowner: Basingstoke and Deane Borough Council
Planning authority: Basingstoke and Deane Borough Council
Opportunity: £240mil GDV
Homes: up to 500
Size: 170,000 sq ft office, retail and F&B

A prime regeneration opportunity at the heart of Basingstoke, unlocking phased development across retail, F&B, residential, and office space - anchored by council-owned assets and unrivalled connectivity.
Located on the doorstep of Basingstoke train station, the town centre attracts local and regional shoppers. The area includes The Malls Shopping Centre which is owned by the council, the historic Top of the Town and Festival Place which is home to 150 stores, 200 big brands and 35 eateries, and has recently had a multitude of new openings, including Søstrene Grene, Boswell's and Superbowl UK.

A masterplan adopted by the council in 2022 identifies key development opportunities for a dynamic mix of retail, F&B, residential and office uses across several sites, and the council is now considering ways to accelerate delivery in parallel with the emerging local plan and its policies.

Delivery of the masterplan has been structured into phases, with the council actively seeking a major investor to join as a joint venture partner to help advance the priority sites. These include Top of the Town, London Road, and The Malls/ Station Approach.

Current opportunities in the town centre include:

Top of Town car parks
Located in the heart of Basingstoke, these car parks represent a strategic development opportunity within a historic quarter. As part of the Town Centre Masterplan, the vision includes transforming the area into a vibrant mixed-use district with improved pedestrian connections. Development options include residential-led schemes with over 130 new homes, ground-floor commercial space, public realm upgrades, and a multi-storey car park. Opportunities to enhance the streetscape with green spaces, public art, and hospitality uses are also explored.

Size: 123 spaces (Southern Rd), 126 spaces (Castons), 60 spaces (Castons Yard).
Proposed use: Residential-led schemes with over 130 new homes (depending on configuration), commercial space, public realm upgrades, and a multi-storey car park (subject to planning).

The Malls Shopping Centre
Positioned between Festival Place and the train station, The Malls offers a transformational opportunity to reconnect and reimagine Basingstoke's town centre. The adopted masterplan proposes reshaping this inward-facing structure into a walkable, street-based, mixed-use district with improved connectivity and green spaces, subject to planning permission. There is potential for a vibrant mix of residential, retail, commercial, and community uses, alongside a new public transport corridor.

Size: 300,000 sq ft of existing shopping centre and a 540-space car park.
Proposed use: Mixed-use development with residential, retail, commercial, and community uses, plus a new east–west public transport corridor.

Civic Campus
The Civic Campus offers an ideal opportunity for office, residential or higher education use. This 2.6-acre redevelopment site is located near the high street and overlooks War Memorial Park, a popular Georgian park and event venue. It is approximately 1.5 miles from Junction 6 of the M3.
Size: 2.6 acres. The campus includes the Deanes (35,000 sq ft), Parklands (30,000 sq ft), and Goldings (7,500 sq ft) buildings. Eastlands I provides 10,487 sq ft, and Eastlands II 4,321 sq ft. Total internal floor area: ~90,000 sq ft. There are 128 parking spaces at the Civic Campus and 170 at Eastlands (300 total).
Proposed use: Suitable for mixed use development, office, residential or higher education, subject to feasibility work.

3. Leisure Park

Highlights

Sectors: Leisure, Hospitality, F&B
Landowner: Basingstoke and Deane Borough Council
Size: 3 acres (4 plots ranging from 17,000 to 64,000 sq ft)
Proposed use: Leisure-focused development

A 60-acre destination leisure site with facilities including an ice rink, indoor sky diving, cinema, bowling and the Aquadrome. The council, as freeholder, is leading a major transformation as part of a wider masterplan by investing £60M in a new leisure centre with indoor water flumes and slides (subject to planning permission). Opportunities include space for new leisure attractions and mixed-use development, aimed at regenerating the site and increasing footfall. Complementing this, US based Great Wolf Resorts is planning £300M investment in a 500-bedroom hotel and indoor water park with conference facilities, expected to attract an additional 500,000 annual visitors (subject to planning permission).

Case studies

1. LevertonHELM
LevertonHELM has committed £30 million to establish a cutting-edge lithium chloride production facility in Basingstoke, supporting the UK's clean energy supply chain. The investment highlights the town's appeal for advanced manufacturing - thanks to its strong infrastructure, skilled talent pool and proximity to key transport networks.

"We chose Basingstoke because it enables us to scale efficiently and sustainably," says Stephan Schnabel, CEO of LevertonHELM. *"This investment is about building resilience in the energy sector while contributing to regional growth and innovation."*

2. Longstock Capital
Hugo Denée, Co-Founder of Longstock Capital, led a £32 million transformation of Mountbatten House into PLANT with co-investors Mactaggart Family & Partners, recognising Basingstoke's unique potential as a hub for sustainable, design-led office development. Their investment reflects confidence in the town's strategic location, strong civic partnerships, and growing demand for high-quality, flexible workspaces.

"Basingstoke stood out for its connectivity, infrastructure, and the opportunity to capitalise on excellent local productivity through modern, flexible office space", says Hugo. *"We saw a chance to regenerate a Grade II listed building into a future-ready workplace - achieving BREEAM Excellent and delivering a space that meets the evolving needs of today's occupiers."*

3. Blatchford
Blatchford has made a £15 million investment in Basingstoke to establish a new Operations Centre of Excellence, marking a major step in the company's global growth strategy. The facility enhances its capacity to deliver world-leading prosthetic and orthotic technologies, while reinforcing Basingstoke's position as a centre for high-value medical innovation.

"Over the past five years, we've experienced remarkable growth, driven by cutting-edge technology developed here in the UK and increasing global demand for our solutions", says Paul Roberts, CEO of Blatchford. *"This investment strengthens our workforce in Basingstoke and enhances our ability to deliver life-changing prosthetic technology to more people around the world."*

UNIVERSITY OF PORTSMOUTH SUBMITS PLANS FOR LANDMARK TECHNOLOGY BUILDING

The University of Portsmouth has submitted a planning application for a new £250 million Technology Building, a landmark facility designed to unite the Faculty of Technology within a single, purpose-built space at the heart of the city campus.

Occupying the site of University House, between Winston Churchill Avenue and Melbourne Place, the 12,340 sqm building will serve as a new civic gateway for the University and the wider Portsmouth community. Scheduled for completion in 2028, it will bring together the School of Engineering, School of Civil Engineering & Surveying, School of Maths & Physics, and School of Computing, currently dispersed across five sites, into one dynamic, interdisciplinary hub.

A benchmark for sustainable design

At the centre of the University's ten-year, £250 million estate masterplan, the project reflects Portsmouth's ambition to become the UK's top modern university by 2030. Targeting BREEAM Outstanding and DEC A ratings, the fully electric building will eliminate fossil-fuel reliance and align with national net-zero carbon goals.

Environmental performance and wellbeing are embedded throughout the design. The building will follow WELL principles and employ smart-building technologies to monitor and optimise heating, cooling, ventilation, and lighting. Intelligent systems will ensure maximum energy efficiency, user comfort, and long-term operational savings.

Sustainability extends to materials and structure. The scheme minimises whole-life carbon through efficient structural systems and low-carbon materials, setting a benchmark for higher-education developments across the UK. Blue and green infrastructure, including rain gardens, green roofs, and native planting, will enhance climate resilience, biodiversity, and sustainable drainage.

Designed for people and place

The Technology Building's design prioritises openness and accessibility. A double-height glazed entrance façade will provide a strong civic presence, connecting the campus with the surrounding city and inviting engagement from students, staff, and the public. Inside, open circulation routes and central social-learning spaces will create a sense of community and encourage interdisciplinary collaboration.

Teaching spaces, laboratories, and offices will line the perimeter to maximise natural light, while flexible floorplates and large column-free spaces will accommodate evolving research, equipment, and teaching needs. Specialist facilities for AI and cybersecurity, energy, and advanced manufacturing will sit alongside lecture theatres, event areas, and social zones fostering innovation, interaction, and knowledge exchange.

Externally, careful massing ensures the building complements its historic context near Charter House and the Terraces Conservation Area. Vertical façade fins along the east and west elevations act as solar shading and integrated ventilation risers, improving environmental performance while enhancing architectural character.

Collaboration and delivery

Ridge is serving as architect, lead designer, and cost consultant for the project, working alongside Max Fordham (building services, acoustics, and sustainability), CampbellReith (structural and civil engineering), and Macfarlane and Associates (landscape architecture). Additional expertise is provided by GIA, Freeths, Sweco, and Osbourne Associates.

Ridge has been working with the University since 2023 to shape the broader campus masterplan, a vision that centres around a new "central spine" linking major facilities within a unified, walkable estate. The Technology Building's position along this axis reinforces the University's ambition for improved connectivity and civic integration, strengthening ties between the campus and the wider Portsmouth community.

A catalyst for innovation

By co-locating STEM disciplines under one roof, the new Technology Building will create a vibrant ecosystem of collaboration, a space where engineering, computing, mathematics, and physics can intersect to drive research and innovation. The scheme not only enhances the student experience but also cements the University's role as a driver of the city's knowledge economy.

As one of the first major projects in the University's masterplan, the Technology Building sets a powerful precedent for future developments, blending sustainability, technology, and design excellence to deliver a facility that embodies both academic ambition and civic responsibility.

When complete, it will stand as a visible symbol of Portsmouth's progress: a future-ready campus that connects people, place, and purpose.

We're moving

Delivering sustainable transformation in the South Coast just got easier

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UNLOCKING THE POTENTIAL OF THE SOUTH COAST:

A Blueprint for Future Growth

Arup will be opening a new office in Southampton in January 2026. As the firm prepares for the move, office leader Simon Gill reflects on opportunity to unlock the South Coast's potential as a major hub for growth and investment.

The South Coast is entering a pivotal moment. Our region has long been rich in potential strategically positioned between London and continental Europe, with world-class universities, ports, and a strong innovation base. Yet, despite these advantages, we have never fully realised the scale of growth and collaboration that our assets could deliver.

Now, as we face new economic and environmental challenges, the opportunity to redefine the South Coast's future is clearer than ever. What's needed is a joined-up vision, one that unites our places, institutions, and industries behind a shared blueprint for sustainable growth.

Connectivity remains the backbone of regional success. To unlock our full potential, we must strengthen east–west and north–south transport corridors, modernise rail and road networks, and improve links between our ports, universities, and business hubs.

A more connected South Coast is not just about moving people and goods; it is about fostering collaboration. That is why Arup's decision to relocate our office from Winchester to Southampton in 2026 is so significant. By positioning ourselves in Southampton, a dynamic regional centre at the heart of the South Coast's maritime, transport, and innovation ecosystem, we are moving closer to the action. This demonstrates our commitment to integrated, place-based growth, while continuing to champion the strengths and ambitions of cities and communities across the region.

Growth must be inclusive. While Southampton's growth is pivotal, we cannot focus solely on one city; the prosperity of Portsmouth, Bournemouth, and our many towns and communities is equally essential to the region's success. Regenerating town centres, creating mixed-use developments, and aligning housing with public transport and green infrastructure are essential steps.

Arup moving will reinforce this principle. By establishing ourselves within Southampton's urban core, we can function as a catalyst for wider regional transformation - creating jobs, fostering university partnerships, and supporting local authorities on sustainable development.

The South Coast has a unique opportunity to lead in sectors such as clean energy, maritime engineering, and advanced manufacturing. But to do so, we must invest in our people: upskilling, retraining, and retaining talent through closer collaboration between business and education.

Arup's Southampton office will play a central role here. By situating ourselves at the heart of the region's network of academic institutions, industry partners, and civic authorities, we help strengthen the innovation ecosystem, connecting talent, research, and enterprise. This is exactly the kind of alignment that enables clusters of excellence to thrive.

Too often, the South Coast has been seen as a collection of local economies rather than a coherent whole. To compete nationally and globally, we need to coordinate strategy, funding, and storytelling across boundaries. A new era of devolution is on the horizon: the creation of the Hampshire and Solent Strategic Authority, with its first directly elected mayor in May 2026, will provide the unified leadership and regional mandate needed to turn this shared vision into reality.

Arup's relocation will embody this mindset: thinking beyond administrative borders and acting regionally. It signals growing confidence in Southampton as a focal point for investment and collaboration, reinforcing the region's strategic narrative.

Let's work together to shape a thriving, connected South Coast, where every community shares in the region's future success.

Arup is a global built environment consultancy with advisory and technical expertise across more than 150 disciplines. We create safe, resilient, and regenerative places, bringing a Total Design approach to our work for our clients. For more information visit www.arup.com

Simon Gill, Southampton Office Leader

ARUP

GRACELANDS BUILDS A POWERHOUSE TEAM TO DRIVE GROWTH ACROSS THE SOUTH COAST

Leading South Coast groundworks and civil engineering specialist Gracelands has unveiled a strengthened senior team as the business gears up for its next phase of expansion and delivery excellence.
The leadership line-up now includes Daniel Cleary (CEO), Andrew Grogan (Managing Director), Steve Steele (Commercial Director), Dave Downie (Construction Director), Rob Jones (Commercial Manager) a dynamic team combining decades of operational, commercial and technical expertise across residential, infrastructure and reinforced concrete frame projects.

"This is a team built on professionalism, experience, integrity and delivery," said Andrew Grogan, Managing Director. *We know what it takes to deliver safely, efficiently and to the highest standards, and that's exactly what our clients expect from Gracelands."*

A proven record of delivery

Gracelands continues to secure major schemes recently with regional and national housebuilders including Taylor Wimpey (Alresford), Vistry Group (St James Hospital), Bellway (Boorley Green), Abrí Homes (Beaminster), Persimmon (Dorchester), Foreman Homes (Climping).

The company has also delivered many reinforced concrete frame packages for Abrí, Bellway, Wyatt Homes, Parsons & Joyce, demonstrating precision in sequencing, reinforcement, and complex pour management.

"Our pipeline shows the confidence clients have in our technical and operational capabilities," said Daniel Cleary, CEO. "We're taking on larger, more complex RC frame and infrastructure projects while maintaining the quality and personal service that define our brand."

Investing in the next generation

Gracelands is also committed to developing local skills through its long-term partnership with CTEC on a new cohort of apprentices each year across groundworks, plant operation and civil engineering.
"We're proud to support the next generation of groundworkers," added Dave Downie, Construction Director. "Our apprentices learn alongside some of the most experienced professionals in the business, ensuring the South Coast continues to build with skill, pride and precision."

About Gracelands

Based in Eastleigh, Gracelands is one of the South Coast's leading groundworks and civil engineering contractors, specialising in earthworks, foundations, reinforced concrete frames, sub-structure, multi-utilities and basements.

For more information, visit **www.gracelandsltd.com.**

GRACELANDS

Gillings Planning

Now is the Time: Making the most of the window

Now is the time. Make hay while the sun shines. The window is open. The stars are aligned. However it is expressed, there is currently a window of opportunity to promote development on the South Coast.

With the Labour government's clear commitment to addressing the housing crisis and local authorities actively seeking sites to accommodate their housing requirements, the planning climate is changing. With housing, comes the need for logistics facilities, data centres, transport infrastructure, retail, offices, coffee shops, padel courts and, and, and!

The Labour government has made no secret of its ambition to tackle the housing crisis. With a target of delivering 1.5 million homes over this parliament we are seeing genuine political will at the highest levels to support major planning applications, particularly at appeal, and although it is slower and less definitive, that is being reflected at a local level with some decisions at some committees. As ever, it has to be the right development, in the right place, creating sustainable and resilient communities, but we are seeing greater weight afforded to the benefits of housing delivery than we are used to.

This is perhaps in part due to planning and housing being in the media to a greater extent, generally raising the profile across the whole population and placing development firmly in the public eye.

This national momentum is also being mirrored in the formulation of policy at a local level, where councils across our region are actively progressing their Local Plans. This is precisely the moment when forward-thinking landowners and agents should be engaging with the planning process.

The housing requirements for the region have (mostly) increased significantly as a result of the standard method for calculating housing need, in some places almost doubling (as in Test Valley for example).

In order to accommodate this, for example, Winchester City Council are running a Call for Sites exercise until 21st November, despite the current emerging plan being on the cusp of adoption. Similarly, Southampton City Council has also launched its Call for Sites exercise as part of the Southampton City Vision Local Plan, also until 30th November. This represents a critical opportunity for landowners to put their sites forward for consideration and potential allocation.

These Call for Sites exercises are not a paper exercise—they represent the foundation upon which future development allocations will be made. Sites submitted now will be assessed for potential allocation in the next versions of the Local Plan. Missing these opportunities could mean waiting years for the next plan review cycle.

The convergence of supportive national policy and progressing Local Plans creates ideal conditions for landowners to take action. Sites that would have been in the 'too difficult' pile will now have to be reassessed, particularly if it can be argued to be 'grey belt'.

The window won't stay open for ever, probably only for as long as the national political will remains. But now is, very definitely, the time.

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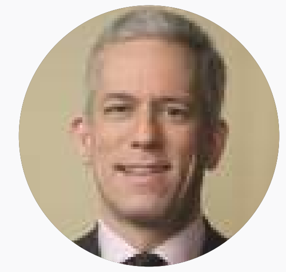
WHAT'S THE OUTLOOK FOR UK COMMERCIAL PROPERTY IN 2025?



By James Sproule, UK Chief Economist

It's been a while since there's been some positive news for commercial property investors, but there is evidence property yields are approaching the point where prices are going to be driven by broader macro-economic considerations, rather than responding to movements in the gilt market.

Handelsbanken's basic premise is that property always needs to deliver a premium over a gilt yield because there is naturally much more risk with property investing. Returns on gilts are almost guaranteed: you need to do nothing to receive your money.

But with property there are risks, including: rental voids; difficult tenancies; potentially large capex.

These risks need to be compensated for and typically that comes in the form of a premium of between 4.5% to 5% over the gilt yield.

Mix of factors affecting property values

All of this is pretty straightforward, the challenge came in late 2022 when interest rates started to rapidly rise from what were always unsustainably ultra-low levels of sub-1%. Gilt yields also moved very quickly from sub-1% to levels around 4.5%.

But gilts are traded far more frequently than property and so yields adjusted more quickly than property prices which left the premium delivered by commercial property falling to about 1%, nothing like enough to justify the risks inherent in owning property.

Two things needed to happen: capital valuations had to fall, and or rental yields needed to rise. We have seen both, and these adjustments are taking place alongside a host of other factors which affect the main commercial property sectors: offices, retail and logistics.

Offices: grade is critical

Office yields are now back to the sorts of premiums over gilts that have prevailed over the last couple of decades. This points to yield differentials being less important than other issues; most notably Grade and Location.

Top flight clients demand top flight offices, and with the supply of "grade A" offices remaining somewhat constrained, rental prices at the top of the market have naturally risen.

There remain significant differences depending on location. Even just within London total returns since the onset of the pandemic are overall down by 13.6%, but within that data the West End has only declined by 4.2%, while the City is down 16.6%.

Retail: a High Street recovery?

How we shop, and where retailers deliver value, has changed a lot. UK consumers have long been enthusiastic online shoppers — before the pandemic, about 20% of UK retail sales were online. During the pandemic online transactions rose to about 35% of all retail sales. Since then, people have returned to the high street, but online sales now account for about 26% of retail sales, which is the sort of level we would have reached by now in any case. The question is at what point does enthusiasm for online shopping reach saturation?

It looks unlikely that we're going to see an ever increasing share of people's spending shifting to online, shopping is too much of a leisure activity to point to that outcome. At the moment, many investors continue to expect ever increasing degrees of online shopping to diminish returns from retail property; but we are likely to be at the point where this calculation has to be re-examined and the value of high street shopping and high street property will start to recover.

Geography also matters in retail. Looking at the returns generated by two towns which might be thought to be broadly similar, Guildford and Reading. Reading has enjoyed a real boost from the Elizabeth Line, while Guildford's transport links have not been upgraded.

The result is Reading has become something of a shopping hub, with retail property valuations up by 10% since December 2019, while Guildford's have fallen by 30% over the same time period.

Logistics: More volatility to come

The sudden shift to purchasing goods online during the pandemic resulted in huge challenges for logistics, driving up property prices for logistics space, which shot returns up by between 40% and 80%, depending on location.

This bubble lasted some two-and-a-half years before a significant correction in December 2022 took returns down by 20%. Since then, a disparate range of cities have done well, including Edinburgh, Leicester, Chester and Bristol. From a yield perspective it looks like there is a bit more adjustment to come and as a result we expect a bit more volatility in this part of the market.

SOUTH COAST PLACE MAKING

Legal Challenges and Opportunities on the Horizon

Exploring the commercial, legal and regulatory landscape shaping investment, planning, and regeneration along the South Coast.

The South Coast has long played a distinctive role in the UK's economic and social fabric. As the region undergoes renewed transformation, legal frameworks governing planning, investment and development are central to its evolution. From planning reform and ESG obligations to property law and sector-specific regulation, the legal dimension of place making is shaping both the pace and character of regeneration.

Law and policy now sit at the heart of how local authorities, investors and developers engage with the region's opportunities. Shifts in planning policy, changes to landlord and tenant law, and new agendas around renters' rights and biodiversity net gain present both opportunity and compliance challenge. Understanding how these frameworks intersect is key to balancing growth, sustainability and community benefit.

Planning

The planning environment is entering a period of significant change. With Labour's policy shift opening the gates to new applications, approvals are on the rise. While this momentum is welcome, sustainable development - not just rapid approvals - must remain the goal. Strong local plans, meaningful community engagement and careful scrutiny of proposals are essential to ensure growth complements rather than disrupts local economies.

Design quality underpins this approach. Successful regeneration, from Southampton's West Quay to Portsmouth city centre, shows how integrating commercial, residential and public realm spaces can transform both perception and place. ESG and biodiversity net gain are now baseline requirements, enhancing the long-term value and appeal of new developments.

High Streets

The challenges facing Britain's high streets - declining footfall, vacancies and changing retail habits - are well known but not irreversible. With new powers to act on long-vacant properties, local authorities are better equipped to intervene; what's needed is the confidence and capacity to do so.

Proposals such as banning upwards-only rent reviews aim to support tenant affordability and revitalise high streets. Drawing on international examples, the UK can create a more balanced leasing environment. But revitalisation depends on diversification: high streets must evolve beyond retail to embrace hospitality, leisure, flexible workspaces and community uses, building more resilient and inclusive town centres.

Living Sector

Across the living sector, housing patterns continue to shift. With home ownership increasingly out of reach for younger buyers, Build to Rent schemes are gaining traction, offering flexibility and quality. Developers are also responding to demographic change, with co-living, retirement and student accommodation tailored to emerging needs and expectations.

Growth Sectors

Beyond housing, the South Coast is attracting investment in life sciences, logistics, data centres and future energy. Universities are central to this innovation ecosystem. The University of Southampton's Future Towns Innovation Hub, for example, connects research with commercial opportunity, driving sustainable urban development and investment into the region.

Navigating Uncertainty

Despite optimism, challenges remain. Economic instability, rising construction costs and shifting legislation, from the Renters' Rights Act 2025 to the Law Commission's reform agenda, continue to test viability and confidence.

Navigating this complex landscape will demand leadership, collaboration and long-term vision. The South Coast is poised for transformation - its success will depend on how effectively stakeholders harness this moment of opportunity.

By Anna Iceton (Partner, Real Estate Disputes)
& Victoria Charlesson
(Senior Associate, Land Development)

BUILDING BEYOND BASICS:

Profit-driving strategies in development

In today's property industry, simply laying solid foundations is no longer enough. How can developers work smarter to protect profit margins in an increasingly challenging market?

Having worked in the finance industry for nearly 40 years, I've witnessed the highs and lows of property development, and how that can affect regional developers. Over the last few years there have been a whole host of reasons why profit margins are currently being squeezed. From sky rocketing build costs and inflation, through to a dip in property prices and buyer appetites.

This article considers some options that developers can utilise to help protect their profit in property and ensure they can continue building homes in the UK for years to come.

Making the right buying decisions

Understanding how to maximise profit in property development starts with making strategic purchasing decisions. One strategy that savvy developers use is securing options on land before obtaining planning permission—allowing developers to control a site without fully committing large sums of money upfront. This not only minimises upfront expenses but also enhances flexibility and bargaining power whilst enabling the developer to work up the planning consent that best suits their business. The end result is often the delivery of an 'early' profit via an enhanced land value once the consent lands which provides further risk mitigation when moving on to the build phase of the project.

Another important aspect of purchasing land or properties for development, is to be able to act quickly on competitive opportunities. Working with a funding partner who you trust and can rely on is vital when looking at how to purchase a site quickly.

Understanding development costs

Detailed financial planning for your development is critical in order to firstly get the right funding in place, but also to ensure you're protected should the unexpected happen. A common pitfall for developers is diving into projects without a full grasp of the associated costs and potential revenues. This can lead to misjudged budgets and reduced profit margins.

The key is to start with a clear financial projection that encompasses all potential costs—from construction to marketing and sales. Incorporating a contingency fund of at least 10-15% will help to cover unforeseen expenses.

I've seen a lot of successful developers incorporate advanced financial planning techniques. For example, using scenario analysis helps anticipate various market conditions. This allows for developers to make proactive changes to their project plans and financing needs before issues arise.

Completing a sensitivity analysis can help developers see how changes in market conditions or project costs could impact their bottom line. This in turn will lead to more informed decision-making – which is always a good thing!

Main Contractor or Self-Procurement

Most established developers will have a well trodden path of using either using a main contractor for the whole project or engaging and organising a team of subcontractors to deliver the project.
Both have their pros and cons but for even the most experienced of operators it's worth revisiting this from time to time and benchmarking the two options.

Developers first instinct is often to self-procure as this is invariably less costly than using a main contractor and they believe that they are effectively stripping out the main contractors overhead to deliver a cheaper build.

However, it's more nuanced than this and warrants more careful consideration by developers beyond costs alone – just as most of us appreciate that fixed price contract sums can vary, so we all know that self-procuring is much more involved and requires considerable management.

The simple message is that the obvious choice isn't always the best one and its important to weigh up the pros and cons of both options from time to time – even for the most experienced of operators.

The role of specialist lending

Specialist lenders like MSP Capital are pivotal in the success of development projects, as they offer more flexibility, and often quicker turnarounds, than traditional banks.

Before deciding on a funding partner it's essential to know what you need from that partnership. This will help you measure value for money. Are you looking for the cheapest option, or the funder who can support your long term objectives through flexibility and great service?

Our tailored approach adapts to the unique needs of professional developers. We assess projects based on figures, the developer's track record, and the project's viability in the current market. Having a clear exit strategy, whether through sale or refinance, is also crucial when securing funding as it allows the lenders to assess the risk in funding the project.

Common pitfalls in lending applications

A frequent issue that can delay or derail the lending process, is the submission of incomplete project information. Detailed project plans, realistic timelines, and credible sales forecasts are essential to convey the feasibility of your project to lenders which could help secure more favourable lending solutions.
Moreover, having your project independently valued before applying for funding sets realistic valuation expectations and strengthens the application.

Strategies to enhance profit margins

Market Research: Understanding your target market can help build homes that meet consumer needs and capture premium pricing.

Phased Development: For larger projects, a phased approach can reduce initial outlays. Make sure to adjust phases based on market conditions and sales success.

Pre-Sales: Securing a portion of sales before beginning construction will reduce financial risk and bolster cash flow.
Leveraging specialist expertise

Developers who partner with specialist lenders, like MSP Capital, benefit from not just financing but also expert guidance and flexibility should you need it.

We see ourselves as partners in your development journey. Our expertise across various market conditions and project types allows us to provide valuable insights that can avert costly missteps.
By understanding these strategies and engaging with the right financial partners, developers can optimise their projects to achieve the best possible financial outcomes. At MSP Capital, we support your development ambitions with strategic funding solutions tailored to your project's needs.

Lee Merrifield,
Underwriting & Credit Director at MSP Capital

CONSTRUCTION UPDATE

Jon Daines
Managing Director

Amiri

The construction market in the Central South area in late 2025 is showing cautious signs of recovery, though growth remains uneven across sectors. Following several years of disruption caused by high inflation, supply chain challenges, and elevated interest rates, the industry is stabilising but not yet thriving. Southern England, which includes key markets that we cover such as Hampshire, Dorset, Wiltshire, West Sussex, Oxfordshire and Surrey, remains one of the most active regions in the UK for construction output. However, the pace of growth is uncertain, with no visual signs of a sustained supply of large-scale commercial new builds.

Residential construction in southern England presents a mixed picture with the pressure for affordable and sustainable housing remaining intense. High borrowing costs, planning delays and a declining sales market continue to restrain the pace of new development.
The commercial construction sector, on the other hand, remains weak across much of the South. Many developers are holding back new office schemes while repurposing existing buildings into mixed-use or residential developments. Retail construction in city centres has also slowed as consumer spending patterns evolve. However, there is steady growth in specialised sub-sectors such as data centres, life sciences, and advanced manufacturing facilities, particularly around the M4 corridor and Greater London.

The region continues to face several challenges. Labour shortages remain acute, especially for skilled trades and specialist contractors, leading to wage inflation and project delays. Material costs, although stabilising, remain high compared with pre-pandemic levels, squeezing profit margins. Planning and regulatory hurdles also create uncertainty, particularly in areas with strong environmental protections and complex local governance. These factors, combined with elevated financing costs, have made it difficult for smaller firms and developers to deliver projects on time and within budget.

Looking ahead, the outlook for southern England's construction market through 2025 and 2026 is one of steady but cautious progress. Growth is expected to remain moderate, led by infrastructure, repair, and maintenance projects rather than large-scale private developments. As interest rates begin to ease and economic confidence improves, housing delivery may accelerate, especially in areas supported by local government planning reforms. The long-term fundamentals remain strong: high population density, robust demand for housing, and sustained public investment continue to make the South one of the most dynamic construction regions in the UK.

Technology and sustainability are also reshaping the market. Increased use of digital construction methods and low-carbon materials is becoming standard practice among larger contractors. The drive toward net-zero carbon targets is fuelling demand for retrofitting and green building upgrades along with new industrial buildings.

Overall, the construction market in in the south is characterised by stability rather than rapid expansion. Despite ongoing challenges around labour, costs, and planning, the region retains strong long-term prospects due to its economic significance and housing demand. Success in the coming years will depend on how effectively firms adapt to changing market conditions, integrate sustainable practices, and deliver value in a cautious but opportunity-rich environment.

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'NOT ALL WILDFLOWER TURF IS CREATED EQUAL: THE DIFFERENCE IS IN THE ROOTS' SAYS PIONEER OF SOIL-LESS TURF SYSTEM

Wildflower Turf Ltd, the pioneering developer of soil-less wildflower turf, is setting the standard for biodiversity, sustainability, and long-term ecological success. Its scientifically developed Wildflower Turf® is helping landowners, developers, and local authorities achieve Biodiversity Net Gain (BNG) targets by creating high-value habitats that establish quickly and thrive over time.

Years of dedicated research and innovation mean that not all wildflower turf is created equal - what's beneath the surface matters just as much as what grows above.

With Biodiversity Net Gain becoming a legal requirement for most developments in England, Wildflower Turf® provides a practical, proven solution for delivering measurable biodiversity improvements. Independent habitat assessments consistently show that Wildflower Turf® supports a greater range of pollinators, invertebrates, and bird species compared to conventional grass or seed-only approaches—making it an ideal choice for projects seeking to deliver genuine ecological uplift.

With over 20 years of research and development, Wildflower Turf Ltd has pioneered a soil-less, whole-root system that ensures superior establishment, healthier plants, and significantly reduced maintenance. Wildflower Turf Ltd has spent years refining its soil-less, whole-root growing method to ensure optimal results for every project.

James Hewetson-Brown, Managing Director of Wildflower Turf Ltd, said:

"Our Wildflower Turf® is the result of years of dedication to developing a sustainable, high- quality product that delivers real biodiversity benefits. The secret to success is in the roots - our soil-less system ensures stronger, healthier plants and a more resilient meadow. We're proud to lead the way in creating landscapes that thrive for generations to come."

Unlike traditional soil-based wildflower turf growing that requires the plant roots to be cut at lifting and requires a high ratio of dominant grass to provide structural integrity, Wildflower Turf® delivers long-term resilience and reliable performance in any landscape. Specifiers and buyers who choose Wildflower Turf® benefit from:

Roots aren't cut – quicker establishment: Faster rooting leads to earlier flowering and nectar availability, crucial for pollinators and other invertebrates.

Biodegradable bio-netting – structural integrity and sustainable solution: Maintains plant diversity while removing the need for synthetic materials, reducing plastic waste and enhancing soil health.

Scientifically curated seed mix – designed for biodiversity gain: Each mix is tailored to local soil and climate conditions to maximise native species richness and habitat value, supporting BNG scoring through increased habitat distinctiveness and condition.

Wildflower Turf Ltd is committed to ecological integrity. Its elite-quality wildflower seed is 100% UK-grown, ensuring native adaptation, maximum biodiversity, and complete traceability. This dedication supports local ecosystems and enhances the success of meadows and landscapes across the UK.

Wildflower Turf® incorporates biodegradable bio-netting and a scientifically balanced seed mix that promotes rapid establishment, effective weed suppression, increased species diversity, and long-term habitat success.

To learn more about how Wildflower Turf® can help you meet Biodiversity Net Gain requirements and create thriving, self-sustaining habitats, request a CPD session today.

Call **01256 771 222**
or email **wildflower@wildflowerturf.co.uk.**

Founded in 2003, Wildflower Turf Ltd is a family business through-and-through, the Hewetson-Browns have been farming in Hampshire for two generations. As an established and respected player in the UK wildflower market, it is a trusted provider of wildflower solutions that are as practical as they are picturesque.

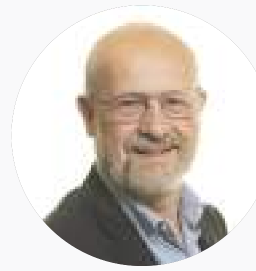
Wildflower Turf Ltd develops eco-friendly solutions that not only meet but exceed ESG standards and BNG legislation, reflecting its unwavering commitment to sustainability and ecological responsibility.

Its range of wildflower solutions include Wildflower Turf®, Meadowscape Pro™ and MeadowSow™. Wildflower Turf Ltd also offers a wide range of training and events.

To find out more, **www.wildflowerturf.co.uk.**

BIODIVERSITY NET GAIN:

A New Era for Property



By Tim Burbidge

The world of property development is buzzing with a new challenge and a golden opportunity. Biodiversity Net Gain (BNG) is here and it's transforming how we build, invest, and protect nature. Womble Bond Dickinson is at the forefront, helping clients turn regulation into a strategic advantage.

What's Biodiversity Net Gain?

BNG isn't just a tick-box exercise, it's a bold new approach to development. Since February 2024, major developments in England must deliver at least a 10% measurable improvement in biodiversity compared to the pre-development baseline. There's phased rollouts for small sites and major infrastructure through 2026. Every new development must leave nature in a better state than before. It's a game-changer for planning and long-term stewardship.

Achieving that 10% uplift is only the start. The real challenge? Securing and maintaining those biodiversity gains for at least 30 years, which means developers, landowners and investors are now in it for the long haul.

The legal landscape: More than just a number

Compliance is built on a robust legal framework, starting with the Environment Act 2021. Every project must use the Statutory Biodiversity Metric (Metric 4.0+), a habitat-based tool that quantifies biodiversity in "units." Only competent professionals can complete the metric, and errors can send applications back to square one.

So, how does it work? There's a clear hierarchy for delivering BNG:

On-site Gains: The first choice. Enhance biodiversity where you're building.

Off-site Gains: If on-site isn't possible, buy units from registered habitat banks (or maintain your own).

Statutory Credits: The last resort. Government-issued credits, priced high to encourage market solutions.

The rise of the habitat bank

BNG has sparked a brand-new market for biodiversity units. Landowners can register "habitat banks," converting underused land into valuable, tradable assets. As of nine months post-launch, 19 gain sites (over 500 hectares) were registered, with demand especially high in densely developed regions like Southampton.

Prices for units range from £20,000 to £140,000, depending on habitat and location - but still cheaper than statutory credits. For landowners, this is a chance to turn marginal land into a steady income stream, often alongside other environmental schemes.

Risks, rewards and the road ahead

Securing BNG for 30 years requires watertight legal agreements:

Section 106 Agreements (S106): The traditional tool for planning obligations, used for both on-site and off-site BNG.

Conservation Covenants (CC): A new option, these voluntary agreements between landowners and "Responsible Bodies" (usually local authorities or charities) offer flexibility and long-term security.

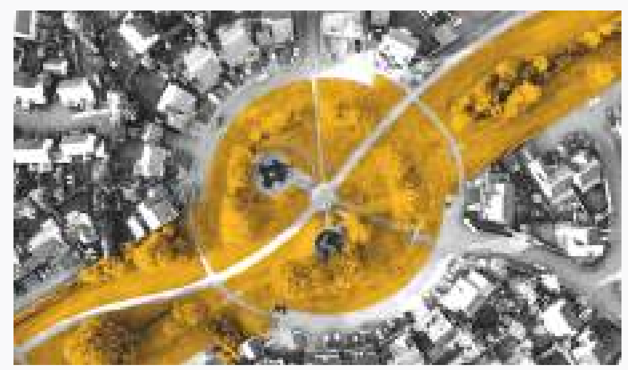
Both tools come with their own quirks and early engagement with lenders and legal advisers is essential. BNG brings new risks and responsibilities. Developers must ensure legal agreements include robust monitoring and remediation clauses. Local Planning Authorities are tasked with securing those agreements and monitoring implementation, but resources are stretched. Everyone involved - from contractors to ecologists - faces increased liability and insurers are adapting to cover these new risks.

But the rewards are real. For developers, BNG units are strategic assets. For landowners, habitat banks offer a new revenue stream. For the region, it's a chance to lead the way in sustainable development.

Why Womble Bond Dickinson?

Our Southampton team knows the south coast region inside out. We've helped clients navigate the first wave of BNG projects, following our work with nutrient neutrality. We understand the commercial and environmental nuances that make this region unique. Whether you're a developer, landowner, or investor, we're here to help you turn BNG from a compliance headache into a competitive edge.

Ready to embrace the new biodiversity economy? Get in touch with our Real Estate team here: womblebonddickinson.com/uk/sectors/real-estate



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Based near Winchester in the heart of Hampshire, FORTH® is redefining the future of Mechanical and Electrical (M&E) Building Services across the UK. With national reach and local agility, we combine innovation, sustainability, and forward-thinking engineering to help clients not only maintain but future-proof their buildings.

FORTH® has evolved into a trusted national service provider, with a turnover of approximately £34 million across four trading companies and a team of more than 200 professionals united by a shared purpose: to create and preserve the future. Our dedication to excellence is recognised through a Royal Warrant "By Appointment to His Majesty the King" and the British Safety Council Five-Star Award, marking us as leaders in safety, reliability, and quality.

At FORTH®, innovation is not a department it's a mindset. Our expertise spans the design, installation, maintenance, and retrofit of complex building services systems, from HVAC, mechanical pipework, and electrical infrastructure to air-source heat pumps and other low-carbon technologies. Through AI-driven maintenance, digital monitoring, and energy-efficiency solutions, we empower clients to achieve smarter, cleaner, and more sustainable performance.

We manage more than 250,000 assets across 3,000 buildings, serving commercial estates, heritage properties, manufacturing, education, and healthcare. Our engineers accredited under Gas Safe, Refcom Elite, and NICEIC are trusted to deliver with precision and professionalism, including on high-security and sensitive sites.

Our Vision: Creating and Preserving the Future

By being Forward—Thinking, we are obsessed with empowering people, driving technological innovation, and protecting nature through sustainable action.

With over two decades of proven excellence, FORTH® stands for Forward—Thinking leading the charge to modernise an industry ready for change. We bring the strength and stability of an established leader with the agility, precision, and passion of a close-knit team, united by one vision: to power the future of building services.

We see a future where every building is intelligent, efficient, and aligned with environmental responsibility where performance and purpose move forward together.

Our commitment to sustainability and performance drives every decision we make. Partnering with clients on their Net Zero journeys, we provide expert support with TM44 and ESOS compliance, lifecycle budgeting, and decarbonisation strategies.

"Our obsession with future-thinking is what sets FORTH® apart. We're driving the evolution of building services balancing innovation with our commitment to performance, partnership, and progress."

Scott
Stephens
CEO

FORTH®

BARGATE BACKS SAINTS SOCCER SCHOOLS FOR A THIRD YEAR TO PROVIDE MORE FREE PLACES FOR CHILDREN

Bargate is proud to team up once again with Southampton FC to launch the third year of the Soccer Schools initiative, giving free places to Pupil Premium eligible children across the region.

Since 2023, our partnership with Saints Soccer Schools has helped over 100 children enjoy fully funded football sessions – giving young people the chance to develop new skills, make friends, and build confidence, no matter their circumstances.

This season, the programme is expanding even further, with 50 additional free places available and a brand-new Soccer School Taster Day for up to 100 more children eligible for Pupil Premium support. The initiative ensures cost is never a barrier to taking part in sport.

The Soccer Schools scheme forms part of our wider community work with Southampton FC, which includes the renovation of The Bargate Sensory Room at St Mary's Stadium and sponsorship of the Saints Foundation's Senior Saints Dinner – a special event celebrating and connecting older fans in a special evening of community spirit.

Andrew French, Sales & Marketing Director at Bargate, said: *"Supporting the next generation and creating meaningful opportunities for local families is something we're incredibly passionate about. This initiative for Pupil Premium eligible students opens doors for children who may not otherwise experience the joy of playing football and learning new skills with Saints coaches. We're proud to continue our partnership and help the programme grow this season."*

Tom Grevatt, Head of Football Programmes at Southampton FC, said: *"We're pleased to continue our partnership with Bargate and launch the third year of our Soccer Schools initiative for Pupil Premium eligible children. It reflects our shared values by creating opportunities, building confidence and supporting those who need it most. Bargate have been an incredible partner in helping us extend the positive impact of Saints Soccer Schools into the wider community."*

For Bargate, this partnership is about much more than football. It's about creating chances for people to grow, connect and feel proud of where they live. Together with Southampton FC, we're helping to build a stronger, more inclusive community – one where everyone can take part.

AECOM URGES DEEPER PLANNING REFORM TO INTEGRATE INFRASTRUCTURE AND ACCELERATE DELIVERY IN THE UNITED KINGDOM

New report sets out how integrated planning can cut delays, reduce costs and boost confidence in UK infrastructure

AECOM, the trusted global infrastructure leader, today released its latest report, *Rebuilding Britain: Unlocking Growth from the UK's Infrastructure Strategy*, outlining a transformative roadmap to help the UK Government deliver on its ambitious 10-Year Infrastructure Strategy. The Company is recommending that the government's planning reforms go further to better integrate projects across sectors and regions to accelerate delivery of the £725 billion National Infrastructure Pipeline.

The report presents 10 actionable recommendations across three strategic pillars, accelerating project delivery, embracing AI-first infrastructure, and unlocking private investment, aimed at driving economic growth, enhancing national resilience, and positioning the UK as a global leader in infrastructure innovation.

"AECOM is ready to continue its partnership with the UK Government to help turn the Infrastructure Strategy's vision into reality," **said Troy Rudd, AECOM's chairman and chief executive officer**. *"Our global record in delivering some of the most complex and sensitive infrastructure projects equips us with the skills, experience and insight to drive economic growth, enable sustainable energy and strengthen national security."*

AECOM's key recommendations include:

Establish a national-to-regional planning framework to break down silos, accelerate major project delivery, and encourage co-location of complementary infrastructure, such as repurposing waste heat from data centres or sharing cooling systems with nuclear facilities, to reduce costs, emissions, and maximise investment. The report also urges the government to go further on planning reforms to overcome one of the biggest barriers to infrastructure delivery. The report calls for cutting duplication, streamlining requirements, and accelerating consultations while maintaining environmental and community safeguards.

Adopt an AI-first approach to infrastructure delivery, integrating advanced technologies from the earliest stages to improve efficiency, reduce risk, and optimise outcomes. The report also recommends empowering the National Infrastructure and Service Transformation Authority (NISTA) to manage national datasets, enabling better collaboration and data-driven policymaking.

Reimagine public-private partnerships to unlock private investment and enable smarter delivery.

AECOM advocates for models that balance risk and reward, protect public value, and combine traditional procurement with innovative financing to accelerate infrastructure programmes.

"The UK government has made commendable progress with its planning reform agenda, which is a vital step towards delivering the infrastructure and homes this country needs," **said Richard Whitehead, chief executive Europe & India at AECOM**. *"The focus must now shift to ensuring those reforms translate into real-world results. By putting these ideas into action, we believe the government can turbocharge efforts to meet, and exceed, its ambitious infrastructure goals within this parliament and make infrastructure funding go further."*

From his base in Southampton, **Nick Jones** works closely with regional and national partners to align planning and infrastructure priorities across the South Coast, a region where energy, transport and housing investment are fundamental to growth. *"The principles in this report apply directly to our work here,"* he notes. *"Integrated planning will be vital in helping the South Coast deliver its major regeneration and infrastructure programmes efficiently and sustainably."*

The report draws on AECOM's 100-year legacy of success and experience delivering landmark UK projects including Manchester's Metrolink, Crossrail, Heathrow and the restoration of the Elizabeth Tower. Today, the Company is helping to deliver some of Britain's most ambitious projects including the Great Grid Upgrade as well as supporting regional priorities through the reintroduction of passenger services to the Northumberland Line in North-East England.

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Understanding Workplace Design Trends

Is your office starting to feel outdated, uninspiring, or simply not fit for purpose?

You're not alone. A staggering 76% of UK workers believe that their workplace environment directly impacts their productivity, and when an office feels tired, so does the energy within it. But where do you begin? Modern office designs aren't just about how they look. They are about creating spaces that reflect the way people work today. As hybrid work, sustainability, and employee well-being reshape the future of offices, businesses need to think beyond a facelift. It's time to create a workspace that is flexible, engaging, and future-proof. So, what does it take to create an office space designed today, with tomorrow in mind?

The way we work is evolving, and office design is evolving with it. The best workspaces will be:

1. Technology-Focused

Smart offices are changing the way we experience work. Features like AI-driven climate control, smart lighting, and occupancy sensors are making offices more energy-efficient, adaptive, and user-friendly. With 78% of businesses planning to integrate workplace technology, offices are becoming more connected than ever before. But with greater connectivity comes a new challenge: noise. Hybrid meetings, phone calls, and open-plan spaces can create distractions that impact focus and productivity. Research shows that poor speech privacy can reduce productivity by up to 48%, highlighting the need for soundproofing, acoustic zoning, and smart booking

> "The future workplace is about autonomy, choice, and well-being."
>
> – JLL Future of Work Survey

2. Flexible and Hybrid-Ready

The office is no longer just a place to sit at a desk. It's a hub for movement and collaboration. Workplaces are designed for flow.

- Collaboration areas for brainstorming and team projects.
- Quiet pods for deep-focus work.
- Flexible meeting rooms that adapt to different team sizes.

Research from the WELL Building Standard emphasises that movement is key to productivity, and even small breaks from sitting can improve energy levels and focus. Offices that encourage movement will see higher engagement and lower burnout rates.

3. Sustainable and Well-Being Focused

Offices are increasingly built with eco-friendly materials, energy-efficient lighting, and WELL-certified designs to reduce environmental impact while improving employee well-being. At the same time, businesses are prioritising workplace wellness.

This means integrating:

- Natural light and biophilic elements to boost mood and reduce stress.
- Ergonomic workstations to improve posture and comfort.
- Dedicated wellness rooms for mental health and relaxation.

An office that supports health and sustainability doesn't just reduce costs. It improves employee happiness, focus, and overall business success.

Updating your office is a big investment, so choosing the right fit-out partner is essential. The best office design companies will not only help bring your vision to life but will also ensure your space meets industry regulations, sustainability goals, and future-proofing strategies.

At AxisHouse, we design and deliver modern office spaces that blend innovation, sustainability, and user experience. Whether you need a complete office fit-out, ergonomic upgrades, or hybrid-friendly layouts, our team will design a space that works for your business, your people, and the future of work.

BRINGING THE SOUTH COAST PROPERTY COMMUNITY TOGETHER ON TWO WHEELS

The 2025 Slipstream Series has officially wrapped, and what a season it's been.

From crisp mornings in Hampshire to sun-soaked climbs across the South Downs, this year's rides united property professionals for a season of cycling and connection.

The property networking series, hosted by creative agency, The Escape, is now a staple in the calendar, for senior professionals seeking fresh air, good food and even better conversations.
A Season to Remember

Spanning from March to October, the 2025 season featured a mix of country-road rides and off-road adventures across Hampshire, Surrey, Sussex, Berkshire and the wider South East.

Each event combined scenic routes and mid-ride lunch stops with plenty of opportunity to connect, on and off the saddle. Whether tackling the hills or sharing stories over coffee, Slipstream has become a cycling networking series for individuals across the property sector.

Slipstream is proud to partner with South Coast CPS, whose support helped make the series possible.
Partnering with South Coast CPS has been a brilliant way to strengthen what Slipstream is all about, bringing the south coast property community together.

Their support has helped us create more opportunities, allowing professionals from across the region to step away from the desk, share ideas, and build relationships in a relaxed, open environment. Together, we're continuing to make Slipstream a space where business feels personal and collaboration happens naturally.

Looking Ahead to 2026

As this year's season draws to a close, planning is already underway for the 2026 Slipstream Series, which kicks off in April 2026.

Next year promises new routes, riders, and more chances to connect with like-minded people from across the industry. Expect familiar faces, new friendships, and the same energy that's made Slipstream such a standout community.

"Slipstream allows passionate people in the property industry to network while doing something they love," **says Ian Mumford, CEO of The Escape.** *"We've been thrilled to see how many new relationships have formed and how the rides have brought people together, and we're already thinking about how to raise the bar in 2026."*

Be part of the community
We're proud to collaborate with businesses that share our passion for cycling and adventure, and we couldn't be more thrilled to partner with them. Sign up to stay up to date with next year's events and join us in April 2026 as Slipstream returns.

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TIDE & TESTED REGATTA RETURNS:

Setting Sail for an Even Bigger 2026

Following another record-breaking year on the Solent, preparations are already underway for the South Coast CPS Regatta 2026. The event will return on Thursday 14th May 2026, promising to be the most exciting edition yet for the South Coast's property and construction community.

Now entering its fifth year, South Coast CPS Regatta has become one of the region's most anticipated networking events combining friendly competition, fresh air and outstanding camaraderie on the water.

In 2025, a fleet of sixteen yachts set sail from Port Hamble for an afternoon of racing across the Solent, bringing together teams from some of the biggest names in property, development and infrastructure. Sailing on First 40 yacht Dusty P, Barratt Homes Southampton Division took overall victory, with South Coast CPS finishing a close second aboard SFIDA, and Pegasus Group claiming line honours. The event also saw an all-women crew from Savills, marking a first in the regatta's history.

A two-minute silence was held at midday in remembrance of VE Day and Mark Vincent, a past participant who sadly passed away in 2023.

Founder, Lucy Richmond said:"I wanted to create a one-day event that everyone can take part in something fun, inclusive and uniquely South Coast. There's no better way to bring people together than out on the water. Every year it grows, and everyone leaves with a smile. We've already had so many enquiries for 2026 that we're planning to make it 20 yachts. We do give away the best goody bags too, who doesn't love the Passenger Caps!"
Wes Sanderson, from Churchill Living, reflected on this year's experience:

"Both my team and I had a fantastic day. If you've never sailed before, don't be put off, everyone gets stuck in and has an amazing time. I'd recommend it to anyone."

Megan Hamlyn, Marketing Manager at Barratt David Wilson Homes Southampton Division, added:

"As headline sponsors, we couldn't wait to pull a team together. It was a fantastic day, competitive, friendly and full of energy. We're already looking forward to next year's race."

Also joining this year's event, John Beresford from Welborne Garden Village shared their enthusiasm for next year's competition:

"A big thank you to Morgan Sindall who invited me to join their team at the South Coast CPS Regatta. Next year I want to have a boat for Welborne Garden Village. It's a great opportunity to meet lots of property and construction contacts."

With more yachts expected on the start line and an expanded social programme being planned for the 2026 edition, the Tide & Tested Regatta is fast becoming a standout fixture on the South Coast's corporate calendar, combining networking and sport.

Want to enter a team next year, email
hello@southcoastcps.co.uk

LEASEHOLD AND FREEHOLD REFORM ACT 2024: What Property Professionals Need to Know

In May 2024, Parliament passed the Leasehold and Freehold Reform Act 2024 (“LFRA 2024”), representing one of the most sweeping reforms to the leasehold regime in England and Wales in decades. The legislation is part of the government’s response to longstanding criticisms of opaque costs, escalating ground rents, and procedural hurdles faced by leaseholders under the old system. However, many of the reforms are yet to be brought into force and depend on secondary regulations and staged commencement orders.

Overview of Key Changes

In broad terms, LFRA 2024 includes the following:

New leasehold houses banned — with limited exceptions, developers will no longer be able to grant new long residential leases on homes

Easier lease extension / enfranchisement rights — it removes the ‘two-year rule’ requiring a leaseholder to wait two years before exercising extension or enfranchisement and simplifies valuation rules (including abolishing ‘marriage value’).

Longer standard extension terms — the new ‘statutory’ extension term is increased (to 990 years) with the ground rent reduced to peppercorn.

More power for leaseholders over management — greater access to the ‘right to manage,’ changes in thresholds (especially in mixed-use buildings) and limits on recovering freeholder’s costs when a challenge is made.

Greater transparency on service charges / redress — standardised reporting of service charges, limits on unreasonable legal cost recoveries and a requirement for freeholders (or their agents) to redress schemes so leaseholders have recourse.

Five Key Take-Aways for Landlords

1. Valuation and income models will shift
With marriage value abolished and peppercorn ground rents under the statutory extension, traditional models that assume future ground rent escalation will be disrupted. Valuations of leasehold interests should be adapted accordingly.

2. More challenges to service charges and costs
Leaseholders will have clearer rights to demand standardised statements of service costs, scrutinise expenditures, and potentially challenge costs more easily. Landlords must ensure rigorous accounting, justification of charges, and transparent records.

3. Limits on cost recovery and legal fees
For many leasehold claims (e.g. extension, enfranchisement, right to manage), landlords may lose the ability to recover their costs—even if they defend challenges from leaseholders successfully which represents a significant shift in risk for landlords.

4. Greater enfranchisement / management claims
More leaseholders (especially in mixed-use blocks) will be eligible to take over building management or collectively buy the freehold. Landlords should anticipate more applications and prepare for negotiation or contestation under new thresholds.

5. Transition and compliance burden
Because much depends on secondary legislation and phased rollout, landlords must stay alert to commencement notices and new regulatory requirements. Compliance (e.g. membership of redress schemes, standard templates, disclosures) will become mandatory.

The LFRA 2024 represents a landmark shift in the balance of rights between leaseholders and landlords. For property professionals, the immediate task is to audit existing leases under the new regime and prepare for compliance systems ahead of full implementation.

For more information please contact James Realff (james.realff@la-law.com) or Adam Corcoran (adam.corcoran@la-law.com).

OFFICES OFFER EXCEPTIONAL VALUE...BUT BE QUICK

Office values have plunged by as much as 70% compared with pre-Covid prices. Higher interest rates, working from home, global instability, and inflation have made offices unpopular. To quote Warren Buffett: “Be greedy when others are fearful.” And at present, there is still a reticence to invest in offices – so this tantalising window of opportunity remains open. **But for how long?**

Yes, there is a corporate drive to get Generation WFH back to the office. But managerial stick alone may not be enough to change mindsets.

After years of working from home, employees are in no hurry to commute again – unless the office is an enjoyable ‘destination’ worth their time and trouble. That means improving the office to a high standard, investing in the latest HVAC and lighting, and boosting the EPC rating. It also means adding attractive tenant amenities within the building. Repositioning an office as an aspirational destination will attract tenants.

Commercial property syndicates specialist Craigard targets double-digit net initial yields from day one. Craigard achieved a record rent for best-in-class office space in Cotton Lake House at Dartford’s Crossways Business Park. The 290.32 sq m (3,125 sq ft) first-floor property has strong ESG credentials with EPC A-6 and BREEAM Very Good ratings. Features include solar panels, EV charging, secure cycle storage with changing facilities, and landscaped outdoor social spaces.

Craigard offers higher-yield commercial property investment opportunities for syndicates with 10-15 high-net-worth investors – and it always co-invests. Craigard has an £85 million portfolio comprising around 20 assets under management. The company has raised £100 million in private equity and exited 28 syndicates with a proven track record of delivering strong returns.

For further information, please contact Craigard:
+44 (0)1489 880100, info@craigard.biz
www.craigard.biz

UNIVERSITY OF SOUTHAMPTON SCIENCE PARK:
The Premier Destination for Science and Technology Businesses

Located in the heart of Hampshire, the University of Southampton Science Park is more than just a commercial landlord, it’s a thriving innovation hub where science and technology businesses grow, collaborate, and succeed. With a reputation for excellence and a strong regional presence, the Science Park offers the ideal environment for forward-thinking companies to thrive.

As a landlord, the Science Park provides high-quality, flexible accommodation tailored to the specific needs of science and tech enterprises. From purpose-built laboratories and clean rooms to modern offices and co-working spaces, every facility is designed to support cutting-edge research, development, and commercial activity. Whether you’re a start-up or a scale-up, the Park offers space that evolves with your business.

What truly sets the Science Park apart is its position within a powerful triple helix ecosystem, bringing together academia, industry, and government to drive innovation. Tenants benefit from close ties to the University of Southampton, one of the UK’s leading research institutions, as well as access to regional business networks and public sector support. This collaborative framework fosters knowledge exchange, accelerates growth, and opens doors to funding, talent, and strategic partnerships.

The Park is home to a vibrant community of over 100 businesses spanning sectors such as life sciences, artificial intelligence, engineering, environmental technologies, and software development. Tenants enjoy a supportive and collaborative environment, with regular networking events, mentoring opportunities, and access to SETsquared Southampton, part of UK’s top university business incubator. This ecosystem helps companies build resilience, attract investment, and stay competitive in fast-moving markets.

Strategically located near the M3 and M27 motorways, and just minutes from Southampton Airport, the Science Park offers excellent connectivity for regional, national, and international business. The landscaped campus provides a peaceful and professional working environment, with on-site amenities including a café, meeting rooms, and fitness facilities that support employee wellbeing and productivity. Sustainability is a core value at the Science Park.

With energy-efficient buildings, green initiatives, and a commitment to environmental responsibility, tenants can align their operations with sustainable business practices while benefiting from cost-effective infrastructure.

Choosing the University of Southampton Science Park as your commercial landlord means more than securing a space, it means joining a community built for innovation. With the right facilities, the right connections, and the right support, your business can thrive in a setting designed to help science and technology companies succeed.

Explore the opportunities at the University of Southampton Science Park today and discover how the right environment can elevate your business to the next level.

UNIVERSITY OF
SOUTHAMPTON
SCIENCE PARK

BOURNEMOUTH PROPERTY ASSOCIATION

The Bournemouth Property Association (BPA) brings together professionals working across property and construction.
With more than 350 members, the Association provides valuable opportunities to connect with peers from both established firms and emerging businesses.

BPA events attract professionals from, amongst others, architecture, development, real estate, consultancy, and engineering.

Our programme ranges from CPD seminars and networking lunches to relaxed social activities such as sports with 5 a side football and after work networking. Each gathering is structured to help members exchange ideas, discuss projects, and strengthen business relationships.

Membership offers practical benefits, including free or reduced entry to selected events. While our activities are mainly based around Bournemouth, Christchurch, and Poole, our membership extends well beyond the BCP area. Our events are open to non-members and are attended by a wide range of businesses from solopreneurs to large international plcs.

Established in 2008, the BPA continues to grow as a respected voice for the regional property and construction community.
If your aim is to expand your professional network and engage with others in the industry, the BPA offers a straightforward, friendly and effective way to do it. Join today and start building valuable connections.

Follow us on Facebook, IG, LinkedIn
www.bpa-online.co.uk

PORTSMOUTH PROPERTY ASSOCIATION

The Portsmouth Property Association (PPA) is proud to support the South Coast CPS Conference 2025, taking place on Thursday 13th November 2025 at the iconic St Mary's Stadium, Southampton. The PPA is encouraging members to attend, underlining the importance of collaboration and knowledge-sharing in driving forward Portsmouth's role within the wider Solent economy, of which the South Coast CPS forms an integral part. The PPA's involvement underscores our commitment to regional collaboration.

As the oldest property association on the South Coast, the Portsmouth Property Association (PPA) has a proud tradition of bringing together estate agents, surveyors, solicitors, architects, brokers, and allied professionals into a single, collaborative community. For over a century, we have championed knowledge-sharing, professional standards, and collective engagement, ensuring Portsmouth and the wider Solent region remain at the forefront of property innovation and economic growth. We are now looking forward to continuing this proud tradition of bringing our profession together in Portsmouth and beyond.

SOUTHAMPTON PROPERTY ASSOCIATION

The Southampton Property Association (SPA) was established in 1948 and offers members regular events for networking, CPD, and career development. Our membership is open to all whose business affairs are substantially property related. We have an extensive events calendar throughout the year which provides both social events and opportunities to develop lasting business relationships across our membership, with many events free to our members. As a non-profit organisation, the SPA nominates a local charity to support each year, raising money through networking and social events.

southamptonpropertyassociation.co.uk