



The City of London:

The Original Connected City



The City of London: still making the vital connections

Why the business and cultural heart of the capital continues to bring diverse groups of people together



Catherine McGuinness,
Chair, Policy & Resources Committee,
City Corporation

Connections are what define the City of London, which dates back almost 1,000 years.

Sitting on the banks of the Thames, at first facilitating trade east and west, and eventually across the globe, through the coffee houses that became hubs for commerce 300 years ago, the City has long connected people who have business at their heart.

In the late 1600s, in the wake of the Great Fire of London, poets, playwrights, traders and travellers gathered around long wooden tables across the City, drinking, dealing, writing and thinking.

Now you will find tech experts, media executives, bankers, lawyers and entrepreneurs gathering across the City as well, still meeting in coffee houses but also in co-working spaces, some of the world's most advanced office buildings, bars, restaurants and gardens.

They are brought into the City by one of the world's best transport systems, which will be enhanced further when the Elizabeth Line's stations open at Farringdon and Liverpool Street. Many more people arrive by bicycle or on foot from vibrant surrounding neighbourhoods.

Visitors come to the City of London around the clock, drawn by its cultural connectivity. Its highlights range from the world-famous Barbican Centre, which is just one part of Culture Mile, where gigs and

pop-ups jostle in a setting soon to be boosted by a new international Centre For Music.

The City also fosters connections across the United Kingdom through alliances between businesses based in the Square Mile and in Scotland, Wales, Northern Ireland, the North West, the Midlands, the South West and the wider South East. It also has connections internationally, with global property investors and occupiers flocking to buy and occupy its property.

Nothing makes the City more connected than its digital strength, which puts the City at the forefront of 5G technology through its broader Gigabit City campaign.

This prospectus shows how the City of London is continuing its great tradition of connectivity, paving the way for 1,000 more years bringing people and businesses together.



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Inside back image:
Bloomberg, London

Think you know the City?

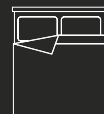
More than **1m** m² of floorspace in the planning pipeline is within tall buildings.



Tech is the fastest growing major sector in the City, with jobs growth of 16% across the year to 45,000 jobs (from 2017 data).

There are

2,280



hotel rooms currently under construction in the City, with the potential to create 8,000 bedrooms by 2023/24.



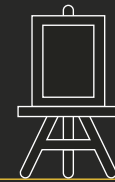
8.9m m² The total amount of office stock in the City.

1,129,000 m²

of office floorspace under construction.

600

There are more than 600 listed buildings in the City.



The City is home to Europe's largest insurance market – and its largest multi-arts venue

Two-thirds of City employees work for large companies. But ...

99%

of City firms are SMEs, and 83% have fewer than 10 employees.

The UK is the world's largest net exporter of financial services, and the City of London is its nerve centre. But ...

1 in 12

City workers are actually in the technology, media and telecoms sector.



The City has a rich architectural heritage, with half of its office space redeveloped or refurbished since 1990.

...But underneath those streets, there is a network of gigabit fibre broadband, and at street level, an advanced "mesh" has been installed to provide unlimited gigabit wifi free to the public

Enhanced Connectivity

A new Transport Strategy and the opening of the Elizabeth Line promise to make the City even more accessible

THE PEDESTRIAN-FRIENDLY CITY

In late 2018 the City Corporation published the initial draft of its first long-term Transport Strategy, which seeks to fundamentally change the relationship between motorised traffic and pedestrians within the Square Mile.

Central to the approach is a shift in emphasis towards walking and cycling, not only to accommodate the growing numbers of workers and visitors across the City, but also to respond to significant concerns around air quality and reduce the volume of service traffic on the streets.

The City's proposals are both radical and bold, informed by extensive engagement with workers, residents,

businesses and other organisations with an interest in transport in the Square Mile.

Yet the plans go much further than simply seeking to change the hierarchy of transport modes within the City's streets, alleyways and ancient thoroughfares. They combine to form an overarching vision of the Square Mile as a healthy, attractive and easy place to live, work, learn and visit, while retaining its reputation as a vibrant commercial and cultural centre.

The draft Transport Strategy aims to:

- Make the Square Mile's streets great places to walk and spend time in by increasing the number of pedestrianised or pedestrian-priority streets and delivering world-class public realm
- Bring about a 25% reduction in motor traffic by 2030 by supporting and championing the introduction of next-generation road user charging
- Improve air quality and reduce noise by encouraging and enabling zero-emission vehicles and establishing local Zero Emission Zones covering the City Cluster and the Barbican and Golden Lane area
- Reduce the number of delivery and service vehicles, particularly at peak times, by consolidating, retiming deliveries and increasing the use of the River Thames for freight.



Below:
Bank junction

ELIZABETH LINE USHERS IN NEW ERA



The City is the most accessible part of London, served by 15 Tube stations, seven Tube lines, eight mainline stations, multiple bus routes and a fast-evolving bicycle network, and is within easy reach of Heathrow and other airports. Liverpool Street, Farringdon and City Thameslink are just three of the key transport interchanges, and the new Elizabeth Line will add another route in.

The railway line will be served by 66 new trains and it will have the capacity to bring an additional 1.5 million people to within 45 minutes' journey time of central London.

This will vastly improve the City's connectivity with the rest of London and the wider South East. It will also ensure it can accommodate future

employment growth, estimated to be in the region of 63,000 new jobs by 2023, and remain an attractive, competitive destination for business.

The benefits of the Elizabeth Line extend much further than boosting the City's commercial appeal. There will be significant cultural gain, with research predicting the line will bring in one million extra visitors and tourists to the Square Mile each year.



The Elizabeth Line will have the capacity to bring an additional 1.5 million people to within 45 minutes of central London

The effect of this will be most pronounced in the area around Smithfield, with the station at Farringdon greatly enhancing accessibility to the proposed new Museum of London, as well as serving the wider Culture Mile.

To support the opening, the City Corporation has invested in significant public realm improvements and enhanced provision for pedestrians, particularly around Farringdon East (Lindsey Street), Liverpool Street West (Moorgate – 21 Moorfields and 100 Moorgate) and Liverpool Street East (Broadgate – 100 Liverpool Street). This has been a key motivation for the development of the City's integrated draft Transport Strategy, and a driving vision behind the eastern City Cluster.



Below:
Farringdon station, proposed entrance on Long Lane
Image:
Crossrail Limited/
Transport for London

Right:
Portsoken Pavilion



RESHAPING THE CITY THROUGH BANK JUNCTION AND ALDGATE



Until the City Corporation intervened in mid-2017, those who tried to pass through Bank junction – whether on foot, by bicycle or in a vehicle – knew it as the most dangerous spot in the Square Mile for road users. The notorious junction, used by 18,000 people an hour at peak time, struggled to cater for the large numbers moving through it, detracting from its iconic setting at the heart of the City.

As part of its commitment to improving safety and reducing casualties at the junction, and following an 18-month pilot, the City Corporation has introduced a scheme to permanently limit vehicle journeys through it between 7am and 7pm to buses and cyclists only.

The scheme has led to a reduction in casualties and an improvement in air quality. It has also reduced journey times for bus passengers on several routes, as well as allowing people to spend more time enjoying the world famous areas around the Bank of England, Mansion House, Royal Exchange and One Poultry.

Another traffic-choked gyratory in the City, now known as Aldgate Square, has also been transformed, following a £23m investment by the City Corporation and Transport for London. In one of the Square Mile's largest public space regeneration projects, the area now has a two-way road system and cycle lanes, two public spaces and a sculptural pavilion.

The Portsoken Pavilion is key to the integration of old and new in Aldgate Square. Its asymmetrical structure of steel and glass is set between three triangular support points. In this way, it appears open to the modern office blocks to the north and south, the 18th century church St Botolph without Aldgate to the east, and the Grade II-listed Victorian primary school to the west.

It is a new public space that is likely to play a significant role in the City Corporation's strategy to attract new businesses to the Square Mile that are keen to offer employees good-quality local amenities. Run by social enterprise Kahaila Aldgate, Portsoken Pavilion is set to support community events in the square.

My City

JOHN RIDDING,
Chief Executive, Financial Times



City stalwart the Financial Times has reclaimed its former home for the digital era

Why has the Financial Times chosen Bracken House for its new headquarters?

Bracken House was the FT's home for 30 years between 1959 and 1989. It was originally built to house the FT's expanding organisation at a time of rapid growth, with pink sandstone to match the iconic colour of our pages.

Tradition is as important to the FT as transformation, and there is rich symbolism in this move. Today, as we continue to grow into a dynamic, tech-driven business, the move back to Bracken House marks a new phase in our 131-year history. We are in fact going back to the future.

What does the Financial Times like about the idea of moving back to the City of London?

Fleet Street has a long association with the newspaper industry and for 35 of our colleagues – including me – it's a welcome return to the place where our FT careers began.

Today's City of London is a modern, bustling financial centre in one of the world's greatest cities. It is home to many of our readers, and it has an innovative financial services industry and a vibrant tech scene.

From the Financial Times' point of view, how does the City of London compare with other world cities?

London has placed itself firmly on the global map by attracting the best and brightest minds around the world to come and work here. The FT has a presence in many global cities, including New York, Hong Kong and Shanghai, but London is still regarded as one of the world's leading financial centres – and home to some of the most innovative businesses and start-ups.

I am confident that the City will continue to thrive post-Brexit.

How will Bracken House be upgraded to accommodate the Financial Times?

We've retained some of the original architectural features but adapted the space to make it suitable for the digital news business we are today.

We wanted to create an environment that is tailored to meet the needs of our dynamic media organisation – and that will include an open layout, brighter surroundings, digital-friendly features and infrastructure, and a rooftop garden for staff and events.

What are the key features needed for a 21st century global media brand?

A 21st century global media brand needs to be innovative, data-driven and willing to take risks. We're less restricted in terms of producing the physical product, so we've been focusing on improving our technology, studios and facilities to cater for new storytelling formats such as audio and video.

We want to allow employees to choose their own set-up and support agile and collaborative ways of working.

Tech Connectivity

The City is welcoming a new generation of businesses through technological change

The Square Mile's prominence as one of the world's most dynamic business environments is assured as the area continues to adapt to the pace of change.

While the City will remain the epicentre of the UK's thriving financial services industry, over the past few years a major diversification has taken place. Tech and creative businesses are flocking to the area, bringing in exciting retail and leisure brands to meet the lifestyle needs of an increasingly social and experimental workforce.

Since 2016, the media and technology sector has been as notable as the finance sector, taking an increasing share of space.

For its part, the City has made great strides to diversify the mix, investing in world-leading architecture, connectivity, infrastructure and placemaking.

As a result, the lines are increasingly blurring between the City and

the surrounding tech enclaves of Shoreditch, Spitalfields and Smithfield.

Broadgate has been turned into a vibrant mixed-use neighbourhood designed to bring people together before, during and after work. Deals have recently been signed with marketing giant McCann Worldgroup, data security firm Mimecast, cinema chain Everyman and Italian food hall Eataly.

Providing a link between the bustling amenities of the Broadgate district and vibrant Tech City is Nine Appold, which has recently become home to leading European co-working provider Mindspace. With Amazon's headquarters nearby and a wealth of tech stars flocking to the area, a new dimension to the City is being created.

The City's workspace revolution can also be seen to the west, most notably in Bloomberg's new HQ at Cannon Street. The global information, media and technology

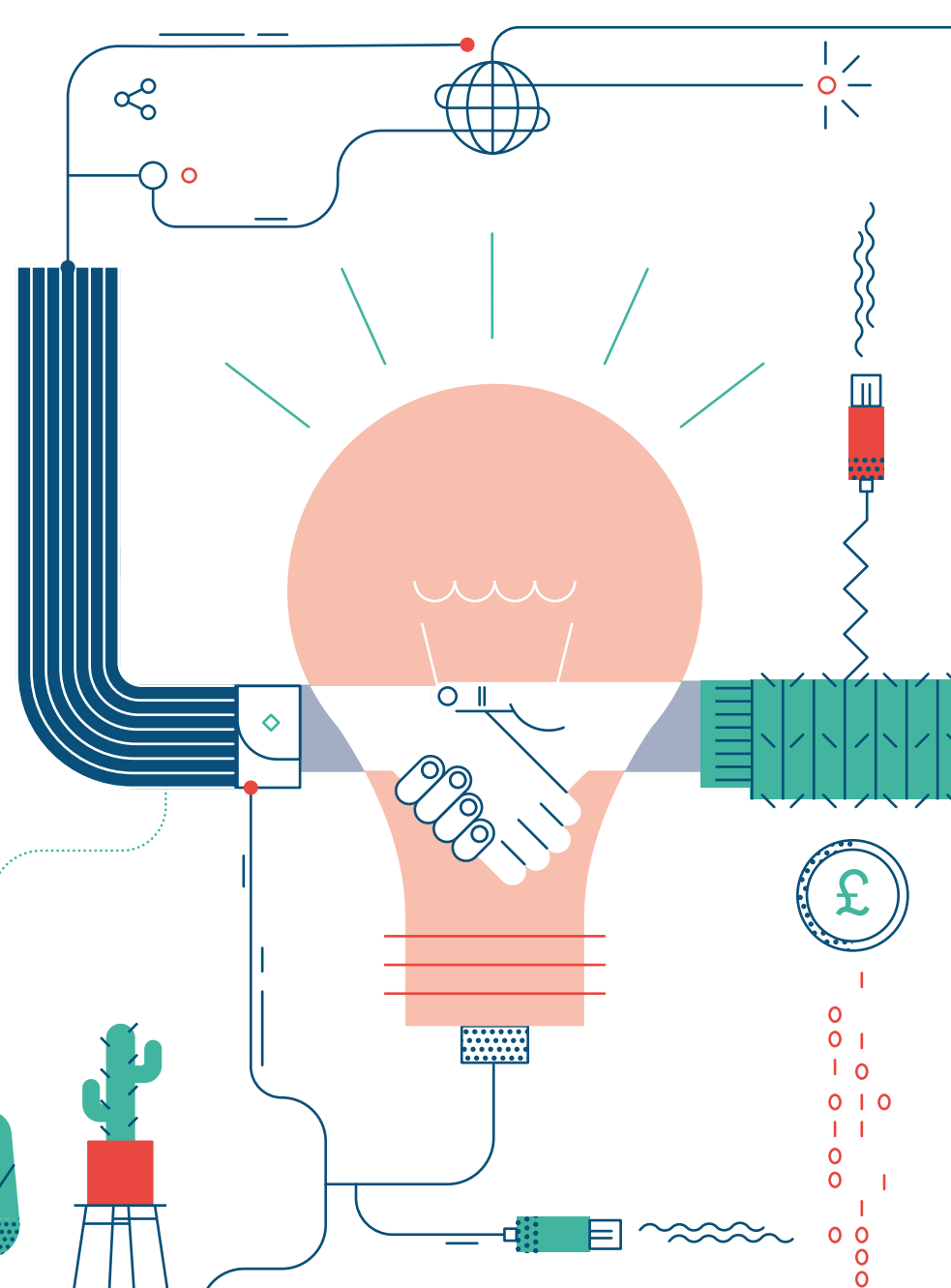
company currently houses 4,000 employees in the UK's landmark Foster + Partners building, declared the most sustainable office building in the world.

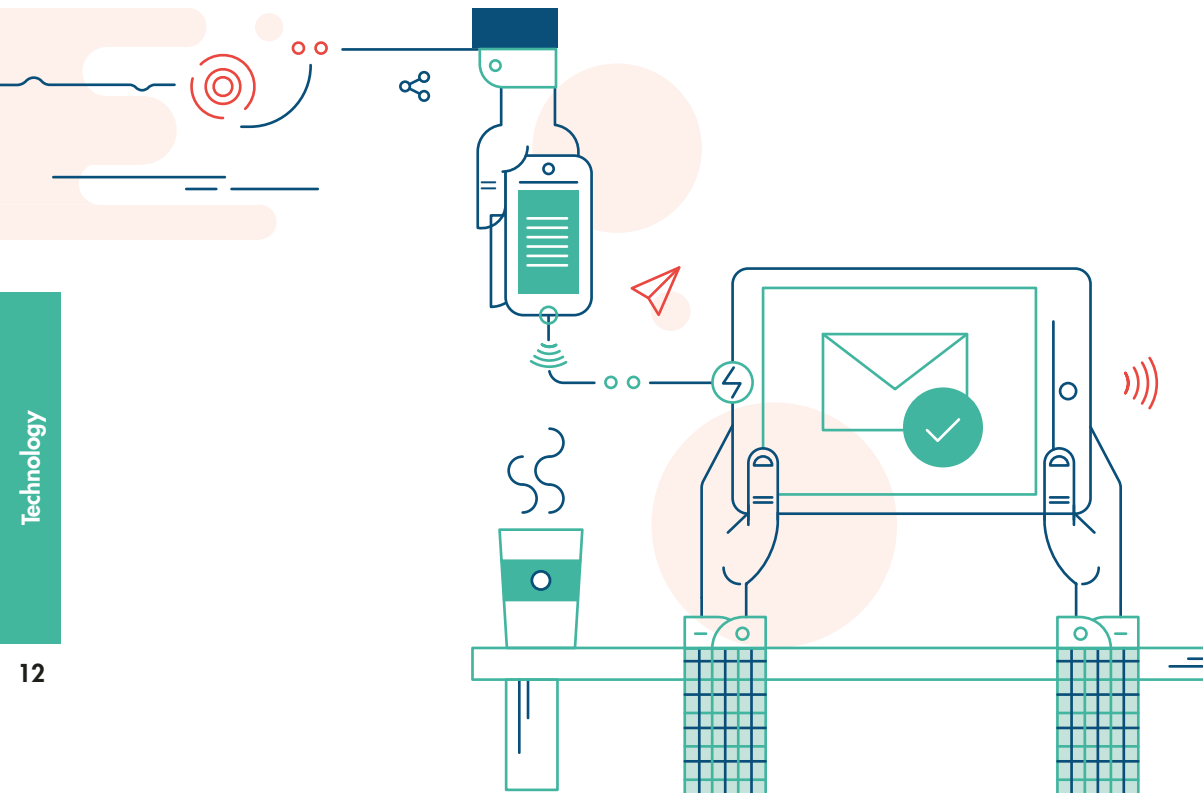
As well as WeWork at One Poultry and creative arrivals Framstore and Saatchi & Saatchi refreshing the Fleet Street area, data authentication firm Callsign has taken space at 150 Cheapside. Telecoms service provider Connect Managed Services has also moved to 25 Cophall Avenue.

All these businesses are looking for creative tech talent, ensuring that the evolution of the City continues at pace. And an increasing number of start-ups and tech-focused companies are seeing the benefits of having potential financial backers on their doorstep.

Change is under way as the Square Mile continues its centuries-long role as a key centre of global business.

“
With Mindspace at Nine Appold, Amazon's headquarters nearby and a wealth of tech stars flocking to the area, a new dimension to the City is being created





THE GIGABIT CITY

The City Corporation is embracing the Fourth Industrial Revolution with its Gigabit City initiative, which aims to improve wired and wireless connectivity across the Square Mile.

As part of a drive to redefine the City as the UK's first and foremost Smart City, the project has installed fibre broadband infrastructure that offers speeds of up to 1 gigabit per second and works with wireless networks to eliminate mobile black spots.

A world-class gigabit wifi network has already been delivered and mobile network coverage will be boosted by the installation of 200 'small cells' on street furniture that will strengthen the 4G signal.

Work is also under way to ensure that the Square Mile is among the first to benefit from 5G when it becomes available in 2021. Fibre broadband provider Openreach is deploying Fibre to the Premises (FTTP) at no cost to building owners or tenants in all accessible areas of the Square Mile. This promises to deliver gigabit speeds that are 100 times faster than standard copper broadband and around 12 times faster than superfast broadband.

With Lord Mayor Peter Estlin's support, as part of his broader campaign of Shaping Tomorrow's City Today, the City of London is on track to become the smartest business district of all.



Left and below: Lighting effects visualisations
Image: Speirs + Major

A SMART APPROACH TO CITY LIGHTING



The City of London is benefiting from an innovative new Lighting Strategy that will showcase historic buildings at night, improve energy usage and help tackle light pollution.

Urban spaces will be coated in various lighting effects and colours at different times of the night, creating extra interest for those passing through the City after dark.

Sustainability is at the heart of the strategy. Measures are in place to assess the balance between street and commercial lighting, as surveys have shown that some streets may be excessively lit if there is too much of both. If this is the case, adjustments can be made to reduce street lighting and save on energy consumption.

The City Corporation is committed to reducing harmful light pollution, which has been found to disrupt ecosystems and affect people's health and sleep rhythms.

Other key considerations of the Smart City lighting strategy are crime prevention and road safety. But the overarching aim is to improve the quality of life for the Square Mile's workers, residents and visitors by making our streets more sustainable, safe and inviting.

Connected Business

The City of London's buildings are changing to accommodate growing and new businesses – and a changing workforce



Twentytwo has been designed with user experience and human interaction at its heart



22 BISHOPSGATE AND THE CITY CLUSTER

The eastern part of the Square Mile, known as the City Cluster, comprises a collection of skyscrapers including the Walkie-Talkie, the Cheesegrater and, currently under construction, 22 Bishopsgate.

The number of commuters coming into the area is set to increase over the next 10 years, with an extra 3,000 people an hour arriving into Bishopsgate and 25,000 people an hour using Liverpool Street and Fenchurch Street stations during peak times.

The City Corporation launched a public consultation in 2018, asking businesses, workers, developers, residents and visitors for their views on proposed improvements to the area. These included re-allocating space to prioritise pedestrians, planting trees, introducing 'pocket parks', installing 'smart benches' with mobile charging facilities, and a cultural programme of events, art and music.

Several free roof gardens and viewing platforms have been opened or are in the pipeline:

- 20 Fenchurch Street
- Fen Court/120 Fenchurch Street
- 22 Bishopsgate (under construction)
- 6-8 Bishopsgate (under construction)
- 1 Undershaft (consented)
- 1 Leadenhall Street (consented)
- 100 Leadenhall Street (consented)

Other improvements are under way in the City Cluster. The public

realm at the foot of The Leadenhall Building, integrating with St Helen's Square, completed last year. New walking routes have been formed beneath the building, improving connectivity to Liverpool Street station, and permanent outdoor seating provides more leisure space.

The arrival of Twentytwo later this year will again change the City Cluster. A 1.4 million sq ft (130,000 sq m) office destination, it is set to be Europe's first vertical village, accommodating up to 12,000 occupiers and visitors.

Twentytwo has been designed with user experience and human interaction at its heart, to allow tenants to benefit from the direct correlation between happiness at work and increased productivity. A range of community spaces will cover more than 100,000 sq ft (9,290 sq m) and its occupants will have access to a fresh food market, an innovation hub, a range of market affordable workspaces, gym, spa and business club, parking for 1,800 bicycles and the capital's highest free public viewing gallery.

Twentytwo will be built and managed to the highest technology and sustainability standards to support business needs today and in the future. A freight strategy has been implemented, using a consolidation centre to reduce the number of vehicles making deliveries to the building. It is also the first building in the UK to apply for the Delos WELL Building Standard.

Left:
View from City Hall

BROADGATE GOES FROM STRENGTH TO STRENGTH

The City's ground-breaking development is shaping up for a new era

No property development sums up the City's ability to evolve and adapt better than Broadgate, adjacent to Liverpool Street station and surrounded by Spitalfields and Shoreditch.

When it was created in the 1980s, Broadgate symbolised a rejuvenation of the City. It brought large floorplates to the Square Mile for the first time, using American fast-track development techniques, which revived a declining location.

For the next 20 years, its wine bars and office buildings were synonymous with finance, and its drinking and eating venues hummed with people connecting through business.

Now, under the ownership of British Land and GIC, Broadgate has evolved again, becoming even more connected in the process.

It is now the largest pedestrianised neighbourhood in central London, housing a diverse community connecting innovation and finance, as well as retail, new food outlets and culture.

The owners have commenced a £1.5bn investment programme to



turn the area into a truly mixed-use destination for London. Much of the campus has been renewed in recent years, including turning Broadgate Circle into an upmarket food and beverage location.

This reshaping of Broadgate has led to new businesses relocating in the neighbourhood. Italian marketplace Eatly will be opening in 2020 at 135 Bishopsgate, bringing another new flavour to Broadgate.

150m

number of people estimated to pass through Liverpool Street station every year



And an Everyman cinema will start screening this year at the refurbished 1 Finsbury Avenue. These two newcomers will add to the increasing number of attractions drawing people into the City seven days a week, day and night.

Cyber security business Mimecast is also relocating to Broadgate, confirming the area's popularity among technology companies. Many of these firms are drawn towards the finance-focused organisations that continue to be attracted to the location.

In addition, the owners are planning a 500,000 sq ft retail destination there, providing a rich mix for the 150 million people who are currently estimated to pass through Liverpool Street station every year.

These numbers will only increase when Liverpool Street's Elizabeth Line station opens, making Broadgate more connected than ever.

Above:
Broadgate Circle

Image:
British Land

My City

KATHRYN HARRISON-THOMAS
Managing Director, Business Partner CIB, Regional Business Partner UK/I, Americas & Asia Pacific, Deutsche Bank

As it moves into the third phase of its relocation in London, Deutsche Bank is valuing the many positives of the City



Please tell us about Deutsche Bank's new City of London HQ

Our new centre at 21 Moorfields, which we will occupy in late 2023, is the third phase in our London relocation strategy. The strategy will see us moving from a disperse footprint of 21 buildings to just three.

Phase One was the creation of our Infrastructure Hub in Canary Wharf, Phase Two saw us move our asset management arm DWS and our wealth management arm to Victoria. The last phase will see us consolidate the remaining properties into 21 Moorfields, creating a new home for our investment banking divisions and their direct support functions.

We have used this strategy to drive our digital workplace agenda and foster a working environment to support greater collaboration, meeting the changing requirements of regulation and to be flexible to different working styles.

Why did you decide to commit to a new London base?

Our heritage in the City dates back more than 200 years, and that was a big deciding factor in persuading us to stay here. The City is well connected from a transportation perspective, both nationally and

internationally, and ease of commute is important for our staff.

We also like the investment the City Corporation is putting into IT infrastructure to support businesses and into the environmental aspects, such as creating emission-free zones.

What do Deutsche Bank employees relish about working in the City?

We spent some considerable time consulting with staff in London. We learned that they love the diversity of the City: interesting people come to London, and some of the best talent is gathered here.

London is also trying to be a cleaner city as well, and that fits in directly with our corporate and employees' ethos.

What do you enjoy about working in the City?

I agree with all the focus groups among our staff, which showed that Deutsche Bank people really like being able to step straight out of their work life into their social life. The City isn't manufactured or manicured – one day you can look up into the sky and see a gargoyle looking down, the next you can walk past a small park or some Roman ruins and take in an exhibition at the Barbican Centre.

We are very excited to be part of Cultural Mile and are helping to restore part of the High Walk. This will be an important step to integrating in our new community. I love the heritage of this City, it is completely organic.

What do you think of the City's transport links?

The City is very well serviced by public and private transport. The bus network is good, the Tube network works well, and the Elizabeth Line is going to be fantastic – plus you are always well stocked with available Black Cabs!

I'm also glad that the City is restricting car use – that's good news for our staff and for the many people living and working in the Square Mile.

Cultural Connectivity

The City's burgeoning arts and culture offer, including the proposed Centre for Music, brings diversity and vibrancy to the Square Mile

The City is the ancient core of the world's favourite historic conurbation, drawing millions of visitors to its unique combination of authenticity, heritage and innovation. From its Roman amphitheatre to its world-class Barbican Centre, from the architecture of Wren to the resting place of Milton, the City has been a culture and arts destination for centuries.

This is a place where the known meets the unknown, where the ancient and modern meld as exhibitions, concerts, pop-ups and creativity transform the streets.

The City now has a world-class shopping and restaurant offer, from global retailers at One New Change to the ground-breaking Ned Club at Bank.

The new "culinary quarter" extends to Bloomberg Arcade (which, along with The Ned, has added 17 restaurants to the City's offering). It includes the opening of Fortnum & Mason at the Royal Exchange,

as well as pop-up food markets at Guildhall, One New Change, and in churchyards dotted around the City.

A new retail destination is taking shape at Broadgate, taking its cue from the world-famous Spitalfield Market nearby. Then there is a burgeoning collection of roof gardens, which includes public space at the top of the Walkie-Talkie and plans for new space at the top of Bishopsgate.

Together, all these continue to make the City one of the most internationally renowned cultural destinations. They also play a significant role in attracting and retaining global business investment within the Square Mile.

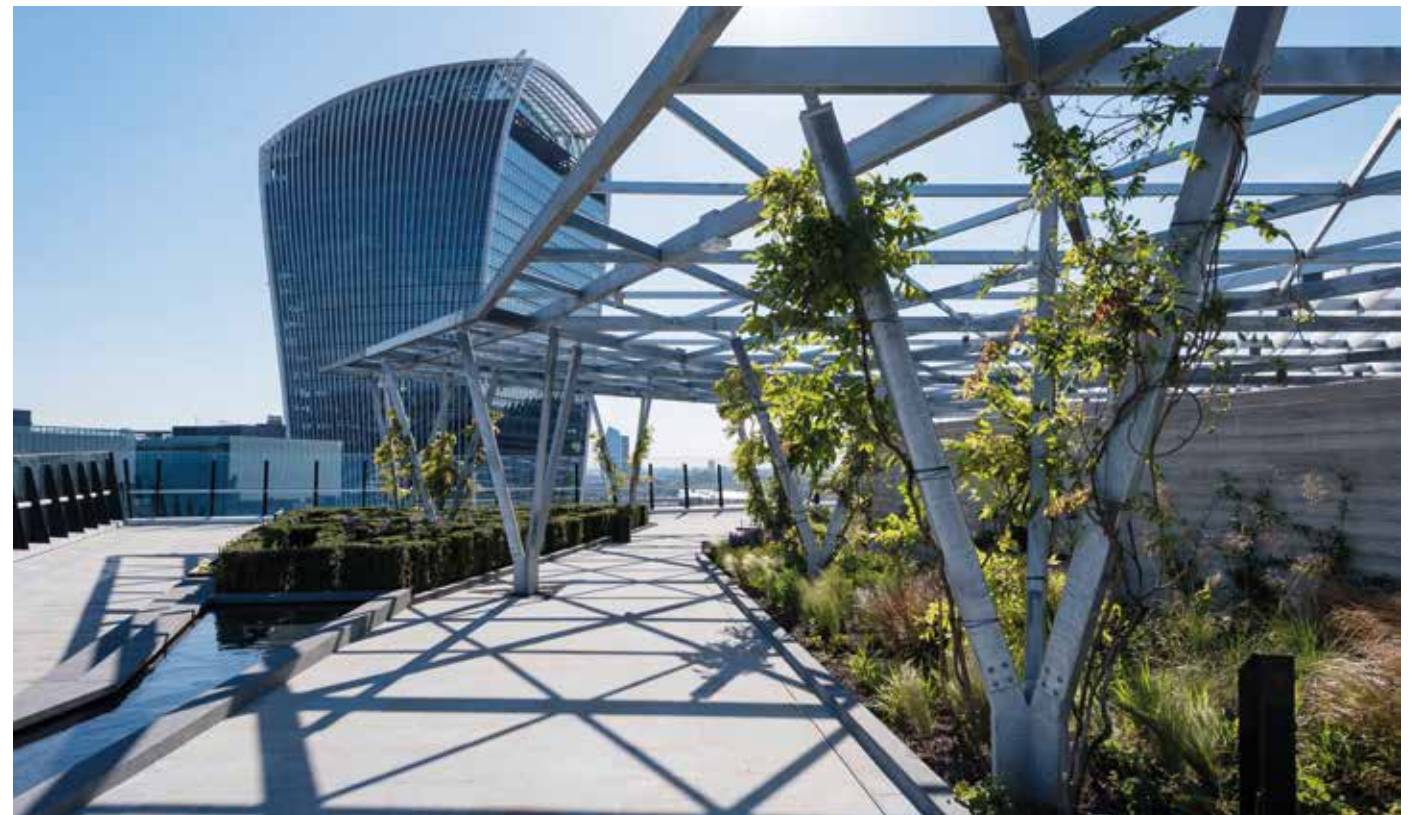
The key to the City's success has been its ability to continually transform itself and its cultural offering. Now, significant and often forgotten areas of the Square Mile are being transformed as a result of the City Corporation's Culture Mile initiative.

Right: Roof garden at Fen Court

Below: The Ned



Below: One New Change



This partnership of four leading UK arts, culture and learning institutions – the Barbican, Guildhall School of Music & Drama, London Symphony Orchestra and Museum of London – is led by the City Corporation.

Over the next decade and beyond, Culture Mile will transform the area through imaginative collaborations, outdoor programming and events seven days a week.

Located between Farringdon and Moorgate, it is at the heart of an area that will be transformed by the opening of the Elizabeth Line and by the upgrade to the North-South Thameslink line, which will give direct access to three major London airports. It will provide a vibrant new cultural and creative destination for London over the next 10 to 15 years.

The centrepieces of Culture Mile are three major projects that will enhance the area's scale and ambition:

— From monks to meat markets to the Museum of London, Smithfield has been an important site in London for more than 1,000 years. The creation of a new Museum of London in West Smithfield will not only act as the anchor for Culture Mile but will also enable the museum to offer an unrivalled experience for many more people. It will allow the museum to display more of its collection of over six million objects stretching back to Londinium's earliest days, as well as combining historic Smithfield and 21st century architecture to

reimagine this London landmark. The move will significantly contribute to the regeneration of the area and help save an important group of historic London buildings.

— The proposed Centre for Music which, it is hoped, will be built on the site of the current Museum of London at London Wall, will deliver a state-of-the-art building of acoustic and visual excellence. It will also seek to link the new developments on London Wall with the emerging cluster spreading from Smithfield and through St Bartholomew's.

— The transformation of Beech Street will turn it into a crucial axis for Culture Mile. It will create a more welcoming environment, particularly for pedestrians and cyclists, including measures to improve air quality, new retail units, and better access to the existing cultural destinations either side of it.



The centrepieces of Culture Mile are three major projects that will enhance the area's scale and ambition

Right:
Concept design for the proposed Centre for Music's concert hall

Image:
Diller Scofidio + Renfro



Delivering Connections

The City Corporation is smoothing the path for global businesses considering locating in the City for the first time

The City Property Advisory Team (CPAT) is a unique service that acts as single point of contact for businesses seeking to grow, identifying property options for occupation and unblocking issues relating to utility infrastructure such as power and telecoms.

The team, led by Simon McGinn, also works with property developers and their advisers to help occupiers explore options in terms of building fit-out and design, and can also advise on planning, rights to light and licensing issues.

CPAT has assisted a range of organisations with a variety of different issues. It has worked with major businesses such as Goldman Sachs, Deutsche Bank, Nomura and Bank of America Merrill Lynch to secure their HQ premises in the City, providing support through the labyrinth of consents and permissions required to deliver projects.

At the smaller end of the scale, CPAT supported the Shanghai Clearing House in setting up its first representative office in the City, assessing its needs for location, price, lease terms, amenities and proximity to other Asian banks.



CPAT assists developers investing in the Square Mile for the first time to navigate procedure, facilitating the creation of important new developments

CPAT provides daily support to the property industry, helping to unlock a range of issues. In one recent successful case, CPAT assisted Rockport in resolving complex highways, design, planning and environmental health issues as it sought to deliver a new City building, Centurion House.

This demonstrated how CPAT can bring together City Corporation teams to help developers investing in the Square Mile for the first time, to navigate procedure. It has developed an interactive property development toolkit to support navigation around City Corporation services.

CPAT has also led the way in helping companies to install broadband. A group bought together by CPAT, including the British Standards Institute, the City of London Law Society and leading figures from property and telecoms, has created the UK's first standardised wayleave document, providing a permit to install broadband into private property.

CPAT won the Barrier Removal award at Connected Britain 2018, and the Public Sector Impact Award at the Independent Networks Cooperative Association Awards 2018, for this wayleave toolkit, which is now used across the UK.

It also won the Wireless Connectivity Award at Connected Britain 2018, and the Best Connected City Deployment at Wireless Global Congress 2018 for its gigabit wifi and 4G small cells deployment.

MAKING AN IMPACT ON THE WORLD STAGE

Carolyn Dwyer, Director of the Built Environment at the City Corporation, reflects on the City's ever-changing profile, nationally and globally



How has the City of London evolved in the past three years?

We have more people, more jobs and more diversity in the City than ever before. New property occupiers here are driving changes in buildings themselves. They are less minimalist and we are seeing more of a focus on well-being, with new splashes of colour. One of my favourites is Fen Court, near Fenchurch Street, which has amazing public art.

What are your priorities over the next three years?

We are working hard to enable growth – we anticipate the City's working population rising by 130,000 to 643,000 by 2036. That means using technology to assess light, transport, making pedestrians the priority and giving people space for downtime as well.

How do you see the City of London as being 'connected'?

There are so many definitions of connectivity that we meet: from Gigabit City to our 5G preparations, to our proximity to airports, to partnerships in the UK with Birmingham and Edinburgh. We are also connected globally through our links with China's Belt & Road programme. But we also have emotional connectivity – people genuinely love the City.



From pop-ups, to new restaurants to new people arriving from abroad, this is a truly global city

What do you most love about the City of London?

I really love the ever-changing nature of the City. The Tower of London and the Cheesegrater are anchors, but things are always changing around them. From pop-ups, to new restaurants to new people arriving from abroad, this is a truly global city. I also love the fact that the City has long-term strategic ambition – it aims high and achieves high.

What is your message to companies considering moving to London?

Don't hesitate! Our City Property Advisory Team is the only one of its kind in London that specialises in helping you to find a new headquarters, whether you are a global multinational, relocating within the UK or a start-up.

How does the City compare globally and nationally?

We compare ourselves to other world centres such as New York and Hong Kong, and we pride ourselves on, first, doing everything sustainably; next, being ultra-modern through technology; and third, being one of the most diverse capitals of the world. But it is London overall that makes the City great – we are just part of the jigsaw that is our capital as a whole.

Connecting Responsibly

The City Corporation assists property occupiers, developers and investors from across the globe, at the same time as tackling key issues of our time – sustainability, collaboration and opportunity

PLASTIC FREE CITY

The Plastic Free City campaign has a dedicated website (www.plasticfreecity.london) to help individuals and businesses reduce single-use plastic items and other sources of plastic pollution.

Participants are encouraged to take a Plastic Free Pledge and will be supported in celebrating their achievements using the #PlasticFreeCity twitter handle.

100% RENEWABLE ENERGY

The City Corporation agreed to source 100% renewable electricity from October 2018.

More electricity will be generated on sites that it owns across London, more resources will be invested in off-site renewable energy or renewable energy will be purchased that is already available on the market.

The plans also include an increase in solar panels on City Corporation buildings, as well as investments in installations such as wind farms or solar farms.



Below: The Lord Mayor's Show

Image: C Totman

LORD MAYOR'S DRAGON AWARDS

Every year, the Lord Mayor's Dragon Awards celebrate businesses that contribute to a thriving society – ranging from responsible recruitment through to procurement and charitable donations.

Over the past 31 years, businesses that have applied to the Awards have helped more than 10 million people, mobilising 200,000 business volunteers and giving nearly £250 million in donations and in-kind support to London's communities.

Among this year's winners of the Dragon Awards are firms that have championed diversity in the workplace, provided free legal aid to victims of the 2017 terror attacks and supported unpublished writers from under-represented backgrounds.

APPRENTICESHIPS IN THE CITY

The City Corporation aims to boost young people's skills and employability by supporting apprenticeships, mentoring, paid work placement schemes and responsible procurement.

Its pilot programme, Apprenticeships in the City, has helped small and medium-sized banking and asset management firms to take advantage of the scheme and make the Apprenticeship Levy work for them and their apprentices.

SOCIAL MOBILITY EMPLOYER INDEX

The City Corporation continues to produce the Social Mobility Employer Index, which recognises firms that are supporting talent from all backgrounds.

The Index ranks employers on actions taken to access and progress talent and showcases their progress towards improving social mobility. It is a joint initiative alongside the Social Mobility Commission and the Social Mobility Foundation.

Global Connections

There's plenty in the City to give confidence to companies and investors working in a globalised business environment

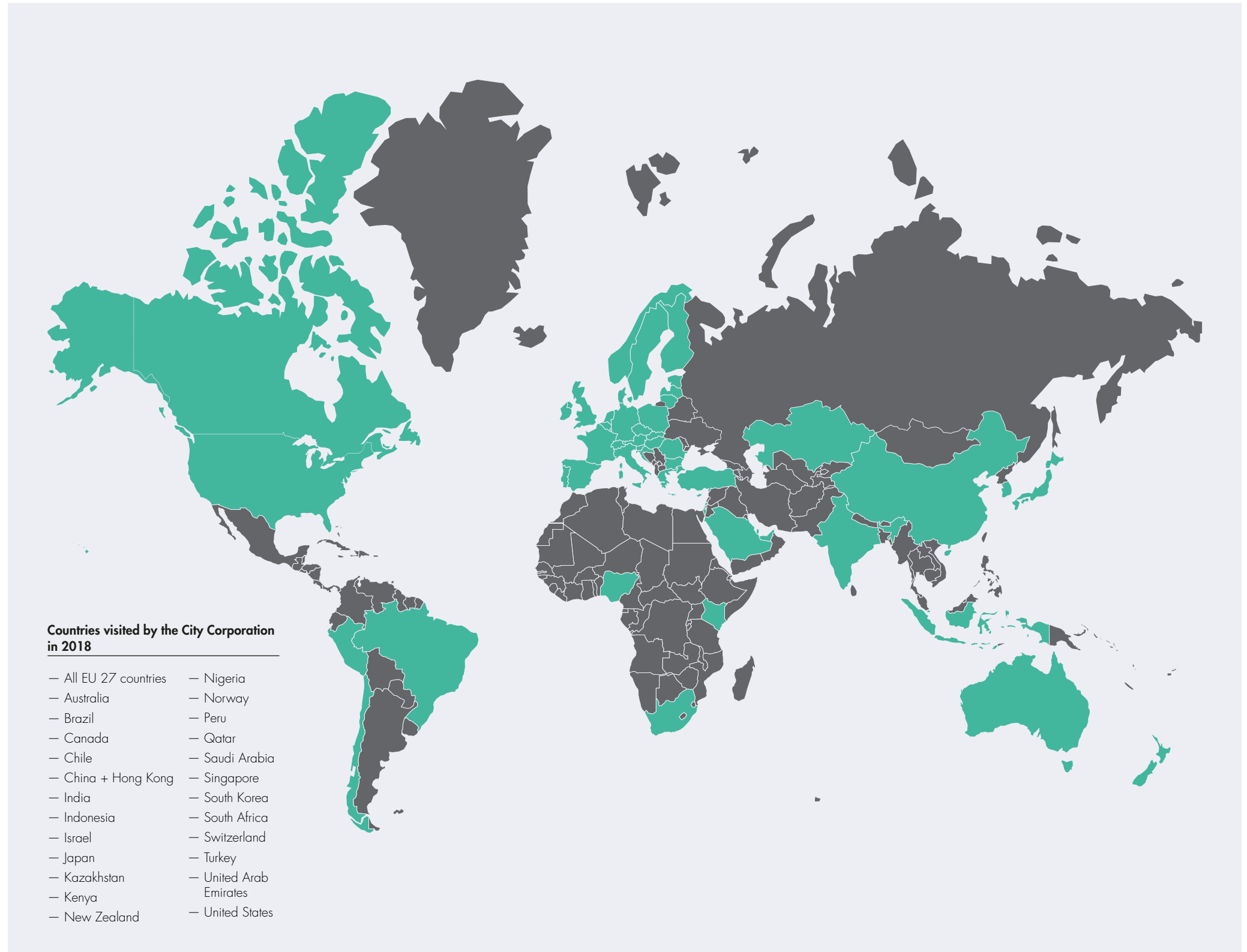
Throughout 2018 and into 2019 the City of London has remained an attractive destination for talent, cementing its reputation as a global centre of business activity.

London's growing reputation as a world city has provided a catalyst for the proposed development of 1.25 million sq ft of City office space and a projected increase in office workers from 513,000 to 643,000 by 2036.

Yet the City is not resting on its laurels, given the UK's economic outlook, increased competition from other business destinations, the growth in the technology sector and the changing demands of an ever-evolving workforce.

Businesses are increasingly engaged in a contest for talent, where the needs and preferences of employees influence location decisions. To respond to these challenges, the City Corporation has, through a series of campaigns and policy initiatives, focused on changing perceptions of the City to appeal to a wider business demographic. It has also promoted other cultural and social aspects, such as Culture Mile.

The City Corporation's aim is to ensure that overseas investors have confidence in the City's fundamental strengths, resilience and adaptability, and that it remains a compelling place to invest. It promotes it as one of the most business-friendly environments in the world, which supports innovation and has an infrastructure that allows businesses to thrive.





Deutsche Bank's plans demonstrate a high level of confidence in the City of London as a leader in financial and professional services

Significant developments during 2018 have included planning approval for the new Deutsche Bank headquarters at 21 Moorfields. With the Elizabeth Line supporting the creation of an estimated 63,000 jobs in the City, this development, located above a future Elizabeth Line station, fits in well with the City's ambitions for growth.

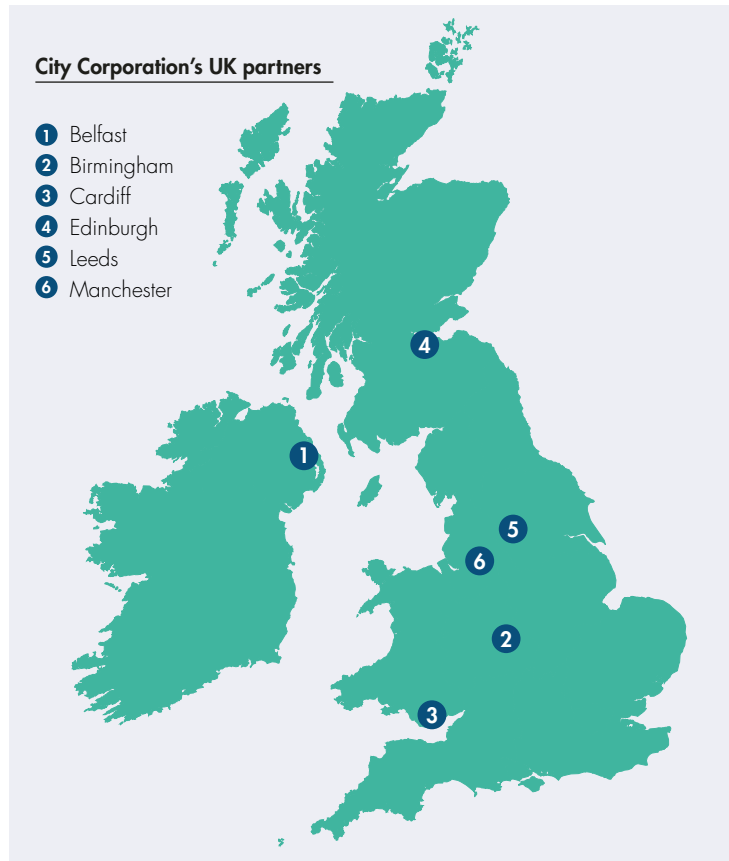
Deutsche Bank's move demonstrates a high level of confidence in the City of London as a leader in financial and professional services.

London retained its title as the world's top destination for investment in commercial real estate in 2018, attracting £16.2 billion in global capital, which is more than each of Manhattan, Paris and Hong Kong.

Greater China continues to be the largest source of investment in Central London, according to Knight Frank, accounting for £3.48 billion in 2018 and 21% of all investment in Central London offices in the year.

South Korea has also emerged as a major investor in Central London during the last two years, with the £2.56 billion invested in the capital in 2018 an eight-fold increase on 2017. Investment from the Far East as a whole accounted for 47% (£7.67 billion) of all investment in Central London in 2018, although the weaker pound also attracted large levels of interest from buyers from continental Europe as well.

While London is, and will remain, a global hub for financial and



£16.2bn
global investment in London in 2018

47%
Far East's share of global investment in London in 2018

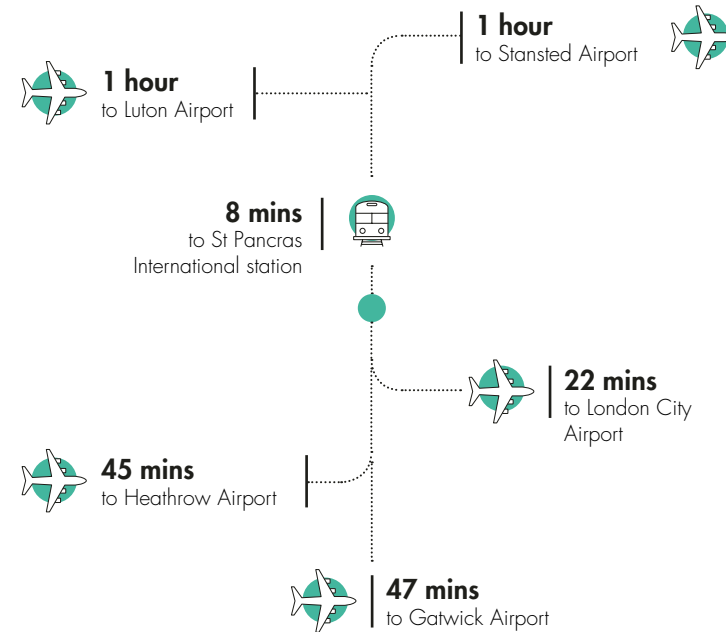
professional services (FPS), around 2.2 million jobs outside the capital support the sector. This sophisticated and dynamic UK ecosystem means many head office functions in London are supported by middle and back offices in regional hubs.

The City Corporation, supported by the Department for International Trade, is working closely with Belfast, Birmingham, Cardiff, Edinburgh, Leeds and Manchester to illustrate the importance of the UK's regional cities to the FPS sector.

It is also exploring the theme of collaboration rather than competition, the crucial role of cities in supporting regional growth and the UK's position as the world's leading global financial hub.

From Bank station to the world

London is the world's most connected city, with direct flights to 351 international destinations.¹



In 2016, London City Airport was named Best Regional Airport in the World.²

In 2017, construction began on a £344m expansion – by 2025, it will be able to serve 6.5 million annual passengers with an additional 29,000 flights a year.

Check in for 50 domestic, European and US destinations in just 20 minutes

Arrival, from tarmac to train, takes just 15 minutes³

¹ 2016 Global Connectivity Ranking, rome2rio.com
² Centre for Aviation (CAPA)
³ londoncityairport.com



Right:
21 Moorfields development

My City:

DAN WARNE,
Managing Director for UK & Ireland, Deliveroo



Why did Deliveroo decide to locate its new HQ in the City of London?

The City is a diverse, exciting place to work. We are proud to be a British company, exporting our technology across the globe, so making the City our home always made sense. It is well connected and allows us to work in close proximity with other international businesses. The City provided a better choice of spaces compared with traditional start-up locations such as Shoreditch. As a world-leading business hub, it is perfect for a growing British tech company.

Like many start-ups, Deliveroo began in small offices. By spring 2017, after only four years, the business had grown hugely and the company needed a new location for our growing teams. Our offices near Cannon Street are fantastic, bringing together all our teams. This is our global HQ and where our global tech and engineering teams are based. We've built one of the UK's largest tech hubs in the heart of the City.

Who is the typical Deliveroo employee and what do they do?

I don't think there is a typical Deliveroo employee. We attract a great range of individuals from all over the world and are proud to promote diversity. What genuinely does unite us is our love of food.

We have more than 900 employees in the City. Cannon Street is our international tech hub and where many of our global teams are based. We have our marketing, partnerships, comms and legal teams in this office. Our global Editions team, who look after our delivery-only super kitchens, are here, alongside key account

managers. And we've brought our customer and rider teams here too, so all our London operations are in one place.

What do Deliveroo staff like about working in the City?

It's probably one of the most well connected locations in London, close to central but also Shoreditch and London Bridge. Staff have access to great local amenities. The new Bloomsbury Arcade across the road from our office offers greatly expanded options for staff, the City has great night-life, and we are right on the Thames, with Tower Bridge and the Shard a stone's throw away.

How is the City of London changing in your eyes?

We associate the City of London with banking and finance, but it's interesting to see the number of new tech businesses choosing this area as their home. I think we were one of the first major tech businesses to relocate here, but other start-ups and established companies are moving in, and we are seeing the growth of co-working spaces. It's also great to see more cyclists – we've always worked to promote cycling and cycle safety.

How do City of London companies use Deliveroo?

We've seen a massive increase in breakfast ordering, straight to people's desks. Businesses and staff are rethinking the usual dull meeting food and looking at exciting options with Deliveroo. We are seeing strong growth in our corporate offering, Deliveroo for Business. Businesses are keen to offer staff more – fruit for the office, corporate allowances for late ordering – and impressing clients with food.



The City continues to deliver as a dynamic global hub for the rapidly growing foodie tech business Deliveroo

