OXPROP SUMMIT

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TRINITY COLLEGE
THURSDAY 26TH MARCH



SUMMIT EVENT PROGRAMME

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INTRODUCTION BY MATTHEW BATTLE
MANAGING DIRECTOR,
UK PROPERTY FORUMS

OXPROP SUMMIT

Welcome Welcome to OxProp 26
This is now the fifth edition of the OxProp Summit, which has once again sold out (240 attendees) and is firmly established in the property social calendar. Last night, in the Dining Hall at Trinity College, Oxford, the audience heard from last year's OxProp Leader of the Year, Philip Waddy, who shared insights on planning gathered over his rich and varied career. Thank you to him, our guests (115), and our sponsor, Morgan Sindall.

Shaping the Future
Working closely with Oxford City Council, Oxfordshire County Council, and the Oxfordshire Developer Forum, this year's OxProp Summit has been curated to ensure that the speakers, panels, and content capture not only the top topics, but also the spirit of the property and real estate landscape in Oxfordshire.

Much has changed over the past 12 months and, with increasing tensions in the Middle East, it is more important than ever to have a forum where the Oxfordshire property community can meet and engage in positive dialogue. As several new projects—such as Oxford North—reach completion, and we begin to see the structural effects of the Ellerson Institute Trust (EIT) in the market, the region is starting to change and reshape.

OxProp Awards
I am delighted to announce that submissions for this year's OxProp Awards are now open. The Awards celebrate the people, projects, and places that make up the Oxfordshire property and real estate community. We are keen to receive your entries; however, please note that demand for places on 11th September is already strong. For the first time, we have installed The OxProp Big Top at Keble College, Oxford, ensuring increased capacity for the event.

Matthew Battle,
Managing Director,
UKPF



#OPS26

CLLR LIZ LEFFMAN
LEADER OF OXFORDSHIRE COUNTY COUNCIL



Oxfordshire County Council is committed to increasing productivity and improving the quality of life for all our residents. We recognise that growth must be managed carefully so that it alleviates, rather than adds to, the pressures people experience. Our ambition is for an economy that is cleaner, fairer, and more resilient – one that supports thriving communities today and protects the interests of future generations.

To achieve this, we will work closely with Government and local partners to address the key constraints that limit sustainable growth. This includes securing investment in transport, digital connectivity, and wider infrastructure that enables us to plan for and accommodate future housing and economic development. By doing so, we can meet nationally set housing requirements while ensuring that new development is supported by the infrastructure it needs.

Any further growth in Oxfordshire must be delivered in a way that strengthens our environmental commitments and enhances community wellbeing. This means accelerating our transition to a netzero carbon economy, ensuring new development is energyefficient, climateresilient, and aligned with our environmental objectives. It also means embedding community wealth so that the benefits of growth are shared more widely across the county – supporting local jobs, strengthening supply chains, and enabling communities to shape the places where they live.

Crucially, our approach places fairness at its heart. Decisions about growth must reflect the needs of future generations as well as those of today, ensuring that Oxfordshire remains a prosperous, inclusive and sustainable place to live for decades to come.

Through strong partnerships, targeted investment, and a clear focus on sustainability and fairness, we will guide Oxfordshire's growth in a way that delivers longterm prosperity and a better quality of life for all.


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CHARLES BUTTERS
CONSULTANT STRATEGIC PROPERTY ADVISOR, OXFORDSHIRE COUNTY COUNCIL

OXFORDSHIRE COUNTY COUNCIL



Established in 2025, the Oxfordshire Developers Forum (ODF) brings together local authorities, landowners, developers and advisors to create a strategic platform for dialogue on growth, infrastructure, and development across Oxfordshire.

Topics discussed have included formal engagement with Oxford Growth Commission, technical insights and planning updates and proposals to improve and 106 agreements. The group focuses on building an understanding of 'good' growth, local and regional priorities and relationship building to assist the delivery of development and infrastructure across the county.

Having been successfully established by Oxfordshire County Council, the ODF is about to enter a new phase as a subscription led organisation supported by Cratus Group, with strengthened influence and increased reach. It will continue to enjoy the full support of the Oxfordshire councils, with senior officers from all authorities represented to ensure collaboration between the public and private sectors. This includes an event at UKREiiF in Leeds on 27th May focussed on the importance of long-term investment and patient capital in Oxfordshire in creating great places to live, work and play.

The group is aiming to become the county's leading network of developers, landowners, infrastructure providers, professional services companies and consultants with over 200 registered participants.

- Help shape growth across Oxfordshire and with a joined-up voice, help influence policies and processes to assist delivery
- Be part of a county wide, cross-sector property network alongside senior leaders from industry and local government
- Take part in quarterly programme of in-person events
- Partner with key partners and stakeholders across Oxfordshire such as UK Property Forums who are the official media partner

OXPROP AWARDS

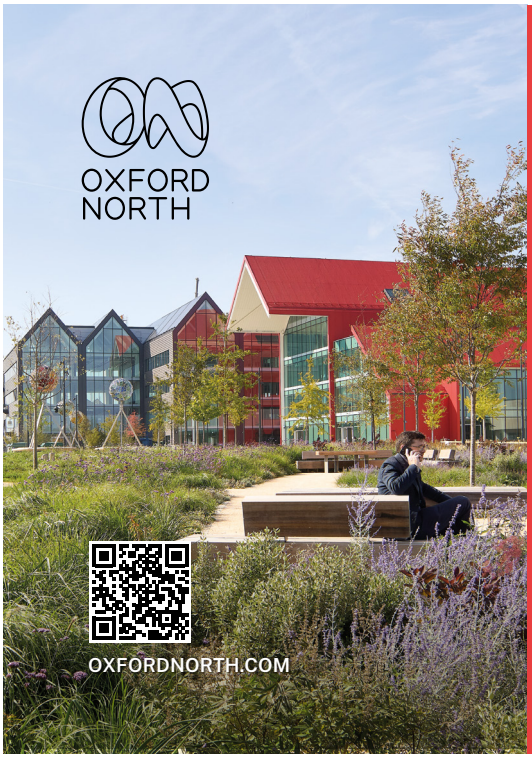
SUBMISSIONS NOW OPEN!

Celebrating the people, projects, and places that make up the Oxfordshire property and real estate community. Visit our website for entry details.

AWARDS DINNER: KEBLE COLLEGE, OXFORD

THURSDAY 10TH SEPTEMBER





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SUMMIT AGENDA
THURSDAY 26TH MARCH
TRINITY COLLEGE, OXFORD

Thursday 26th March
8.30 – 8.55 (Garden Room)
Market briefing – Oxford v Cambridge
A review of current market trends and predictions across these markets – is it possible to compare these markets? What are the common links and where is the real growth happening? Developers have responded to the call to arms for the innovation sector but is there now an over-supply?

CHAIR
MATTHEW BATTLE, Managing Director, UKPF
PANEL
KEVIN WOOD, Head of Office - Oxford, CBRE
HENRY GODSAL, Head of Cambridge Investment Strategy & Asset Management, Savills

9.00 – 10.00 (de Jager Auditorium)
WELCOME
Matthew Battle, Managing Director, UKPF

THE COLEMAN INTERVIEW
PANEL
CHARLES BUTTERS, Consultant Strategic Property Advisor to Oxfordshire County Council & Founder, Sulgrave Advisors
NEALE COLEMAN CBE, Chair, The Oxford Growth Commission

SHAPING THE FUTURE
The Interim Report for the Oxford Growth Commission has been published. What are the implications of the report for the residents, district councils and businesses? How will The Oxford Growth Commission and its partners collaborate to make Oxfordshire a more attractive place for investors to invest and for occupiers and residents to live, work and play?

CHAIR
CHARLES BUTTERS, Consultant Strategic Property Advisor to Oxfordshire County Council & Founder, Sulgrave Advisors
PANEL
CLLR LIZ LEFFMAN, Leader of the Council, Oxfordshire County Council
CLLR SUSAN BROWN, Councillor and Leader, Oxford City Council
PHILIP CAMPBELL, Development Director, Milton Park
OLGA KOZLOVA, Director of Innovation, University of Oxford & Equinox
NEALE COLEMAN CBE, Chair, The Oxford Growth Commission

10.00 – 10.50 (de Jager Auditorium)
Eit campus @ Oxford: Real Estate with Global Ambitions
A new ambitious science campus, designed by Foster & Partners, is currently being built at Littlemore in Oxford to find breakthrough solutions to many of the world's greatest challenges. In this session, we look at how Ellison Institute Trust (EIT) buildings have been designed to foster innovation and collaboration between scientists. We'll examine what's unique about the location of Oxford - a city that's reinvented itself down the centuries, to stay ahead of change - and we'll learn more about the long-term strategy for EIT as it expands its portfolio across Oxford and London.

CHAIR
LAURA LUDLOW, Partner, Mills & Reeve
PANEL
MATT ABNEY, Senior Director of Real Estate, EIT
PETER ANDERSON, Senior Director Business Operations, EIT
SOPHIE BANNISTER, Director of Real Estate, EIT

10.50 – 11.20 Coffee Break in the Garden Room + The Café
Morning Fringe (Garden Room)
Agile Spaces, Oxfordshire Trends

CHAIR
HUGH BLAZA, Consultant, UKPF
PANEL
NORMAN WHITE, (Director of IKS Consulting) Bicester Motion
JAMES TURRELL, Business Development Manager, Morgan Lovell

11.20 – 12.10 (de Jager Auditorium)
New Homes, New Communities
How can new homes support thriving, well-connected communities and what innovative steps are developers taking to create places where people truly want to live? Using Heyford Park as an example, our panel will explore how master planning, investment in infrastructure and a balanced mix of homes can create desirable places.

CHAIR
ROB ALLAWAY, Managing Director, DevComms
PANEL
GAVIN ANGELL, Development Director, Dorchester Living
HARRISON SYMONDS, Architect & Associate, Proctor & Matthews Architects
RACHEL WOOD, Managing Director, Sladen Estates (Bicester Arc)
HANNAH MCCARTHY, Head of Partnerships, Octopus Energy

12.10 – 13.00 (de Jager Auditorium)
Warneford Park: From Care To Cure
Creating a world-leading campus for mental health care, academic and medical research and education. How has the 200-year-old legacy of mental healthcare at the Warneford Hospital inspired and enabled this innovative shared vision? And how will this 950,000 sq ft project transform lives and contribute to Oxford's world-leading science and innovation eco-system?

CHAIR
NIGEL TIPPLE, Director, Nigel Tipple Associates
PANEL
ERIC PARRY CBE, Founder & Principal, Eric Parry Architects
JOHN RHODES OBE, Senior Director, QUOD
HELEN ENSOR, Director, Donald Insall Associates
ROB BALE, Consultant Psychiatrist and Chief Operating Officer for Mental Health and Learning Disability, NHS – Oxford Health Division
HEIDI JOHANSEN-BERG, Associate Head of Division (Research and Innovation) Medical Sciences, University of Oxford

13.00 – 14.00
Lunch (The Café / Garden Room)

13.15 – 13.45 The Lunchtime Fringe (Garden Room)
Sustainable Living

CHAIR
MATTHEW BATTLE, Managing Director, UK Property Forums
PANEL
LAURA STONE, Chief Operating Officer, Greencore Homes
HANNAH MCCARTHY, Head of Partnerships, Octopus Energy
GAVIN ANGELL, Development Director, Dorchester Living

14.00 - 14.40 (de Jager Auditorium)
Fueling The Oxfordshire Engine
What do investors want to know when sizing up Oxfordshire as an investment opportunity? How does the region compare with other global regions and what does it need to do to maintain its position as one the shining lights in the real estate investment market?

CHAIR
SARAH HAYWOOD, Managing Director, Advanced Oxford
PANEL
CLAUS ANDERSEN, Partner, Head of Life Sciences, Freeths
JENS THOLSTRUP, Executive Chairman, OION
DR MURRAY GARDNER, Head of Strategic Engagement and Regional Partnerships, University of Oxford

14.40 - 15.25 (de Jager Auditorium)
New Oxford Districts
Oxford City Centre is on the cusp of a major transformation which could create a modern, vibrant and exciting place comparable with the best European Cities. Our panel will discuss what makes a great city and will describe how (inter alia) the new districts of Oxford North, West End and OxPens will reshape Oxford. Will the Cowley Branch Line act as a catalyst for their growth?

CHAIR

EMILY SLUPEK, Director Building and Project Consultancy, Savills
PANEL
DARRYL CHEN, Lead, Urban Design and Master Planning, Hawkins Brown
SIMON RUCK, Managing Director, Oxford North
TOM BRIDGMAN, Deputy Chief Executive, Place, Oxford City Council
CLARE HEBBES, Director of Development, Oxford University Development

15.25 – 16.15 (de Jager Auditorium)
Making the right Connections
Power, transport, digital connectivity and water: the growth Oxfordshire is experiencing cannot be delivered without these essential utilities. And are the ambitions and expectations for delivering these connections across the region realistic without serious and significant investment?

CHAIR
SEBASTIAN JOHNSON, Director of Ecosystems, ARC Harwell
PANEL
MARTIN REEVES, Chief Executive, Oxfordshire County Council
ELEANOR WILLS, Senior Business Case and Commercial Lead - Green Railway for Growth, Great Western Railway
JEYA SIVASUBRAMANIAM, Director, Major Projects and Portfolio, SNRG

16.15 - 17.00 (Garden Room)
Networking drinks and debrief

SUMMIT AGENDA
THURSDAY 26TH MARCH
TRINITY COLLEGE, OXFORD

OXPROP SUMMIT











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If you would like to arrange a session for your team on any of the topics outlined, please get in touch:

DEVCOMMS SOUTH EAST
Paul Vicary • p.vicary@devcomms.co.uk

DEVCOMMS SOUTH WEST
James Mallinson • j.mallinson@devcomms.co.uk

DEVCOMMS EAST
Steve Price • s.price@devcomms.co.uk

And if you're more focussed on the Midlands or North, speak with **Jack Boyce** (j.boyce@devcomms.co.uk) who would be more than happy to help.

AMBITIOUS PLANS AND POTENTIAL

CAN OXFORD AND OXFORDSHIRE BE SURE THEY'LL DELIVER?

BY ALAN BUNCE, EDITOR IN CHIEF, UK PROPERTY FORUMS

UK Property Forums gathered the leading lights in the regeneration of Oxford and Oxfordshire for a roundtable discussion on the ways ahead. Alan Bunce reports.

Winning hearts and minds and connecting with communities will be vital in ensuring the regeneration of Oxford and the surrounding area, as the region aims to speed up progress and tackle outdated infrastructure.

Those were the key elements discussed at a special roundtable billed as 'Shaping the Future', involving representatives of the Oxfordshire regeneration sector at Oxford Town Hall in December.

The event, organised by UK Property Forums (UKPF) and chaired by its managing director Matthew Battle, followed the publication of the Oxford Growth Commission's interim report.

There was a clear message from the gathering - Oxford is no longer just an historic city, it's a 'global, super-ecosystem' waiting to take off.

As well as calling for stronger communication with residents, the roundtable identified the need for renewed urgency about Oxford railway station's future, the fast delivery of major schemes and the creation of a single-entry point for investors seeking to engage with both the city and county.



The scale of growth

Oxford Growth Commission chair Neale Coleman told the roundtable that while the city was the intended focus, a wider perspective proved essential, particularly looking at key clusters, such as Science Vale, including Harwell, and the region's 'Motorsport Valley'.

Although those areas offered further growth, the commission's focus is on economic growth and activity in Oxford itself.

"It's critical that the city grows," he said. "Quite a lot of our work in the next phase is looking at that in much more detail."

However, he said the failure of the Oxfordshire 2050 Plan has left councils planning too few new homes. "What we want to concentrate on is speeding up and accelerating delivery of existing allocations and sites," he said.

"We need to act, particularly from the local authority and the regulator's perspective, with much more pace and speed. Everything is far too slow."

He pointed to the Begbroke innovation district scheme, where it took 18 months to get the section 106 agreement signed, while securing outline permission cost £8 million.

"This is no good," said Neale.

"One of the main messages in the report is that we want to do some quite intensive work on accelerating housing development over the next 12 months."

Neale said regular meetings were held with key utilities and public bodies to tackle infrastructure constraints and the commission was trying to ensure Oxford had a voice at departments like Defra and the DfT.

He identified three major opportunity areas:

- The Cowley branch line area, including The Oxford Science Park and The Ellison Institute of Technology's (EIT) investment, along with the wider Kassam Stadium site and land to the south
- Oxford Parkway station area, including Kidlington, London Oxford Airport and Oxford Technology Park



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- Oxford West End, including the station and Botley Road redevelopments. The station improvements are being hampered by prolonged delays to re-opening Botley Road

Neale added about the Botley Road scheme: "That's been a catastrophe. Not just because of its impact day-to-day on Oxford but because it's eaten all the money that was there for the western entrance to the station. Our report says that for a city like Oxford, one of the biggest tourist attractions in the country, the entrance to the city is a complete disgrace."

The issue of resources

Rachel Wood, managing director of Sladen Estates, agreed with the need for speeding up development but questioned how effective any subsequent measures would be.

She said:

"Local authorities need the resources. It's great that you can have those conversations but it's about making sure that it trickles down to the working level."

Charles Butters, strategic property consultant to Oxfordshire County Council, praised the commission's work and added: "There are really good signs that change is under way and your work is a catalyst for that change. But there's clearly a lot more that needs to be done."



Richard Venables, Senior Director CBRE

The expansion of Oxford

Richard Venables, senior director with CBRE, argued that both the city and the county struggle with identity, partly because of the fragmented nature of local government.

"We've had 50 years of expansion in Oxfordshire without the expansion of Oxford," he said. He welcomed a more central Government-backed top-down approach through the commission but added: "I think the biggest question is how we bring the people of Oxford with us."

Olga Kozlova, director of innovation for the University of Oxford and Equinox, a university-inspired hub for stakeholders to present a single face of Oxford to investors, said there had been a lack of a single voice or vision for some time.

"Everybody will stand up in Oxford and say, 'there's a massive opportunity' but we lack that one story that we can tell jointly, whether that's the university, industry partners or the investment community or developers," she said.

She added that keeping the community on board was another focus for Equinox: "When we talk about growth, we lack the narrative of 'what's in it for me as a citizen'."

Placi Espejo, place and ecosystems manager for Oxfordshire County Council, said a package of support for businesses was needed. "There is a disconnect because there is no understanding of who is who in Oxfordshire," she said.

Infrastructure remains a problem

Nas Jeffries, commercial property manager for UKAEA at Culham, said its site and fusion technology was becoming better noticed globally, but infrastructure remained a problem.

He said: "We had a company from Singapore asking us what the connectivity is like. I said 'well, in a number of years' time it's going to be very good'. Infrastructure is still an issue for us."

The subject of whether Government funding for infrastructure is now more likely through the commission was raised by UK Property Forums consultant, Hugh Blaza.



Hugh Blaza, UKPF Consultant

Neale explained:

"We've managed to create a climate in which well-crafted, well-argued, well -lobbied business cases have a good chance of being approved."

He revealed he wants a new train station at Begbroke and potentially further stations at Heyford and Ardley.

Educational opportunities

Richard said: "We need a complete reframe about Oxford University and how the academic infrastructure can assist, not just by creating jobs which provide opportunities, not just by advancing housing, which creates opportunities, but what we are actually doing for the community.

"Without kitchen staff and cleaners, without bus drivers or teachers, we're never going to advance our society or economy.

"We've got to refocus on education in Oxford and say, 'how are we going to get our children to advance their educational aspirations?' Not just to go to Oxford or Cambridge but how to just get a GCSE."

Richard added: "At every school I go to, the biggest single issue is 'our teachers can't afford to stay here', so we have this disjoint in our education system."

AMBITIOUS PLANS AND POTENTIAL
CAN OXFORD AND OXFORDSHIRE BE SURE THEY'LL DELIVER?
BY ALAN BUNCE, EDITOR IN CHIEF, UK PROPERTY FORUMS

The demand for space in Oxford

Property agent Richard said: "2025 is going to be seen as either our best year ever or our worst year ever for take-up. If you include Ellison, which has taken half the science park, it's our best ever year but take that out of the picture and it's pretty woeful in terms of take-up."

He added that the size of deals in recent times was much reduced:

"This entirely relates to venture capital funding, or the lack of it, which is the lifeblood that drives our tech community over time."

He said Oxford has two million sq ft of space coming through in the next 18 months and was positive about future demand. Flexible 'lab-enabled' buildings - not fitted out - are coming through and the city could be at the forefront of the quantum computing revolution.

The county, he argued, offers a wide breadth of industries from motorsport in the north to national science in the south.

"We are an amazing ecosystem that is ready to go and we've also got the city centre and regeneration that is happening there. I think we are moving from a regional shire university town into this global super ecosystem where we will see fantastic things happening."

Looking to the future

Asked about hopes for the future, Rachel said: "As a developer across England, we have got to see more investment. We've talked about venture capital but the investment market is sitting on the fence at the moment. Interest rates are high and they are just not committing - and that is across all sectors."



Round Table discussion group

She said more demand had been reported among industrial occupiers but the process could be lengthy.

"If you get an enquiry, it might take two years to actually land. It's about translating that demand into something that's going to land in the next 12 months."

Richard said: "Let's not miss this opportunity while the Government is fully focused on us. Local government reorganisation is both a challenge and an opportunity. It could stall planning and development for a considerable period of time, or it could unlock it through sensible regional spatial planning."

Neale said progress was being made on heritage policy and added that resource was needed for public realm improvements as well as innovation.

Olga talked of the need for scale-up capital to be available but added: "Maybe not in 12 months. It may be 24 months."

Placi said: "I would like to see more companies stay in the area – to have one Oxfordshire. And getting clusters to work together. "

Nas Jeffries said connectivity was key and it was important to support innovation, adding: "For me, it's innovation and spin-offs, and the ability to provide the larger industrial and office facilities when required, also with a focus on the community across Oxfordshire."

Hugh said inclusivity was key, and to highlight the great things ahead that will bring all the sectors of the community together, adding: "Somehow we've got to communicate it."

Charles said he was incredibly positive about Oxford and Oxfordshire's future. He added:

"I would like to see local government and a wider group of leaders in place to be much more ambitious and bold, to look at Oxford as a city that should be absolutely world class.

"And, as a business district alongside a university that's absolutely world class, that the two absolutely support one another."

Matthew hoped for improvements to Oxford railway station. "It's an arrival point but at the moment it's dreadful. If we get action on that – and it will take time - I think it could unlock all sorts of things."

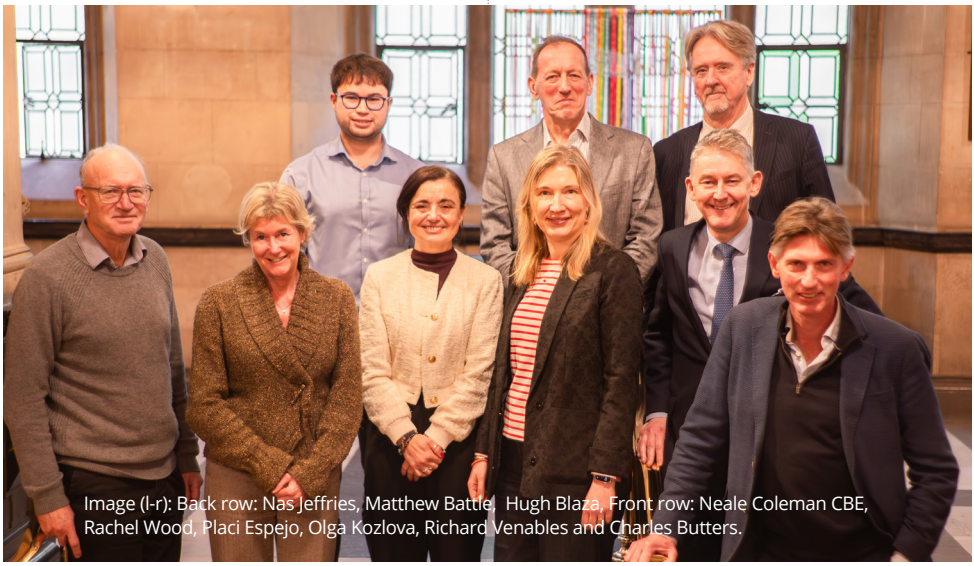

Image (l-r): Back row: Nas Jeffries, Matthew Battle, Hugh Blaza, Front row: Neale Coleman CBE, Rachel Wood, Placi Espejo, Olga Kozlova, Richard Venables and Charles Butters.

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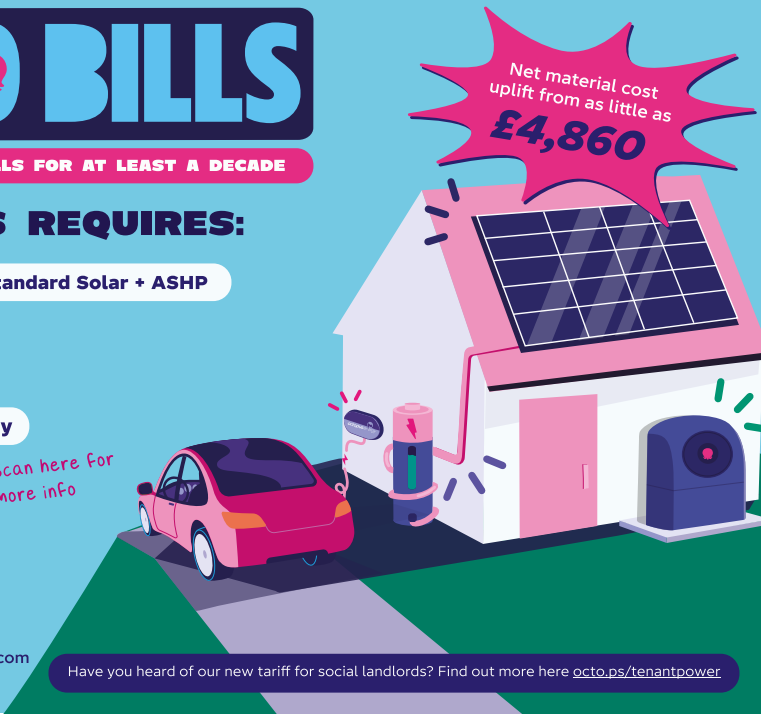

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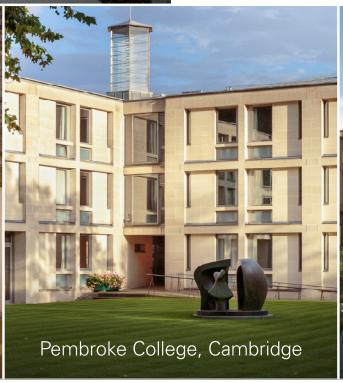
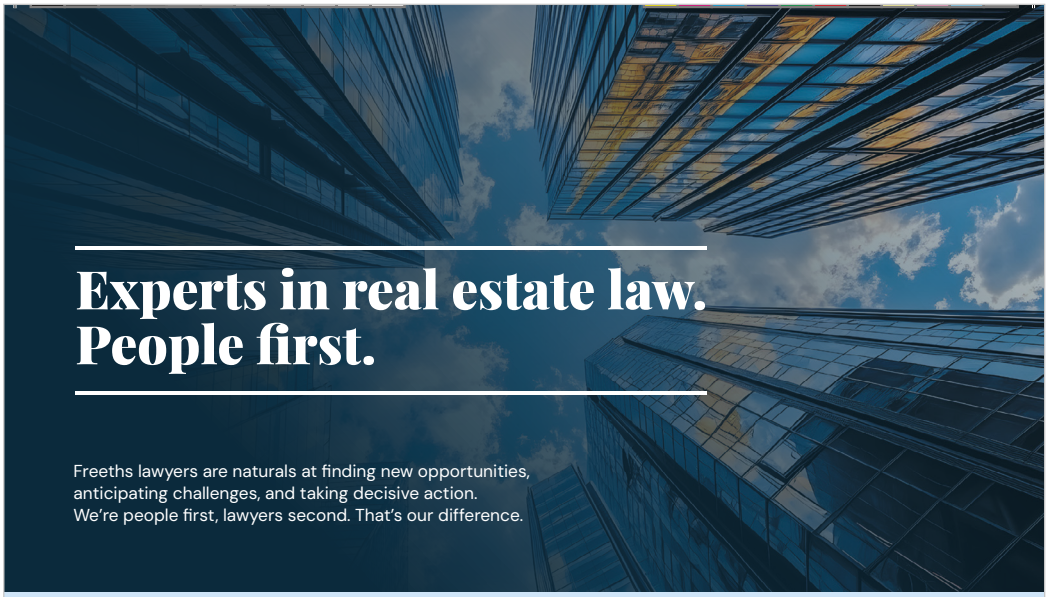

Pembroke College, Cambridge


Warneford Park Masterplan, Oxford



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