

London Property Alliance



# White Collars and Lab Coats: The Workspace London Needs to be a Life Science Superpower

Tuesday 20 February | 8:00 am – 10:00 am

# Presentation



**Jack Sallabank**

Founder and Director &  
report author  
Future Places Studio

London Property Alliance



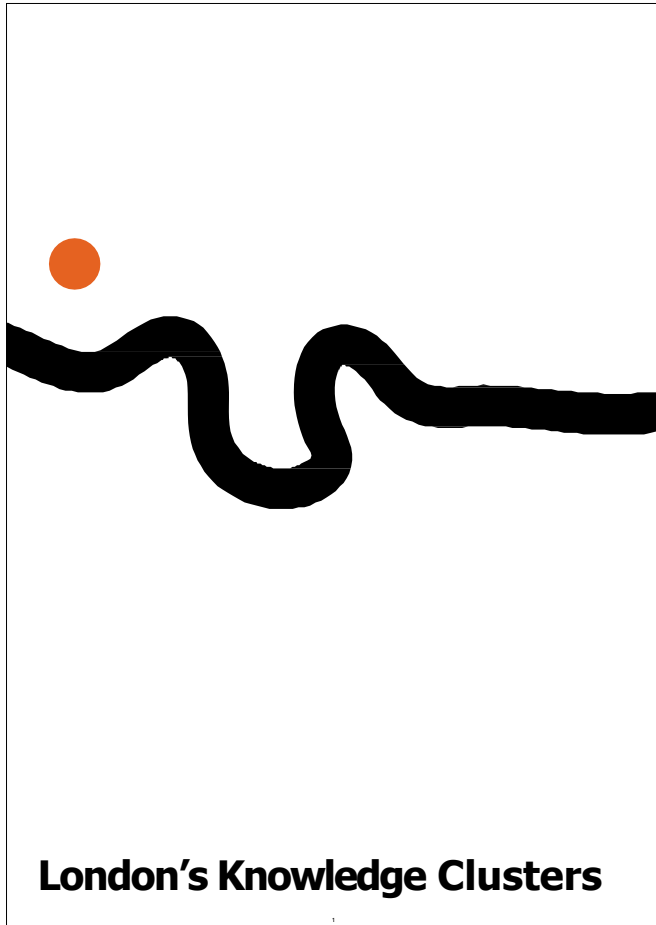
Charles  
Russell  
Speechlys



**Future  
Places  
Studio**

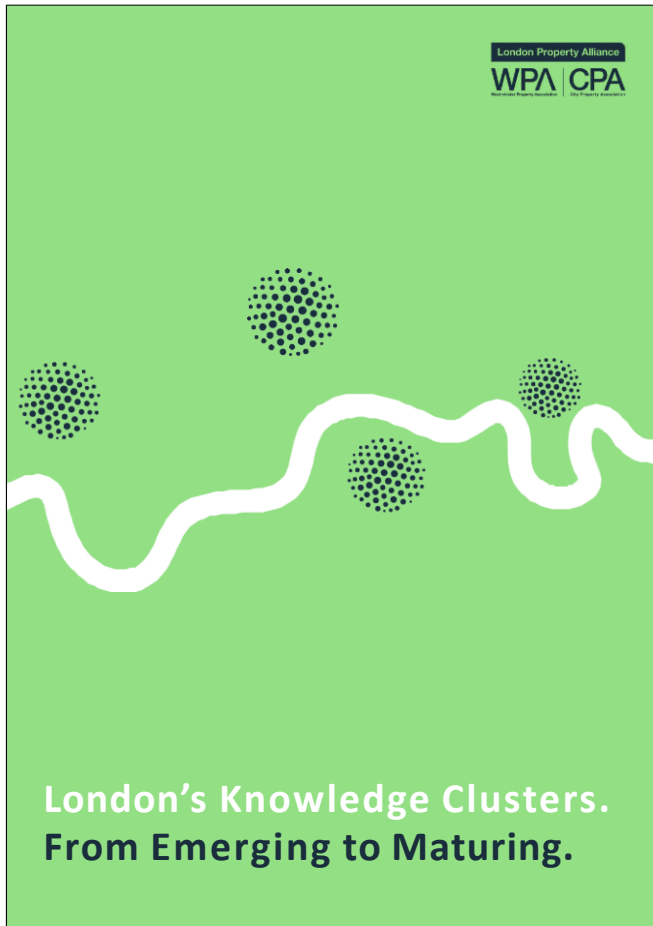
**London's Knowledge Clusters.  
From Emerging to Maturing.**

# 2018 Report



- 1** What are innovation districts /knowledge clusters?
- 2** Where are we seeing them develop across London?
- 3** What next for each of these areas?
- 4** How can the built environment sector support the growth of these areas?

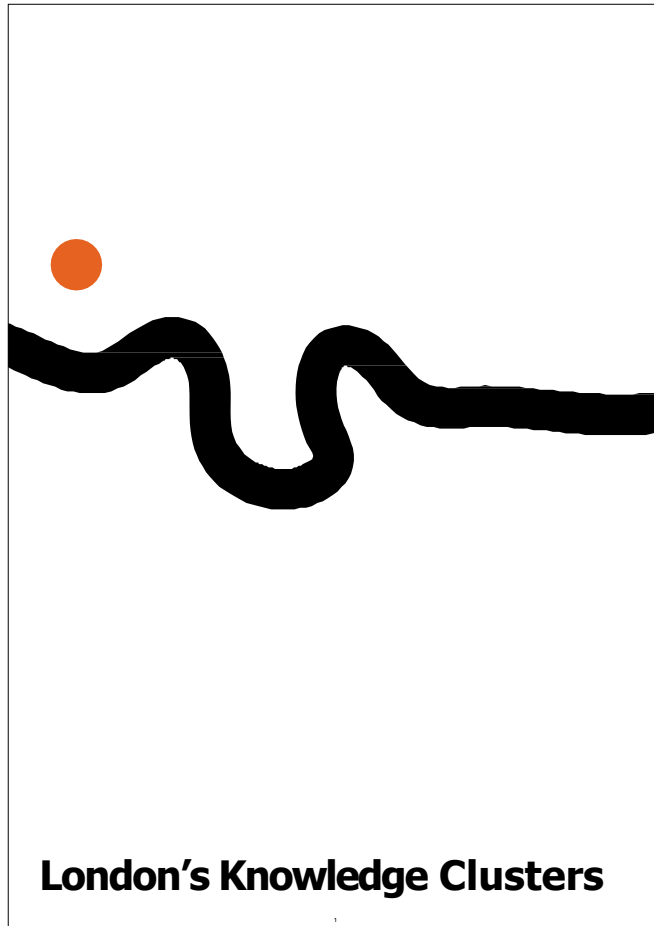
# 2023 Report



- 1** How have each of the areas developed in the last 5 years?
- 2** Where else in London are we seeing knowledge clusters develop?
- 3** What are the opportunities /challenges which need to be addressed?
- 4** What should the focus be for the next 5 years of growth?

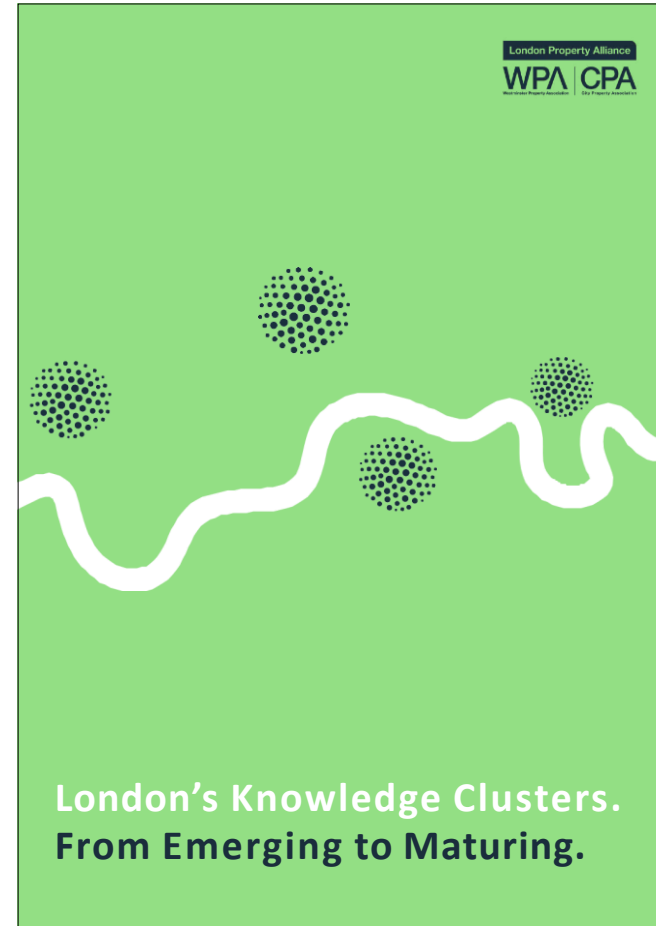
# 2018

## Place-based ecosystems

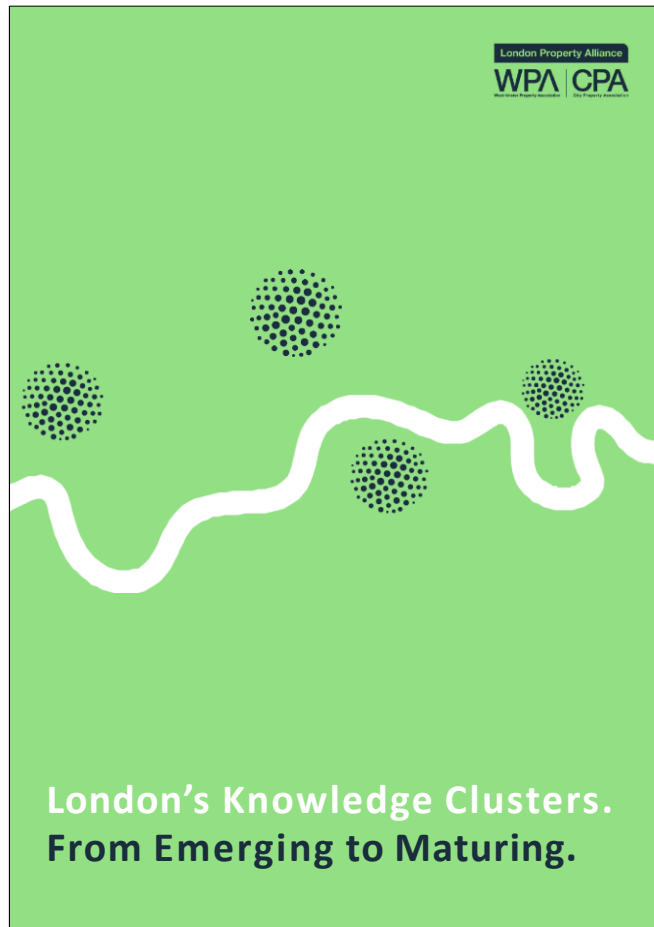


# 2023

## Wider sectoral ecosystem



# Our Starting Point



**London has the potential to supercharge the UK's ambition to be the leading global hub for life science, which would be transformative for the health and wealth of the country.**



**Across the capital there is 2.1m sq ft of lab space under construction, an additional 600,000 sq ft with planning and 2.6m submitted for planning.**

We identified a series of challenges which may impact the future growth of the London life science market.

**1** Uncertainty of demand

**2** Lack of incubator and grow-on space

**3** Investment

**4** Talent shortage

**5** Planning

**6** Sustainability





**7** Economic downturn








## **Recommendation 1: Vision-Led and Connected**

**London needs a vision and strategy for how it will develop into a globally renowned life science supercluster. This should address:**

-  Greater connection and collaboration within and across different clusters.**
-  A strategic and holistic outlook to planning policy and decisions.**
-  A plan to effectively service and support the sector's growth.**
-  A pipeline of skilled lab technicians and support staff to work in and run the volume of buildings under construction.**



## **Recommendation 2: Sustainability**

-  **London should be striving to lead the market in finding and scaling solutions to tackle the life science market's sustainability issues.**
-  **This requires a collaborative approach between developers, universities and life science occupiers.**
-  **We need to create the environment to trial new approaches and products, share learnings and scale best practice.**



## **Recommendation 3: Talent Pipeline**

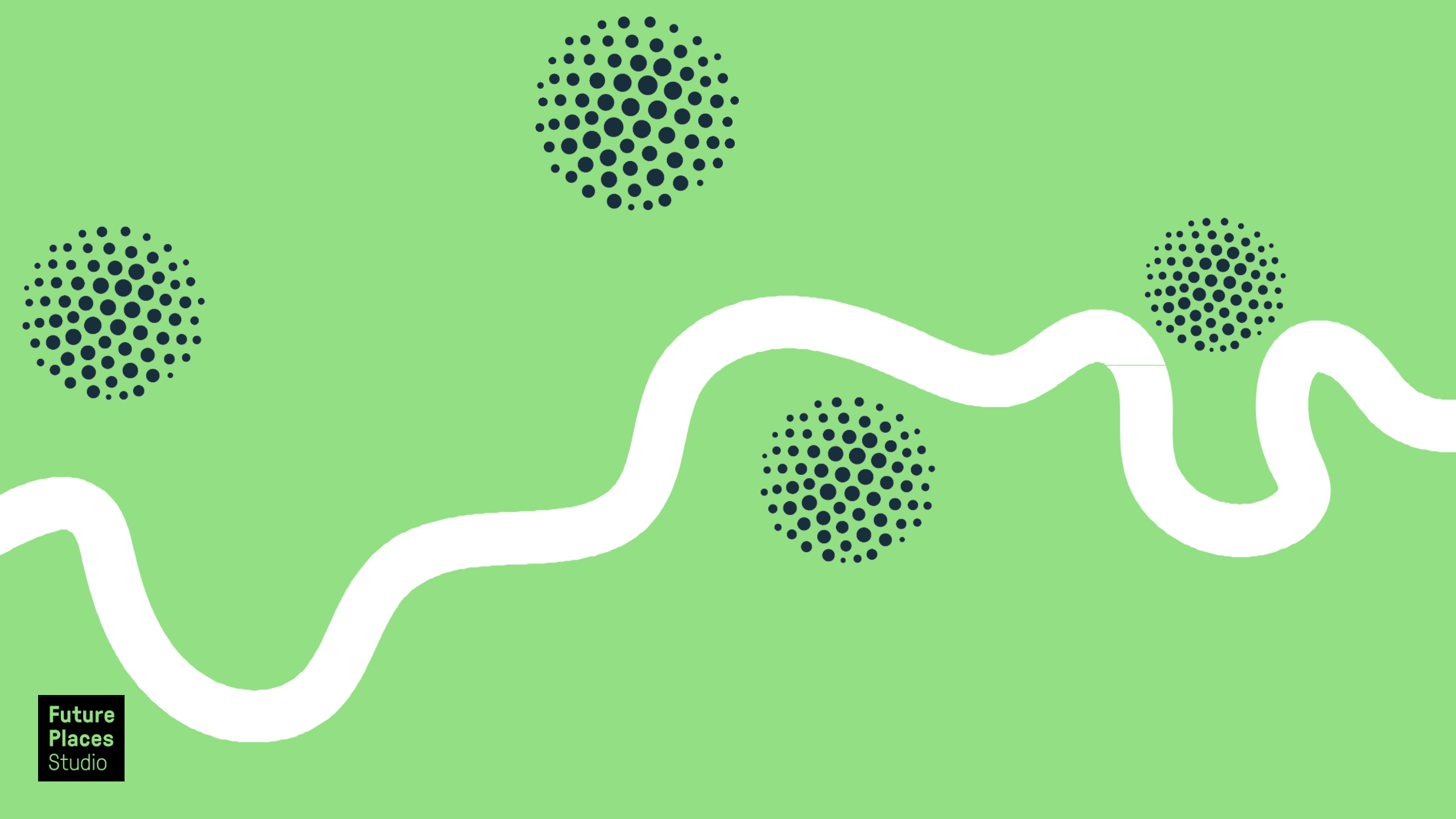


**London needs a strategy to address the talent shortage in the life science market. This includes an approach to ensuring London remains attractive for global talent while also developing locally based talent pipeline.**



## **Recommendation 4: Investment**

-  **The UK needs an improved spinout model and greater ability to raise late-stage growth funds by unlocking institutional investment.**



# Presentation



**Lisa Webb**  
Partner  
Gerald Eve

London Property Alliance



Charles  
Russell  
Speechlys

# GERALD EVE

Lisa Webb



# GERALD EVE LIFE SCIENCES



**Lisa Webb**  
**Partner**  
**Planning and Development**

Chair of LPA's Camden Working  
Group and Knowledge Quarter  
Liaison Group

Tel. +44(0) 207 333 6225

[lwebb@geraldev.com](mailto:lwebb@geraldev.com)

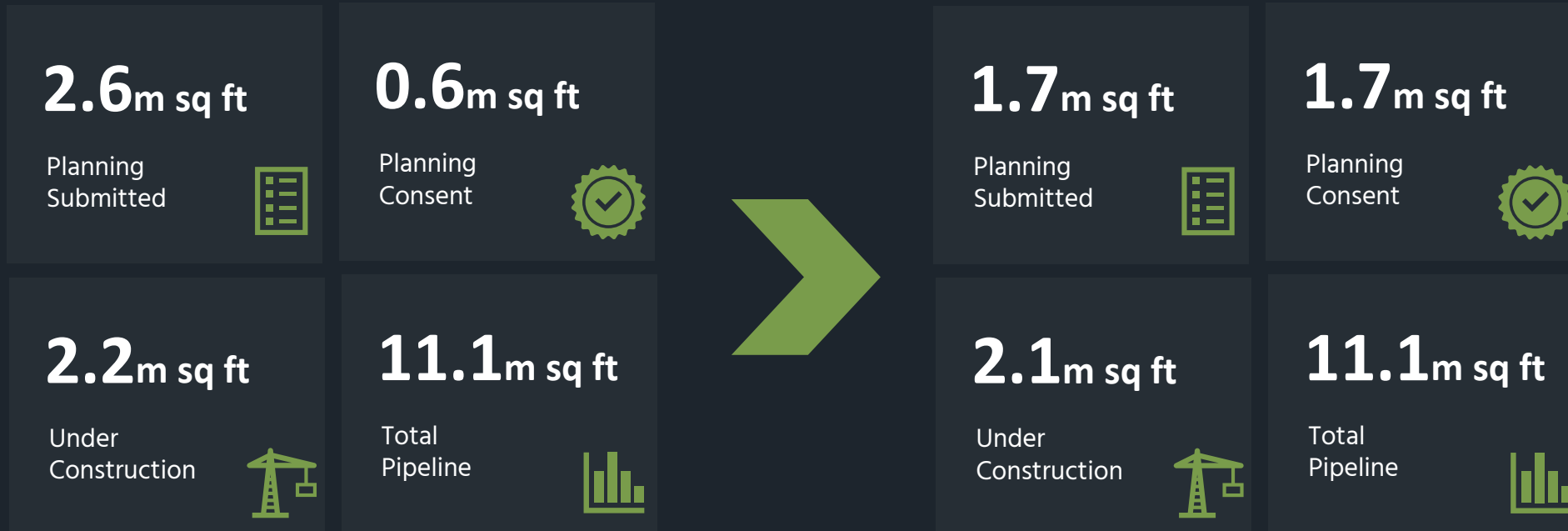




# LABTRACK - MONITORING CLUSTER DEVELOPMENT

SUMMER 2023

WINTER 2024



# KEY PLANNING CONSIDERATIONS



POLICY SUPPORT AT  
ALL LEVELS



USE CLASSES ORDER



WHOLE LIFE CARBON  
AND ENERGY



SOCIAL VALUE



AFFORDABLE  
WORKSPACE AND  
OTHER PLANNING  
REQUIREMENTS



FUNDING AND  
RESOURCING

# OPPORTUNITIES FOR LIFE SCIENCES



## Strengthening London's position as an international leader in life science

- Political support across the spectrum
- Increased funding for local authorities
- Potential planning reform....?



Press release

**New £100 million fund to capitalise on AI's game-changing potential in life sciences and healthcare**



Business

**Labour would speed up planning for major infrastructure, Reeves to say**

The development of gigafactories, labs and 5G infrastructure would be fast-tracked under the party's plans to 'get Britain building again'.



Press release

**Government publishes £2 billion vision for engineering biology to revolutionise medicine, food and environmental protection**