

20

19

Contents

About us	4
Director's introduction	6
A message from our Chair	8
Our work in numbers	10
2018 calendar and highlights	12
Our priorities	14
Project highlights	16
The London Conference	24
Building partnerships	28
Governance and funding	34

About us

We are London's think tank.

Our mission is to develop new solutions to London's critical challenges and advocate for a fair and prosperous global city.

We are a politically independent charity.

We help national and London policymakers think beyond the next election and plan for the future.

We have ideas with impact.

Through research, analysis and events we generate bold and creative solutions that improve the city we share.

We believe in the power of collaboration.

We bring together people from different parts of the city - with a range of experience and expertise - to develop new ideas and implement them.

As a charity we rely on the support of our funders.

Our work is funded by a mixture of organisations and individuals who share our vision for a better London.

- ◆ Our work impacts policy at a local and national level.
- Our research offers new insight into the challenges London faces.
- Our public events bring together people from across the city to exchange ideas.
- ▲ Our conferences are creatively curated and provide space for important discussions.
- Our roundtables convene groups of experts to develop and discuss policy solutions.



Director's introduction

London is a leading global city – an economic and creative powerhouse. But the city's success has also brought with it great challenges. Housebuilding has lagged, and home ownership has spiralled out of reach for many Londoners. While unemployment is at historic lows, wages have failed to keep up with living costs, and many Londoners have seen their living standards fall. At the same time, population growth has placed pressure on infrastructure and housing. London now ranks as the most congested and one of the most polluted cities in Europe. And as government austerity continues to place pressure on local services, London's relationship with the rest of the UK has come to feel increasingly strained.

Centre for London believes that with evidenced-based thinking and fresh policy ideas, London can overcome these complex and interlinked challenges. By undertaking research, staging events, convening and influencing, we encourage national and London government to think beyond the election cycle and to adopt policies which have the potential to transform London for the better.

This annual report sets out some of the ways we have helped the capital over the last year. It also includes details of our new five year strategy which will see us continue to focus our work around four key themes: housing and neighbourhoods; transport and environment; skills and opportunity; and London's role as a capital and a global city. We are also excited to be launching a programme of activity to promote our ideas and recommendations in the run up to the 2020 Mayoral election, with the ambition of working closely with the newly elected Mayor.

I'd like to take this opportunity to thank our staff, trustees and our funders for their ongoing support and commitment to making the city better.

Ben Rogers
Director, Centre for London



A message from our Chair

Last year was another eventful one for Centre for London. The Centre hosted 18 events, published 13 reports and secured record levels of media coverage for its ideas. We continued to provide insight on London's critical issues, publishing research and hosting events covering a range of topics from affordable housing to the automation of jobs. We also saw a step-change in our influencing and impact. Our recommendations were reflected in the Autumn Budget. We developed closer ties with government departments. And we hosted the Mayor of London at our flagship event, The London Conference.

As a small charity, we rely on our supporters to make our work possible. Last year we focused on expanding and diversifying our income to give us greater flexibility and to secure the Centre's legacy for London. As such, we're pleased to have launched two new schemes for partner organisations and individuals who want to support our work. If you are interested in finding out more about these schemes, please find our Development team's contact details in the back of this report.

Last year also brought some changes at Centre for London. We appointed new members of the team with expertise in events and research, and we said goodbye to several talented colleagues. We also said farewell to long-serving trustees, Sir Mark Boleat and Tim Collerton and welcomed new members to the board. On behalf of all the team at Centre for London, I would like to take this opportunity to thank the outgoing trustees for their expertise and commitment over the past three years, your contribution has been invaluable.

This report sets out just a few of the ways we have made a difference over the past 12 months. But our work is ongoing. We look forward to continuing working with you as we strive towards creating a fairer, prosperous global city.

Liz Peace CBE

Chair of Trustees, Centre for London

Our work in numbers

Readership

1000

reports sent to senior decision-makers.

The number of people reading our reports online increased by a fifth.

29000

report page views.

Media

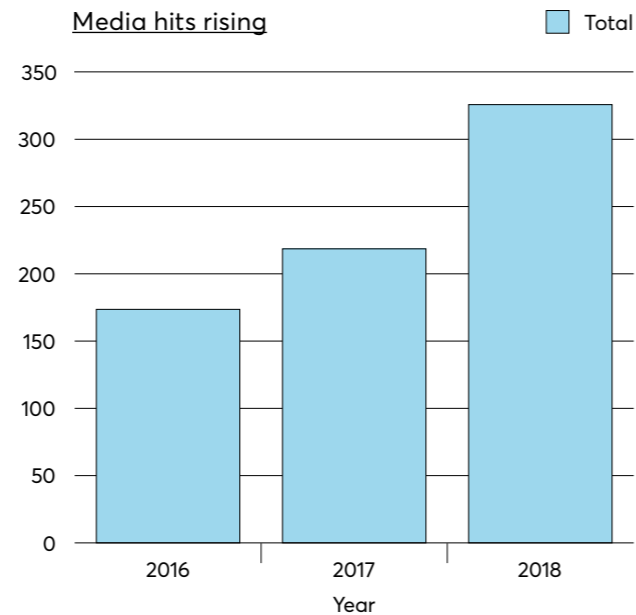
We took part in **37**

TV and radio interviews addressing the big issues affecting London.

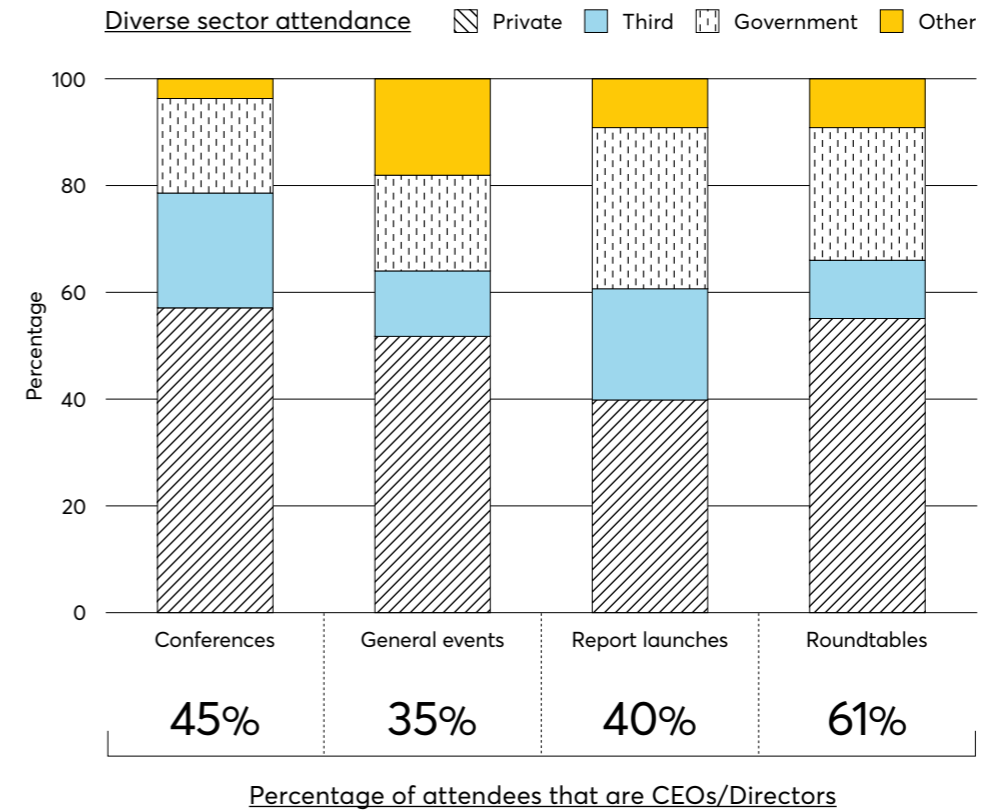
Top 5 nationals covering our work

- Financial Times
- The Times
- The Guardian
- The Independent
- The Telegraph

Our work was covered **329** times by the press.



Events

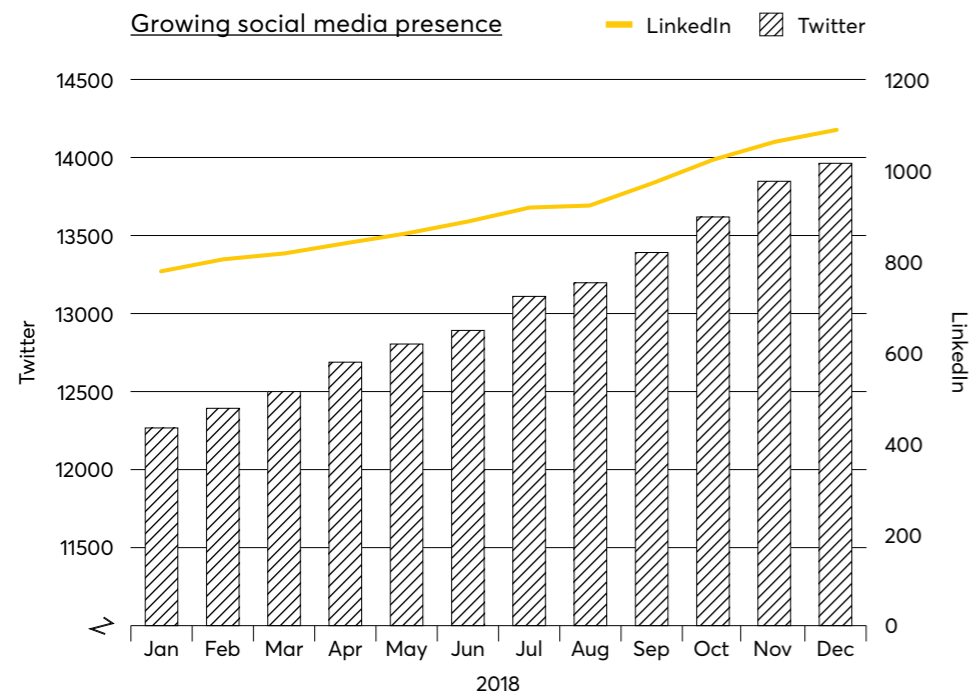


10% of our speakers were elected officials or Deputy Mayors.

The London Conference saw a record number of attendees and a total of **1721** attendees across all events.

Online audience

Our social media profile and number of followers has increased.



Over **2300** newsletter subscribers.

We launched our blog in June 2018 and published **30** blogs.

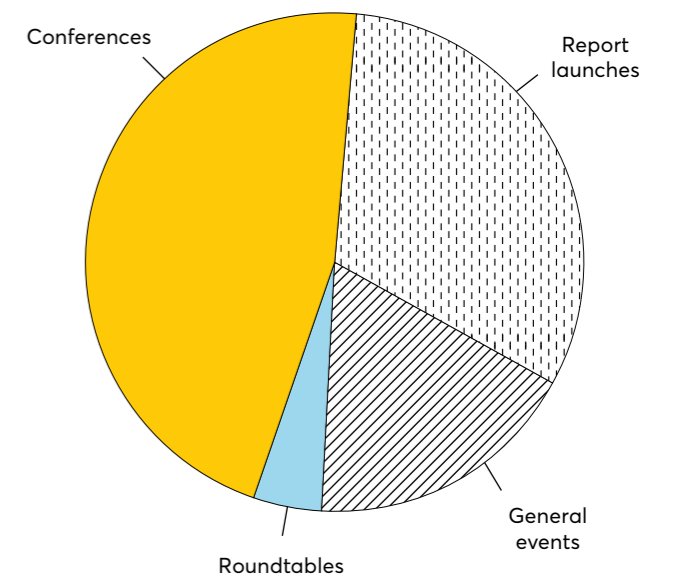
Most read blogs

- Five maps showing how London's population is changing
- Five ways London's mayors have changed the city
- Six graphs showing how London has changed since 2000
- How can we unlock the potential of London's unused spaces?
- What do Brits think of London?

Centre for London's Director, Ben Rogers, spoke at over **20** events in 2018, on topics ranging from wages and skills, housing and transport.

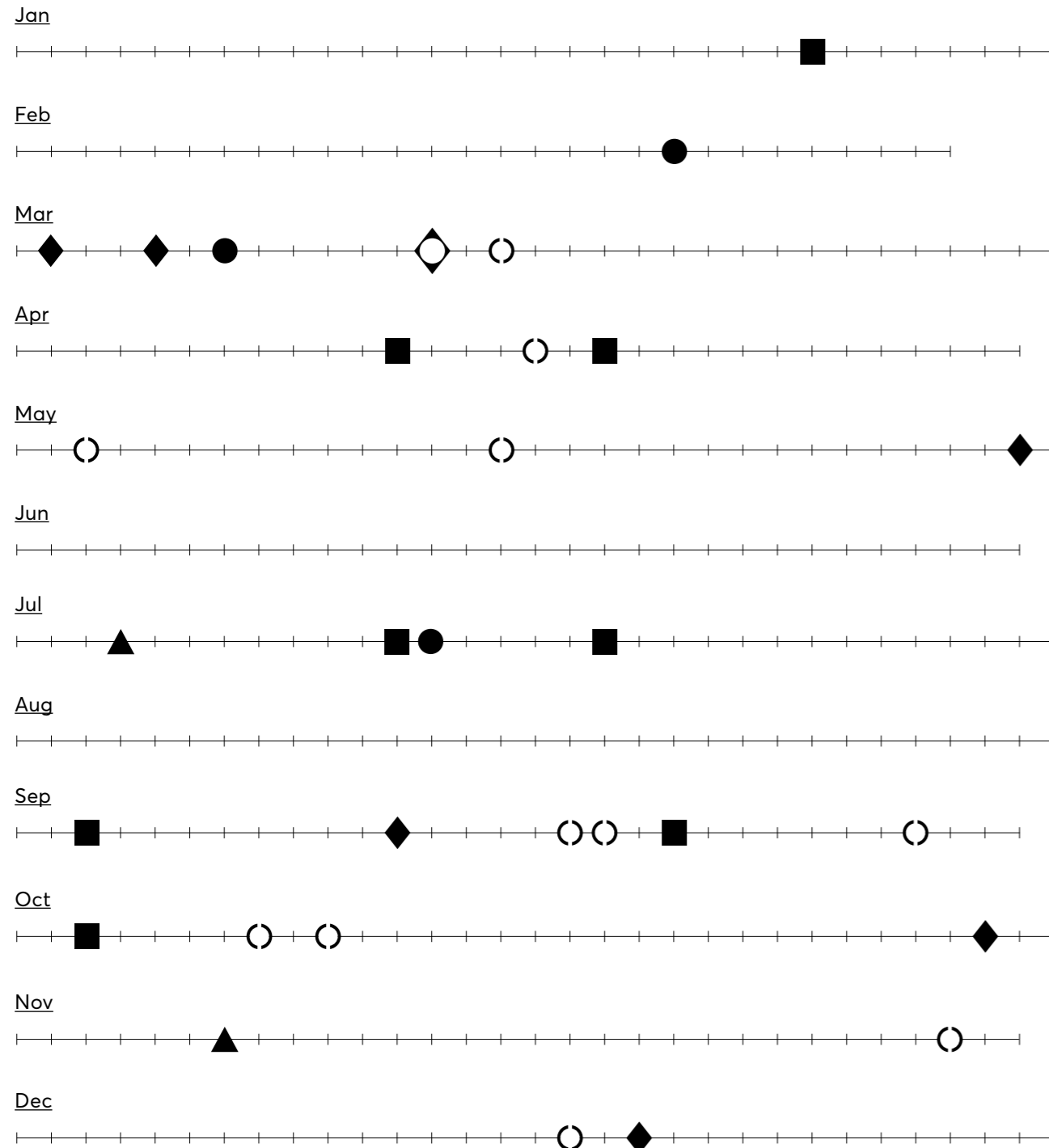


Popular events



2018 calendar

- Report
- Event
- Roundtable
- ▲ Conference
- ◆ Policy change



Highlights

January

Report
Next Door Neighbours - collaborative working across the London boundary

February

Roundtable
 Industrial Land and the London Plan

March

Event
 Launch of the King's Commission on London report, supported by Ben Rogers as a Commissioner

April

Report
Human Capital: Disruption, opportunity and resilience in London's workforce

Event
 Borough elections guide with OnLondon

Report
London identities

May

Event
 Centre for London provided commentary on the local elections.

Event
London ideas launches

July

Conference
 Under Pressure: The way ahead for London's roads and streets

Report
Places that work

Report
Borough Builders: Delivering more housing across London

September

Report
More, better, together: A strategic review of giving in London

Policy development
 Following our *More, better, together* report, the Greater London Authority published a strategic review of giving in the capital,

which drew on our work and reflected our recommendations. The City of London Corporation also published a strategy which reflected our report.

Event
 Richard Brown, Research Director chairs a panel at the Liberal Democrat party conference.

Report
Made for London: Realising the potential of Modern Methods of Construction

October

Report
Meanwhile, in London: Making use of London's empty spaces

Event
 Palaces for the People – event series with Eric Klinenberg.

Policy development
 The Autumn Budget included a major announcement on high streets, as recommended by Centre for London.

November

Conference
 The London Conference 2018 explored how to make London a fair and prosperous capital.

December

Event
 Centre for London hosts Mayor's Design Advocates Meeting at City Hall.

Policy development
 The Mayor announced two new policies in line with Centre for London's *Streets Smarts* report: a scrappage scheme for the most polluting vans and the extension of the Congestion Charge to private hire vehicles.



Our priorities

Our work focuses around four areas which we believe are integral to building a fair and prosperous city:

London, UK and the world

London is a pre-eminent global city. But its position is vulnerable to a fast-changing global economy, to the uncertainties of Brexit, and to growing concern about regional balance within the UK. Our work seeks to

sustain London's global status and its contribution to the UK, through greater devolution, governance reform, and building strong partnerships between government, civil society and business across the country.

Housing and neighbourhoods

London faces an acute shortage of affordable housing, eroding living standards and undermining the economy. Housing poverty, overcrowding and homelessness have risen and many homes fail to meet basic standards. At the same time, many homes and neighbourhoods suffer from poor design and planning, and communities feel shut out from the way their city is changing.

We look for new ways for London to meet its housing needs, build better neighbourhoods, strengthen communities, enable better use of land and buildings and unlock investment. We want every Londoner to have access to good quality, affordable housing, regardless of their income, age or background.

Skills and opportunity

London's labour market is rapidly evolving and too many Londoners are barred from the opportunities the city offers. Skills gaps hamper employers and workers alike, low paid and poor quality jobs leave many people struggling to get by or advance, and pockets of worklessness persist. And these challenges may intensify as the economy is transformed in coming years.

Our work looks at the changing nature of work in London, with a focus on skills, social mobility and labour market inequalities. We want London to be a place where workers are fairly paid, fulfilled and secure, and able to learn and respond as the economy changes.

Transport and environment

London's transport infrastructure is under increasing strain and public transport costs remain high. Cars still dominate London's roads, contributing to air pollution, congestion and road danger, and degrading the public realm.

climate change, and adapting to its consequences – in everything from transport, to construction, to economic and population growth.

London also needs to face up to the global climate emergency, minimising its contribution to

Our work aims to create a fairer and sustainable transport system, better public realm, a healthier environment and a resilient low carbon city.

Project highlights

Modern Methods of Construction

Meanwhile space

Philanthropy and giving

Realising the potential of Modern Methods of Construction

Our *Made for London* report, published on 20 September 2018, examined how Modern Methods of Construction (MMC) could improve the speed, scale and quality of housing delivery across the capital.

The final report highlighted that the adoption of off-site construction and manufacturing has been slow, with the need to develop skills, improve supply chains, promote the potential of new construction techniques and ensure supportive policy and financing structures, in order to achieve a step change in take up. The research built on 18 one-to-one interviews with key stakeholders in the industry – including developers, housing providers, architects, planners, construction consultants, academics, investors and other finance providers, identifying the roadblocks to innovations being adopted on a wider scale. London Councils' Executive Member for Housing and Planning supported the report, while the Head of Modern Methods of Construction Policy at the Ministry of Housing, Communities and Local Government fed into the research and attended the launch.



↑ Centre for London's researchers analysed the different types of Modern Methods of Construction and their potential to meet London's housing needs. Presented during London Design Festival, MultiPly by Waugh Thistleton Architects, confronts two of the current ages biggest challenges - the pressing need for housing and the urgency to flight climate change - and presents the fusion of modular systems and sustainable construction materials as a solution.

Impact highlights

◆ In January 2019, Centre for London submitted evidence to the Housing, Community and Local Government Committee inquiry on Modern Methods of Construction. Research Manager Victoria Pinoncelly gave evidence alongside Mark Farmer, author of *The Farmer Review*. The Committee's report, published in July 2019 included several mentions of Centre for London's report and echoed our recommendations on design, skills, financing and access to land.

■ Responding to our report, Cllr Darren Rodwell, London Councils' Executive Member for Housing and Planning, said:

“ *London faces a severe housing crisis. We need a major boost to housebuilding and – as Centre for London's important report makes clear – innovation in construction methods can be a key part of achieving this.* ”

Making use of London's empty sites

We published new thinking on how London's communities, councils and developers could scale up meanwhile use across the city - and why government should support it.

Our report *Meanwhile, in London* found too many empty spaces in London aren't being used to their full potential. The report analysed the extent, value and potential of meanwhile use in the capital and identified the key hurdles to scaling up meanwhile activity and recommended how to overcome these.

Touching on big issues such as the future of high streets, local industrial strategies and planning, this research attracted significant interest from the policy community. The launch event attracted over 80 policymakers and practitioners, including representatives from the Greater London Authority, London boroughs and meanwhile space operators, while a separate private roundtable was attended by representatives from the Ministry of Housing, Communities and the London Assembly.



↑ Centre for London's researchers visited meanwhile spaces across the capital. The launch event was held at Mercato Metropolitano in Elephant and Castle on the site of a disused paper factory. It is home to more than 40 vendors, community projects and a micro brewery.

Impact highlights

◆ In the Autumn Budget, the government announced proposals for lighter planning regulation, a register of empty shops and a brokerage scheme – all three were recommendations in Centre for London's *Meanwhile, in London* report.

“ This report helpfully highlights the important role meanwhile can have in regeneration as seen from Camden to Croydon and Bexley to Barnet (and stacks of places in between!).

Debbie Jackson, Interim Executive Director - Development, Enterprise and Environment
Greater London Authority

Report covered 15 times in the press.



A strategic review of philanthropy and giving in London

As austerity bites and charities face an unprecedented squeeze on resources, Centre for London looked to find ways of improving the scale and impact of giving in London.

London is a place of contrasts. It plays host to more billionaires than any other city in the world, yet it is also failing to provide for its poorest and most disadvantaged citizens. In light of this, Centre for London worked with leaders of London's civil society and government to understand the challenges and opportunities in the giving sector, and explore the role that a city-wide strategy could play in strengthening the breadth and depth of giving. We explored the current patterns in charity giving, trends affecting how and why giving takes place and identified the barriers to increased giving across the capital.

Our research was supported by London's third sector, including senior officials from the Greater London Authority, City of London Corporation, London Funders, City Bridge Trust and London Community Foundation. The researchers met regularly with Matthew Ryder, Former Deputy Mayor for Social Integration, Social Mobility and Community Engagement to discuss the findings and share insights.



↑ Centre for London's report looked at giving, volunteering and mentoring schemes and put forward policy recommendations to support these, such as The Girls' Network, a national charity aiming to inspire and empower girls from the least advantaged communities by connecting them to a mentor and a network of professional female role models. In London, they support over 300 girls annually to realise their ambitions and discover their self-worth.

Impact highlights

Report covered **16** times in the press including third sector trade publications *Third Sector*, *Charity Times* and *UK Fundraising*.

BBC London

charitytimes

THE TIMES

Third Sector

◆ Our research informed a separate report on philanthropy in London commissioned by the Mayor of London, as well as the City of London's philanthropic strategy.

“ Centre for London's report is brimming with great ideas for how we can work together across funding sectors, alongside the generosity of Londoners, to better direct time and money where it's needed most.

James Banks, Director, London Funders

The London Conference

“ The London Conference – is now firmly established as a key moment in the year when we can join together to discuss the future of our city.

In fact, it's been so successful that Mayors in the North of England have decided to arrange a new "Convention of the North".

Sadiq Khan, Mayor of London



The London Conference: Speaker highlights

The London Conference 2018 attracted a record number of attendees, with a keynote speech from the Mayor of London and a packed agenda discussing the future of work, skills and employment in the capital.

87 per cent of respondents rated the networking opportunities as excellent or very good.

80 per cent of respondents rated the on stage content as excellent or very good.



↑ Torsten Bell, Director, Resolution Foundation and Bharat Mehta, Chief Executive, Trust for London discussing a better future for working Londoners.



↓ Caroline Russell, Green Party London Assembly Member, speaking about working standards.



↑ Georgia Gould, Leader, Camden Council with James Murray, Deputy Mayor for Housing and Residential Development, Greater London Authority, and Liz Peace CBE, Chair of Trustees, Centre for London on a panel discussion about resetting the public conversation about housing.



↑ Lewis Iwu, Director, Finsbury on social mobility and education in the automation age.

Building partnerships

Partnerships and collaborations

Working with local government

Partnerships and collaborations

We collaborated on events and research to share the latest thinking and provide fresh insight on London's challenges.

Over the past 12 months, we've partnered with four other research organisations and think tanks including LSE Cities, Southern Policy Centre and King's College London. We've also partnered with the media to help us reach a wider audience, working with CityLab to promote London ideas, our events series and magazine on urban innovation, and with On London to host a stimulating debate ahead of the 2018 local elections.

Through these collaborations we've explored the reasons behind the slowdown in productivity growth, discussed the risks and opportunities that a changing world of work poses to the economy. We've made the case for deeper collaboration between London and the wider South East. And we've hosted discussions on how we can build a more equal and united society.

Our partners in 2018 included:

CITYLAB



LSE Cities

McKinsey & Company

ONLONDON
FOR THE GOOD CITY

Southern Policy Centre

Impact highlights

▲ King's College London was the Venue Partner for our conference Under Pressure: The way ahead for London's roads and streets. The conference was attended by over **260** delegates.

Centre for London also supported the King's Commission on London, with Ben Rogers joining the group as a Commissioner.



↑ Featured speaker, Mike Brown, Commissioner, Transport for London

We partnered on a Borough elections guide with Dave Hill, Founder of On London and Lewis Baston, a leading political analyst.

■ Our report with Southern Policy Centre on working across the London boundary has been read over **1,540** times on our website.

● Our series of roundtables on productivity and gender parity with McKinsey & Company was attended by over **80** people.



↑ Featured speaker, Vivian Hunt, Managing Partner for the UK & Ireland, McKinsey & Company

Working with local government

Centre for London has become a respected and critical friend to London's local government. We look for opportunities to provide insight, evidence and fresh policy ideas to support the future of the capital.

Local authorities continue to value our insights and ideas. In 2018, eight boroughs supported the Centre by supporting our research. Their interests spanned a range of topics from making the most of London's empty spaces, to scaling up local authority involvement in building more affordable housing, and collaborative working across the London boundary. And this work has had impact - as outlined here.

We have continued to build relationships with City Hall. We hosted five Deputy Mayors for London at our events in 2018. Rajesh Agrawal, Deputy Mayor for Business, spoke at our event at City Hall discussing gender parity in the workplace. Heidi Alexander, Deputy Mayor for Transport, spoke at our Under Pressure conference in July. And James Murray, Deputy Mayor for Housing and Residential Development, spoke at The London Conference. A number of our recommendations have been adopted by City Hall.

In 2018, we worked with:



Impact highlights

◆ The Mayor announced two new policies in line with Centre for London's 2017 *Streets Smarts* report; a scrappage scheme for the most polluting vans and the extension of the Congestion Charge to private hire vehicles.

◆ We published an open letter to the government in *The Times*, calling on them to recognise the role that councils can play in housing delivery. It had 35 cross-party co-signatories, including James Murray, Sian Berry, Tom Copley and Caroline Pidgeon.

“ *Homebuilding has consistently fallen below targets...To support and encourage councils to deliver at scale, government should allow councils to borrow to build and to mix funding more flexibly.*



↑ Cllr Lib Peck, Former Deputy Chair, London Councils & Leader Lambeth Council speaking at The London Conference.

◆ Matthew Ryder, Former Deputy Mayor for Social Integration, Social Mobility and Community Engagement, Greater London Authority supported the research from our report *More, Better, Together: A strategic review of giving in London*, which fed into the development of the Mayor's strategy.

Governance and funding

Overview of finances and funding

Our work is supported by a mix of organisations and individuals who share our vision for a better London.

We are not a membership organisation and we receive no guaranteed institutional or government support. We work hard on our fundraising and bring together a range of supporters. We believe that this model helps to keep us ambitious and relevant.

Our funders come from a wide range of backgrounds and sectors, reflecting our belief in partnership and collaboration. We are hugely grateful to all those who have supported our work. Only with that support have we been able to grow into an organisation capable of delivering a bold and ambitious programme of work to help create a fairer and more prosperous city. We are committed to being fully transparent about our funding and to that end each year we publish a full list of our funders which can be found on our website.

In the period to 31 December 2018, Centre for London received income of £1,123,844 (2017: £950,114). Approximately 55 per cent of all funding secured during 2018 was research funding, 27 per cent event funding, and 18 per cent unrestricted core funding.

Funders

£1,000 - £10,000

- Arup
- 21st Century Fox
- Barking Riverside
- Beth and David Blood
- Brick by Brick Croydon Limited, c/o Croydon Council
- British Land Property Management Company Ltd
- Centre for London Trading
- Cubic
- Dar
- EY
- London & Partners
- London Borough of Ealing
- London Borough of Sutton
- London Councils
- Mark Leonard Trust
- New West End Company
- Nicholas Stanley
- Paul Hamlyn Foundation
- Peabody
- Savoy Educational Trust
- Sir Mark Boleat
- Sir Trevor Chinn
- Southern Policy Centre
- The Stanley Foundation
- Therme Group UK Ltd
- The Walt Disney Company
- Tideway
- London Borough of Wandsworth

£10,001 - £20,000

- JLL
- Kohn Pedersen Fox
- Siemens
- Victoria BID
- Victoria Westminster BID

£20,001 - £30,000

- C40 Cities Climate Leadership Group
- Greater London Authority
- Lendlease Europe
- London Borough of Camden
- Richard Rogers Charitable Settlement
- Swarovski Foundation
- The Northbank BID
- The Schroder Foundation
- Van & Eva DuBose

£30,001 - £40,000

- emovis
- Heathrow
- London Economic Action Partnership (LEAP)
- Trust for London

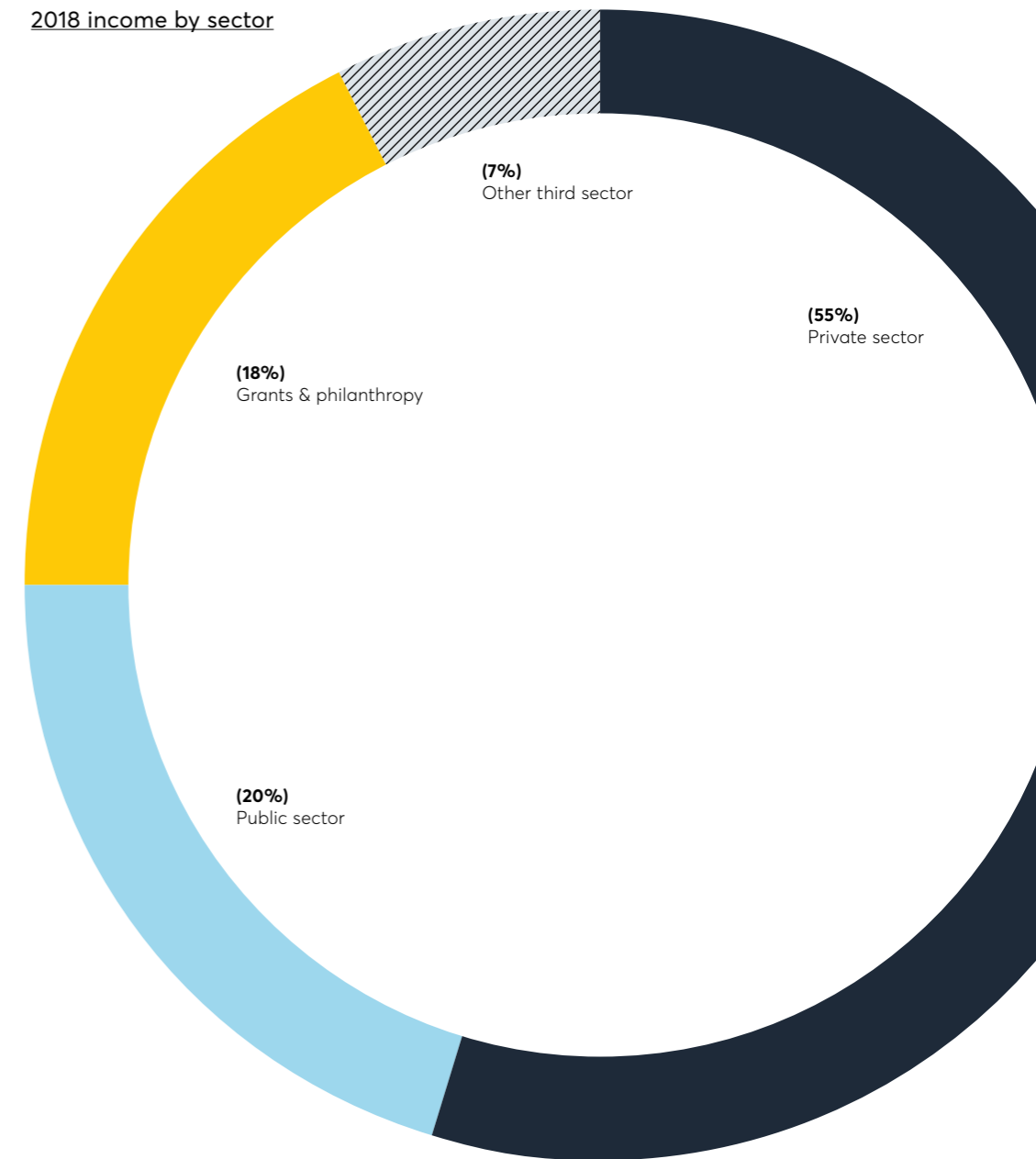
£40,001 - £50,000

- City of London Corporation

£50,001+

- Capital & Counties Properties PLC
- L&Q
- McKinsey & Company
- Transport for London

2018 income by sector



Governance

Centre for London is led by Director Ben Rogers and Chair Liz Peace, who are supported by a core team and a Board of Trustees.

This year we're pleased to welcome four new members to the board. They bring with them a wealth of experience and expertise on charity governance, London policymaking and creating change in the city.

New Trustees



Peter Lewis
CEO, Institute of Fundraising



Catherine McGuinness
Chair, Policy and Resources Committee,
City of London Corporation



Fiona Fletcher-Smith
Group Director for Development and Sales, L&Q



Shashi Verma
Director of Strategy and Chief Technology Officer,
Transport for London

The Board of Trustees

Liz Peace CBE
Chair of Trustees

Paul King
Deputy Chair of Trustees

David Slater
Chair of the Finance Committee

Professor Michael Arthur
President & Provost, University College London

Stephen Bediako
Executive Chair, The Social Innovation Partnership

Rosie Ferguson
Chief Executive, Gingerbread

Peter Lewis
CEO, Institute of Fundraising

Catherine McGuinness
Chair, Policy and Resources Committee,
City of London Corporation

Ben Page
Chief Executive, IPSOS Mori

Sonal Shah
Strategic Philanthropy Manager,
University College London

Fiona Fletcher-Smith
Group Director for Development and Sales, L&Q

Andrew Travers
Chief Executive, London Borough of Lambeth

Shashi Verma
Director of Strategy and Chief Technology Officer,
Transport for London

Contact information

Development

Max Goldman
Development Manager
max.goldman@centreforlondon.org

Events

Kate Spiliopoulos
Head of Events
kate.spiliopoulos@centreforlondon.org

Research

Richard Brown
Research Director
richard.brown@centreforlondon.org

centreforlondon.org

hello@centreforlondon.org
020 3757 5555
@CentreforLondon

