

Construction

- launched the BPF *Guide to Utilities Connections*
- responded to the Lofstedt Review of Health and Safety concerning construction client responsibilities under health and safety legislation
- produced a *Guide to Construction Skills Contributions*
- fed into the development of the next round of energy efficiency related parts of the building regulations via a Government working group
- continued to make representations on requirements for sustainable drainage systems in new developments
- provided advice to members on the transfer of private sewers

External affairs

- held our Summer Reception in the Commonwealth Club and our annual reception with English Heritage at Wellington Arch, finalised arrangements for our Annual Dinner at the Dorchester Hotel in November, and began to make arrangements for our Residential Dinner and Conference in February 2012
- organised seminars on change of use, the launch of our utilities guide, high street retail and the NPPF
- attended the Conservative and Liberal Democrat party conferences, meeting a range of political and media stakeholders and hosting a dinner for Conservative politicians and property industry representatives
- secured 137 pieces of positive coverage – worth more than £1,000,000 in advertising value equivalent – on BBC radio and television news and key national press and trade titles; subjects included the national planning policy framework, retail and financial regulations emanating from European institutions

Scottish Property Federation

- raised the profile of industry concerns on the new Scottish Government empty property rates policy
- saw the SPF chairman address a major Scottish Government summit on planning and the economy
- influenced the Regulatory consultation introducing mandatory building improvements on all property owners with pre-2002 commercial buildings
- engaged with officials on early SDLT policy direction
- were included in a series of Scottish Government stakeholder groups covering SDLT, Business Rates, Historic properties, property law reform, building regulations, planning reform, sustainable housing and wider Scottish Government housing policy
- established a member group looking at the possibilities of the renewable industry for the property industry
- formed part of an Audit Scotland advisory group examining the success of planning modernisation in Scotland which reported on the need for further progress in planning system efficiency
- submitted 12 consultation document to various authorities
- organised a major conference themed *Bringing Business to Scotland*
- held successful regional dinners in Glasgow and Inverness leading to new members joining.

Here's a brief overview of what we've been up to in the last three months, and in many cases are continuing to work on (the clue is in the tense). We:

Finance and investment

- responded to consultations on the abolition of land remediation tax relief and (as part of the Property Industry Alliance) on proposals that would make claiming capital allowances more difficult and burdensome
- brought together a group of 24 private equity fund managers and corporate property groups to prepare a response to the European Securities and Markets Authority's consultation on the detailed application of the Alternative Investment Fund Managers Directive
- took part in a Treasury working group to develop a set of rules on the taxation of foreign profits which is commensurate to the low risk of artificial diversion of UK profits arising from property investment; we also responded to a consultation on this issue
- continued to liaise with EU policymakers on proposals for the taxation of the financial sector, achieving a consensus on approach between all major European property representation organisations
- assisted HMRC in their efforts to update internal guidance on the VAT treatment of everyday property transactions

Planning

- began our *Season of Growth* events with an NPPF seminar bringing together the National Trust, the Minister for Decentralisation and the development industry to debate the key issues
- responded to, and gave evidence at, the EAC and CLG Select Committees on the draft NPPF
- sent numerous letters to the press, politicians and civil servants in order to even out the NPPF debate
- responded to the draft NPPF consultation
- responded to CLG consultation on change of use
- held an annual event with English Heritage at the Wellington Arch and a regional localism event in Bristol
- welcomed the confirmation of business neighbourhood frontrunners
- held a round table event with CLG on neighbourhood planning
- responded to the CLG consultation on Local Planning Regulations
- responded to the Defra consultation on town and village greens
- fed into the Bishop Review The Bishop Review, a report examining the future of Design Review following the merger of Cabi in to the Design Council

Residential

- submitted our response to the Ministry of Justice consultation on options for dealing with squatting
- created a Tenant Satisfaction Survey Working Group, which will look at monitoring tenant satisfaction through a set of common questions
- produced a joint report with the Chartered Institute of Housing on the local housing allowance, discounting claims that landlords have taken advantage of the system
- continued to engage with Government on its housing benefit reforms, ensuring that landlords' views are taken into account
- won an amendment to the Localism Bill to improve the tenancy deposit regime
- attended a CLG round table on the forthcoming Government Housing Strategy
- are arranging the BPF Residential Dinner and Conference – Greg Barker, Environment Minister and Sir Bob Kerslake are confirmed as speakers
- met with Lord Freud, Minister for Welfare Reform
- submitted written evidence to the DCLG Select Committee on its housing finance inquiry

Sustainability

- continued to play a leading role in the advisory groups assisting the government develop its Green Deal for both residential and commercial property
- responded to the informal DECC consultation on the proposal for an Energy Efficiency Directive, and lobbied MEPs and the Commission on the subject
- produced a study on the likely effect of the introduction, by 2018, of minimum building energy performance standards for non-domestic buildings
- made representations to the European Commission on a potential Water Performance of Buildings Directive
- represented the European Property Federation at meetings concerning the definition of cost optimal energy efficiency and the EcoLabel for buildings
- will launch global real estate corporate measurement and reporting standards with the Global Reporting Initiative on 26 October
- met with Andrew Stunnell to discuss the need to rationalise carbon incentives and penalties
- met with HM Treasury officials concerning a potential Green Property Alliance study to examine carbon incentives and penalties and to make recommendations for streamlining them
- are continuing to develop two *Sustainability Manifestos*
- responded to a consultation on the possible introduction of mandatory company greenhouse gas reporting
- responded to the informal consultation on the next steps on simplification of the Carbon Reduction Commitment Energy Efficiency Scheme
- began work on a third version of the Carbon Reduction Commitment Guide for Landlords and Tenants
- worked with a coalition of organisations to establish an industry commitment for voluntary Display Energy Certification of buildings

Commercial

- met with Mary Portas and her team and BIS officials to feedback into her review of high streets, and submitted our response to the review
- held a successful and well attended BPF/Local Data Company Retail Seminar at Linklaters
- continued work on the creation of a standard lease for the industry
- launched the 2011 Occupiers' Satisfaction Survey

Insolvency

- attended a roundtable on the issue of pre-pack sales held by the Insolvency Service
- had a good engagement with R3 on insolvency matters, including pre-pack sales and notices of intention to appoint an administrator
- attended a roundtable hosted by Edward Davey MP on the regulation of insolvency practitioners
- formalised our Insolvency Working Party, which works with interested stakeholders and representatives from the insolvency practitioner community

Insurance

- attended a DEFRA summit on flood risk management and flooding insurance
- are continuing to engage with ABI on the future of flood insurance and cessation of Statement of Principles in 2013
- wrote to the Secretary of State seeking direct engagement with the Government on flood insurance issues
- are looking at co-hosting an event to raise awareness of the reduction in Government funding on flood defences and sustainable drainage systems (SuDS)
- have set up a meeting with the new ABI Director General, Otto Thoresen

Regeneration and development

- held a land auctions lunch with Tim Leunig to discuss the proposals
- launched the next All Party Urban Development Group inquiry
- created the *Menu for Growth*
- gave evidence at the CLG Select Committee on regeneration
- supported the Empty Property Rates petition
- held a roundtable event with CLG on enterprise zones
- held a roundtable event with the LGA on promoting growth through partnership
- continued our *Season of Growth* with a seminar on enterprise zones
- responded to the Local Government Resource Review consultation