



FIS

FINISHES & INTERIORS SECTOR

Future Workspaces

Introduction

Iain McIlwee, FIS CEO

An overview of current workspace design trends

Vanessa Brady OBE, Founder and CEO, Society of British and International Interior Design

The impact of commercial trends and leases on client demand

Sally Marshall, Associate Director, Turner and Townsend

Retrofitting Buildings, Meeting the Net Zero Challenge

Charles Begley, Chief Executive, London Property Alliance



Iain McIlwee
Chief Executive, FIS

Future workspaces



Vanessa Brady OBE
Founder, SBID

An overview of current
workspace design trends



Vanessa Brady OBE

Hon Doctor (dDes) of Design

FOUNDER OF SBID

SBID.org



Sally Marshall

Associate Director, Turner and
Townsend

Investment in fit-out, the trends
we're seeing on the ground



Investment in fit-out, the trends we're seeing on the ground

27/02/23



Contents

London overview

How this relates in project stats

Media & tech

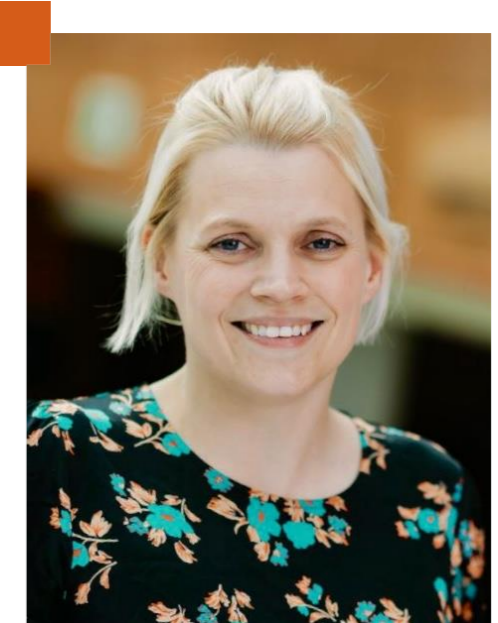
Legal

Financial

Sally Marshall

Associate Director,
Head of UK key client
programme

Occupier sector



London current market



Circa 10.9m sq ft office development or refurbishment under construction



Large proportion of office space under construction has already been pre-let.



Sustainability still top of the agenda



Increase in refurbishments



Large occupiers seeking more central locations



Post-covid workplace change is still ongoing

Projects in London



60+

**Live fit out
projects in
London**

**6m sqft
Workplace
projects**

**62% in-situ
refurbishment**

**38%
relocation**

27% upsizing

**42.8% Staying
the same**

29 % downsizing

Financial

In excess of 5m sqft of financial workplaces upgrades are underway or recently complete upgraded

Focus on:

- Collaboration space
- Spaces for wellbeing
- Incorporating digital technology
- Value for money
- Creating a destination

Those who haven't touched their estate will need to keep up with employee expectations

Financial isn't coming out unscathed:

Companies are announcing large restructures

Tech & Media

Big cut-backs across the sector

Data from AWA showed the average office occupancy rate for tech was just 15% - compared to banking which was around 40%

Refocus on the right amount of space:

- Consolidation
- Sublet
- Make existing space work harder

Opportunity to do things a little differently:

- Encourage clients not to build Cat A to sublet
- Innovative tech

24% of office take up in London last year was Professional services
(JLL)

Large chunky projects: many projects upwards of 100,000sqft

Focus on:

- War for talent
- Client experience
- Net zero agenda

Could legal overtake tech for the fit-out construction market?



Charles Begley
Chief Executive, London
Property Alliance

Retrofitting buildings, meeting
the net zero challenge



Retrofit First, Not Retrofit Only

Meeting the net zero challenge

Charles Begley,
London Property Alliance





The political discourse



Is carbon the
only
consideration?



Flight to
quality &
why it
matters



Where retrofit works





Getting to net zero faster



With some
help from
our
friends...

Retrofit First, Not Retrofit Only

Thank you

A focus on the retrofit and redevelopment
of 20th century buildings



London Property Alliance

WPA | CPA



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Panel Debate



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We'll be right back