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# CHARITY PROPERTY CONFERENCE 2018

## CharityFinance

**03.07.2018**

BMA House, Tavistock Square, London

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- Unlocking hidden value from your property assets
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# Welcome



We are delighted to announce the return of our annual Charity Property Conference, the only forum specifically tailored for property professionals working in charities. Now in its 11th year, this year's conference is based on the theme 'property supporting mission', and the programme features several case studies of charities that have restructured their property portfolio, revamped their head office or embarked on ambitious capital projects as a means to further their cause.

There will also be keynote presentations on the future of the property market in a post-Brexit Europe, and on the unique challenges of managing a 412-strong property portfolio of ancient monuments, castles and stately homes.

And we will benefit from the expert insight and advice from our sponsors: property consultants TSP and Cluttons, and property law specialists Mills & Reeve. We are very grateful for their support.

The afternoon will feature interactive roundtable discussions to complement the frequent networking opportunities, and you are welcome to stay on at the end of the day for the complimentary drinks reception.

We look forward to welcoming you and your team on 3rd July.

Gareth Jones, editor  
Charity Finance

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08:45	<b>Registration, refreshments &amp; networking</b>
09:15	<b>Chair's welcome</b> Gareth Jones, editor, <i>Charity Finance</i>
09:20	<b>Emerging trends in real estate: investment, development, technology, and Brexit</b> The Urban Land Institute and PwC recently published their 15th annual Emerging Trends research, based on views from over 800 property experts across Europe. In this insightful opening session, Lisette van Doorn will delve into these findings to assess the impact of technology on property, pinpoint the key desirables for tenants and landlords, and reveal some surprising indicators determining the hottest development and investment locations in a post-Brexit Europe. Lisette van Doorn, chief executive, Urban Land Institute Europe
09:50	<b>Property market outlook - To 2020 and beyond</b> Jonathan Vanstone-Walker offers his expert insights on the latest trends affecting the property market in London and elsewhere, and explores how these might play out in the months and years ahead. Jonathan Vanstone-Walker, director, TSP
10:20	<b>ActionAid case study: Unlocking hidden value from your property assets</b> When a five-year rent review on a 15-year lease yielded a 58 per cent rent hike, ActionAid knew it had to find new, flexible ways of working that would improve efficiency and free up space for subletting. By introducing a new desk/room-booking system, new IT hardware, drastically reducing storage space and refurbishing the premises, the NGO was able to become a landlord, subletting 3,700 sqft and realising combined savings and income of more than £300,000 a year. Will Bowen, facilities and security manager / regional security advisor Europe, Middle East and Americas, ActionAid
10:50	Networking and refreshment break
11:10	<b>Effective disposal of property assets - identifying and addressing red flags</b> Selling land or buildings to realise funds may seem like a straightforward option, but it can be paved with costly pitfalls. In this session, property lawyers Nick and Richard will look at key considerations including getting your property ready for disposal, compliance with charity law and the protection of trustees. Drawing on real-life examples, they will also cover title impediments, ancient covenants and restrictions, impact of utilities and third-party rights. Nick Finlayson-Brown and Richard Noble, partners, Mills & Reeve

11:40	<b>Challenges and opportunities in managing estates</b> Estate management presents numerous challenges but also opportunities for leasehold and freehold property. Our session will look at occupancy trends and the importance of good property data, together with some technical pre-emptive steps which can be taken to help safeguard your position for a lease event. Paul Chilton and Philip Booth, partners, Cluttons
12:10	<b>Sense case study: Re-imagining service delivery with a £15m multi-use facility</b> With social care funding in crisis, Sense needed to innovate to devise flexible new solutions for local authority commissioners and generate new income streams. Encouraged by the success of TouchBase Glasgow, developed by Sense Scotland, the charity used a £2.1m grant from the Regional Growth Fund and other fundraising to buy 2.2 acres from Birmingham City Council and build a 4,000sqm community centre. As well as providing various care services, the centre boasts a cafe, meeting rooms, a performing arts space and a charity hub, already rented out to three other local charities. Kris Murali, director of finance and resources, Sense
12:40	Lunch
13:40	<b>Committing to workforce diversity: Creating beneficiary-friendly buildings</b> All employers have a duty to make their workplaces accessible to people with disabilities, but there is a special obligation on charities that support disabled people. In this session, three charities will present their recent office moves, showcasing the latest disability-friendly technologies and highest standards of workplace accessibility. <ul style="list-style-type: none"> <li>As part of their purchase of a new head office in Highbury, Action on Hearing Loss installed state-of-the-art acoustics to increase sound quality for people with hearing loss, and use the building to demonstrate the technologies to visitors.</li> <li>Livability had the opportunity to sell its national office. Moving to a new leased building in North Greenwich, the charity used the opportunity to create a more inclusive environment, on the new, wheelchair-accessible Jubilee Line - briefing the fit-out company to make it as accessible as possible.</li> <li>When the leases on Arthritis Research UK's two London offices were approaching their end, the charity consulted staff about their ideal work environment and concluded they had to move. Just over a year later they - and their merger partner Arthritis Care - moved into bright new open-plan premises that are specifically designed to support employee health and wellbeing, particularly musculoskeletal health.</li> </ul> Peter Robson, executive director of corporate resources, Action on Hearing Loss; Liz Walker, former deputy CEO, Livability and now finance & corporate services director, the Children's Society; Cherry White, project officer, performance and planning, Arthritis Research UK
14:40	<b>Thames Hospice case study: Futureproofing services with a state-of-the-art new build</b> The 17-bed Thames Hospice inpatient unit and day hospice currently occupies a 1.25 acre site in Windsor, but modelling of future demand suggests that 34 beds will be needed by 2035. What do you do when your current site is already at capacity, you've been forced to base extra services there as well, and external professional advice means you can't move away from the current site? How do you come to be opening a brand new, state-of-the-art hospice by a lake on an 8.4 acre site in 2020? Martin Jervis, chair, Thames Hospice
15:10	Networking and refreshment break
15:30	<b>From the horse's mouth: The Law Commission's proposed reforms to the regime governing charity land</b> Disposals of land by charities are currently governed by rules dating back to 1992, usually requiring trustees to obtain advice from a surveyor, which can be unnecessary and expensive. A new draft Bill from the Law Commission proposes a number of reforms to streamline and simplify this process, aimed at reducing costs for charities and removing uncertainty for buyers. Professor Nick Hopkins, Law Commissioner for property, family and trust law, the Law Commission
15:50	<b>Roundtable discussions: Planning and executing your property strategy (hosted by sponsors and speakers)</b> Conversation 1: Supporting employee health and wellbeing through office spaces Conversation 2: Considerations for a head office move Conversation 3: Case study: your property - optimising returns and avoiding bear traps Conversation 4: Minimising risks in your portfolio Conversation 5: Effective governance for capital projects Conversation 6: Smarter working through better use of space
16:30	<b>Closing keynote: Linking past and future - the challenges of preserving England's heritage for future generations</b> With 412 properties to look after, ranging from Kenwood House and Dover Castle to Hadrian's Wall and Stonehenge, English Heritage faces a unique challenge. Recently spun off from government as a charity and with its state funding tapering to zero by 2022, it must find new ways of ensuring the long-term sustainability of the historic estate for now and future generations. Rob Woodside, estates director, English Heritage
16:55	<b>Chair's closing remarks</b> Gareth Jones, editor, <i>Charity Finance</i>
17:00	Networking drinks reception

# QUICK REGISTRATION

	Early bird (before: 18/05/2018)	Standard rate
Small charity (income <£250K)	£199 (exc VAT)	£199 (exc VAT)
Charity delegate	£259 (exc VAT)	£309 (exc VAT)
Charity Team Ticket (up to four places)	£639 (exc VAT)	£769 (exc VAT)
Non-charity delegate	£749 (exc VAT)	£799 (exc VAT)

Delegate name (inc title)	Position	Email
1.		
2.		
3.		
4.		

## Opt in to hear from exhibitors and sponsors from the day

Exhibitors and sponsors of the Charity Property conference would like to contact attendees directly after the event. Please tick the box above if you are happy for us to pass on the contact details you use to register for the event

## Your details

Mr  Mrs  Ms  Miss  Other \_\_\_\_\_ Charity number \_\_\_\_\_

Full name \_\_\_\_\_ Tel \_\_\_\_\_

Position \_\_\_\_\_ Fax \_\_\_\_\_

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