

The Student Perspective



Welcome to the first edition of 'The Student Perspective', my name is Dan Sables. I am a Masters student of Real Estate at the Henley Business School, having studied Architecture at the University of Kent.

If, like me, you are beginning a career in Real Estate, I hope that this newsletter contains food for thought about the wider Real Estate context for interviews and conversations.

I want this to become a forum where we can learn and share insights with one another, so let me know your thoughts...

What I am following

THAT Sphere:

Stratford's Las Vegas Sphere replica is a hot topic in real estate, blending into mainstream discussions. London's Mayor initially rejected it, citing local residents' concerns. However, Michael Gove has called for a public enquiry, potentially overturning this decision. This situation presents an excellent example to demonstrate a nuanced understanding of real estate developments.

London Office Trends:

Despite the trend towards hybrid working and reduced office space usage, as seen with HSBC leaving Canary Wharf, the London office market is witnessing a record year in new starts and renovations. This scenario illustrates the need for a balanced perspective in real estate discussions, recognizing opportunities in market shifts and addressing the challenge of building obsolescence.



The Flex Space:

The WeWork saga has revealed surprising resilience in the UK flex space market, contrasting with its US counterpart. The UK market's diversity and fragmentation has meant WeWork's limited market share limited the damage it could have caused to mostly reputational.

At its peak, WeWork took up 4% of the flex market in the UK, and since its fall, flex uptake continues to grow, suggesting a robust demand for flexible office spaces. This resilience points to ongoing opportunities in the sector, especially now, the redistribution of WeWork's portfolio is expected to generate swift interest from landlords for flexible office operators, underscoring the market's dynamism.



Trends to watch

Commercial Catch Up;

Residential Reverse Highest level of new office builds/ renovations in London since 2005. November sees 'cold postcodes' increase by 846% from 2021.

New Highs for Super-Prime

Office Rents West End rents have exceeded £175/sqft this year and look like they could hit £300/sqft by Dec 2024.

Big News

COP28 Unveiled: Week 1

As COP28 concludes its chapter this week, seize this chance to stand out among employers. Here are the key insights relating to Real Estate:

-UK Green Building Council's

Wake-Up Call: Despite strides in emissions reduction, a report underscores the urgent need for accelerated decarbonization to meet 2025 goals.

-Adaptation and Resilience in

Spotlight: The key word here is collaboration, to unlock adaptation and resilience in the sector.

-Built Environment Initiatives Shine:

UN's low carbon buildings lab, The Buildings Breakthrough initiative and new guidance on whole life carbon in Real Estate portfolios steal the show.

Week 2 anticipations: The 30-year avoidance of Fossil Fuels at COP takes centre stage. Expectations and priorities vary widely. With reported fossil fuel lobbyists and global scrutiny, ongoing negotiations become the focal point. As COP28 unfolds its narrative, stay tuned for updates on this historic juncture in climate action.

The Guest Room

A quick Ad:

This space is reserved for insightful columns and Q&A sessions from fellow students and industry experts. While this edition marks an introduction, future spots are open. Share your unique perspective on real estate trends and topics.

Interested in contributing? Reach out to me at Danijis@hotmail.co.uk. Let's make 'The Guest Room' a space where diverse voices craft meaningful discussions in the world of real estate.

"Navigating the vast sea of information in the real estate world can be overwhelming, especially when every headline claims importance. The mission of this newsletter is to cut through the noise and deliver concise, impactful insights into the stories, projects, and trends that genuinely matter to aspiring real estate professionals."

As a fellow student immersed in the dynamic field of real estate, I'll sift through the week's news to bring you compelling highlights. Expect insights from seasoned experts, intriguing tidbits from noteworthy topics, and practical takeaways that you can seamlessly incorporate into conversations and interviews with real estate professionals.

In a fiercely competitive landscape for students and industry hopefuls, staying well-informed is not just an advantage; it's a necessity for success. This newsletter aims to be your go-to source for staying up-to-date, ensuring you're armed with relevant information to make a lasting impression in this demanding industry.

While I may not be an expert, I understand what matters to you because we share the same perspective – The Student Perspective. Let's navigate the real estate world together, one impactful insight at a time."



Project of the Week

Commercial

Proposal for the old City Hall



Residential

Esholt Positive Living project



Something to think about

In the midst of the upcoming general election, it is pivotal to approach news coverage and political decisions with a critical lens.

How does this affect us and our concerns? How does the timing of these announcements reflect the motivations behind them?