FUTURE OF CITIES

MY CITY

EDINBURGH

CUSHMAN & WAKEFIELD

For most of recorded history, the city has served as the beating heart of civilisation, and the engine room of human advancement. Our economies, our infrastructure, our communities and our real estate are all built on the foundation of our cities; so much so that it is difficult to conceive otherwise. However, the past couple of years has laid bare undercurrents that threaten this foundation and offer new opportunities. These could have significant implications for society and for real estate in the future.

By mapping out the certainties of automation, economy, population, virtualisation, and environmental changes, we are able to analyse their impacts on our cities. This process has enabled us to develop four distinct scenarios that delve into the potential outcomes of urbanisation and de-urbanisation.

MyCity considers how these global megatrends will drive change at the local level; and creates a vision for what it means for our real estate and our communities, with deep consideration for the past of these cities.

MyCity unpacks Cushman & Wakefield's vision for the future of six UK cities: LONDON, BIRMINGHAM, BRISTOL, MANCHESTER, LEEDS and EDINBURGH, and analyses how they are positioned to manage the challenges and opportunities ahead.

Our local experts and research leads have teamed up to present a clear vision for each city in 2040, as well as outline series of call to actions for investors, developers, occupiers and local authorities in order to maximise the success of each city.

WELCOME TO EDINBURGH 2040

OUR FUTURE VISION OF EDINBURGH

01 AGE APPROPRIATE HOUSING WILL BE NEEDED IN ORDER TO SUPPORT EDINBURGH'S GROWING POPULATION

Population growth will put a great deal of strain on the city's existing housing and public services unless more is done. Insufficient housing for older people will mean that under occupied homes put further pressure on housing supply.

02 EDINBURGH'S 20-MINUTE NEIGHBOURHOOD AGENDA WILL BE ROLLED OUT ACROSS THE CITY

This will be led by improvements made to walking, wheeling and cycling infrastructure.

03 ST JAMES QUARTER WILL CONTINUE TO ENHANCE THE FOCUS OF RETAIL ACTIVITY IN THE CITY

With global brands and local boutiques alongside restaurants and leisure venues, the scheme draws in a considerable domestic consumer base as well as many of the city's tourists. Part of the ongoing success of the centre is driven by its placemaking provision, with the evolution of Princes Street and George Street also critical.

04 EDINBURGH WILL ACHIEVE ITS 2030 NET ZERO AMBITION

Focusing on active travel, reducing car usage and improving energy efficiency in new and existing buildings will all be key to meeting the city's target.

05 TARGETED HOUSING INTERVENTIONS ACROSS THE CITY WILL HELP TO DELIVER AFFORDABLE AND ACCESSIBLE HOUSING

Meeting housing requirements will remain a critical challenge, with targeted housing interventions across the city helping to deliver affordable and accessible housing, primarily in the form of high-density developments.

06 EDINBURGH WILL BE WELL POISED TO BENEFIT FROM HYBRID LIVING AND WORKING

Edinburgh will remain a highly desirable location for those to reside while availing of modern day hybrid living and working. The city will continue to see a growth of residents either returning to or descending upon the city to benefit from all it has to offer in terms of lifestyle, raising young families and leisure facilities, while retaining employment bases elsewhere.

07 THE TRAM WILL EXTEND OUT TO THE GRANTON WATERFRONT DEVELOPMENT

This will help feed the city's growth with a commuter population. In the years to come, the line will also be taken out to the southeast to Newcraighall. Alongside a new masterplan for the area, high-density residential developments will be brought forward around the new routes, capitalising on the forthcoming connectivity to the centre.

08 LIFE SCIENCES AND TECH SECTORS WILL CONTINUE TO FLOURISH ACROSS THE CITY

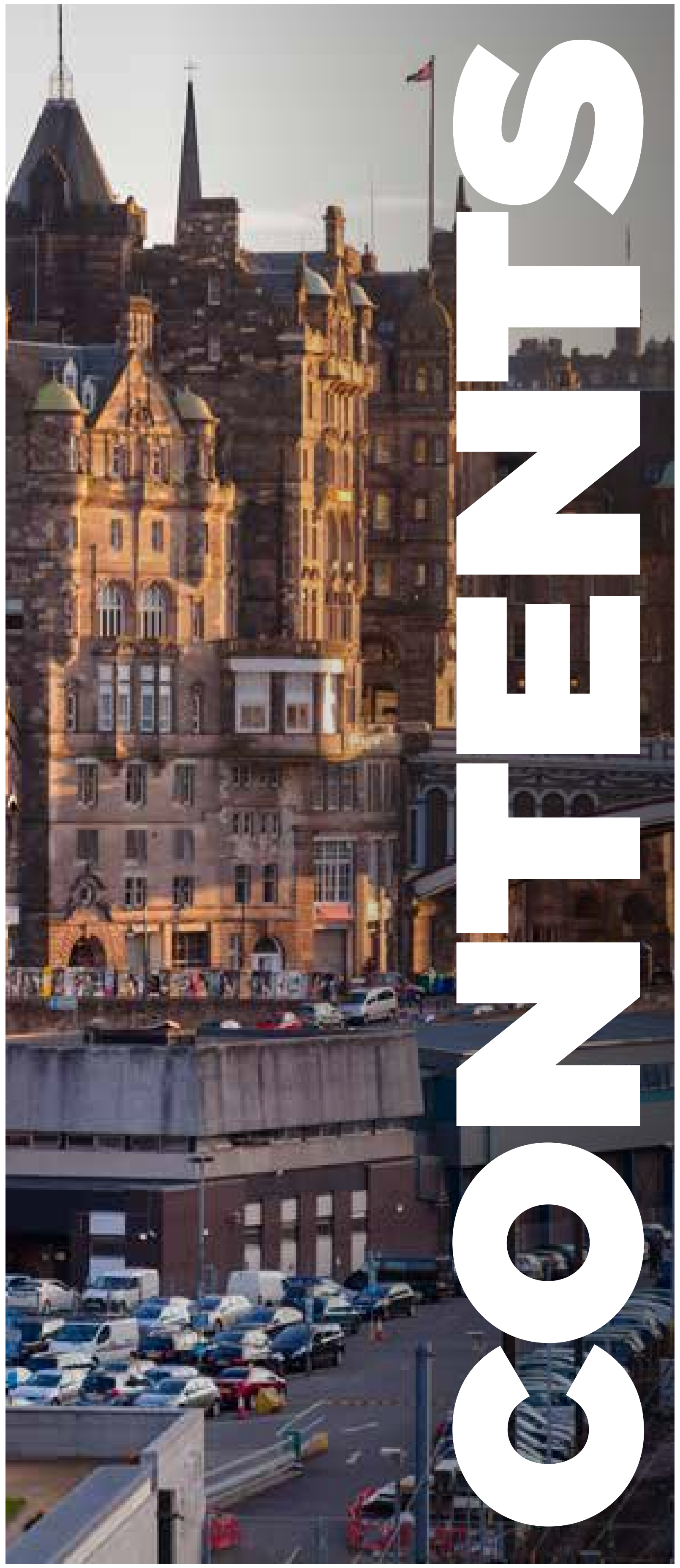
Spiralling out of the Edinburgh BioQuarter and the city's leading educational institutions including the University of Edinburgh, Heriot-Watt University, Napier University and Queen Margaret University, the knowledge sector (spurred by the life sciences and tech sectors) will continue to flourish across the city in the next 20 years.

09 EDINBURGH WILL LIVE UP TO ITS NAME AS THE UK'S MOST AI-READY CITY OUTSIDE OF LONDON

Universities in the city will continue to be the primary drivers of AI, along with strong policy direction from the Scottish Government which will help to encourage significant private investment.

10 TOURISM WILL THRIVE AND NEW EXPERIENTIAL ATTRACTIONS WILL BRING PEOPLE FROM ALL OVER THE WORLD

Strong planning policies and conservation status will ensure that the Edinburgh Castle and other key sites will stand the test of time for future generations to enjoy, while the city's strong tech industry will help to deliver one-of-a-kind experiences based around these cultural assets.



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01
MYCITY:
EDINBURGH

ORIGINALLY FROM GLASGOW, I MADE THE MOVE EAST TO BECOME AN EDINBURGH RESIDENT BACK IN 2006.

Having since spent over a decade on sabbatical in the Middle East – land of the 'bigger, better, faster' approach – returning to Edinburgh has given me an enhanced perspective of the intricacy of meshing together the historical and cultural wealth of this beautiful city while responding to demand for up-to-the-minute building standards, technology and lifestyle criteria.

Across a diverse mix of stakeholders, Edinburgh has no shortage of ambition, from the City Development Plan 2030 to the City Vision 2050 Campaign, 2030 Climate Plan and 2030 Tourism Strategy. With the city's unique position as Scotland's capital city and host of the Scottish Government, along with its retention of green spaces and historic landmarks, it remains a globally recognised tourist destination. Challenges lie in balancing the provision of facilities for our full spectrum of domestic residents with housing and lifestyle affordability, which are currently under the spotlight, while our continued efforts to attract, educate and develop best-in-class talent remains a clear priority.

Improved transport infrastructure must be a key focus to enable growth and development, particularly as we follow the '20-minute neighbourhood' model, promoting connectivity with peripheral town hubs and arterial travel routes north, west and south, while also providing access to our waterfront communities such as Leith and Granton, where emerging master planning should create considerable transformation.

A NOTE FROM 2040

"

As we step into the year 2040, the city has evolved in ways I could of only imagined 20 years ago.

These past 20 years have been a journey of both challenges and opportunities, driven by the relentless acceleration of change. Three key pillars have propelled this transformation: technological advancement, environmental priorities, and the shifting demographics of the city.

Real estate has played a central role in the cities evolution. Continuing to adapt, creating spaces that cater to the demands of our evolving society. From mixed-use developments that blend work, living, and leisure to sustainable and smart infrastructure connecting the city at both a national and international level.

LET US BE INSPIRED BY THE STRIDES WE HAVE MADE AND REMAIN COMMITTED TO SHAPING EDINBURGH INTO A CITY THAT NOT ONLY ADAPTS TO CHANGE BUT THRIVES IN IT. TOGETHER, WE HOLD THE POWER TO MAXIMISE ITS POTENTIAL."

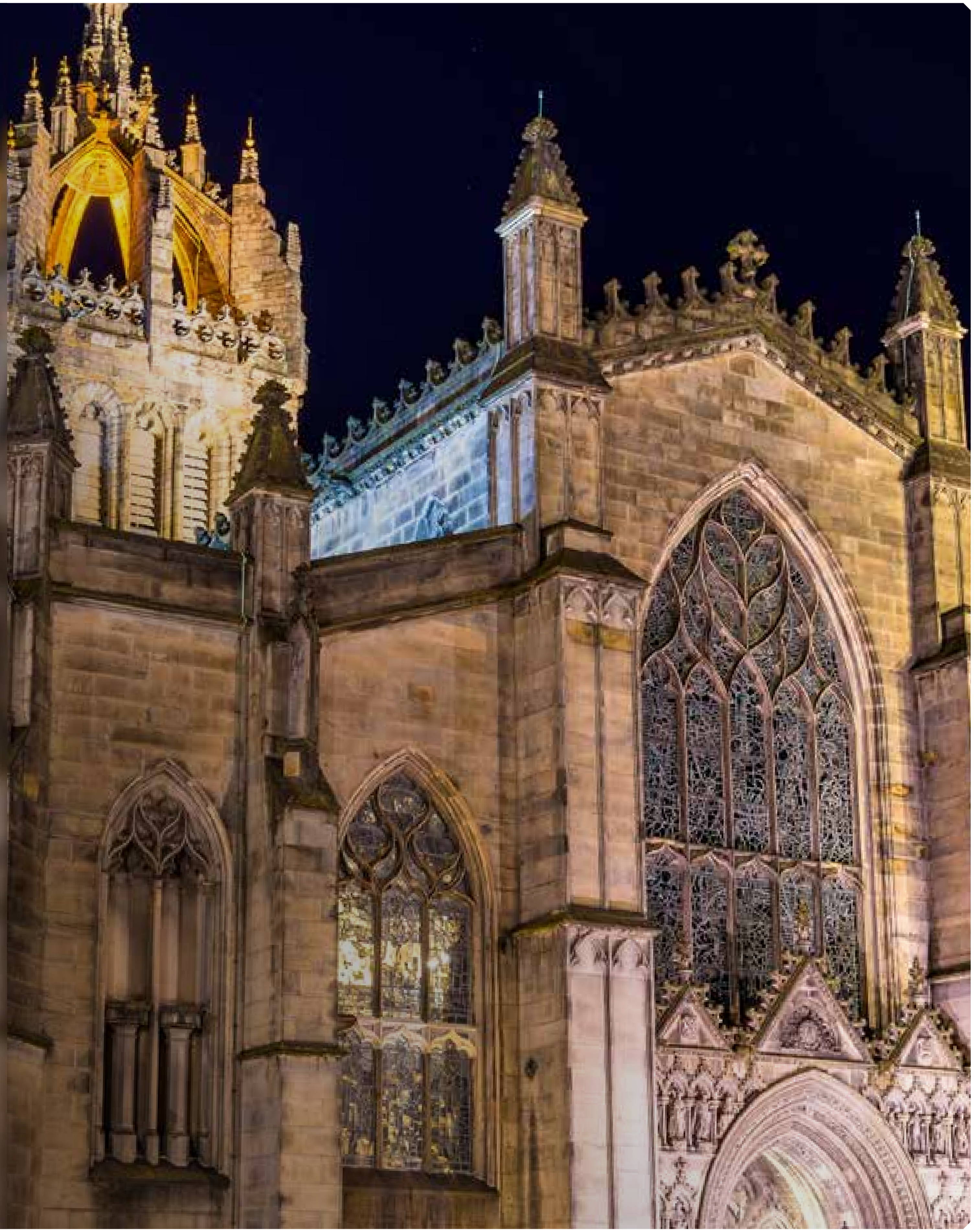
MURRAY STRANG

REGIONAL MANAGING PARTNER, SCOTLAND

02
HISTORY OF EDINBURGH

Edinburgh originated as a settlement trailing down the shallow eastern slope of the salient Castle Rock. It gained status as a Royal Burgh in the 12th century and became Scotland's capital city in 1452. Over the next three centuries, the city gradually grew southwards to form what is now referred to as the Old Town, with the area around Grassmarket becoming southeast Scotland's principal trading centre. Industry began in the form of mills, primarily fuelling paper production, adjacent to the Water of Leith during the 17th century.

The publishing industry that sprung up alongside these placed Edinburgh at the centre of the Scottish Enlightenment, a period which transformed the country from a poor agricultural nation to one renowned internationally for its academic excellence. It was around this time that both the Bank of Scotland and the Royal Bank of Scotland were founded in Edinburgh, commencing the city's long and illustrious history within the banking and finance sector.



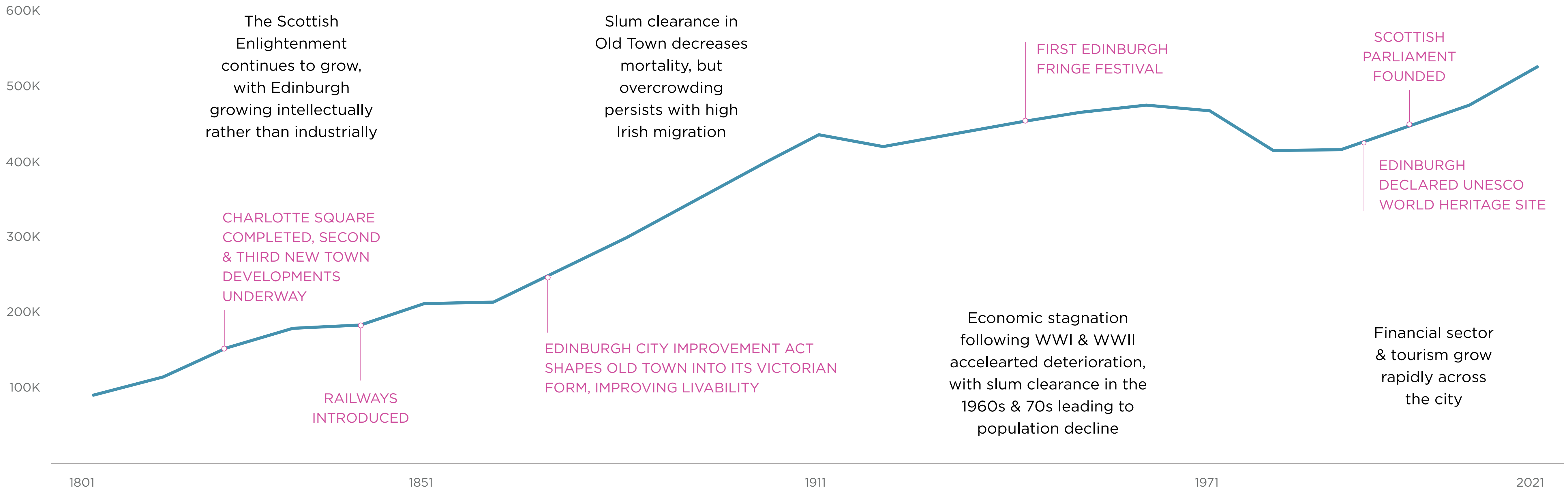
THE KNOWLEDGE AND RICHES THAT THE ENLIGHTENMENT BROUGHT ALLOWED EDINBURGH TO EXPAND OUTWARDS FROM ITS CONFINED SITE IN THE OLD TOWN. THE CONSTRUCTION OF NORTH BRIDGE IN 1776 KICKSTARTED THE DEVELOPMENT OF THE NEW TOWN, SERVING AS A HOME FOR THE CITY'S NEW MIDDLE CLASS.

Meanwhile, construction of new docks in Leith aided the development of Edinburgh's trading and industrial sector. Throughout the 19th and early 20th centuries, the city's industries grew rapidly, causing the city's population to swell. Much of the urban expansion at this time occurred in the corridor between the city centre and the industrial centre of Leith, and in the wealthier suburban areas of the Southside. Housing in this era typically came in the form of iconic Scottish tenement buildings.

Edinburgh continued steadily growing until the post-war period, when deindustrialisation pushed the city's industrial areas into decline. Related anti-squalor projects involving vast slum housing demolitions in Edinburgh's inner city during the mid-20th century caused the population to drop as people were relocated to newly built peripheral estates such as Sighthill and further afield to Livingston, a car-centric 'new town'. Following this, the completion of the Edinburgh City Bypass and adjoining motorways in the 1980s made commuting by car much easier and thus encouraged those priced out of the increasingly expensive city to relocate further afield.

The 1990s saw constitutional change in Scotland with the formation of a devolved government based in Edinburgh. This created a plethora of public sector jobs in the city, while also resulting in the construction of a new Parliament in Holyrood as well as the Victoria Quay building, which anchored Leith's current regeneration.

EDINBURGH POPULATION 1801 - 2021



SOURCE: GB HISTORICAL GIS / UNIVERSITY OF PORTSMOUTH, A VISION OF BRITAIN THROUGH TIME

03
RECENT DEVELOPMENTS SHAPING EDINBURGH

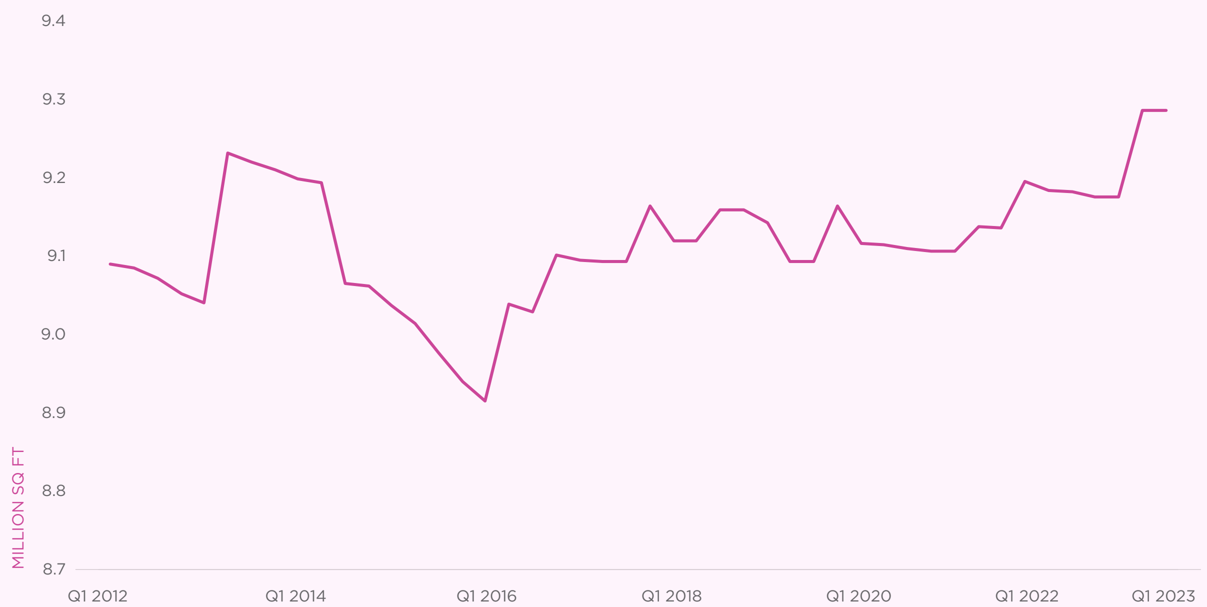
Ever-evolving, the City of Edinburgh has seen transformational changes over the last 20 years. However, development within the historic capital is subject to limitations with constrained property supply, listed buildings, land restrictions and being confined by the surrounding topography as well as the UNESCO World Heritage Site designation. Often there is no other option than to refurbish or evolve an existing building, making development in Edinburgh subtle and gradual, more akin to evolution than a grand revolution like the city's character.

Developments within the city are fiercely fought over by the different sectors of the city's diverse economy, between finance, tourism, government and education.

Perhaps the most substantial change in Edinburgh's cityscape in recent years is the Edinburgh Waterfront regeneration project. This is acting to revive the areas of Leith and Granton – which faced severe decline following the closure of their once-thriving industrial areas. This has been a much more striking change in comparison to the much more subtle changes of other Edinburgh developments. The project was initially intended to be mixed-use, but due to commercial demand being focused elsewhere in the city, more recent development has been predominately residential. The tram extension from the city centre to Newhaven is propelling interest in the area, with the influx in investment causing it to now be seen as a very up-and-coming area to live and invest in.

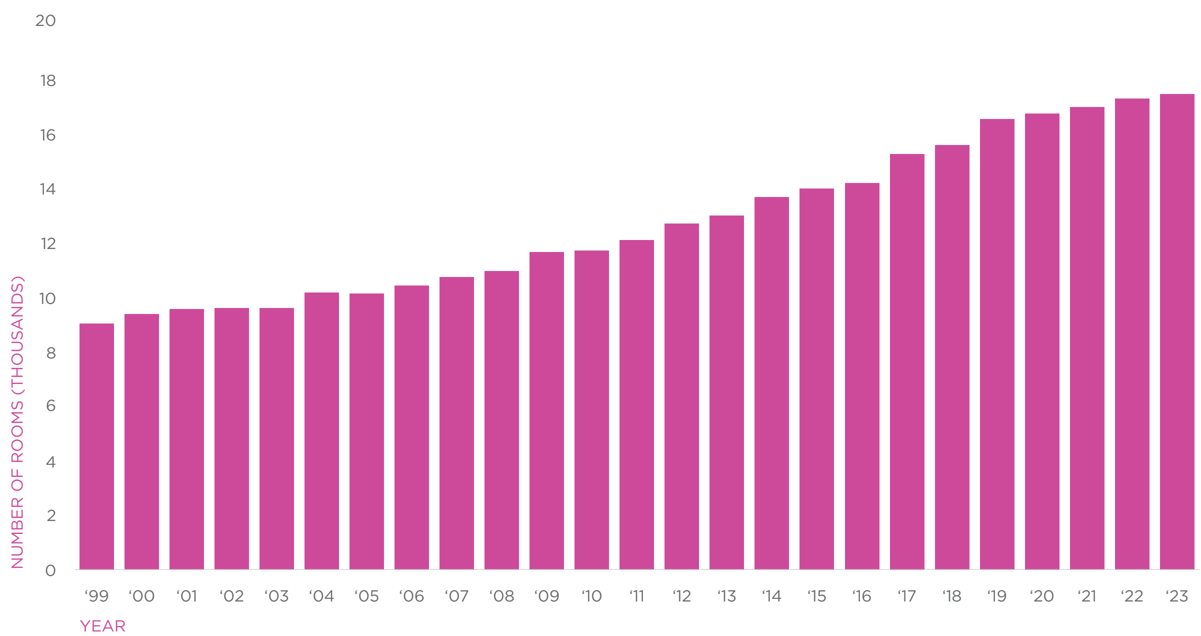
Alongside the construction of the city's tram network, two new train stations and an expansion to Edinburgh Airport have resulted in billions being spent in infrastructure projects to improve the city's overall connectivity with both Scotland and the world. The airport expansion in particular is a signal of the Edinburgh's success in developing its tourism industry, however increased passenger numbers will need to be matched with an increase in available accommodation. This has put the constrained city centre under pressure, with limited sites available for possible hotel development. Nevertheless, we have seen a steady rise in hotel room supplies since 2000 showing the strength of the tourism sector in the city (possibly at the expense of other industries and occupier groups).

EDINBURGH CITY CENTRE OFFICE FLOORSPACE



SOURCE: C&W

HOTEL ROOM SUPPLY IN EDINBURGH

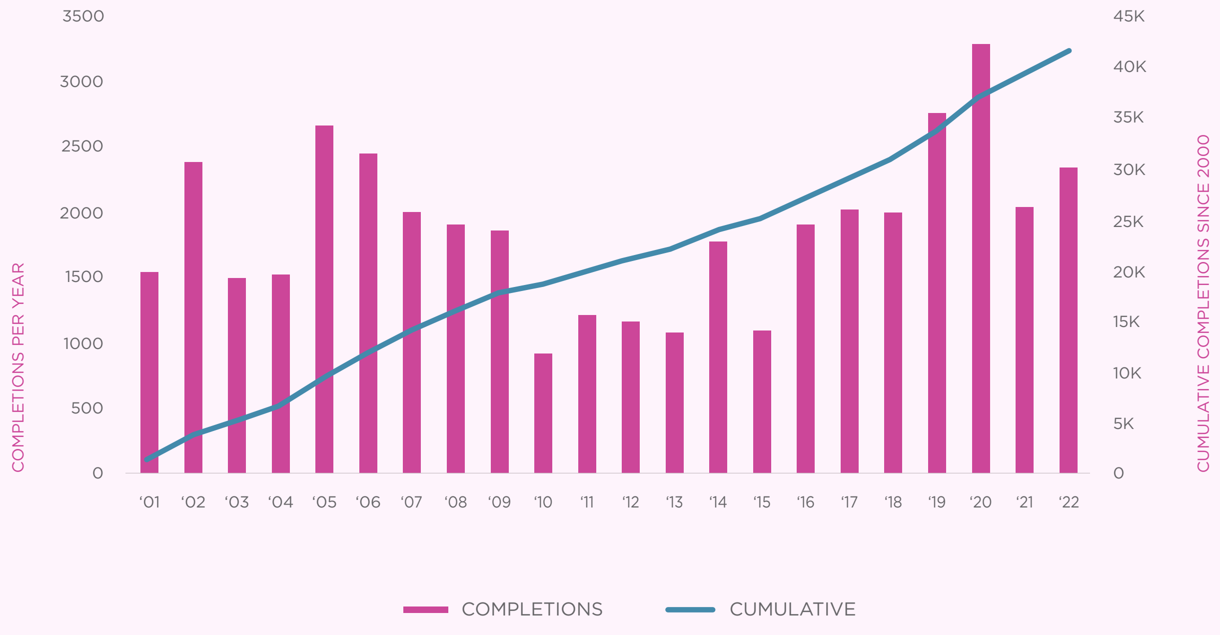


SOURCE: ONS

As evidenced by the high volumes of properties being added to the housing supply, residential is a booming sector of Edinburgh's property market. It has been consistently ranked as one of the best cities in the UK to live in, and this is reflected in its property values. Edinburgh has the second-highest average home price of any UK city outside of London, being beaten only by Bristol. Its property market is especially high-value in comparison with the rest of Scotland, with house prices in the city being almost double the average property price in Glasgow – which sits around the same as the Scottish average. The overiding challenge remains provision of affordable stock.

Given Edinburgh's esteemed history as a centre of knowledge, it is hardly surprising that education remains such an important contributor to the city's economy. Edinburgh boasts four universities, contributing to a total student population of nearly 60,000. With a growing number of international students – who are disproportionately more likely to reside in purpose-built student accommodation – this type of development has become increasingly common in the city, again competing for scarce sites and opportunities.

NEW HOUSING COMPLETIONS IN EDINBURGH



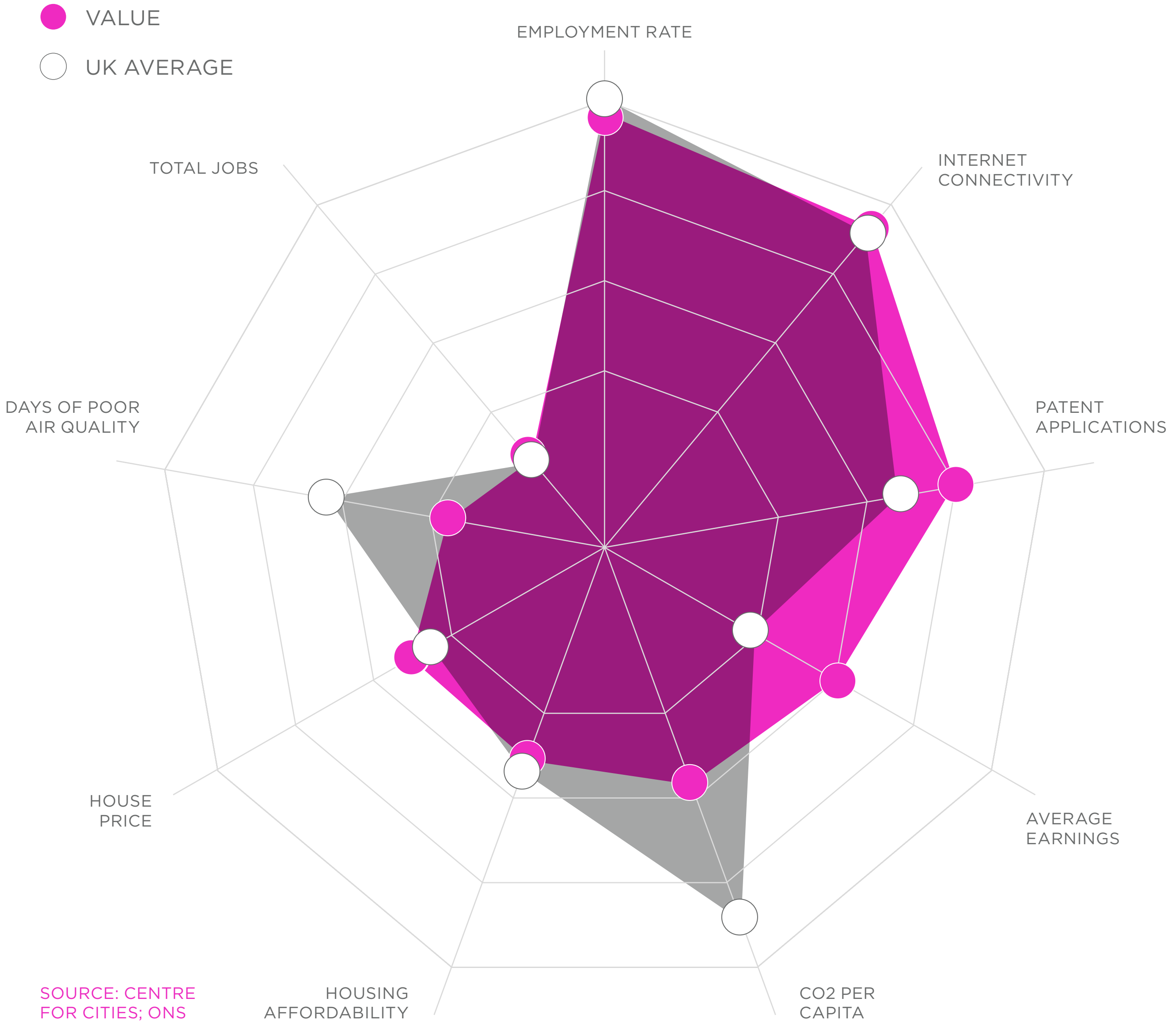
SOURCE: ONS

04
EDINBURGH TODAY

WHERE DOES EDINBURGH SIT IN THE CONTEXT OF THE UK

TO PLACE EDINBURGH IN A UK CONTEXT, WE HAVE BENCHMARKED ITS PERFORMANCE USING A NUMBER OF DATA SOURCES.

EDINBURGH VALUES AND UK AVERAGE BY KPI



SOURCE: CENTRE FOR CITIES; ONS

EDINBURGH HAS A POPULATION OF 530,000, HAVING REPORTED STRONG GROWTH OF 17% OVER THE PAST 20 YEARS WHICH EXCEEDS THE UK AVERAGE OF 14%.

OVER THE NEXT 20 YEARS, EDINBURGH'S POPULATION IS FORECASTED TO GROW BY 10%, TO 581,000, WHILE THE UK AS A WHOLE IS EXPECTED TO INCREASE BY 12%.

Unemployment is expected to increase marginally from the very low current figure of 2.3%, up to 3.6% in 2040. This low level of unemployment in the city contributes to a strong GVA per capita of £37,200, well above the UK average of £30,400 per capita. Looking ahead, Edinburgh is also expected to increase productivity to £49,800 per capita, with 20% growth forecasted by 2040. This compares to the 29% forecasted across the UK to £39,300. The high growth is supported by the strong level of innovation in the city, as demonstrated by the high number of patents registered annually in Edinburgh, which exceeds the majority of other regional cities.

Growth is expected to be driven by the water & waste management, administrative & support services, construction and professional, scientific and technical sectors. Manufacturing is expected to see a contraction in the city over the coming 20 years as office-based employment continues to grow their share of the city's economy and real estate. While office-using industries have been led by finance and business services for the last 30 years, tech occupiers have an increasing presence in the market and are likely to continue to do so in going forward. This is in part attributed to the excellence of the educational institutions of Edinburgh which attract and produce some of the best talent globally.

Public sector employment activity has been marked in the city, with further relocations of London civil service jobs into Edinburgh and Scotland set out ahead. Tourism has also been a major source of jobs, with the city targeting further growth in this sector in the years ahead – central to which will be the accommodation and hospitality industries.

Wages in Edinburgh, on average, are the highest of the UK cities studied outside of London, at £592.05 per week, supported by the strong productivity in the city. Despite this wage strength, the house price to earnings ratio stands at 8.4 which suggests a lower degree of affordability on average versus all bar two of the other cities within the study (London and Bristol). This is the result of the high average house prices in Edinburgh, which stood at £274,800 in 2021.

Emissions data in Edinburgh suggests that there is a low level of pollution across the city, supported by a low carbon footprint per person relative to other regional cities. Only 11 days of poor air quality were recorded in the city in 2019 – the fewest of any of the cities studied.

05

DIRECTION OF THE CITY TO 2040

IN FRAMING OUR VISION FOR EDINBURGH IN 2040, WE HAVE CONSIDERED THE EXISTING STRATEGIES AND INVESTMENT COMMITMENTS THAT ARE ALREADY ‘BAKED IN’ TO THE CITY’S FUTURE.

DEVELOPMENT PROPOSALS

The following major development schemes will drive property market activity over the next 20 years:

CENTRAL EDINBURGH

CITY CENTRE & WAVERLEY VALLEY

The transformation of the city centre will include becoming largely traffic-free by 2030, rebalancing street space to remove some traffic lanes and parking in favour of pedestrian access and active transport, while enabling business and resident access. George Street and First New Town are included in this, bringing major reallocations and improvements to the pedestrianised public realm.

Last-mile delivery through cargo bikes or zero emission vehicles will be targeted, while public transport journeys will be improved in terms of times and interchanges including through the bus network and Waverley Station masterplan.

Forthcoming developments will be approved which have mixed-use components (including residential) within comprehensively designed proposals that enhance the streetscape.

FOUNTAINBRIDGE

The site of the former Capital Fountain Brewery has been undergoing a major redevelopment over the last 20 years, with the latest schemes including 436 new homes (of which 113 are social homes), approximately 100,000 sq ft of office space, new shops, high quality public realm and an extension to Boroughmuir High School. Works are expected to complete in 2025, which has targeted net zero carbon energy across the whole site and aims to integrate the area with the surrounding neighbourhoods.

NORTH AND EAST EDINBURGH

LEITH

Plans submitted by Forth Ports include £40 million of investment into Scotland’s largest renewable energy hub within the Port of Leith. Additional plans to build 800 new residential apartments, a hotel, shops, offices and leisure facilities on a 10-acre site have also been put forward, aiming to create a vibrant new neighbourhood in Leith. S Harrison developments have also submitted plans around Ocean Terminal in Leith, bringing forward around 580 homes in a mixed-use scheme which will include family homes, student accommodation and a range of co-working and retail uses.

GRANTON

Around 3,500 net zero carbon homes have been planned within the Granton Waterfront brownfield site, with over £250 million invested in the area by the City of Edinburgh Council and other partners. The scheme will also deliver business space for start-ups, commercial opportunities, Europe’s largest coastal park, creative arts and leisure spaces, a school and a health centre.

SEAFIELD

A masterplan is expected to be drawn up to regenerate the Seafield area with a housing-led mixed-use urban expansion. This will seek to deliver a sense of community and connect with neighbouring areas as well as the wider city. Sustainable travel infrastructure, sustainable drainage systems and access to play facilities and open space will all be key features of the future shape of the area.

WEST EDINBURGH

WEST TOWN

Formerly known as Edinburgh 205, Drum Property Group has rebranded this development site as West Town. Plans for 7,000 mixed-tenure homes within a 20-minute neighbourhood configuration are being brought forward, with the first phase of houses and community amenities expected in 2026.

ELEMENTS EDINBURGH

Plans brought forward by Crosswinds Development include a new digital enterprise district with a strong residential component on the former site of a disused runway adjacent to Edinburgh Airport. The scheme will offer 2,500 homes and 1 million sq ft of commercial space, with transport links through the nearby Edinburgh Gateway Station.

WEST CRAIGS

The masterplan for the West Craigs area includes 1,700 new homes alongside a new nursey, primary school and health centre. In addition, the masterplan contains green space and woodland with a strong active transport component.

EDINBURGH PARK

Further to their flagship 1 New Park Square office development, Parabola has received planning consent for a 1,700-home development adjacent to Lochside Way and South Gyle. Alongside the commercial quarter which is currently under construction amounting to up to 1 million sq ft, the residential component of the scheme will heavily feature art across the site, along with shops, leisure facilities including a swimming pool and a hotel. There will be 434 affordable homes included in the development, with private residential and build to-rent properties also available with one to three bedrooms.

GARDEN DISTRICT

The first phase of the Edinburgh Garden District has been approved by the council and is set to deliver 1,350 new homes, 330 of which will be affordable. Across the entire 675-acre development site, a total of 9,000 new homes, one third of which will be affordable, along with supporting infrastructure, a 40-acre park and civic amenities built by Murray Estates.

SOUTH EAST EDINBURGH

SHAWFAIR

Masterplanned on historic farming and colliery land, Shawfair will offer sustainable homes on the rural outskirts of Edinburgh, anchored by an emerging town centre and a railway station, designed to create a vibrant space and a welcoming community environment.

When complete, Shawfair will have 4,000 quality homes with a mix of tenures including social rent, mid-market rent, assisted purchase and market-price properties, plus a new community campus including nursery, primary and secondary education, a swimming pool, theatre, sports pitches (indoor and outdoor) and vocational training facilities for use by the wider community. Each neighbourhood will be linked via an innovative district heating system that is proven to be reliable, low cost and environmentally friendly.

The development team behind Shawfair will also contribute over £56m to Midlothian Council, earmarked to improve and expand education, community and sports facilities, and to enhance public transport.

EDINBURGH BIOQUARTER & HEALTH INNOVATION DISTRICT

Building on the success of establishing a leading global destination for healthcare, medical research, entrepreneurship and innovation in life sciences, Edinburgh BioQuarter envisages a £1 billion transformation adjacent to the existing site. The mixed-use scheme will deliver high quality residential properties alongside the new Health Innovation District, supporting a community of 20,000 people.

NEW BRUNSTANE

A new neighbourhood of 1,300 homes have been put forward to the east of Edinburgh. The new development is expected to deliver a new school and a central circular green space called Brunstane Green, along with community and retail space.

INFRASTRUCTURE PROPOSALS

The following infrastructure schemes are being implemented within the city:

- George Street and First New Town public realm transformation scheme, pedestrianising the area and introducing more natural capital, is scheduled to commence in 2025
- Changes to the parking provision and management across the city in line with the Parking Action Plan to be executed by 2030
- Active Travel Action Plan will be implemented to enhance and expand the active travel infrastructure across the city by 2030
- Waverley Station masterplan implementation aiming to be completed by 2030
- Mass transit network, including tram, extended west and will have been developed to connect the Waterfront in the north to the Royal Infirmary in the south and beyond around 2030
- Comprehensive new bus route network will be in place by 2030
- The City Plan 2030 sets out an ambitious target of 36,911 new homes to be delivered by 2030, of which 17,352 are to be affordable

REGULATORY CHANGES

- Edinburgh's Road Safety Action Plan to 2030 aims to achieve zero road fatalities by 2030, along with significant reductions in injuries
- Edinburgh is targeting for the city to be carbon neutral by 2030, well ahead of Scotland's 2045 target
- Domestic properties in Scotland are expected to be required to meet and EPC Grade C or above standard in energy efficiency in 2025, with the private rented sector required to achieve this by 2028 and all homes by 2033
- New homes built in Scotland will be required to be built to a Scottish Passivhaus standard from 2025
- In 2024, Edinburgh's Low Emission Zone (LEZ) will come into effect. This covers a 1.2-mile area in the city centre, from Queen Street to Melville Drive and from Palmerston Place to Abbeyhill, with high-emission vehicles banned from driving in the LEZ

SIGNIFICANT MILESTONES ON THE PATH TO 2040

2024
EDINBURGH LEZ

2025
SUSTAINABLE HOMES STANDARD

GEORGE STREET & FIRST NEWTOWN TRANSFORMATION

FOUNTAINBRIDGE COMPLETION

2026
WEST TOWN PHASE 1

2028
PRIVATE RENTED RESIDENTIAL PROPERTIES REQUIRED TO BE EPC C

2030
PARKING ACTION PLAN

ACTIVE TRAVEL ACTION PLAN

WAVERLEY STATION MASTERPLAN

MASS TRANSIT NETWORK EXPANSION

NEW BUS ROUTE NETWORK

CITY CENTRE & WAVERLEY VALLEY

EDINBURGH NET ZERO TARGET

2033
ALL RESIDENTIAL PROPERTIES IN SCOTLAND REQUIRED TO BE EPC C

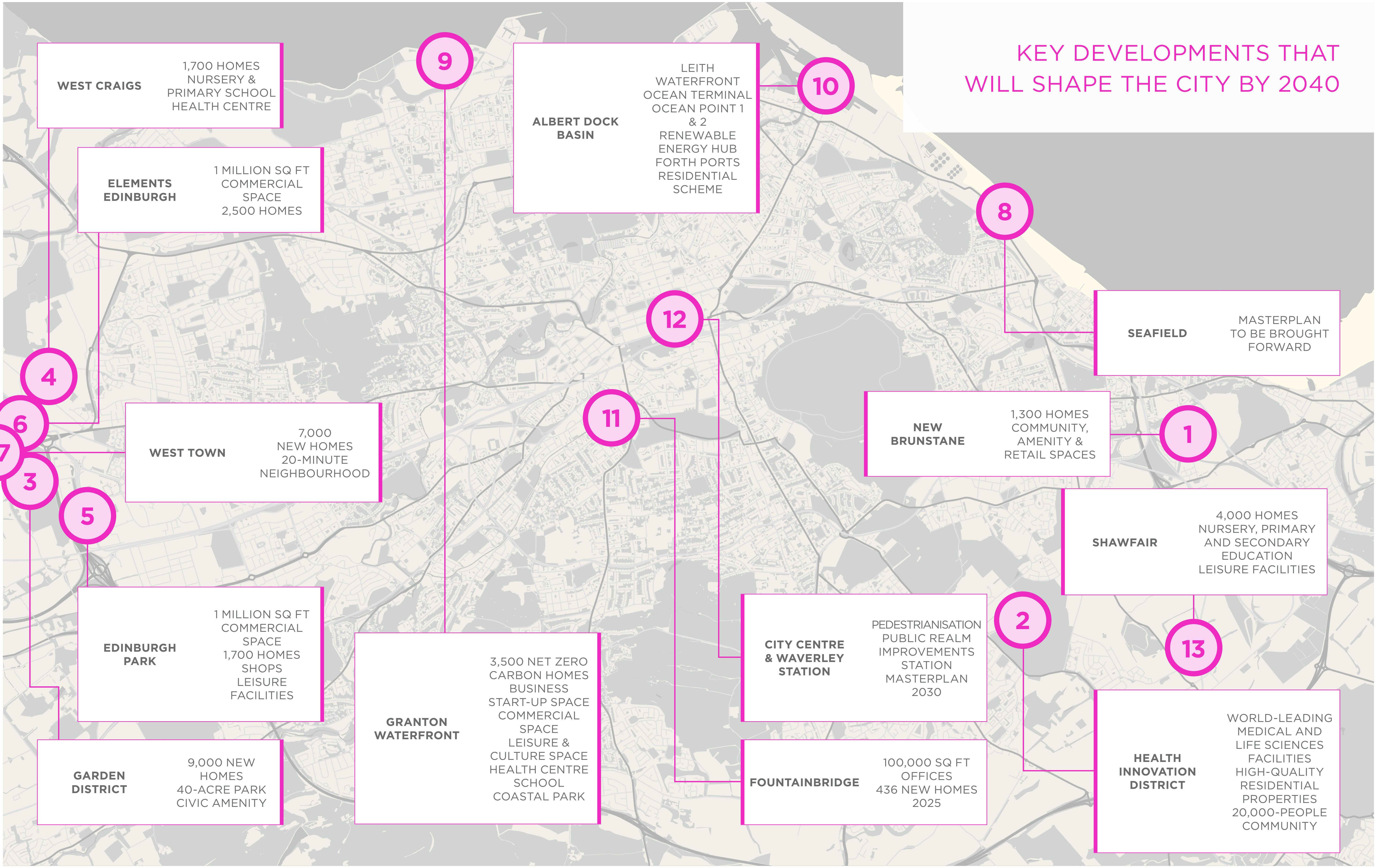
2035
NORTH/SOUTH TRAM LINE LINKING GRANTON TO THE BIOQUARTER AND BEYOND COMPLETE

ELECTRIFICATION OF BUS FLEET COMPLETE

2038
GRANTON WATERFRONT COMPLETION

2040

KEY DEVELOPMENTS THAT WILL SHAPE THE CITY BY 2040



06

MEGA TRENDS SHAPING THE FUTURE OF CITIES

OUR FUTURE OF CITIES INSIGHT HAS IDENTIFIED **THE FOLLOWING MEGA TRENDS THAT WILL COMBINE TO RESHAPE CITIES IN 2040:**

ECONOMY

- Sluggish growth won't last forever, but its impact on development will carry a legacy
- A pensions crisis created by post-GFC sustained low interest rates will have an enduring impact on a growing elderly population
- Lagging economic growth will mean that younger generations are comparatively less well-off than their parents
- Technology, particularly the growth of AI will continue to reshape our economy.
- Role automation will be a feature of the next 20 years and will change workforce composition and create more attractive conditions for re-shoring
- New forms of real estate will be needed to respond to new economic activities and other forms to become obsolete

POPULATION

- Natural population growth will slow, then potentially reverse during the course of the period to 2040. The UK remains attractive for international migrant workers, which will be the primary driver of population growth and continue to have a bearing on demographics
- Gradual ageing of population and an increase in the elderly
- Economic obsolescence principal will overtake population growth as the driver of development
- Growth will impact density more than footprint of UK cities

URBANISATION

- With the UK already highly urbanised, there is unlikely to be further room for significant additional urbanisation, whereas new work models and housing costs could in fact lead to deurbanisation. This remains an uncertainty – with a number of other possible scenarios
- Pull factors of city centres – towards culture and employment - may weaken as distance becomes less relevant due to technological improvements
- Affordability, quality of life and youth unemployment are likely to continue to be issues, with, at present, no clear direction of travel to alleviate these problems
- The push-pull equation for cities varies by demographic group, which will skew cities towards younger people

MOBILITY

- Transportation is perhaps the biggest determinant of the shape of our cities today
- There is a sharp differential on public transport adoption and reliance across UK cities
- Conventional infrastructure can take easily 20 years to deliver; we are well sighted on the pipeline to 2040, but not on technological innovations which may change the game
- Increased capacity on existing lines will increase densification and public transport use. New last mile modes and decentralised work have the potential to disperse congestion away from city centres and towards suburban areas
- Changes in ways of working and an increased environment pressure on some transport modes mean we are all likely to travel less by 2040

AUTOMATION

- Waves of automation have triggered radical changes to society over the course of history
- A new wave of automation, now supported by AI - will drive significant change to the nature and focus of existing work
- Automation will impact primarily process driven roles, and this includes many office workers
- Humans will increasingly work alongside machines in the coming decades
- A significant minority of UK residents are likely to become left behind by this change; solutions are needed
- New buildings are needed to respond to new forms of work that will emerge

VIRTUALISATION

- Digitisation has not run its course, and will continue to influence how we work, shop and live
- Virtual environments will be improved by processor power, wearables - and ultimately implanted chips
- People are increasingly seeking out virtual worlds for leisure and the experience is improving
- Increased virtualisation may lead to growth in virtual city equivalents, including metaverse environment, for commercial and social use cases
- The city of 2040 will be augmented with visual data, enhancing experience

EMERGING TECHNOLOGIES

- There has been rapid technological advancements driven by significant reduction in the cost of core technologies
- Internet / communication-led technologies and infrastructure will enable automation and digitisation
- AI will provide personalisation, experience and a refocussing of work
- 3D printing and new construction materials will deliver significant improvements to speed and cost of construction

PUBLIC HEALTH

- Significant public health improvements in the last number of decades will continue
- Zoonotic threats will increase the role of healthcare and create social and physical change
- Greater focus on health and wellbeing will play through to leisure pursuits and more active lifestyles
- There will be a huge focus on improving air quality and environmental standards ranging from car use to increased biodiversity and biophilia
- Technology will play a central role in the early prediction and treatment of disease, further extending average lifespans

THE ENVIRONMENT AND ENERGY

- The mitigation and creation of resilience towards climate change are some of the most significant factors for cities in 2023 - this will continue to be the case to 2040
- The challenge of moving away from gas will disproportionately impact tall existing buildings and give rise to an increase in local heat networks, and on-site energy generation
- Increased use of heat pumps, solar – and potential for growing food - will mean competition for valuable roof space on tall buildings
- Energy storage will become a necessity for large scale developments
- Changing environmental standards will be a significant cost to landlords, developers and occupiers – including residents – of all real estate
- Air quality in cities should improve as emissions are brought under control, but this is not taken for granted

SOCIAL CHANGE

- Delays to life’s milestones (e.g. having children, purchasing first home) - means people have an extra decade of early adulthood
- Renting for at least a decade will be the social norm, with a difference between London and elsewhere in the UK
- Cities need to provide infrastructure for new leisure trends to remain culturally relevant
- Cities must maintain community diversity and cohesion to thrive

SOCIAL CHANGE AND INEQUALITY

- The UK still suffers from an acute North-South divide, and some minority groups experience generational disadvantage
- Social pressure, enabled by social media, is likely to be a continuing force for change and greater equality
- Public sector focus will drive cities to become more equitable in the future
- The pace of change will be hampered by systemic barriers
- The real estate industry of the future must modernise to keep pace with society

GLOBALISATION AND POLITICS

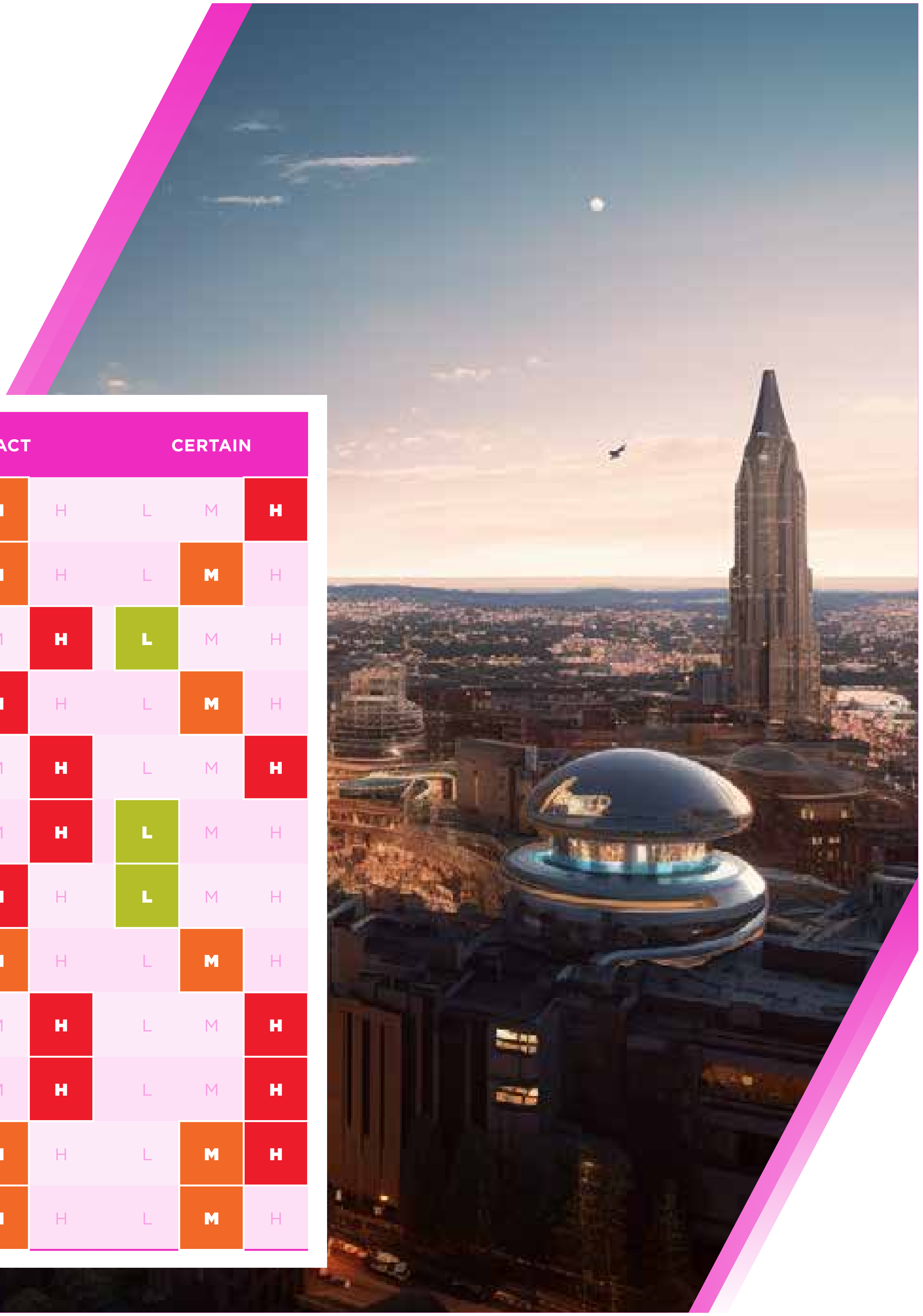
- China and India will continue to see sustained economic growth
- As a result of Brexit, the UK needs to secure many new trade deals and memberships to remain a valued trade partner and significant on a global stage
- Political fragmentation will resume, and new or splinter political parties may form
- The political divide between cities and rural populations will widen
- High levels of government debt and damaged public finances will constrain future governments

12 FORCES

SHAPING CITIES OF THE FUTURE

The following 12 forces will to different degrees impact on the city of 2040. This table assesses the trend, and relevant factors, and then makes an assessment of the potential impact to status quo and the certainty with which we can judge the outcome. We bake in 'high impact certainties' of environment, automation and social change into our hypothesis, and then use the 'critical uncertainties' of urbanisation and virtualisation to explore scenarios.

FORCE	DIRECTION	IMPACT			CERTAIN		
ECONOMY	MULTIPLE CYCLES / LOW RATES / SKEW TO THE OLD / STRUCTURAL SHIFT	L	**M**	H	L	M	**H**
POPULATION	GROWTH SLOWING OR NEGATIVE / AGEING / INORGANIC	L	**M**	H	L	**M**	H
URBANISATION	SLOWING OR NEGATIVE FOR LARGE CITIES - INCREASINGLY YOUNG	L	M	**H**	**L**	M	H
MOBILITY	PT GAIN SHARE / LONG LEAD FOR INFRA / FINE-GRAIN INNOV / MAAS	L	**M**	H	L	**M**	H
AUTOMATION	TECHNOLOGICAL UNEMPLOYMENT / NEW ROLES / PRODUCTIVITY	L	M	**H**	L	M	**H**
VIRTUALISATION	E-COMM / WFH / LEISURE EXPERIENCES / AUGMENTED	L	M	**H**	**L**	M	H
NEW TECH	5G / IoT / CLOUD COMPUTING / BIOMETRIC	L	**M**	H	**L**	M	H
HEALTH	COVID / NEXT COVID? / ANTIBIOTICS / LATER LIFE CARE / OBESITY	L	**M**	H	L	**M**	H
ENVIRONMENT	WARMING / FLOODING / SOCIAL RESPONSE / NEW ENERGY	L	M	**H**	L	M	**H**
SOCIAL	YOUNGER FOR LONGER / RENTING VS BUYING / DIVERSITY	L	M	**H**	L	M	**H**
SOCIAL JUSTICE	ACTIVISM / CORPORATE ETHICS / MINORITY REPRESENTATION / EQUITY	L	**M**	H	L	**M**	**H**
POLITICS	EASTERN SHIFT / BREXIT / POPULAR POLARISATION / PROTECTIONISM	L	**M**	H	L	**M**	H



07
FUTURE OF CITIES: OUR VISION

LOOKING THROUGH THE CHALLENGES OF OUR PRESENT TIMES, WE HOLD AN EXCITING VISION FOR OUR CITIES OF 2040; ONE WHICH WILL BE PART OF A PATH OF SIGNIFICANT CHANGE DRIVEN BY NEW TECHNOLOGIES, AND ONE WHICH WILL DELIVER A BETTER QUALITY OF LIFE TO URBANITES.

The period to 2040 spans economic cycles. The recent period of volatility will have receded to history, but its legacy will remain in persisting societal change and attitudes to work and where we spend our time. A period of slow growth and austerity will also leave its mark on the physical fabric of our cities. The slow-moving nature of real estate means that changes take time to set in, while its longevity often causes it to outlast the people and circumstances under which it was built, remaining as a manifestation of the past that continues to shape the present - and real estate in this current cycle is no exception.

While weaker near-term growth and a shift towards decarbonisation may impact the near-term development pipeline, it may also help to stoke a critical reframing toward retrofitting and refurbishment rather than redevelopment. This will not only deliver a more equitable use of embodied carbon in the built environment, but will also pave the way for a more adaptable and resilient city.

Meanwhile, a softening of real income and automation will shift wealth towards the retired and the asset rich, exacerbating existing inequalities. This will sit against the prevailing mood for change, and likely lead to increased public interventions in our cities and in our society.

Significant waves of technological adoption, particularly in the areas of automation, virtualisation and artificial intelligence will significantly change the focus and nature of working, shopping and playing.

The ability to perform many of our day-to-day activities using these technologies will put pressure on the historic role, form and function of real estate. At its most extreme, this could start to change the nature of reality, blurring the lines between virtual and physical environments and triggering the need for new forms of real estate. Our cities of the future will be run more efficiently through deeper integration on urban design and internet connected devices.

VIRTUALISATION

URBANISATION

URBANISATION

VIRTUALISATION

THE SHAPE OF OUR CITIES IS SIGNIFICANTLY DETERMINED BY HOW WE TRAVEL. IN GENERAL TERMS, WE FORESEE EACH OF US TRAVELLING LESS IN 2040.

Sustainability and cost of time pressures will be matched by solutions in new work models, virtualisation, and a focus on the ability to connect with local communities. The days of long commutes, frequent international travel and fossil-fuel reliant car usage will have peaked. This could trigger significant changes to our cities.

Primarily the shift will be in where we choose to live. The option to work at distance from the marketplace for the first time becomes a reality, and some (those with the privilege of such choice) will make that shift. This will move higher value demand to areas of higher amenity and lower social pressure. Over time it has the potential to reweight the economic balance of our cities, rather than the high pressure currently felt by our major cities. Population growth will be delivered through increased density, repurposing of existing real estate, and the growth of smaller towns, rather than continued urban sprawl.

Our city centres will play a more focused role in housing activities that require or benefit from close personal interaction. We will no longer go to a city centre office to sit at a desk in silence, or to a shopping centre to collect a pre-purchased item. These venues will become stimulating, exciting places, with a strong focus on cultural pursuits, business engagement and personal fulfilment. Those assets that cannot deliver against these new criteria will become irrelevant and subject to reinvention.

The size of the typical city core may reduce as activities are reallocated, creating a tighter more clearly defined central zone. Meanwhile, amenity and neighbourhood uses will be redistributed to match where people are spending their time.


OUR
2040
VISION
Mass adoption of digital technology
Better quality of life for all
Carbon negative becomes the norm
Less distance travelled
Automation shift the nature of ‘work’
Flexible reuse of real estate
Rebalancing of city hierarchy
Wealth continues to shift to the rich
Focus on managing obsolescence
Increased public interventions
New construction materials
New hybrid real estate concepts
Heightened social tensions
Augmented reality becomes the norm

UNPACKING THE CITY OF 2040

FLOWING FROM OUR VISION, WE SET OUT A VIEW BELOW ON HOW ELEMENTS AND CONCEPT CONCERNING OUR CITIES MIGHT CHANGE OVER THE NEXT 20 YEARS.

VISION

THE CBD

More focused on interactions. Blurring of retail, leisure and work.

OPEN SPACE

Quality over quantity, Greening, Commercialised, Reuse of roads / rooftops, 24 hours.

GROUND FLOOR

Flexible use, unique personalised experience, Interface of virtual and physical.

SUBURBS

Rejuvenation due to WFH, Co-working activities, increased investment, 15 min villages.

COMMUNITY

Digital communities rise in importance. Daytime communities due to WFH. Local shops.

TRANSPORT

Fewer long journeys. Repurpose redundant roads. Walkable green citites.

GOVERNMENT

Fewer-larger authorities. New forms of service financing. Increased digital participation.

VISION

CITY BRAND

Increased competition at city level. International brands. Tie-ups with local businesses.

OWNERSHIP

More renters. More single-person households. Polarity with exurbs.

HOUSING

Modular / prefab. Increase in non-demised space and amenity. Demand for home office space.

CULTURE

Increase in virtual and augmented experiences. CBD doubles down on culture.

SMART CITIES

Focus on infrastructure. Sustainability, wellness, efficiency and public service delivery.

CITY AT NIGHT

24/7 cities. More mid-week stayovers. Professional night shifts. Re-use space day-night.

NAVIGATING SOCIAL JUSTICE, SUSTAINABILITY, AND URBAN TRANSFORMATION IN THE CITY OF 2040

The current drumbeat for social justice in all walks of life will become more persistent, fuelled by social media. Ethics and equity will become defining business and investment strategies. At the core of this will be sustainable practices. This in turn will elicit paradigm shifts in how we design our real estate. The role of Government in the provision of social housing will increase and building codes and commercial practices will tighten around environment sustainability. Carbon neutral or negative will be the norm, and lifecycle energy costs and emissions will be substantially mitigated through the use of batteries, local grids and the ubiquitous use of renewables. Building will be designed with wellbeing in mind. Reliance on steel will soften, in favour of demountable modular timber and biophilic design will become as common as desks in fit out.

As the tempo of change increases, the big challenge for our cities of 2040 will be the disconnect between that which is demanded and that which exists. As industrial change drives new needs, it will not be matched by the rate at which the real estate industry can deliver it. On this basis we anticipate a heightened level of prolonged obsolescence by 2040. As seen in deindustrialised areas of our cities in years gone by, the legacy of disused factories can stymie city quarters until new uses can be found. Strong government support for change including active participation in change programmes will be needed.

The city of 2040 will continue to be on a journey of change that is more people-centric than the cities of today. It will give back wasted time and create increased flexibility in how we wish to lead our lives; it will create exciting, stimulating environments in which to circulate and connect, and it will have social and environmental sustainability at its core.

08
FUTURE OF EDINBURGH: OUR VISION

USING THE FUTURE OF CITIES FRAMEWORK AND OUR ON-THE-GROUND KNOWLEDGE OF EDINBURGH, **WE SEE THE FOLLOWING CHANGES AND DEVELOPMENTS TAKING PLACE IN THE CITY BY 2040.**

01

Age appropriate housing will be needed in order to support Edinburgh's growing population. Projections for Edinburgh's population point to continued growth, with expectations to exceed 600,000 by 2040, driven primarily by overseas migration. The net effect of births and deaths on Edinburgh's population from 2011 to 2021 was 7,460. The net effect of migration was over five times higher at 41,320. Longer life expectancies are also driving the average age up, with the aging population trend expected to increase over the next 20 years. Ultimately, this growth will put a great deal of strain on the city's existing housing and public services, unless more is done. Insufficient housing for older people will mean that underoccupied homes put further pressure on housing supply, giving further uplift to already elevated rents. Wages are higher than average, but so are costs and many residents will continue to struggle further with balancing the cost of living. It will be critical for the council, government and city partners to address these challenges.

02

Edinburgh's 20-minute neighbourhood agenda will be rolled out across the city. This will be led by improvements made to walking, wheeling, and cycling infrastructure. Car travel in the city will be significantly reduced as a result of the low-emission zone and the pedestrianised city centre. Active and public transport will be more popular, with disused parking spaces utilised for bicycle and scooter lock points. Many of these will also be fitted with secure charging points for e-bikes, along with pumps and basic maintenance equipment. A detailed mapping exercise of the retail provision across the city will help to highlight the need for a diverse offer across the city to enable residents to meet their needs locally. In turn, this will drive a resurgence in small-scale businesses making use of sustainable local materials and produce to minimise their carbon footprint.

03

St James Quarter will continue to enhance the focus of retail activity in the city. Across its 1.7 million sq ft expanse, St James Quarter will continue to improve Edinburgh as a retail and leisure destination. With global brands and local boutiques alongside restaurants and leisure venues, the scheme draws in a considerable domestic consumer base as well as many of the city's tourists. Part of the ongoing success of the centre is driven by its placemaking provision, as well as embracing the emergence of experiential retail in adaptation to continued online sales dominance, proven from launch by Edinburgh retail's vacancy remaining second only to London in the UK, despite the 2021 handover of considerable new space. Frequent exhibitions of local art around the centre will help ground it in the community, working with local schools and community groups to create unique and topical displays that can offer a means of expression and recognition for underrepresented groups and issues in the heart of the city.

With prime retail now centred in St James Quarter, Princes Street is evolving away from a primarily retail function to comprise a leisure and tourism hub. Many of the retailers on the street are gradually replaced with exciting new leisure concepts, with an increasing focus on delivering wellbeing benefits in a social setting in order to cater for the more health-conscious lifestyle of younger demographics. With its central location, castle views and immediate transport links, the hospitality scene on the street will also expand, alongside a number of globally renowned restaurants evidencing the rapidly rising Edinburgh food scene. A combination of electric vehicles and strategic pedestrianisation will ensure traffic noise and pollution declines considerably, adding to its pull for visitors and diners alike.

04

Edinburgh will achieve its 2030 net zero ambition. Working with other cities across Scotland to ensure that the 2045 target for net zero across the country is delivered. Focusing on active travel, reducing car usage and improving energy efficiency in new and existing buildings will all be key to meeting the city's target. Additionally, the significant industry challenges that exist currently will need to be overcome through public and private partnerships, as well as with strong support from residents. The city's success will enable the formation of a carbon-cutting cities network, sharing best practices and learnings from successful (and unsuccessful) schemes in Scotland and across the UK to meet wider net zero targets and keep emissions low in the future.

05

Targeted housing interventions across the city will help to deliver affordable and accessible housing. Meeting housing requirements will remain a critical challenge, with targeted housing interventions across the city helping to deliver affordable and accessible housing, primarily in the form of high-density developments. With 25% of the urban centre being in conservation areas and the considerable web of protected sightlines in the city centre, development will be concentrated on the outer edges of the city, led by the likes of Granton Waterfront, West Edinburgh (Edinburgh Park & West Town) and South East Edinburgh (Shawfair & New Brunstane). Each of these schemes bring forward a strong provision of affordable housing. In addition, specialised and supported living facilities will help to provide tailored homes for vulnerable and in-need groups, delivering quality of life improvements. Supply will still remain tight however, and pressure to push the boundary of the city out towards East Lothian and Fife will continue to mount. This could be achieved through sourcing peripheral land for development opportunities, enabled by strong transport links into the city.

06

Edinburgh will be well poised to benefit from hybrid living and working. The city will continue to see a growth of residents either returning to or descending upon the city to benefit from all it has to offer in terms of lifestyle, raising young families and leisure facilities, while retaining employment bases elsewhere. Fewer days spent working in the office mean that longer commutes are more amenable as they need to be made less frequently, while distance working is also more acceptable. This enables individuals to live in Edinburgh and, for example, work remotely for the majority of their time, commuting down for London to a central office when required, or vice versa. In order to do so, Edinburgh will rely on premium transport connectivity links; whether it be north to Dundee & Aberdeen, west to Glasgow, south to London, or further overseas, optimising and retaining such links at affordable levels will be critical as Scotland's capital city and in keeping up with consumer demand. Affordability will also be a defining feature of this, limiting residents to those who can afford the cost of living in Edinburgh.

07

The tram will extend to enhance strategic peripheral development. This will help feed the city's growth with a commuter population. In the years to come, the line is due to extend to Granton in the north east and Newcraighall to the south east. Alongside a new masterplan for the area, high-density residential developments will be brought forward around the new terminus, capitalising on the forthcoming connectivity to the centre. This will contain a significant student accommodation share, with the new tramline providing quick access to the University of Edinburgh and the close proximity to Queen Margaret University, the Royal Infirmary of Edinburgh and the adjacent Edinburgh BioQuarter. The creation of other transport hubs like these around the city will enable development on the outskirts of the city and significantly reduce car travel and ownership.

08

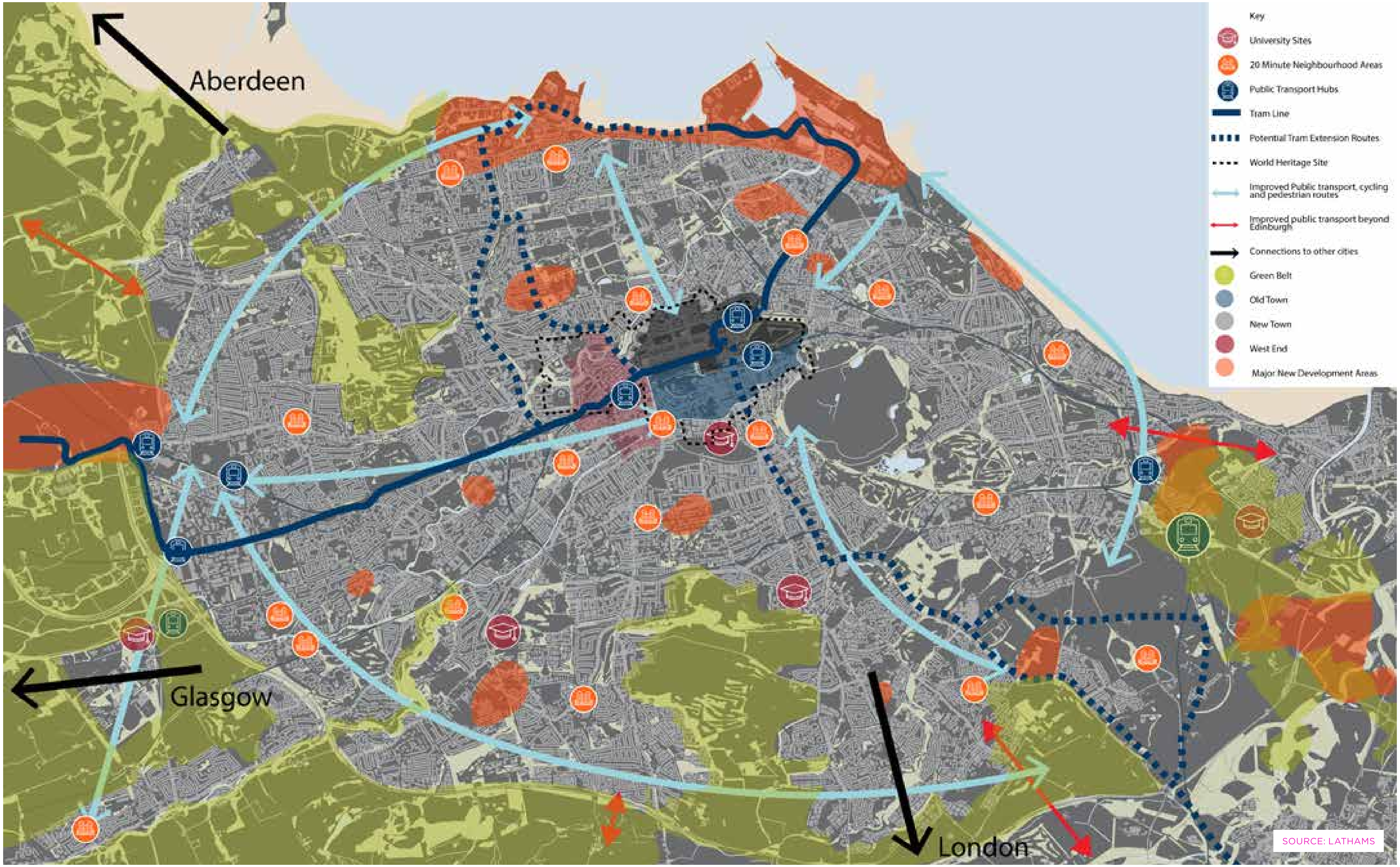
Life sciences and tech sectors will continue to flourish across the city. Spiralling out of the Edinburgh BioQuarter and the city's leading educational institutions including the University of Edinburgh, Heriot-Watt University, Napier University and Queen Margaret University, the knowledge sector (spurred by the life sciences and tech sectors) will continue to flourish across the city in the next 20 years. Aided by its proximity to the Royal Infirmary of Edinburgh, the BioQuarter will accelerate the growth of several major health innovators who will go on to provide major investments in the R&D facilities throughout Edinburgh, including in the Health Innovation District. Domestic and overseas investment in the sector will also continue to grow, with lower operational expenditure requirements meaning that funding can go further – providing a strong advantage over London. With close links to the high-value and growing sector, Edinburgh's universities will grow their prestige and maintain global recognition as centres for excellence, helping to attract some of the brightest minds into the talent pool. The resulting employment opportunities combined with the city's high liveability and growing (although still challenged) supply of housing will contribute toward holding the consistently high rates of graduate retention in Edinburgh.

09

Edinburgh will live up to its name as the UK's most AI-ready city outside of London. Befitting it's number 1 ranking in the SAS AI Cities Index 2023, Edinburgh will continue its heritage as a leader in the artificial intelligence world. With the University of Edinburgh forming the first artificial intelligence centre (the Department of Machine Intelligence and Perception) in Europe in 1963, the city will remain at the forefront of machine learning and AI. Looking ahead, the universities in the city will continue to be the primary drivers of this, along with strong policy direction from the Scottish Government which will help to encourage significant private investment. The strength of these institutions will yield close partnerships between universities and businesses, such as game developer Rockstar North, who could yet be pioneers in integrating AI into their productions to give a truly immersive experience.

10

Tourism will thrive and new experiential attractions will bring people from all over the world. There will be a particular focus on driving visitor interest beyond the immediate city centre. Global tourism in Edinburgh has persisted thanks to the city's commitment to preserving its heritage, as well as embracing new experiential attractions. Strong planning policies and conservation status will ensure that the Edinburgh Castle and other key sites will stand the test of time for future generations to enjoy, while the city's strong tech industry will help to deliver one-of-a-kind experiences based around these cultural assets. One example will be immersive augmented reality exhibitions which offer visitors a chance to view first-hand life in historic Edinburgh, such as a recreation of the Lang Siege of Edinburgh Castle by the English. Timeout, National Geographic and Condé Nast Traveller will continue to frequently highlight Edinburgh as one of the top tourist destinations in the UK and the world, citing the history of the city, the rich cultural offer within and beyond the Fringe Festival (which will be celebrating its 93rd edition). Short-term stay 'bed tax' on landlords will create improved budgeting for tourism infrastructure such as bike and tram travel beyond the city centre and should deliver opportunities to enhance the visiting and living experiences for guests and residents alike.



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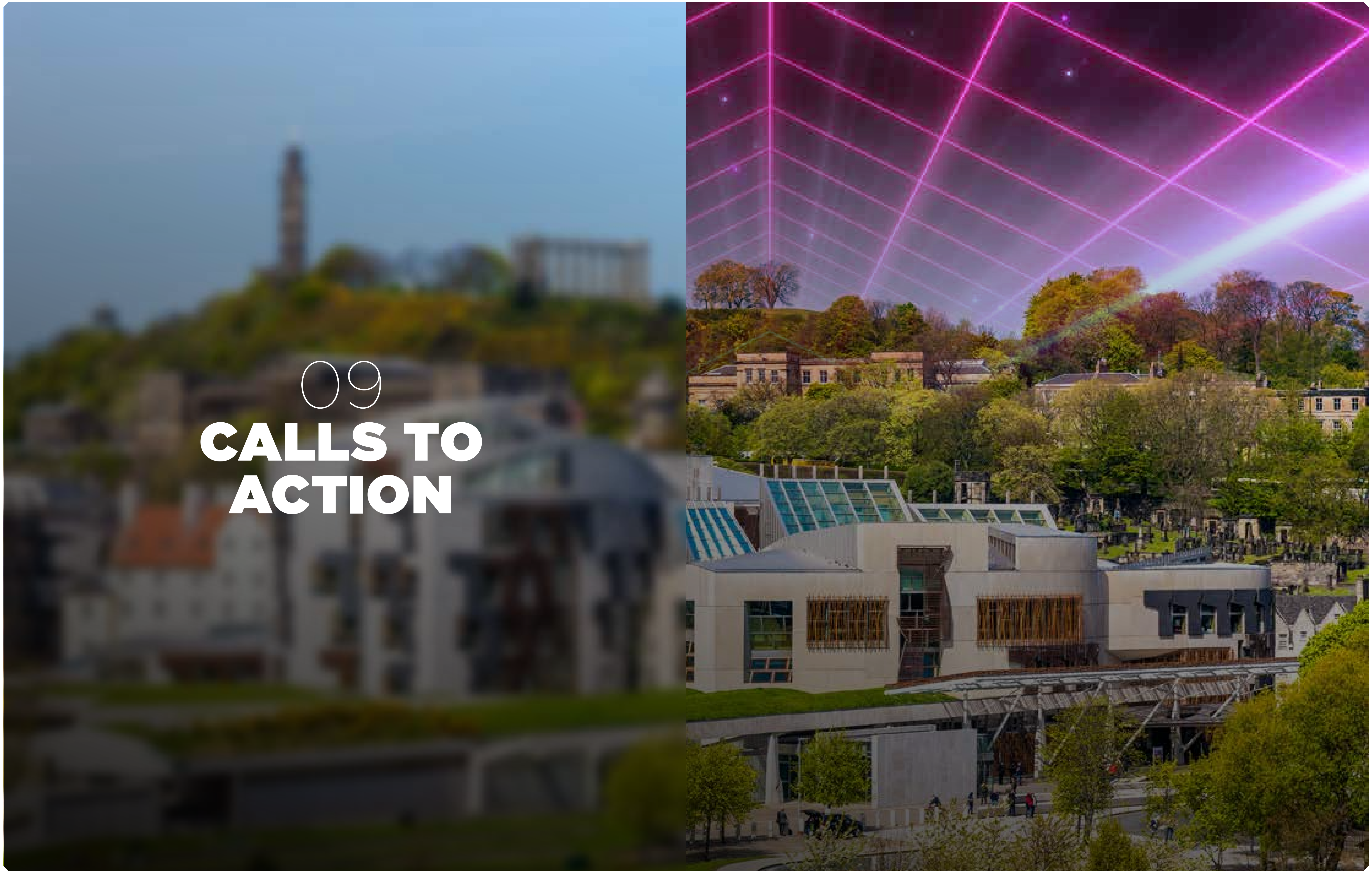


09 CALLS TO ACTION

WHAT DO OUR PREDICTIONS MEAN FOR REAL ESTATE IN EDINBURGH? HOW SHOULD THOSE IN THE PROPERTY SECTOR REACT TO THE OPPORTUNITIES AND CHALLENGES PRESENTED BY THIS VISION?

WE CALL ON INVESTORS, DEVELOPERS, OCCUPIERS AND LOCAL AUTHORITIES TO ALIGN AROUND THE FOLLOWING ACTIONS:

01

THERE NEEDS TO BE A COLLABORATIVE APPROACH TO PLANNING, INVOLVING PUBLIC AND PRIVATE STAKEHOLDERS THROUGHOUT THE PROCESS TO HELP INCENTIVISE SOLUTIONS FOR THE CHALLENGES OF GROWTH.

Both the public and private sectors need to work with local communities to carefully identify the needs of each group, working together to achieve equitable solutions to the evolving requirements of the city. Incentives to overcome the challenges of growth are needed so that the city can expand in a sustainable way, focusing on alternate uses and repurposing where possible. The careful easing of planning restrictions will also help to improve the city centre, attract investors & developers, and assist evolution of centre. This requires a proactive approach from local government and authorities as well as businesses across, and increasing exposure into, the city.

02

NEW OPPORTUNITIES TO REDEVELOP AND REVITALISE THE CITY CENTRE, PARTICULARLY THE EVOLUTION OF BALANCE BETWEEN PRINCES STREET, GEORGE STREET AND ST JAMES QUARTER, SHOULD BE EXPLOITED TO RESHAPE THE CITY'S CORE, WHILE MEETING THE CHALLENGES ASSOCIATED WITH ACHIEVING NET ZERO.

With the recent emergence of St James Quarter as the prime retail venue in the city centre, Princes Street and George Street will be required to reposition themselves through strategic direction to embrace pedestrianisation, provision of hospitality options, leisure facilities and boutique retail offerings, while retaining best-in-class office premises.

New assets being developed today need to be future-proofed to meet aspirations for carbon zero, and also to reflect the anticipated changing demands from occupiers in the long term.

03

THE COUNCIL AND DEVELOPERS NEED TO WORK TOGETHER TO ACHIEVE THE LEVELS OF HOUSING DELIVERY THAT THE CITY NEEDS.

The lack of housing supply is holding the city back. Existing residents are struggling to find a place to live, with many being pushed out of the city. The council and developers need to work together to identify and optimise housing delivery, incorporating transport planning to ensure that new schemes are well-connected along with a strong focus on placemaking.

The lack of Edinburgh's housing supply, particularly at the affordable end of the scale, is frequently referred to now as 'a crisis' which will continue to stifle the city's potential. Existing residents, including a growing student representation (c. 20% of city population) are struggling to find accommodation, with many being pushed out of the city, particularly evident during our summer festivals.

The recent decision to trigger an immediate, national residential rental freeze, made by the Scottish government in September 2022, has dented investor confidence which is critical to fuelling new supply. Measures to regulate sustainable growth in income must be achieved with the market comfortable that notification and consultation of any such influential decisions will be shared in good time.

Furthermore, a balanced approach to the control of short-term lets must be introduced which both empowers local councils to address the challenges posed by such operations, while respecting the distinction between short-term lets and the traditional Bed and Breakfast sector, which is a crucial part of our hospitality landscape fuelling tourism growth.

04

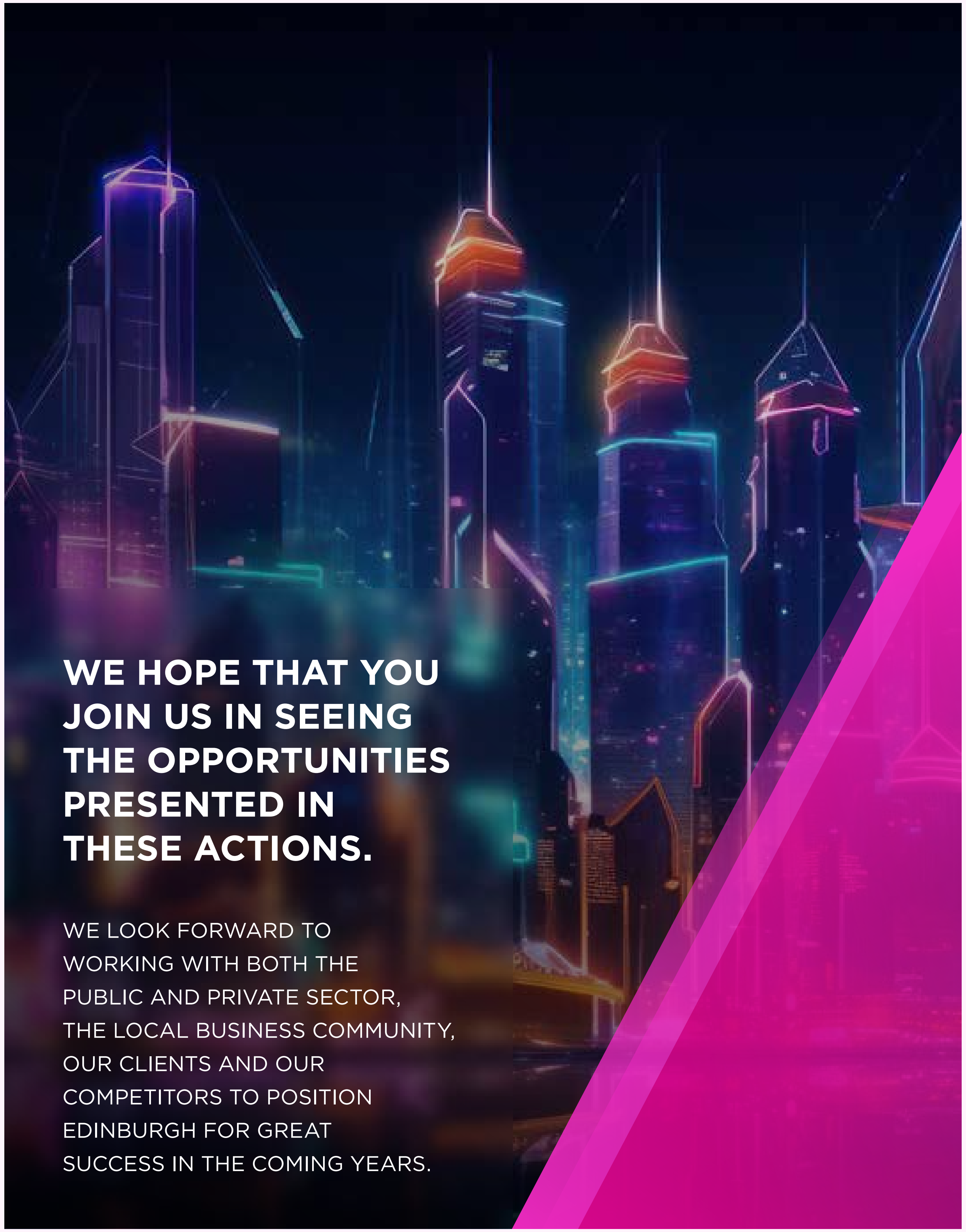
BUSINESSES NEED TO WORK ALONGSIDE THE EDUCATIONAL INSTITUTIONS OF EDINBURGH, PARTNERING ON VALUABLE RESEARCH PROJECTS.

Combining the corporate resources with academic innovation will help to drive world leading research and innovation across a number of fields that will help to grow both parties. The businesses can get help on driving efficiency and creating new innovative products and services to better serve their customers, while the universities and institutions will be able to conduct detailed real-world research and increase their profile. This also extends to optimising the potential of game-changing R&D opportunities such as the life science sector at the upcoming Edinburgh BioQuarter.

05

OUR REAL ESTATE NEEDS TO BETTER RESPOND TO DEMOGRAPHIC CHANGES AS WE LIVE AND WORK FOR LONGER.

A general global trend, however particularly pertinent in Edinburgh given aforementioned population growth challenges, we are living for longer than ever before and, with this, comes an evolution in our real estate and accommodation needs. From a significant increase in the complexity of medical conditions that require diagnosis and treatment, coupled with the requirement for suitable accommodation, and settings, for this ageing population to both live and be suitably cared for. We need to ensure that our city delivers homes which meet the needs of our ageing population, through the significant increase in Independent Retirement Communities (IRC's) or the improvement in the quality of modern care homes, and their ability to deliver quality care pathways to residents. Alongside this, we need to rethink how we are delivering clinical healthcare to best serve the patient, including how care pathways are delivered from hospital, through the community and via local facilities. Significant backlogs across the NHS system have perpetuated a re-provisioning of certain services, particularly diagnostics, rehabilitation, and outpatient, to be delivered from non-traditional acute settings such as the high street (Med-tail) and the re-purposing of offices.



WE HOPE THAT YOU JOIN US IN SEEING THE OPPORTUNITIES PRESENTED IN THESE ACTIONS.

WE LOOK FORWARD TO WORKING WITH BOTH THE PUBLIC AND PRIVATE SECTOR, THE LOCAL BUSINESS COMMUNITY, OUR CLIENTS AND OUR COMPETITORS TO POSITION EDINBURGH FOR GREAT SUCCESS IN THE COMING YEARS.

MY/CITY
EDINBURGH

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FUTURE OF CITIES