

# THE CLEAR REPORT

## Part time Masters gets underway

The inaugural cohort of part time Masters of Studies in Real Estate students completed their first residential block at Cambridge in September.

The 16 students came to the University for two weeks for a mix of formal modules from faculty as well as guest presentations, case studies and tours.

A number of CLEAR members supported the course content including British Land with a site visit at Broadgate, Capital & Counties with a tour of its Covent Garden estate, and Andrea Orlandi explaining CPP's investment philosophy and process and the thinking behind a number of transactions.

Guest speakers included Stephen Kelly, Director of Planning and Economic Development for Cambridge City and South Cambridgeshire, on managing and dealing with growth; Rachel Miller, Head of Strategy, at Grosvenor, on sustainability and placemaking; Barry Varcoe and John Hinks from the Zurich group on occupier needs and the changing workplace, and Jon Lovell of Hillbreak on sustainability/ESG.

The students range in disciplines including an architect, structural engineer, developer and an agricultural specialist, as well as those involved in investment management and banking. Nationalities are incredibly varied with 13 nations represented among the 16 students including Canada, Colombia, Kenya, Thailand, Lebanon and South Africa.

"The course gives students a broader understanding of real estate as well as research and technical skills – the mix between theory and hearing from industry practitioners, case studies and site visits makes the programme intense but varied," said Nick Mansley, Executive Director, of the Cambridge Real Estate Research Centre. The students said they were "buzzing" with everything they had learnt in the first two weeks.

This academic year the students will continue their part-time studies and return to the University for two more residential blocks. ■



The first cohort

## New tie-up with Remnin University

The Land Economy department has sealed a new partnership with Remnin University of China in Beijing. This tie-up will see the department provide Executive MBA training and a summer school for undergraduates.

For the Executive MBA training, Remnin students will be able to choose Cambridge as a field trip as part of their course. The five-day training for around 20 – 30 students will offer options in disciplines including environmental policy, real estate finance, property law and environmental law. This is expected to begin in 2017.

The summer school will be offered to undergraduates from Remnin's School of Finance, and will offer a more general overview of Land Economy topics for students looking to learn more about real estate. This is expected to begin in 2018. ■

## Economies of scale and hurdle rates of return projects

Nick Mansley, Executive Director of the Cambridge Real Estate Research Centre, presented the initial findings on its economies of scale research at the EPRA conference in Paris last month. The research, which is being supported by EPRA, is looking at the impact of size on listed real estate companies in Europe.

The preliminary findings show that

larger companies can benefit from cost efficiencies but that the greatest differences are between very small and mid-size companies. The preliminary analysis suggests that when controlling for other factors larger companies are more profitable. The final report is expected to be completed by the end of November.

The CRERC is also leading a research

project into hurdle rates with the University of Aberdeen for the Investment Property Forum. The Cambridge team has been undertaking face to face interviews while Aberdeen will undertake a broader survey of market participants on the topic. Cambridge would appreciate CLEAR members promoting responses to the survey within their organisations. ■

## Success for Beijing alumni conference

The Land Economy department successfully hosted its annual International Real Estate Finance and Investment Conference in Beijing last month.

The conference, which is in its fourth year, was held in partnership with the Cambridge University Real Estate Finance Asian Alumni Society (CUREFASIA), and was an opportunity to reconnect with Chinese alumni and other invited participants in the Chinese real estate industry.

The half day conference and dinner attracted around 180 participants, of which 50 were Land Economy alumni. The remaining 130 attendees were real estate professionals selected through an application process which attracted 800 expressions of interest.

Topics included “The Belt and Road: A distant Chinese dream?” and “What

makes a good investment strategy in a highly uncertain investment environment.”

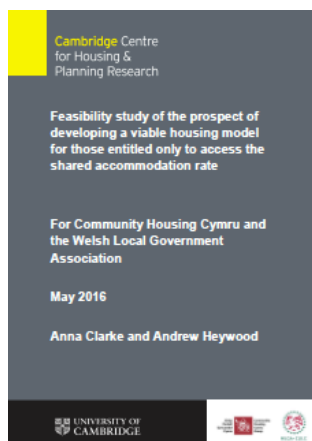
The conference was a mix of keynote speeches, case studies and panel discussions with contributions from University faculty as well as outside speakers including Humbert Pang, Managing Principal of Gaw Capital Partners, Dr. Justing Chiu, Executive Director of Cheung Kong Property Holdings Ltd; and David Hsu, Chairman of Jardine Matheson (China).

Dr Helen Xiaohui Bao, Director of International Relations, at the Department of Land Economy, said: “This conference helps us stay in touch with our Chinese alumni. This network is still young as our Real Estate Finance Masters is only 15 years old so it’s important to maintain these contacts.” ■

## CCHPR publishes Welsh housing report

The Cambridge Centre for Housing & Planning Research (CCHPR) has published a new report into what local authorities and housing associations in Wales can do to increase the provision of affordable accommodation for under 35s following potential cuts to Housing Benefit.

The research was commissioned by Community Housing Cymru and the Welsh Local Government Association. It drew on a survey of young people in Wales, focus groups,



interviews with key stakeholders and landlords and analysis of data on current living patterns.

Recommendations from the report included the education and promotion of shared housing as the main economically viable option for single young people on low incomes or benefits; removing barriers to shared housing

such as making planning permissions for conversion easier, and allocation by the UK government for funding to develop or convert existing housing. ■

## CLEAB and CULS stages careers fair

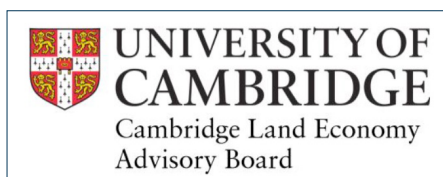
CLEAB is sponsoring the Annual Careers in Property Fair, which is being organised by the Cambridge University Land Society.

The fair, being held at the Guildhall in Cambridge on Thursday 20 October, is a fantastic opportunity to promote

internships, graduate and post-graduate positions to current students at the University.

It is typically attended by around 30 employers from across property and related fields. This includes those active in property agency, law, management consultancy, architecture, investment development, banking and asset management.

The event is followed by a drinks reception. ■



## Cambridge hosts Real Estate Finance symposium

The Land Economy department hosted the first Real Estate Finance and Investment Symposium in Cambridge last month.

The event, which was jointly organised with the National University of Singapore and the University of Florida, brought 20 internationally renowned scholars to the University to present and discuss new work on real estate finance and investment. Presenters came from universities in the US, the Netherlands, Turkey, Switzerland and the UK. Topics explored included mortgages, commercial real estate, and urban economics.

“This event really strengthens Cambridge’s visibility in the research community. The high number of 50 submissions competing for 10 slots on the programme is an indicator of the success of the event, as well as the quality of the papers presented,” said Dr Thies Lindenthal, lecturer in Real Estate Finance. Prof Colin Lizieri, Head of Department, Land Economy added that a special issue in the *Journal of Real Estate Finance and Economics* will be dedicated to a selection of the presented papers and edited by the organisers. This allows Cambridge to positively shape the research agenda on real estate finance and investments. ■

## Call for CLEAB mentors

The Land Economy Department is looking for additional CLEAB members to take part in its mentoring programme.

The scheme provides MPhil, Land Economy Tripos and doctoral students with a point of view from within the property business to offer a perspective on industry and market trends, as well as advice on employment prospects and suggestions for research topics for dissertations.

The programme would in particular like to hear from potential mentors with international expertise or interest, but all skills and specialisms welcome. For more information contact, Gordana Adamceska-Halson on ga234@cam.ac.uk. ■

## High-rise living focus of Future Cities



Future Cities attracted a multi-disciplinary audience

The inaugural Future Cities Conference 2016 was hosted at Cambridge over the summer with a focus on high-rise living and density.

The conference brought together academic experts, investors, developers, researchers and policy makers to discuss how best to design, develop, govern and thrive in cities, and explore the challenges and opportunities presented in developing sustainable cities for the future.

Professor Edward Ng, of CUHK, gave the keynote address on high density cities, setting out the issues associated with high density design and sustainability, using Hong Kong as a case study.

The conference also included the work

of eight PhD researchers at Cambridge, which had won prizes under the Cambridge Future Cities initiative.

These included Brian Chiang from Land Economy on the impact of multi-channel retailing on town centres and retail spaces and how it can be reintegrated into digital and spatial policies, and Hannah Baker from Engineering on heritage's role in place making and the benefits of building anew or adapting.

The three-year initiative is led by the Department of Land Economy, and aims to build inter-disciplinary collaboration among academics and practitioners. The Future Cities programme is supported by Capital and Counties Properties PLC (Capco). ■

## Tailored training for British Land

The Cambridge Real Estate Research Centre (CRERC) organised its third "Leadership in Real Estate" programme for British Land, which took place in beautiful weather in Cambridge in September.

The tailored three-day programme developed with British Land aimed to give the attendees a much deeper understanding of the business and the market as well as broader management skills.

Teaching was undertaken by faculty, colleagues from the Judge Business School, as well as by British Land staff and guests. The feedback was hugely positive included "brilliant" and "hugely interesting and insightful" ■



Attendees enjoy Cambridge in the sunshine

## Research club forum in October

The Cambridge Real Estate Research Centre (CRERC) will host its annual Real Estate Research Club on Thursday 20 October.

This event brings together CIOs and heads of research from institutional investors, fund managers and agents to discuss market issues.

It is an opportunity for CRERC to understand current thinking within the industry's research community and address specific industry topics in an informal setting.

The event, which will attract around 30 people, is a full-day forum with dinner. ■

## GIC supports CRERC

Singaporean investor GIC has become a partner of the Cambridge Real Estate Research Centre providing support for the research work of the centre.

The centre's main research themes at present are the impact of the globalisation of real estate; cities and densification; research on factors that drive real estate; long term investing and sustainability. ■

## CRERC gathers long term investors

The Cambridge Real Estate Research Centre (CRERC) brought together a group of long term investors for a discussion forum in late June.

This was a chance to get their input on CRERC's current projects such as hurdle rates, as well as topics including the benefits of long term ownership and place making. In addition, the potential impact of Brexit was also discussed.

"The event gives long term investors a chance to come together to discuss these issues, and it is also very useful to have their input on our current work," said Nick Mansley, Director of CRERC.

Attendees included representatives from GIC, ADIA, The Wellcome Trust, British Land and APG. ■



## CENTRE SPOTLIGHT: C-EENRG

In each edition of the **CLEAB Report**, we will focus on the work of one of the research centres within **Land Economy**. This time, we look at the **Cambridge Centre for Environment, Energy and Natural Resource Governance (C-EENRG)**.



It is fitting that the Cambridge Centre for Environment, Energy and Natural Resource Governance tends to be known by the informal pronunciation of its acronym C-EENRG, or “synergy”. Since 2014, this research centre has indeed brought together the communities of lawyers, economists and political scientists with engineers and natural scientists. It is an interdisciplinary approach, which allows the centre to combine issues of environment, energy and natural resources from a natural science, engineering, conservation and policy perspective.

The centre’s core mission is to conduct integrative research on the governance of environmental transitions. For example, this could mean transitions such as from a carbon-intensive inefficient energy matrix to a decarbonised and efficient one, or the water/population-driven transformation of food production systems.

“We see the law as a technology to bring, guide and/or manage environment-driven societal transformation,” explained the centre’s director Professor Jorge E. Viñuales.

The centre is based in the newly refurbished David Attenborough Building, and has a team of over 30 staff including lawyers, economists and political scientists, engineers and natural scientists. C-EENRG has a broad research field with projects ongoing or undertaken in areas such as the water-energy-food nexus,

energy and climate change, biodiversity governance, and environmental policy.

In addition to its research projects (see box), the centre also continues to expand its teaching, publication and outreach activities through a number of initiatives. For teaching, it is the intellectual home of the students of the MPhil in Environmental Policy as well as Land Economy and Law students studying environmental law.

On the publications side, C-EENRG has developed a working paper series, a ‘featured article’ section (currently featuring work published in *Nature Energy* and *PNAS*) and launched a book series with Cambridge University Press under the title *Cambridge Studies in Environment, Energy and Natural Resource Governance*. The series will focus on sustainability governance, in line with C-EENRG’s research focus, and will publish high quality books and edited collections from academics globally. An Advisory Board of distinguished academics from around the world has been formed to support the series.

Last but not least, the centre also hosts regular seminars including most recently the BIOECON conference in September on Instruments and Incentive Mechanisms for Biodiversity Conservation and Ecosystem Service Provision. It also hosted a multi-disciplinary conference on climate change and energy following the 2015 Paris Climate Change Summit. ■

## C-EENRG projects

- A two-year project, led by Professor Andreas Kontoleon, focuses on the determinants of income mobility and its impact on welfare in Uganda, and is a collaboration between C-EENRG and the School of Economics at Makerere University in Uganda. The centre has just received two grants worth in excess of £20,000 to support the research.
- A research project led by Dr Jean-Francois Mercure focuses on the water-energy-food nexus policies in Brazil. C-EENRG and research partners received some £600,000 to conduct this project over three years, combining integrated natural-social-systems modelling with political and analysis of nexus-relevant policies in Brazil.
- A joint project with the United Nations Environment Programme (UNEP) and the International Union for the Conservation of Nature (IUCN) supports the drafting of an international treaty to protect biodiversity beyond national jurisdictions. It is led by Professor Viñuales with funding of £60,000 from the Cambridge Conservation Initiative. The negotiation process started in 2015 at the United Nations level and is rapidly evolving.
- With funding from the Philomathia Foundation in excess of £100,000, a project on International Energy Governance led by Dr Leslie-Anne Duvic-Paoli, aims to develop a platform with other leading institutions to steer work on the global governance of energy. As part of this, Martina Kunz and Tibisay Morgandi have been awarded fellowships from the Swiss National Science Foundation (SNSF). Kunz will chart the relationship between design features in environmental treaties and their performance, while Morgandi will build a database of several hundred bilateral energy agreements that have received little attention from scholars despite their practical importance for energy governance. ■