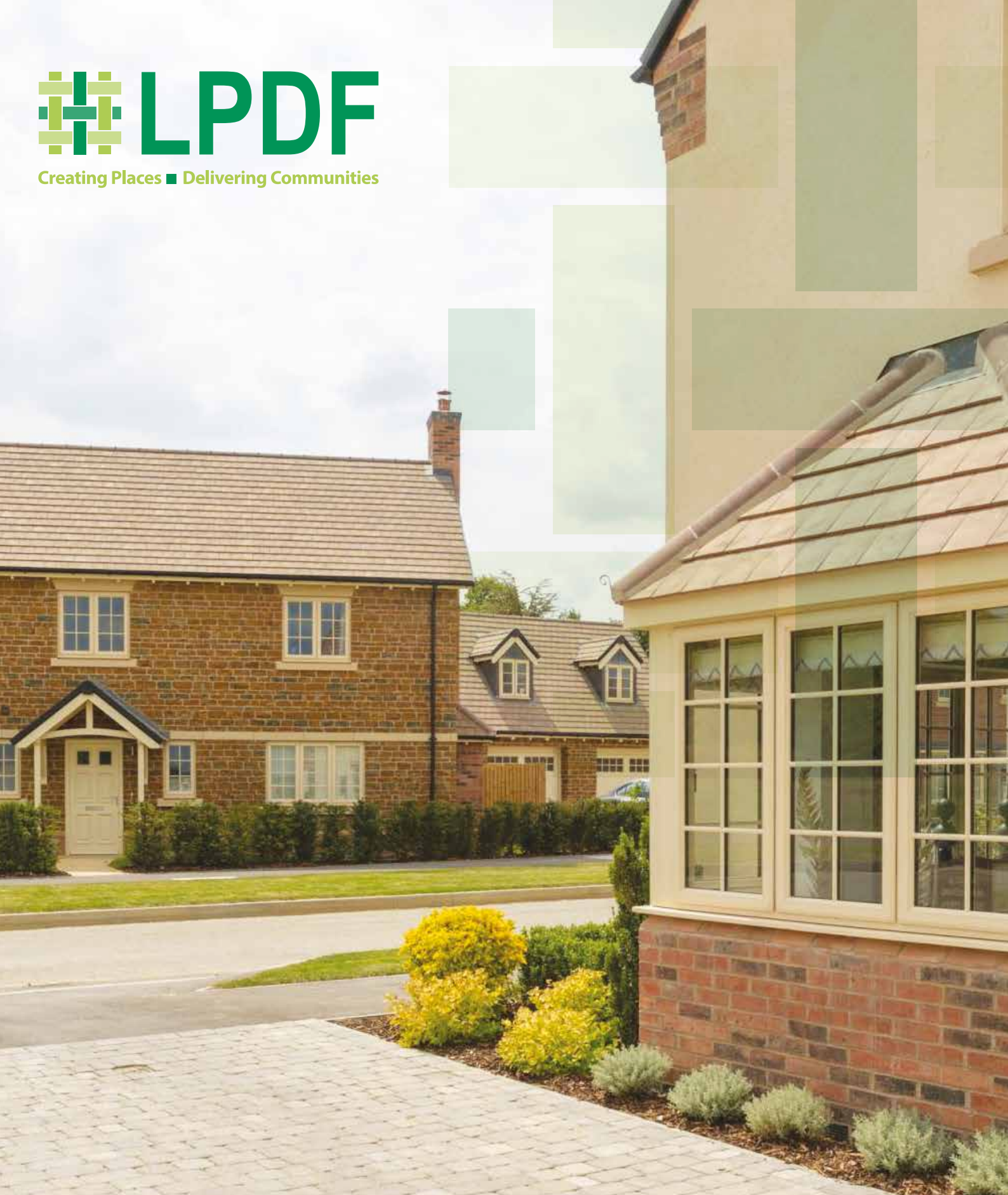




Creating Places ■ Delivering Communities



# Membership Prospectus

OCTOBER 2024

# Who We Are



**The Land, Planning and Development Federation (LPDF) formed in early 2018 and is a collection of the UK's leading land promotion and residential development businesses.**

LPDF members specialise in the promotion and development of strategic land across the UK, delivering a wide range of sites from small scale sites (30 new homes or more) to larger scale sites of up to 10,000 new homes, as well as proposals for employment space, in particular, industrial and logistics. These are delivered alongside community facilities, employment space, environmental enhancements and supporting infrastructure.

Housing is one of the most pressing political issues and is at the centre of the government's domestic policy agenda.

Central government, local authorities, charities and other parties involved in the housebuilding process agree that we need to work together to tackle the housing crisis by increasing the supply, diversity and quality of new homes coming forward.

The LPDF works to dispel the myths and misconceptions around the role that land promoters and developers play in delivering new housing by highlighting the expertise and track record of our members. Our ambition is to enhance and shape the current debate on housing supply. The LPDF works with a wide range of governmental and industry stakeholders to find ways to improve the planning system, so the future for those searching for new homes is a brighter one.

# LPDF Values:

**Our aim is to work with government, local Authorities and communities up and down the country to enhance the planning process and deliver the new, sustainable homes and communities this country needs.**

- Working in a positive and cooperative way with central and local government and key stakeholders, to deliver a planning system capable of supplying the homes and employment space we need.
- Promoting research and an evidence-led approach to policy development.
- Increasing the supply of new homes to meet demand and make home ownership a realistic possibility for all those who aspire to it.
- Ensuring that we build the affordable homes of all types and tenures that this country so desperately needs.
- Delivering new employment space to meet demand from businesses and support economic growth.
- Championing the impact of increased housing delivery on reducing intergenerational unfairness.
- Creating well designed, high quality and sustainable places to live and work.
- Educating and informing about the social, environmental and economic benefits of development.
- Supporting diversity of delivery in the market and championing SME developers.
- Promoting diversity and inclusivity within the sector.



## Meet the team:



**Paul Brocklehurst**  
Chairman



**Steve Quartermain**  
Chair, Policy and  
Technical Committee



**Phill Bamford**  
Policy Director



**Lucy Ray**  
Marketing and Events  
Manager



**Nicole Burnett**  
Senior Policy and  
Research Manager



**Eve McQuillan**  
External Affairs  
Manager



# LPDF Membership Benefits

## Membership Details

- Applications for membership are welcomed from those who risk financial capital by putting in place contracts in relation to land and then fund the ongoing investment in planning costs to establish the principle of residential development.
- This means, that whether you are a 'pure' land promoter, housebuilder, senior living developer, registered provider or participate in the build to rent sector, if you meet the criteria above then you are applicable for full membership.
- All members are expected to share our values listed within the website.
- Affiliates are a valuable part of the LPDF and include solicitors, planning consultants, engineers and other related disciplines.

	Members	Affiliates
Ability to serve on the Board, Policy and Technical Committee and any other Committee/Working Group established for LPDF purposes with membership of the Committees re-elected every three years.	✓	✗
Ability to assist in shaping the future research programme of the LPDF, contribute to the output of that research and benefit from the results.	✓	✗
Ability to request one-on-one discussions with a member of the LPDF team either in person (at your chosen location) or by video call, to discuss specific issues, seek advice or to influence LPDF activities.	✓	✗
Ability to suggest questions to be raised by LPDF staff at forthcoming meetings with key stakeholders such as government departments, politicians and peers of the realm, PINS etc.	✓	✗
Priority booking for seminars and networking events with early bird discounts applied where applicable.	✓	✗
Circulation of a monthly success bulletin covering all members achievements that have been conveyed to the LPDF over the previous month.	✓	✗
Ability to contribute towards and shape consultation responses prepared by the LPDF on behalf of its members.	✓	✗
Ability to influence consultation responses prepared by the LPDF as a basis for your organisation's representations.	✓	✓
Ability to participate in all LPDF CPD accredited seminars and networking events both in-person and on-line, with a number of member only events organised throughout the year.	✓	✓* (Excluding member only events)
Unlimited spaces available for attendance at seminars and networking events.	✓	✓* (Limited to 2 persons per event)
Access to full member meetings (usually held via Zoom) every 6 weeks to discuss current issues affecting the planning and housebuilding sectors.	✓	✗
Access to affiliate meetings held every 6 months to discuss current issues affecting the planning and housebuilding sectors.	✗	✓
Circulation of a weekly newsletter with news, articles and a media update.	✓	✓
Circulation of a monthly detailed policy bulletin covering key policy announcements.	✓	✗
Access to all LPDF research reports and free use of the findings.	✓	✓
Free use of all LPDF branding material.	✓	✓
Free use of images and videos produced by the LPDF	✓	✓

	Full Membership Including Corporate Landowners	Affiliates
<b>Membership Fees</b>	<b>Fees are scaled and based on number of employees. See application for details.</b>	<b>£2,750 per annum pro rata, plus VAT.</b>

(The Federation is continually evolving, and membership benefits may be updated or changed at any time without prior notice)

# Events

Networking is a key part of our membership offering, and members benefit from access to a wide range of events throughout the year.

Events range from seminars, conferences, drink networking opportunities and CPD speaker events.

## Events Within The Last 12 Months

**Thursday 12th September 2024**



**LPDF  
Summer Party**

Wagtail Rooftop Bar  
and Restaurant,  
68 King William Street,  
London

**Tuesday 13th June 2024**



**How to Kill your  
Options**  
in partnership  
with Knights

Knights, 5th Floor,  
2 Chamberlain Square,  
Birmingham

**Thursday 16th May 2024**



**Northern CPD Event  
and Spring Drinks**  
in partnership  
with Turley

The Bonded Warehouse,  
18 Lower Byrom St,  
Manchester

**Tuesday 16th April 2024**



**The Affordable  
Housing Conundrum**  
in partnership  
with Tetlow King

BMA House,  
Tavistock Square,  
London

**Thursday 21st March 2024**



**Annual Lunch and  
After Party 2024**

The Brewery,  
52 Chiswell St,  
London

**Wednesday 31st January 2024**



**Delivering  
Sustainable Housing**  
in partnership  
with Shoosmiths

Shoosmiths Birmingham,  
103 Colmore Row,  
Birmingham

**Thursday 7th December 2023**



**Northern Christmas  
Drinks**

Albert Schloss,  
27 Peter St, Manchester

**Thursday 30th November 2023**



**Conference and  
Christmas Drinks**

RIBA, 66 Portland  
Place, London



Paul Brocklehurst

# Chairman's Update 2024



As I'm forced to reflect by this drafting on the passage of the last 12 months one cannot help but be struck with what we, as a sector, have had to deal with over the period. The previous Conservative administration deigned to eventually announce a revised version of the NPPF in December 2023, which had been largely anticipated by many local authorities, the impact of which was negative. Together with the uncertainty created by the lengthy consultation, the continued absence of plan making by LPAs and indeed the negative revisions to the NPPF we recorded historic lows in major planning applications and consents in the first few months of 2024. The practical outcome of this as we (and Richborough Estates) have highlighted in our Savills research, Land Matters, is that we have an outlets crisis impacting the whole industry.

Yet, as a consequence of Rishi Sunak's rather surprising decision to call an early General Election for the beginning of July, we now have a new Labour Government with different ambitions and priorities. There therefore seems little benefit in dwelling on the past, rather we should look forward to what this change may bring. Indeed, the new Government has wasted no time in issuing a revised version of the NPPF, reversing many of the changes made in December 2023, and surprising us all with a robust proposal to change the Standard Method, setting ambitious goals for the assessment of housing need. As I write there is still 5 weeks of the consultation period remaining and whilst perhaps on 2nd or 3rd reading there are points we will need to make to bring clarity and ensure delivery in the short term, the intent of Government is clear, should be welcomed and supported. What is clear is that the efforts of the LPDF (and other trade bodies) through its research, previous consultation responses, public affairs efforts and interaction with officials is 'cutting through' – the new Standard Method takes its lead from work that we have done and submitted to Government with Turley and the direction of travel of policy seems to reflect much of what we set out in our 10 point plan. Pretty good for an organisation only 6 years young! Whilst never complacent these could be exciting times to be involved in our sector.

Over the past 12 months Phill and I continued our engagement with a wide range of stakeholders, political or otherwise. We have continued to invest in research, polling, as well as seeking to engage with the press. To aid these efforts early this year the Board took the decision to recruit an External

Affairs Manager and we were delighted to welcome Eve McQuillan to the team in June. Eve's diary is now filling with meetings with the many newly elected MPs, in particular, those of the Labour Party. Clearly in the short term our efforts will be to engage with the new Government, officials and members of the new parliament. We are sponsoring a number of events at the Labour Party conference in 2024 (contact Eve if you are going) and Eve will be attending the Liberal Democrats conference as well. In view of the likely focus of the Conservative Party conference as a hustings for the election of a new leader we will take a 12 month sabbatical from attendance.





Over the coming 12 months we will continue to champion the need to broaden the delivery base by increasing the universe of SMEs (work we began in our submissions to the CMA which in its report highlighted the impact of the planning system on SMEs in particular), deliver more affordable housing, find a pragmatic solution to the issue of nutrients (and other nature based impacts on the development industry) as well as ensure that the cause of economic growth is not just seen in the context of housing but employment and infrastructure uses as well. In addition, we are aware of the need for the sector and our members to highlight our embracing of and support for diversity in our workforce and we will be approaching members and affiliates shortly to seek their agreement to undertake surveys on this important issue.

Yet again Lucy has excelled herself over the past 12 months and a successful Summer Party and Policy Conference in 2023 was followed by an Annual Lunch attended by 610 people for which the feedback was universally good. I believe it has secured its place in the sector's events calendar. Capacity has been increased further for 2025 to 700. Where next?! In the meantime, our Summer Party is visiting yet another London roof top and we will soon be sending out booking details for our Policy Conference on the 26 November where the keynote speaker will be the Housing and Planning Minister, Matthew Pennycook. We will continue to balance our work as a representative trade federation with our aim of providing networking opportunities for all our members and affiliates. I, on behalf of the Board, would like to thank all the team – Phill, Lucy, Nicole and Steve (Quartermain) – for their efforts on behalf of members over the past 12 months.

The year has seen further growth in our membership base with the total now reaching 59 full members and 91 affiliates. We will continue to seek to grow our membership base further over the coming 12 months as we would like in 2025 to be able to revert to the position which held in the early years of our existence where we sought to hold our fees. As indicated last year fees will increase by just under 5% in 2024, save for the smaller full members where the rates are held static yet again. On behalf of myself and the Board I would like to thank you for your continued support and I would like to re-emphasise the continued desire of the whole LPDF team to encourage all members and affiliates to feel free to contact us with any ideas, suggestions or views.

In closing I am currently looking forward with a positivity I have not felt in many, many years. I am not delusional (!) there will be many challenges to come but it is refreshing that the political environment we are working within now appears to be one in which new homes, affordable housing, employment space / development and economic growth is sought rather than fought. I wish you every success over the coming 12 months.

**Paul Brocklehurst**  
Chairman, Land, Planning and Development Federation

