



BRITISH
PROPERTY
FEDERATION

Logistics Property

What we do and what we need

The BPF Logistics Property Board represents the businesses that build, own and manage the critical logistics space and infrastructure that keeps the UK running.

Our modern, sustainable warehouses are vital elements of the resilient and efficient supply chains that manufacture, process, store and distribute essential products and services to millions of households and thousands of businesses and retailers up and down the country.

The logistics sector is a hidden jewel in the UK's crown and is essential to the economic growth, productivity and resilience of the country. The sector:

Contributes
£232 BILLION OF GVA
a year to the economy

Amounts to **3.6 BILLION SQ. FT.
OF WAREHOUSING SPACE**
across the country – roughly equivalent
to 56,000 football pitches

Expects to **GROW BY 50%**
IN THE NEXT FIVE YEARS
through new investment by
our members

Supports **2.7 MILLION HIGH
QUALITY JOBS** in England paying
on average almost £5,000 a year
above the national average

The sector is making a valuable contribution to tackling climate change and improving air quality by delivering sustainable and energy efficient space that helps businesses to meet their own net zero targets.

We have the potential to do much more, including to use our facilities to generate clean energy to power communities across the country and to support the transition to electric vehicle fleets.

THE FOLLOWING COMPANIES ARE MEMBERS OF THE BOARD



The members of our Board represent the country's leading developers and investors of logistics real estate, a sector we estimate to have invested capital of £170bn since the year 2000.

Our members are significant long-term investors – with plans to increase investment by 50% over the next five years to meet demand, attracting both domestic and overseas capital.

We want to work with Government to create a policy environment that enables our sector to **unlock that investment, create jobs and deliver growth, embrace innovation, and support the country's drive towards Net Zero.** To enable the sector to thrive and maximise its contribution to the UK we would request that:

1

the Government works with us and other key stakeholders to **create a single integrated strategy for the logistics sector which places investing in logistics property at its heart as part of the UK's critical infrastructure**, and which commits us to work together to deliver the growth of the logistics sector and decarbonised, reliable, and resilient supply chains across the UK;

2

the Government takes a **national approach to plan-making for the freight and logistics sector** that delivers strategically located sites and associated infrastructure to respond to the increased demand for goods and services. Under the current system, strategic 'larger than local' logistics employment sites are simply not being planned for effectively as they rely on cooperation between authorities, which rarely happens since the abolition of Regional Spatial Strategies in 2010. There also needs to be **greater collaboration and more joined up thinking between local authorities and relevant agencies such as National Highways**;

3

the Government commits to **accelerate and enhance grid connectivity** to large logistics sites (including consideration of a **higher feed-in tariff to further incentivise export to the grid**) to export green energy generated by solar panels on warehouse roofs back into the network to power our homes and businesses. We are already leading the way on sustainability and our buildings have the roof space for up to 15GW of new solar, equivalent to about 25% of the UK's power requirements. Government **support for innovation in battery and other local energy storage solutions** (for example by providing grants) could also enable logistics parks to become self-sufficient, thus reducing the need to draw energy from the grid.