



BRITISH  
PROPERTY  
FEDERATION

— The British Property Federation —

# Annual Dinner 2025

Wednesday 12 November 2025  
Guildhall, London

*The BPF Annual Dinner 2025 is kindly sponsored by*



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Donate to LandAid

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# Event Schedule

|        |                                                                                                                                                |
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| 6pm    | Welcome drinks and canapés                                                                                                                     |
| 7pm    | Call to dinner. Guests are invited to take their seats in the Great Hall                                                                       |
| 7.25pm | Welcome and BPF Presidential Address<br>Simon Carter, BPF President and CEO, British Land                                                      |
| 7.40pm | Presentation of BPF Honorary Life Membership<br>Presented by Melanie Leech CBE, Chief Executive, British Property Federation; and Simon Carter |
| 7.45pm | Starters are served                                                                                                                            |
| 8.05pm | Guest speaker followed by Q&A<br>The Rt Hon Ed Balls                                                                                           |
| 8.30pm | Dinner service resumes                                                                                                                         |
| 11pm   | Carriages                                                                                                                                      |

# LandAid

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# Menu

## Starter

Dorset crab salad served with feuille de brick, avocado, heritage radish, frisee lettuce, topped with a lemon emulsion & a hint of chilli

*\*Alternative:* Pulled jackfruit salad served with feuille de brick, avocado, heritage radish, frisee lettuce, topped with a lemon emulsion & a hint of chilli (vg)



## Main Course

Guinea fowl two ways, charred leeks, carrots, tarragon bread sauce

*\*Alternative:* Beetroot & spinach wellington on whipped butterbeans served with confit parsnip, steamed tender stem & pomegranate jus (v)

*\*Alternative:* Beetroot tart with whipped butterbeans served with confit parsnip, steamed tender stem & pomegranate jus (vg & gf)



## Dessert

Glazed lemon cake on a shortbread base with torched meringue, lemon yoghurt sorbet & white chocolate curls

*\*Alternative:* Dark chocolate mousse in a chocolate cup with morello cherry sorbet, coco & desiccated coconut crumb (vg & gf)

*\*Alternative menu only available to guests with specific dietary requirements (pre-submitted). Please speak to a member of waiting staff if you have any questions.*

### Allergens

Dorset crab salad served with feuille de brick, avocado, heritage radish, frisee lettuce, topped with a lemon emulsion & a hint of chilli – GLUTEN, CRUSTACEANS, EGGS, SOYA

Pulled jackfruit salad served with feuille de brick, avocado, heritage radish, frisee lettuce, topped with a lemon emulsion & a hint of chilli (vegan) – GLUTEN, SOYA

Guinea fowl two ways, charred leeks, carrots, tarragon bread sauce – GLUTEN, MILK, SULPHUR DIOXIDE

Beetroot & spinach wellington on whipped butterbeans served with confit parsnip, steamed tender stem & pomegranate jus – GLUTEN, EGGS, MILK

Beetroot tart with whipped butterbeans served with confit parsnip, steamed tender stem & pomegranate jus – SULPHUR DIOXIDE

Glazed lemon cake on a shortbread base with torched meringue, lemon yoghurt sorbet & white chocolate curls – GLUTEN, EGGS, MILK

Dark chocolate mousse in a chocolate cup with morello cherry sorbet, coco & desiccated coconut crumb (vegan & gluten free ingredients) – SOYA, SULPHUR DIOXIDE

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# BPF President's — Welcome —



**Simon Carter**

**BPF President, CEO of British Land**

Welcome to the BPF's 62nd annual dinner – our last under the BPF name.

That's a cause for celebration rather than sadness: we celebrate the BPF's proud record of supporting the UK property sector over more than six decades, but also look forward to taking that history on into Real Estate:UK – a new voice and champion for property.

Members across the BPF, the Association of Real Estate Funds (AREF) and the Investment Property Forum (IPF) voted overwhelmingly in favour of the merger and our vision for an organisation building on the strengths of each of us and uniting to take the sector forward.

There's a lot to do – whether it's ensuring that we engage effectively with national and local politicians and our wider stakeholder base; or raising awareness and understanding of what we do; or sharing knowledge and insights to drive a stronger industry or nurturing the next generations of talent.

I have been privileged to be BPF President at a time of great opportunity. We have a UK government and wider political body who now recognise the importance of the built environment to delivering homes and growth in a way we haven't seen for many years.

It's our job to help them bring together capital and opportunity to deliver for the country and remove barriers to delivery. Bringing more industry actors into that conversation will be important to RE:UK's future success.

There's an exciting future ahead – but tonight we celebrate the BPF. My thanks to the sponsors who have made this evening possible – LRG, Mills & Reeve, PWC and S & W. Also to the BPF team, our caterers The Clink and the Guildhall staff for once again delivering a fantastic event in this wonderful venue.





## Building Communities. Delivering Returns.

Operating on multi & single family developments as well as PBSA, our integrated living markets in-house expertise covers every stage of the development journey, including:

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To find out more, please get in touch:



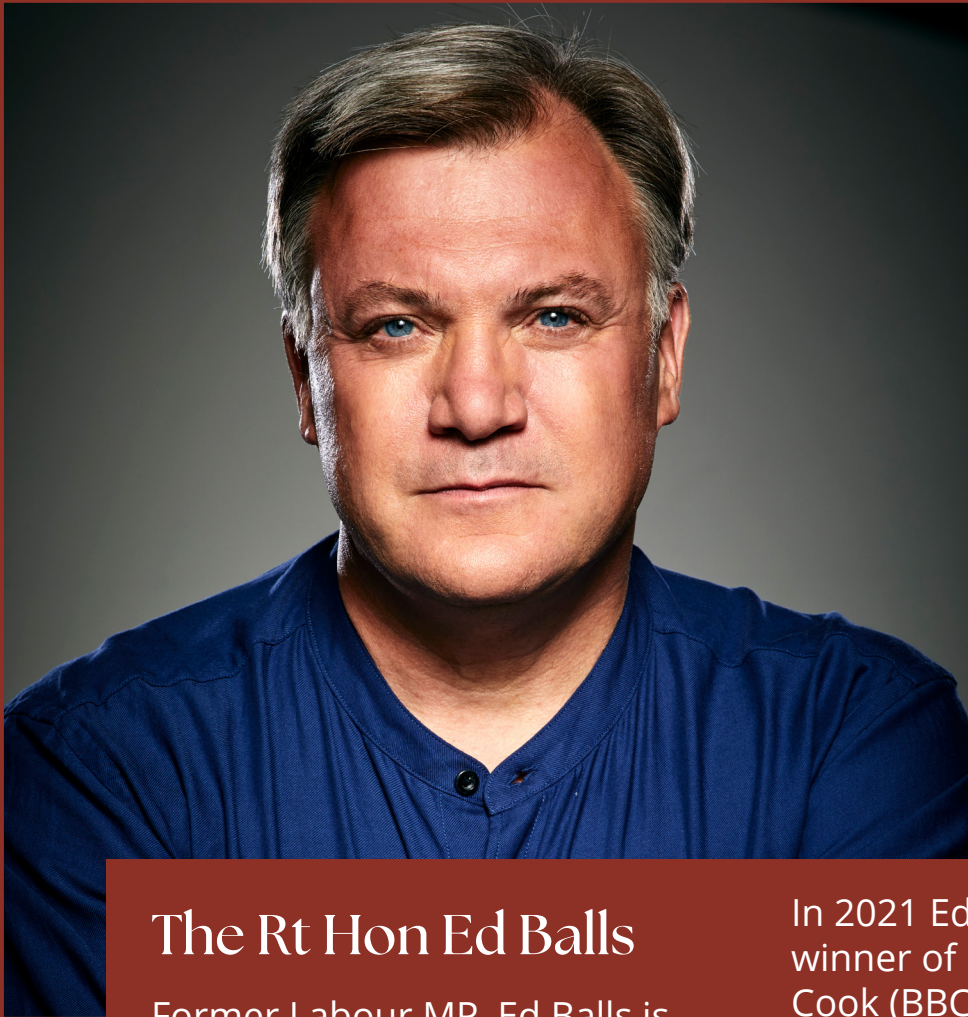
**Andy Jones MARLA**  
Group Director of Corporate  
& BTR, LRG  
acjones@lrg.co.uk  
07731 996150

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# Guest Speaker



## The Rt Hon Ed Balls

Former Labour MP, Ed Balls is now a regular presenter on ITV's flagship breakfast show, Good Morning Britain and co-host of the podcast Political Currency alongside George Osborne.

Ed's has fronted numerous documentaries for the BBC including the critically acclaimed Inside the Care Crisis with Ed Balls, Travels in Trumpland: with Ed Balls and Travels in Euroland with Ed Balls.

In 2021 Ed was the inaugural winner of Celebrity Best Home Cook (BBC One), which inspired his book, 'Appetite: a Memoir in Recipes of Family and Food', published by Simon & Schuster in August 2021. Like his previous book 'Speaking Out: Lessons in Life and Politics', this went on to be a Sunday Times bestseller.

Ed is a Patron of the British Stammering Association and a member of the Holocaust Memorial Foundation Board.



# BPF Futures

Our junior professionals network, **BPF Futures**, has gone from strength-to-strength in 2025!

Open to any property professional with 10 or fewer years' experience, the network is built around four key pillars:

- **Influencing** – giving members the chance to shape the BPF and our wider-industry.
- **Learning** – exploring projects and developments and examining the key issues facing the industry.
- **Mentoring** – connecting members with senior leaders.
- **Networking** – helping junior professionals to build relationships across the public and private sectors.

Key highlights from this year include:

BPF Futures has  
grown to  
**2,700**  
members  
across the UK

Our mentoring  
scheme now includes  
**192**  
mentors and  
mentees

So far this year,  
we've held  
**48**  
events with over  
2,100 attendees  
in total



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## Dentons x BPF Futures Pre-Dinner Reception

We're incredibly proud that over 30 BPF Futures members are in attendance this evening!

The event has been made all the more special thanks to Dentons, who have kindly sponsored a pre-dinner reception for BPF Futures members.

**A huge thank you to Dentons for their support.**

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To find out more, please get in touch:

**Carina Davis**

Partner, head of built environment sector

[carina.davis@mills-reeve.com](mailto:carina.davis@mills-reeve.com)

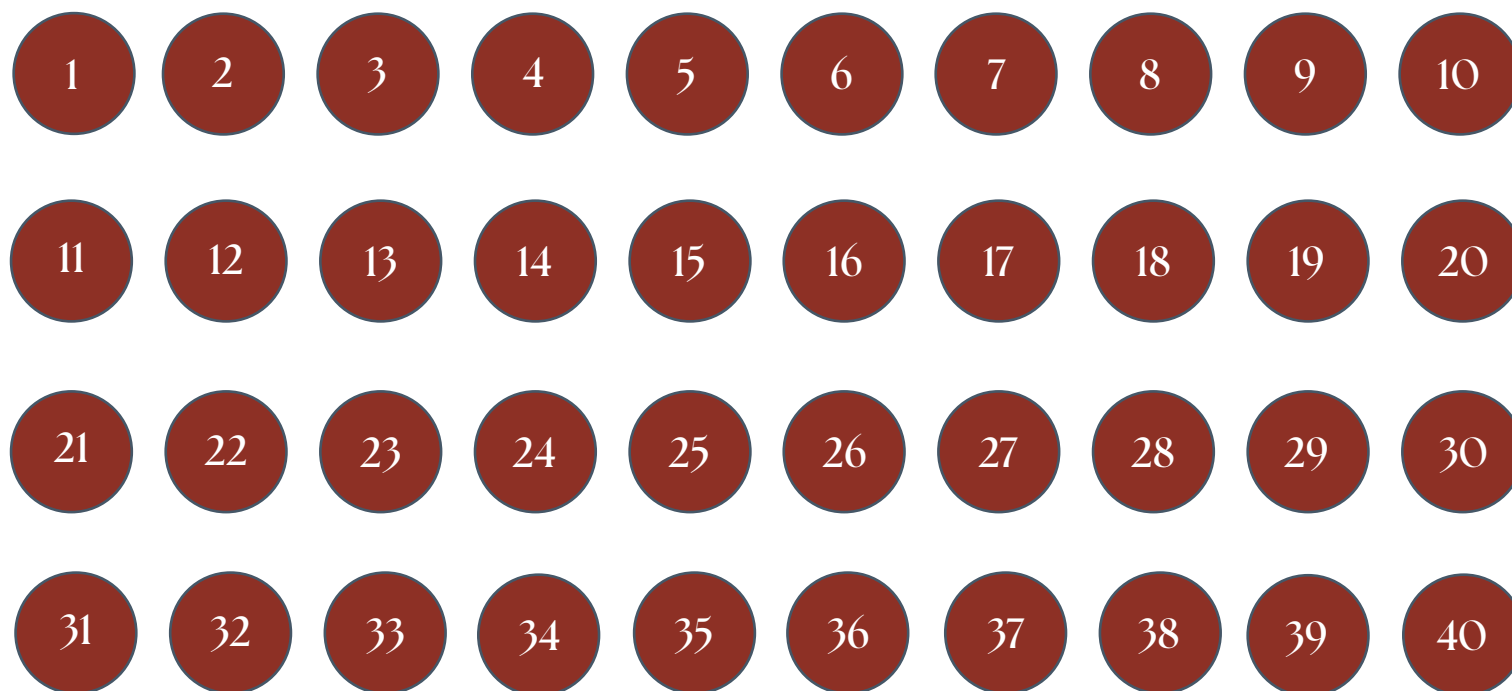
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# Table Plan



Main Entrance

Dais



1. British Property Federation
2. Hoare Lea
3. CMS
4. Quod
5. S2 Partnership
6. KPMG
7. HSBC
8. CBRE & S&W
9. Mills & Reeve
10. PwC

11. British Property Federation
12. FTI Consulting
13. CMS
14. IREDD
15. Long Harbour & Quintain
16. S&W & BPF
17. Segro
18. Aboria Capital
19. Mills & Reeve
20. BPF President's Table

21. British Property Federation
22. British Property Federation
23. British Property Federation
24. Birketts
25. Trowers & Hamlin
26. Trowers & Hamlin
27. Clyde & Co
28. LRG
29. Grainger
30. BPF Chief Executive's Table

31. Haynes Boone
32. Close Brothers
33. Pegasi
34. EY
35. Workman
36. Landsec
37. Linklaters
38. Turley
39. British Land
40. Dorrington



**Launching in 2026**



**The Collective Voice of UK Real Estate**

Launching on 1 January 2026, **Real Estate:UK (RE:UK)** will serve as a unified convenor and voice for the whole of the real estate sector, bringing together institutional and private investors, property companies, developers, asset owners, managers and advisers.

Find out more: [\*\*bpf.org.uk/about-the-bpf/real-estateuk/\*\*](https://bpf.org.uk/about-the-bpf/real-estateuk/)



# Guests

## Table 1 | British Property Federation

Terry Langford, BPF  
Murray Horn, BPF  
Vicky Kelly, BPF  
Szilvia Ballai, BPF  
Shashank Kontamwar, BPF  
Jordan McCay, BPF  
Michael Thwaites  
Paula Hillman, BPF  
Gareth Pettit, LandAid  
Tom Brooke, LandAid  
Jeremy Radley, LandAid  
Richard Wakefield

## Table 2 | Hoare Lea

Emma Williamson, M&G  
Seb Clarke, Hoare Lea  
David Peters, Jeeran UK  
Ryan Horder, Hoare Lea  
Naomi Buckley, tp bennett  
Thom Bone, Hoare Lea  
Nicola Hayes, The Crown Estate  
Eimear Moloney, Hoare Lea  
Laura Jockers, M&G  
Bara Melezinkova, Hoare Lea

## Table 3 | CMS

Julie Gattegno, CMS  
Steven Hardisty, Renewal Group  
Caroline Newsholme, CMS  
Ash Mithani, William Pears  
Nick Wood, CMS  
Heather Topel, Aletc  
Matthew Speed, CMS  
Chris Rees, Sienna Real Estate  
Candice Blackwood  
Nicola Insley, CMS

## Table 4 | Quod

Tom Dobson, Quod  
Anna Strongman, Oxford University  
Development (OUD)  
Neil Sams, 10g Consulting  
Sasha Gordon, Quod  
Mike Nisbet, MNDC  
Thomas Hatch, Quod  
Gwyn Stubbings, Ares Management  
Angie Fenton, Quod  
Paul Case, British Land  
Zack Simmons, Landmark Chambers

## Table 5 | S2 Partnership

Jane Fiori, S2 Partnership  
Andy Smith  
Rob Bagley  
Andrew Barham  
Jonathan Richards  
Stuart Cranna  
Jonathan Marwood  
David Davies  
Alex Maries  
Paul Rixham

## Table 6 | KPMG

Tim Sharpen, KPMG  
Marcus Peel, CPPIB  
Tim Williams, Northdale  
Hardeep Singh, Blackrock  
Rana Shepherd, KPMG  
Tom Oakden, Michels & Taylor  
Lily Wecker, Aethos  
Sarah Hayes, KMPG  
David Bywater, Arora  
Ian Derrick

## Table 7 | HSBC

Jonathan Graham, HSBC  
Sarah Austen, HSBC  
David Stephens, HSBC  
Emma Milburn, HSBC  
Andy McDonald, HSBC  
Caroline Dovey, HSBC  
Stuart Taylor, HSBC  
Caroline Gray, HSBC  
Kielan Croft, HSBC  
Claire illingworth, HSBC

## Table 8 | CBRE & S&W

Jason Hardman, CBRE  
Andrew Saunderson  
Emma Sheldrick  
Alisha Phillips  
Paul Hawkey  
Mark Webb  
Robert Williams  
Chris Middleton, Pocket Living  
Alex Lewis, Tuckerman  
Gunbir Rai, RCH Carehomes

# Guests

## Table 9 | Mills & Reeve

Robert Conway, HSBC  
Laura Holdaway, Mills & Reeve  
Karen Frost, Lloyds  
Agnes Liszewska, Mills & Reeve  
Namita Matkar, Mills & Reeve  
Mark Nevitt, Torrington Estates  
Mel Grimshaw, Mills & Reeve  
Simon Griffin, JLL  
Simon Beetham, Mills & Reeve

## Table 10 | PwC

Mitchell Perrott, Blue Water Cap  
Richard Hunt  
Tim George  
Adam Dakin  
Ainsley Moore, PwC  
Colin Davies, PwC  
Mark Addley, PwC  
Richard Walkland, PwC  
Robin James, Canada Life Investments  
Richard White

## Table 11 | British Property Federation

Michelle Killington, BPF  
Gafar Fashola, Related Argent  
Rayan Rachedi, Hogan Lovells  
Curtis Rose, Hogan Lovells  
Anushka Gupta, Venn  
Charran Santhalingam  
Courtney Banfield, Davitt Jones Bould  
Georgios Azarias, Venn  
Joe Thompson, Lichfields  
Grace Pinault, Dentons  
Alex Saifiti, Deloitte  
Christopher Mizen, Newmark

## Table 12 | FTI Consulting

Giles Barrie, FTI Consulting  
Harriet Scott  
Julie Steinberg  
Dido Laurimore, FTI Consulting  
Lucy Mitchell, NewRiver REIT  
Pui Guan-Man, The Telegraph  
Damian Shepherd, Bloomberg  
Richard Sunderland, FTI Consulting  
Sophie Brewitt, SEGRO  
Jonathan Prynn, The Standard

## Table 13 | CMS

Phil Anderson, CMS  
Trishna Ng, British Land  
John Powlton, M&G Investments  
Lauren Alder, CMS  
Tracy Dossett, Brockton Everlast  
Nick Burt, CMS  
Simon Tatford, Canary Wharf Group  
Jake Gilkes, CMS  
Sade Awoye, Landsec  
Amyr Sajan, Mitsui Fudosan

## Table 14 | IREDD

Robert McNally, IREDD  
Clive Moys, Radcliffe Chambers  
Desrine Oak, Proximity  
Samantha Harden, IREDD  
Greg Simms, Addleshaw Goddard  
Joe Hill, MX Underwriting  
Dafydd Jonathan, IREDD  
Matt Floyd, Chayne Capital  
Michael Turland, Continuum Specialty  
Harriet Kitchenham, Womble Bond Dickinson

## Table 15 | Long Harbour & Quintain

James Saunders  
Greg Spezzano  
Danielle Bayless, Quintain Limited  
Grace Oyesoro  
Richard Clark  
Kate Butler, BPF  
Polly Simpson, Savills  
Michael Goode, Natwest  
Francisco Fernandes, PSP  
Rebecca Taylor, Long Harbour

## Table 16 | S&W & BPF

Ion Fletcher, BPF  
Paul Atkins, Derwent London plc  
Jack Moseley, Derwent London plc  
Eileen Davis, Derwent London plc  
Gareth Alexander, GDA Surveying Ltd  
Jason Dunlop, S&W  
Tom Norrie  
Kevin Parkinson  
Charlotte Jones, L&G  
Barry Hindmarch, Gen II





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# Guests

## Table 17 | Segro

Neil Impiazzi  
Dave Brend  
Amjad Agil  
Laura Elias  
Dan Holford  
Amy Turner  
Jacob Tilley  
Stuart McCallion  
Claudia Walters

## Table 18 | Aboria Capital

Huw Forrest, JLL  
Fede Bianchi, Ho Bee Land  
Zeeshan Mughal, TDAM  
Charles Favard, UBS  
Daniel Smith, RESI Consultancy Ltd  
James Gordon, Norges Bank Investment Management  
Jessica Hardman, Aboria Capital  
Bay Downing, Aboria Capital  
Issie Armstrong, Aboria Capital  
Nese Guner, Egon Zehnder

## Table 19 | Mills & Reeve

Carina David, Mills & Reeve  
Lucy Godwin, Savills  
Vincenzo Maggio, Mills & Reeve  
Anthony Peter, Related Argent  
Michael Giess, Mills & Reeve  
Matt Forward, NEST  
Alex Round, Mills & Reeve  
Lucas Cross, Greystar  
Anna Aldous, Mills & Reeve  
James Owen, Our Place

## Table 20 | BPF President's Table

Simon Carter, British Land  
The Rt Hon Ed Balls  
Ian Marcus OBE, Ian Marcus Consultants Limited  
Guy Grainger, JLL  
Bill Hughes, LGIM  
Chris Taylor, Federated Hermes Limited  
Paul Brundage  
Alan Liebowitz  
Lonneke Lowig  
Clare Thomas, CMS

## Table 21 | British Property Federation

Emily Newitt, BPF  
Andre Alilionwu  
Betsy Brady, Knight Frank LLP  
Tom Whitworth, Davitt Jones Bould  
Garrick Pepper, PwC  
Tom Karaji-Maud, CMS  
Michael Brainerd, CMS  
Edward Sohn, PwC  
Georgia Crowley, Lichfields  
Panos Orfanakos, Platform\_  
Lee Makaika  
Gabriel Pizzolante, UKPA

## Table 22 | British Property Federation

Danny Pinder, BPF  
Stacy Eden, RSM UK  
Mark Hampson, Hollis  
Hugh Sibbalds, Sib Projects  
Kirsty Wade Potter, BPF  
Sarah Payling, Ocean Media  
Tom Carter, GDA Surveying Ltd  
Lillian McDowall, SCAPE Scotland  
Jessica Sillery, RSM UK  
Steve Hughes, Hollis  
Pritesh Parmar, SCAPE Scotland

## Table 23 | British Property Federation

Dominic Curran, BPF  
Irfan Butt, RSM UK  
Keith Scott, FirstPort Group Limited  
David Royal, GDA Surveying Ltd  
Akanksha Soni, Dentons  
Jonathan Jennings, FirstPort Group Limited  
Paige Fisher-Smith, RSM UK  
Rachel Kelly, BPF  
Peter Allison, Davitt Jones Bould  
Luke Haynes, Costar  
Mitch Cooke, Greengage Environmental

## Table 24 | Birketts

Grace Kerr, Birketts  
Lisa Riva, Tandem Property Asset Management  
John England, Birketts  
Michael McCauley, Northridge Capital Limited  
Gemma Goddard, Birketts  
Laura Meehan  
Simon Keen, Birketts  
Keith Andrews  
Rhodri Preece, Birketts  
Martyn Strong, JD.Com





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# Guests

## Table 25 | Trowers & Hamlins

David Cordery, Trowers & Hamlins  
Katie Parkinson, Trowers & Hamlins  
Brian Hitchcock, Trowers & Hamlins  
Faisal Nisar, BLME  
Kathryn Noble, Trowers & Hamlins  
Yusof Hanlon Roslee, Museum of London  
Ivy Acorda, Trowers & Hamlins  
Chalwe Silwizya, Catella APAM  
Clive Rolt, Legal & General Capital Investments  
Michael Chilton, Trowers & Hamlins

## Table 26 | Trowers & Hamlins

Rachel Kerr  
Kate Hopkinson  
Andy Barnard  
Andrew Wiseman  
Nikita Asher  
Katherine Child  
Imogen Fisher  
Nick Haverly  
Nick Harrisingh  
Natalie Carter

## Table 27 | Clyde & Co

Annabelle Redman, Clyde & Co LLP  
Michelle Wein  
Fizzah Salahuddin, Pure Data  
Emily Applegarth  
Julia Morrow, Grainger  
Garbrielle Mascio, Pure Data  
Lauren Brooks  
Eric Underwood, Freston Ventures  
Jeremy Stephen  
Rishi Khuruna, Osborne

## Table 28 | LRG

David Reid, Legal & General  
James Branter, Sixth Street  
David Lamm, L1 Capital  
Paul Belfield, Rund  
Paul Warren, City & Regional Properties Limited  
David Wilson, LRG - Living Markets  
Lewis Small, Medway Developments Limited  
Andrew Jones, LRG - Living Markets  
Duncan Williams, Present Made/Apache Capital  
Justine Edmonds, LRG - Living Markets

## Table 29 | Grainger

Helen Gordon, Grainger  
Bernadetta Sobiczewska, CPPIB  
Kurt Mueller, Grainger  
James Wilkinson, Blackrock  
Rob Hudson  
Robin Dobson, Network Rail  
Sarah Norstrom  
Craig Carson, Barrett London  
Michael Keaveney  
David Prescott, Grainger

## Table 30 | BPF Chief Executive's Table

Melanie Leech CBE, BPF  
Lorraine Baldry, Inventa Partners  
Paul Morrish, LandAid  
Lem Bingley, Property Week  
Sue Forster, IPF  
Sammy Pahal, UKPA  
Ian Herderson  
David Hatcher, Green Street News

## Table 31 | Haynes Boone

Mark Payne, Haynes Boone  
James Blomfield  
Iain Casagrande  
Richard Bussmann  
Jonathan Braun  
Harry Chapman  
Martin Pugsley  
Tram Nguyen  
Geraldine Palfreman-Pigot  
Ioanna Kelly

## Table 32 | Close Brothers

Phil Hooper, Close Brothers Property Finance  
Sinead Joyce, Elva Ventures  
Gary Barton, Chase New Homes  
Chiara Caldwell, Close Brothers Property Finance  
John Diedrich, Elva Ventures  
Michela Hancock, Hilltop Property  
Manu Dinamani, Close Brothers Property Finance  
Katie Rogers, Greencore Homes  
Stuart Thomas, Weston Group  
Ami Wilson, Chase New Homes



# Guests

## Table 33 | Pegasi

Joanna Upton, Pegasi  
Anshul Raja, Chestertons  
Victoria Bennion, Rapleys  
Paul Clarke, Pegasi  
Francesca Skinner, Knight Frank  
Josh Braid, Knight Frank  
Josh Lamb, Savills  
Adrian Bunney, Pegasi  
Naomi Scott, Gardiner  
Peter Gray, Knight Frank

## Table 34 | EY

Graeme Downes, EY  
David Wilson, EY  
Matt Williams, EY  
Katie Caredes, EY  
James Beaumont, Cortland Management  
Nick Brown  
Sam Green  
Florentina Freise  
Eugene Prinsloo

## Table 35 | Workman

Matthew Osborne, Workman LLP  
Millie Hitchins, Columbia Threadneedle  
Sean Hughes, Ares Management  
Sasha Noble, CBRE Investment Management  
Eleanor Newton, Workman LLP  
Patrick Amoroso, CBRE Investment Management  
James Simpson, Workman LLP  
Christopher Dawson, CBRE Investment Management  
Amy Farr, Workman LLP  
Kathryn Andrew, Federated Hermes MEPC

## Table 36 | Landsec

Chris Hogwood, Landsec  
Tim Cooper  
Madeline Nickels  
Kate Honey  
Fiona McCully  
Tim Treadwell  
Megan Henderson  
Melodie Beard  
Amy Cannon  
Lucy Thomas

## Table 37 | Linklaters

Andy Bruce, Linklaters  
Siobhan Burton, Linklaters  
Carrie Allen, Enfinium Limited  
Matthew Plaskow, Linklaters  
Oscar Matthews, Knight Frank  
Imogen Jones, Linklaters  
Mary Craddock, Greystar  
Jack Shand, Linklaters  
Rob Allen-Mersh, Feldberg Capital

## Table 38 | Turley

Katie Foster, City of London  
Nicola Riley, Turley  
Jane Gaston, Net Zero North West  
Stephen Bell, Turley  
Matthew Loughlin, iQ Student Accommodation  
Katy Lightbody, Turley  
Rachel Allwood, Dandara  
Nick Jones, Turley  
Ollie Humphries, iQ Student Accommodation  
Chris Bonner, City of London  
Mark Underwood, Turley

## Table 39 | British Land

David Walker, British Land  
Adam Shapton, Green Street  
Zac Gauge, UBS  
Jonty McNuff, British Land  
Valerie Jacob, Bernstein  
Marc Mozzi, BofA  
Kelly Cleveland  
Jonathan Kownator, Goldman Sachs  
Charlotte Whitley, British Land  
Tim Leckie, Panmure Liberum

## Table 40 | Dorrington

Harry Swales, Dorrington  
Radhika Mehta, Dorrington  
Jasper Davies-Hammond, Dorrington  
Luke Truselle, Dorrington  
James Watkins, Dorrington  
Andrew Giblin, Dorrington  
Alana Gillard, Dorrington  
James Thomason, Dorrington  
Richard Birch, Dorrington  
Mike Sutcliffe, Dorrington



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# Annual Dinner 2025



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