

3 August 2020 bulletin

Coronavirus, communications and the built environment

#10 *The return to cities*

ING's [tenth](#) fortnightly intelligence publication concludes the series with analysis on ten key trends likely to impact on the future of the built environment. Please [register to join our live panel](#) on 6 August, 12-1pm (London) to explore what comes next.

From the vantage of our London offices, our sector looked very different at the beginning of the year: record UK employment, the highest volume of new starts in London and promise of a Brexit bounce. It is a reminder of how fragile and uncertain the world can be. Since sharing our first bulletin a few days after [lockdown](#), ING has completed a phased [return to work](#) so we can be fully immersed in the product we are supporting – the city around us. From here we are better able to assess how the built environment will change how we use buildings, infrastructure, and spaces.

Over 20 weeks we have broadly analysed the pandemic's impact on the built environment, exploring [culture](#), [creativity](#), [collaboration](#), [networking](#), [content](#), [inequality](#), [climate](#) and [technology](#), and provided analysis on what narratives may be required to ensure the world's most valuable sector retains its significance. We also established a [recovery audit](#) based on this work to help brands, organisations, and cities navigate this change.

COVID-19 has accelerated change, but also caused unexpected bifurcation points, challenging traditional forecasting models. So, what next? Same same but different?

CHANGE AND CONTINUITY

It is the long-term dynamism in places that creates opportunities. Reinvention is normal and an opportunity rather than a failing of place. However, excessive disruption can erode our confidence in value, limit bandwidth, and frustrate innovation.

Many powerful narratives have dominated the pandemic, the most consistent outlining desire for social and/or environmental transformation. However, significant noise has challenged our capacity to effectively navigate change and risk. As the pandemic's impact is felt in more nations, and collective trauma grows, it may be the only truly global event in at least three generations, radically altering perceptions of risk.

The fatigue caused by COVID-19 disruption will increase desire for *No Change*, however, some dynamism will be required to inject new value into places. At the same time, built environment investments are made over decades and benefit from certainty, rendering *All Change* highly unlikely. *Some Change* is the most likely, but even small changes can have significant impact over time. The focus for many will be trying to understand accelerated change, where the risk of being left behind is great, versus divergence, where misreading the trajectory could leave organisations disconnected from the consumer mood. Data-based decision-making is likely to become more important to visualising change, however, the capacity to use it well will be uneven. Those able to accurately read consumer trends *and* news cycles will be in high demand.

GLOBAL CHANGE

The global pandemic has not necessarily advanced global solidarity. Tensions between the US and China, which together account for over 40 percent of global GDP¹, will impact on the ideas, technologies and materials used in cities by encouraging those working across infrastructure, property, architecture, design, regeneration and culture to choose sides. This will likely impact price inflation too. However, as this fallout shifts capacity and focus beyond traditional partners, opportunities for exchange will expand. In this, cities will become more strategic to global solidarity, especially ones able to sidestep unravelling multilateralism.

However, where solidarity has increased is between governments and workers. It may have been inconceivable before the crisis for conservative governments in both the US and the UK to guarantee income. While political government is likely to keep shrinking through jurisdictional consolidation, the big society/austerity project of recent decades may see a selective return to big government, particularly in areas of governance, education, planning, and health and social care. Retraining people and unlocking land and property value will be key to responding to shrinking sectors. All of this will have significant impact on how cities and real estate markets are managed.

While perceptions around COVID-19 and Brexit may put the UK's brand under pressure, increasing competition in the sectors it leads, cultural and educational soft power will ensure it remains an important reference point for how we live and build. For some sectors at least, those with global aspirations will need to consolidate messaging. Some of this may come from the UK leading biomedical research, particularly if it solves the vaccine challenge²

1 But only around 20 percent of the world's population.

2 China has three vaccines in phase 3 trials, which is one step away from approval, while Australia and the UK have one each.

first, however, the coordinated Bank and Treasury response to COVID-19, unlike in 2009, may indicate a less fragmented future for some of the world's oldest democratic institutions, even as the granularity needed for local lockdown restrictions causes confusion. The Treasury's more recent interest in planning reform and new zonal planning suggests that a trend in declining home ownership, the most important store of personal wealth, may reverse.

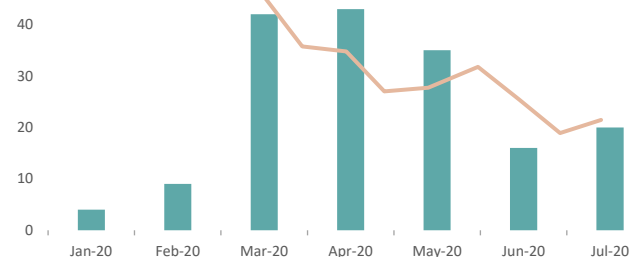
The flight for certainty will likely ensure London remains the premier entry point for global capital flows, provided the 2000-year-old city remains associated with a sense that precedent and stability are aligned.

However, as the pandemic touches poorer parts of the world there may be a growing sense that returning to *normal* may be unsatisfactory.

STRATEGIC CONTENT

Readership of ING's [intelligence publications](#) has closely tracked COVID-19's share of trending topics. As coverage opportunities shrink, leveraging content and data will become strategic to maintaining and growing profile. The bars illustrate the share of trending topics in London related to COVID-19. Levels for March through May are highly atypical; topics related to Brexit *and* the UK's national election for December 2019 were more comparable to February. The line tracks readership engagement levels for the nine previous bulletins.

COVID-19 CONVERSATION CONCENTRATION



WHAT COMES NEXT?

This list is by no means comprehensive but provides a snapshot of top-level and often interconnected deviations from what may have been normal only a few months ago. Collective trauma will change the risk appetite for many, particularly in countries which have largely designed out the unexpected. This, combined with economic necessity, may lead to far greater entrepreneurship in our sector. We have come to expect technological disruption in the last decade, the decade ahead is likely to see some change in areas many would have considered immovable only a few months ago.

1. THE RETURN TO CITIES

It has taken cities decades to be recognised at global policy tables and urbanisation is likely to stay key to increased life outcomes. Any increase in countryside relocations will be sponsored by the increased productivity in cities suggesting this will stall if urban economies shrink disproportionately. National economic declines also tend to encourage job seekers to cities. While smaller centres have been quicker to recover, the slower return to global hubs like Tokyo, New York City, Sydney, and London shows their reliance on public transport. Mixed-use at higher densities, where people can travel shorter distances, will become strategic to long-term resilience of urban economies, as will the production of quality, hyperlocal content. Localisation in less central areas may provide healthy competition, however, major centres, with their rich layers of memory, inspiration, and learning, will continue to concentrate cultural production, with creativity becoming a central driver of urban recovery. Reduced inner-city rents, and the possibility of reassigning some office space to more efficient uses, may lead to greater vibrancy provided the tenant mix increases. Virtual tools will limit global travel, making regional and national connectivity more important, however digital will not be able to substitute for proximity, clustering, and agglomeration. Digital is [already an asset](#) for the world's major cities; digitilisation is likely to advance this further. Calls for devolution will increase, with cities wanting more power to decide funding priorities. Expect more cities to

consolidate planning at a more metropolitan or regional scale to deliver strategic infrastructure upgrades, including public space, housing, and public transport. Doing so will not only respond to anti-urban narratives, but ensure cities retain a primary role in recovery and solving longer term challenges like climate change and inequality.

2. NEW URBAN MOBILITY

Movement data may have been the clearest leading indicator of the pandemic's impact on the built environment and may provide the strongest clue of when urban economies will recover³. This data will be key to helping governments take a systems approach to incentivising active and public travel over private. While public transport has not been linked to transmission clusters, the fear of contagion has seen the most important piece of urban mobility abandoned. Moving towards universal mask adoption may still help reduce the stigma in countries, like the UK, where earlier adoption on tubes, trains, trams, and buses has inadvertently focused anxiety. However, the acceleration of flexible working patterns will dent ridership numbers unless the user pool increases. Some of this will come from increasing density along transport corridors where capacity is freed up from the acceleration to more flexible working patterns or, in the most extreme, simply banning cars⁴. Assigning spare transport capacity over to affordable housing may be used to solve multiple connected challenges, particularly if it means residential schemes can be approved with more floors. Smart ticketing and real-time demand adjustment at metropolitan and regional scales will incentivise travel, especially where daily and seasonal pricing makes accessing cities prohibitively expensive. Places that have already implemented fare capping – including London, Sydney and Dublin, or third-party apps reaching for the same across

³ At current intervention levels, public transport use in the capital may not reach pre-pandemic levels before [November](#). The 17 July 2020 announcement that anyone can use public transport has not had a significant impact to this, but September may see an acceleration.

⁴ Shifting subsidies currently benefiting private mobility to public or more affordable housing may be key to tackling both climate change and inequality.

Switzerland, Liechtenstein, and parts of Germany – may provide an indication of the direction of travel. Very few operators, especially those without an integrated real estate portfolio or accruing land value uplift, will survive on fares alone. Monthly subscriptions to access frequent traveller discounts may become more common, possibly integrating social subsidies and frequent traveller discounts, while efforts to distribute peak travel demand will see greater divergence on work start and end times. Pollution and congestion externalities have long motivated for reduced car use in cities. However, the pandemic has seen a shift to individual mobility – including cars, bicycles, scooters and even jets. Expect cycle lanes and pavement widening to be cross subsidised by health savings, especially as countries age and the public health care burden rises. However, increased remote working and online shopping may reduce daily walking; expect more public and private exercise and healthy eating campaigns. The use of data to integrate a growing logistics sector with active and public transport may provide an unexpected advantage to some cities trying to reassign scarce road space, and may create a new data/transport industry.

3. REPROGRAMMING COMMON CULTURE

Programmed culture has begun to re-emerge with museums and galleries reopening as infection rates decline – Shanghai first, then Berlin and Paris, and, more recently, London. New York City, as with some other cities, is set to throw open doors between August and September. Across Europe governments have announced huge grants to support the arts, with the UK following suit, though there is concern among activists that funds will not help artists or grassroots organisations. Museums will also face challenges as they open doors to increasing scrutiny over curatorial policies in the wake of Black Lives Matter. To increase access, Sky Arts will be free for everyone to watch from September, becoming the only space on terrestrial TV dedicated solely to arts and culture. As mediated arts and cultural experience migrated online, a more feral manifestation of youth culture broke out in fields, parks, and streets. The *collective effervescence* of parties and raves enraged

police (at times grievously) and annoyed neighbours, perhaps replaying the Second Summer of Love in 1989 that brought about consternation and eventually a change in law. Together with the BLM protests they are an illustration of people using space in a way that is not sanctioned by those who control, programme and advocate for them (inside and outside lockdown measures). Limitations on organised sport – for public and professionals – may impact its cultural and social importance, and on government's aim to increase health and wellbeing through participation. Expect investment in built environment design aimed at imbuing exercise culture: wider pavements, cycle infrastructure, pocket parks and urban courtyards. Some activations will seek to programme the built environment generally as a place for healthy living to reach more diverse populations. English Football shut down on 13 March and clubs began to get creative with content – using video games to simulate postponed fixtures⁵ and playing noughts and crosses on social media. As social distancing measures continue, expect sports clubs and venues to implement a staged return to events, with a percentage of fans permitted inside grounds on a trial basis. The short-lived return of spectators into Sheffield's Crucible for the World Snooker Championship highlights the challenge larger events will face until data improves on public risk management. Perhaps the biggest shift in culture may be our relationship to work. As countries develop, a 9-5 office job is often associated with success, yet the pandemic has accelerated hybrid home-office working arrangements across the globe. In developed nations, younger workers have been more likely to push for greater flexibility, however, enforced remote working may see many older workers now requesting the same.

4. SPACE FOR PUBLIC LIVING

Roads represent the most significant public space in cities, making up between a third and half of all land use in many of the world's cities.

⁵ The Gillingham FC—Fleetwood Town result was apparently 16-0, while the Ultimate Quaran-Team 128-team tournament was used to raise the profile of Leyton Orient (including a 10-fold increase in Twitter engagement) and other lower league clubs while raising donations.

The drop in traffic made the rapid reassignment of space for commercial activities and active travel on economic and health grounds politically far easier to achieve. However, as activity returns to cities, lobby groups wanting motorised traffic to retain priority access will expand, potentially frustrating this process. For many cities though – particularly those winning decisive green election mandates like Lyon – the direction of travel to car-free is clearer than ever. New parks and urban squares will take longer to come online, especially for projects not reassigning road space; however, they will be increasingly championed for wellbeing, social inclusion, and biodiversity grounds. Initiatives like the gifting of land for public use may be an important part of opening more inclusive spaces. Some of this may be at the edges of towns and cities: the UK’s population, for example, lives in built up areas covering a small fraction of all land, creating opportunities to integrate green space inside and outside urban centres into a coherent network of green linkages. Expect easily adaptable and productive public space to become more central to how cities frame recovery and reduce food poverty with a growing push to rewild cities to make them more resilient to future shocks. The conversation around public green space will likely expand well beyond parks.

5. REWILDING THE ASPHALT JUNGLE

Not long after lockdown measures were introduced globally, a proliferation of fake stories about nature self-healing went viral, the start of a growing awareness of the natural world. Confined to our homes and local outdoor spaces has made the lack of quality private and public green space even more apparent. The linking of air pollution and COVID-19 risk escalated a need for locking in temporary air quality improvements, much of it from reduced mobility and manufacturing. While the focus has been on designing better buildings, infrastructure and public realm, maintenance, retrofitting, and repurposing initiatives will have the biggest impact in contexts where much of the built environment is *already* in place. The return to cities will escalate the need for clean air inside and outside buildings: not recirculating air, opening windows and sunlight will take nature into places that for

decades have been designed to limit our sense of nature’s power. This cultural shift to greater recognition of our interdependency with the environment will put new demands on achieving sustainability but also a move away from manicured green space towards rewilding to encourage biodiversity⁶. We can expect the conversation to rapidly advance from gardens and parks to roof terraces, indoor plants and expanding urban tree planting, possibly helping to offset urban job losses in contracting industries. The disruption of global food chains and subsequent food waste has amplified a trend of embracing self-sufficiency through home food production and urban horticulture. We should expect the use of non-traditional spaces to not only grow and harvest crops, but also a long-term desire for productive shared space as part of building design. Obesity and type 2 diabetes both complicate immune recovery and it is likely the link between food and green space poverty in cities will concentrate solutions. Expect cities to increasingly showcase how we can better co-exist with nature.

6. TOWARDS CONSPICUOUS PARTICIPATION

June retail sales in the UK recovered to pre-lockdown levels; in Germany, shoppers bought more in May than in January. Yet COVID-19 has accelerated existing changes to consumption patterns. Roughly a third of all retail spending is now done online; time freed up through greater work-flexibility and punitive measures on digital sales to level the playing field⁷ are unlikely to reverse this. As lockdowns lift and consumer confidence is restored, footfall may become a less intuitive measure; rents benchmarked to turnover or other metrics may be introduced to better price vitality. Digitalisation will see more people buying *from* urban high streets without visiting them, while some brands will virtualise: the binary tension between online/offline may become irrelevant.

⁶ Biodiversity blooms in cities when green spaces are left to go wild, producing the perfect conditions for pollinators like bees. Wildflowers provide much higher quality and diverse nectar for bees, with urban habitats benefiting pollinators more than rural areas made up of monocultures.

⁷ We can expect online shopping to be taxed more as governments, buoyed by sentiment that all should contribute fairly, target aggressive tax avoidance to fund pandemic-related budget shortfalls.

The further convergence of last-mile logistics, city-centre light-industrial space and retail to meet the demand for rapid wherever-you-are delivery of online-procured goods and services will impact on the high street experience. The “dark kitchens” restaurant model may give an indication of how retail may be impacted, allowing expansion close to customers without a high street premium, and tight inventory control so customers can only buy available products. While town centres will remain the most economically active, we can expect more service-sector informalisation, and more effort to diversify the high street experience using pop-ups, market stalls, social infrastructure, and events, as well as greater investment in the urban realm. These trends will also challenge brands’ capacity to build relationships with consumers. Organisations able to address growing concerns around increased transport miles, plastic packaging, and gig-worker job insecurity, ahead of consumer pressure or legislation change, may have a long-term advantage. The companies that were best prepared to handle multi-channel and online in a unified way will see the quickest recovery, and possibly even benefit, but many will see their profits reduced by the need to invest in the infrastructure required in a more digitally connected world. Some organisations used lockdown to upgrade IT and HR systems and fast-track maintenance – consumers will likely benefit from better service from the inward-looking pause. However, we are also consuming ourselves differently: hours spent by office workers staring at their own image as they participate in video calls has led to a plastic surgery “Zoom Boom”, while working from home has seen the redecorated spare bedroom⁸ replace the kitchen as the new status rooms of the house. The huge demand in sourdough baking, playing a musical instrument or riding a bike, in some cases substitutes for closure of restaurants, music venues and gyms, may have set in motion a cultural shift from conspicuous consumption to conspicuous participation. If so, this will have a bigger impact on the high street than digital disruption and is possibly also its greatest opportunity for reinvention. It may not necessarily be co-production, but reduced rents could see an increase in making on the high street.

8 This change in how homes are consumed may lead to increased housing pressure by reducing total bedrooms.

7. THE CLIMATE IS CHANGING

Many feared the climate change agenda would be neglected in the shift in focus to tackling the coronavirus pandemic. However, as living with COVID-19 becomes a new normal, expect the urgency of climate change to return – but with a refocused energy and understanding that a global response can be coordinated. Expect this to be championed by local and regional-level governments, with many [larger cities](#) quickly consolidating climate credentials more recently held by smaller cities⁹. During the next decade, the first cities globally will become carbon neutral. Evidence suggesting the lack of proactive response to the pandemic may have cost lives and the surprisingly quick post-lockdown surges in carbon emissions in China and then Europe will add to calls for climate change requiring a similarly urgent response. The most important lesson to take forward from the pandemic is, perhaps, the ability that society has gained to change lifestyles and behaviours to support a *shared* global cause. This, and the convergence between the seriousness of climate change and COVID-19, will give campaigners confidence that more immediate action is politically achievable. However, the last recession slowed the momentum of the climate action agenda, and it is likely economic recovery pressures, even with many nations prioritising sustainability, will slow green transformation. This is particularly the case if the narrative around the current and potential future pandemics¹⁰ decouples from climate change. In the short-term, tree planting and retrofitting, both low-tech solutions, may help most quickly consolidate current attitudes to climate change.

8. AN UNEVEN WORLD

The impact of COVID-19 has accelerated access to data on how growing inequality disproportionately affects life chances globally, particularly along race, age, gender, and neighbourhood wealth levels (including housing

9 Local governments in Japan with a comparable economic footprint to India or the UK, are committed to low carbon futures.

10 Increased hygiene may require more aggressive vaccination programmes if it reduces herd immunity for other communicable diseases, including influenza.

quality, size, home ownership¹¹, and green space inequality). Most of this conversation has taken place in cities where, perhaps paradoxically, measures of wealth, health and education outperform national contexts almost everywhere in the world, and in a context where urbanisation *reduces* the burden of infectious disease by placing government and health services closer to people and social mobility is greater. Outside of cities, many of the amenities taken for granted to fight the pandemic (and even for conducting normal daily life) require significant subsidies from urban centres with greater populations. However physical, social, and economic barriers undermine access to this, placing cities as the most important innovators not only for COVID-19 recovery¹², but in responding to long-term inequality. The built environment, as the world's most important generator and store of wealth, will need to show leadership in the challenge of long-term structural inequality and be transparent about failings to develop and attract diverse talent. The trajectory is wider ownership over *what* and *how* things are built. The impact of housing wealth, how land is owned, and inheritance on poverty will get more attention too as the one property class that cannot be substituted by change; with the most innovative real estate models finding new ways to share the benefits of capital growth with tenants and communities. As the world ages, some of this will be aimed at being able to retire well. Cities around the world, which have positioned tolerance and diversity as central to brand and success in recent decades, will need to show this in their physical fabric. While the complex global debate around erasure, reprogramming and accretion of built objects, spaces, and naming on the grounds of more fairly representing those who have contributed is not new, the symbolic histories cities tell will absorb greater nuance and celebrate more diverse identities. It is this intense layering of time, space, and people that leads to an urban vitality beyond the competitive persuasion

of countryside and virtual. The conversation around resolving inequality will likely expand beyond measuring social value to how it may provide the solution to establishing the foundation for urban recovery.

9. THE LITTLE DATA FIX

Can PropTech fix the post-COVID world? And will data become a staple in a market hungry for content to help navigate the built environment as it adapts to new patterns of use? Of the many accelerations COVID-19 has catalysed, the use of technology within spaces and places is among the most prominent. The ability to measure how fit a building or piece of infrastructure is for COVID-safe occupation or use is becoming a necessity, not a nice-to-have as it might have been six months ago. So too, tracking the flow of people and the density of occupation in real time, may hold the key not only to wellness, productivity, and efficiency, but also to cost saving, giving a richer picture of space requirements. Much of the technology is nothing new and there are many platforms of differing capability and quality vying for attention. As with any crowded market, leaders will emerge, with the most visible, thoughtful, and responsible having a distinct advantage, if they leverage the communications opportunity in these early post-pandemic days. This may include a repositioning as a mature recovery partner at a time when certainty is comforting. Data, the lifeblood of PropTech, is a precious resource in communications terms. Properly mined and interpreted, it can be the key to compelling content, giving markets up-to-the-minute indicators with multiple opportunities for analysis and comment. And, it can also be harnessed to differentiate the brand of its owner, the PropTech company, be it an established name or a start-up. All of this is against a backdrop of a new UK Government with a known and deep-rooted belief in the economic power of tech superiority, and keen to leverage big data, AI, and digitalisation to give the country a long-term competitive advantage. As the UK digitises its planning capacity and makes more GIS mapping and other performance data available, expect there to be significant effort from the private sector to use technology to unlock productivity bottlenecks. There will likely be some surprises

11 Rent pauses may leave residential tenants with a longer-term debt burden, and possibly at a disadvantage compared to those with mortgage freezes.

12 Poor quality housing and urban realm design undermine the resilience of cities, making them vulnerable to crisis, either through a pandemic or climate change.

too as data and tech allow for a very difficult lens to critique the UK's built environment. The disrupter is about to become far more mainstream.¹³

10. FROM COVERAGE TO CONTENT

While the share of voice that COVID-19 has held during the crisis has dropped, the public remain gripped by the news agenda. Our trends data tells us that news and current affairs is currently the second biggest consumer interest in the UK, up from seventh six months ago. This is not only traditional news consumption – people using social media are following more accounts of national and local news outlets, politicians, and experts in their field, while culling those without a clear focus as they cut out noise. Data-driven reporting in the mainstream media is maturing rapidly, allowing for analysis of everything from financial markets to infection rates. As national and international news gain readers, sector and industry press has been hard hit by the pandemic. During one of the most newsworthy events of a generation, a number of titles in the built environment and beyond have shut down print editions as advertising shrinks and the events, awards and conferences which have provided stable revenue for decades are paused until gatherings are government-sanctioned, safe, and appealing. Publishers will be seeking new revenue streams around digital advertising, editorial partnerships and events which will create opportunities for new relationships and types of content. In the real estate sector as transactional news slowed down, the appetite for data-driven analysis and opinion ramped up and shows no signs of slowing. The overall outcome is a shift from print towards digital, and in the new paradigm of media companies, the opportunities for earned coverage will begin to contract. The outcome of this will be that organic coverage and engagement will be even more valuable than ever, and own content will need to work even harder to establish and maintain profile. To make it work alongside the opportunities of earned and paid, data will play a key role in establishing audiences, the appropriate content and in the feedback loop. Some of this

intelligence will be based on consumer data, which will be a step-change for an industry typically focused on business coverage/intelligence. The shift to digital content has already had an impact on the representation of the built environment – and some say the design itself. Incorporating an Instagram *moment* in a new development or hoping your building will be on the international trail of #wanderlust influencers is not new. While Instagram makes the chunky architecture project books seem old, it may not outlast them as TikTok shifts the aesthetic of content to a “new amateurism” via the next generation. Either way, it is likely how photography is commissioned will change too, to align with first seeing places and buildings on small digital screens. Strategic own content will continue to grow in influence and become more and more sophisticated during and beyond the pandemic.

13 This section was written using Word's voice dictation function.

RAINY DAY READING

#01 Into atypical times – [27.03.2020 \(Lockdown\)](#)

[Peter Griffiths](#), [Caz Facey](#), [Ben James](#), [Sophie Roberts](#)

#02 Culture is still everywhere – [09.04.2020 \(Culture\)](#)

[Peter Griffiths](#), [Caz Facey](#), [Ben James](#), [Sophie Roberts](#)

#03 A creative recovery – [24.04.2020 \(Creativity\)](#)

[Peter Griffiths](#), [Caz Facey](#), [Ben James](#), [Sophie Roberts](#)

#04 A remote solidarity – [07.05.2020 \(Collaboration\)](#)

[Peter Griffiths](#), [Caz Facey](#), [Ben James](#), [Sophie Roberts](#)

#05 The future of networking – [22.05.2020 \(Networking\)](#)

[Peter Griffiths](#), [Caz Facey](#), [Ben James](#), [Sophie Roberts](#)

#06 Beyond hyperlocal content – [08.06.2020 \(Content\)](#)

[Peter Griffiths](#), [Caz Facey](#), [Lauren Teague](#), [Sophie Roberts](#)

#07 Towards multiplicity of place – [22.06.2020 \(Inequality\)](#)

[Peter Griffiths](#), [Caz Facey](#), [Ben James](#), [Sophie Roberts](#)

#08 Green recovery convergence – [06.07.2020 \(Climate\)](#)

[Peter Griffiths](#), [Caz Facey](#), [Ben James](#), [Lauren Teague](#), [Sophie Roberts](#)

#09 The digitalisation leap – [20.07.2020 \(Technology\)](#)

[Peter Griffiths](#), [Caz Facey](#), [Dominic Morgan](#), [Gemma Shah](#), [Ben James](#), [Sophie Roberts](#)

#10 The return to cities – [03.08.2020 \(Cities\)](#)

[Peter Griffiths](#), [Caz Facey](#), [Dominic Morgan](#), [Ben James](#), [Lauren Teague](#), [Sophie Roberts](#)

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