

NEWSLETTER 10: Residential



Autumn 2023



MD's first word

At mode, we have an established track record of delivering strategic land projects for some of the most well-known residential developers in the industry. We have managed these high-stake projects with due professionalism and expertise across the UK. This newsletter showcases some of these projects and our analysis of the current market.



Hybrid working and its effects on travel behaviour

The COVID-19 pandemic had a major impact on how we all lived our lives, however, one of the most noticeable was the impact on transport.

The nation demonstrated an enormous capacity to readjust to these restrictions. Where their jobs allowed, many people were able to reorganise their daily lives to travel less. We rapidly learnt to work from home with an almost immediate worldwide adoption of video conferencing tools.

As shown in Summix's Future of Work Report, the lasting impacts of working from home can still be seen nearly three years later. It allowed us all to be more present with our families. Therefore, the reallocation of our commute time could be considered one of the most influential elements impacting weekday travel patterns.

Hybrid working is clearly here to stay. It is no longer a "nice to have", but more of a basic employee demand. Most employers, where practicable, offer all staff two days a week working from home.

However, since the beginning of last year, weekday usage across all transport modes has steadily increased.

Across the UK, public transport (rail, tube, bus) usage has increased at a slow rate and has generally remained below pre-Covid levels. This, in turn, may result in further reductions in public transport services, due to reduced financial viability.



As we continue to accelerate away from the impacts of the pandemic and associated lockdowns, we must not lose sight of our changed working patterns. We must design our towns and cities with more consideration and use our burgeoning work-from-home culture more intelligently. It is imperative we AVOID building more roads.

Public transport needs to be made more attractive again. Significant investment in high-quality walking and cycle infrastructure must be integrated into our towns and cities as soon as possible to ensure that our less frequent trips to the office are undertaken as sustainable as possible.



You can read the full article at:
<https://rb.gy/f4z22>

“ The reallocation of our commute time may be one of the most influential elements impacting weekday travel patterns ”

Signature projects

A selection of projects across the UK, representing our depth of experience in the residential sector.



Manchester
0161 464 9495

Birmingham
0121 794 8390

London
020 3848 9719