

Programme Brochure


# ALT/RESI <sup>5th annual</sup> UK

- Co-Living
- BTR
- PBSA
- Later Living
- Affordable Housing
- Investment
- Development
- Operational Excellence
- CX

The UK's world-class alternative residential property event

 Visit Website

- ABERDEEN APACHE CAPITAL
- BARRATT LONDON CANARY WHARF GROUP
- CPPIB ECDC EALING COUNCIL
- EMPIRIC STUDENT PROPERTY GET LIVING
- GOODSTONE LIVING GRAVITY CO
- GROW PLACE GSA GROUP
- HARRISON STREET HB REAVIS HILLTOP
- PROPERTY PARTNERS HUB INVESCO
- KOSY LIVING L&G LB OF LAMBETH
- LB OF TOWER HAMLETS LB OF WALTHAM FOREST
- LEAF LIVING LONG HARBOUR
- HILLTOP PROPERTY PARTNERS
- M&G REAL ESTATE MGT INVESTMENT
- MANAGEMENT MODA LIVING MUSE
- NATIVE COMMUNITIES NHBC
- NODE NUVEEN OCTOPUS REAL ESTATE
- OXFORD PROPERTIES GROUP PACKAGED LIVING
- PATRIZIA PLATFORM\_PGIM PROPELA VENTURES
- QUADREAL QUINTAIN LIVING
- RELATED ARGENT SAINT-GOBAIN SOCIUS
- THE KINGS CROSS GROUP
- THRIVING INVESTMENTS TP BENNETT
- TRUE NORTH URBAN PARTNERS
- VASTINT WANDSWORTH COUNCIL WATKINS JONES

 28 April 2026  
Fulham Pier, London

REGISTER NOW 

## Programme Brochure

# Welcome to ALT/RESI

ALT/RESI UK is the UK's world-class alternative residential event; convening leaders in BtR, PBSA, Later & Co-Living, and Affordable Housing. Together with investors, councils, operators, tech, and key advisors.

Picture: Our 2026 venue - Fulham Pier



Carefully Curated Content

Premium Experience

Senior and engaged attendees



Rob Marten (SPACE+)

“ALT/RESI UK is the home of progressive property leaders...”

HEADLINER → tp bennett

## Programme Brochure



“Is your colleague on the programme?  
If so, email me for their discount code...”

# Meet the Co-Hosts



Adam Burney, Head of Multifamily BTR & PBSA, **Legal & General**  
 Alastair, Mullins, MD Residential, **Canary Wharf Group**  
 Anil Khera, CEO, **Node**  
 Anne Breen, Global Head of Real Estate, **Aberdeen Investments**  
 Alex Pease, CEO, **Watkin Jones**  
 Alicia Edgar, Director – Living Investments Europe, **Invesco**  
 Ashley Perry, Aquisitions Director, Multifamily, **Apache Capital**  
 Ben Lonsdale, Director, UK Investment, **Patrizia**  
 Bronwyn Jones Development Director, **Greystar**  
 Carl White, Investment Director, **Goodstone Living**  
 Cath Webster, CEO, **Thriving Investments**  
 Caterina Polidoro, Principal Director, **tp bennett**  
 Chris Nulty, Land Development Dirctor, **Get Living**  
 Clint Bartman, Chief Operations Officer, **Leaf Living**  
 Damien Sharkey, Managing Director, **HUB**  
 Danielle Bayless, COO, **Quintain Living**  
 Dougie Orton-Wade, Operations Director, **Moda Living**  
 Ed Ellerington, Founder & CEO, **Packaged Living**  
 Eleanor Fiennes, Head of Asset Management, **Packaged Living**  
 Esme Webb, Director, **SAY Property Consultants**  
 Freddie Wonnacott, Director of Fund Management, **M&G Real Estate**  
 Gareth Bone, Head of Operations, **Quintain Living**  
 Grace Oyesoro, Director of Operations, **Quintain Living**  
 Guy Nixon, CEO, **Native Communities**  
 Helen Gregory, Asset Manager, **Canary Wharf Group**  
 Helen Hamilton, Head of Sector Development, **Saint-Gobain**  
 Henry Morris, Managing Director, **MGT Investment Management**  
 Ian Rae Corporate Director, **LB of Waltham Forest**  
 Ira Panova, Director, **CPPIB**  
 Jack Burnham, Head of Affordable Housing, **Octopus Real Estate**  
 Jack Spearman, MD - Single Family Housing, **Long Harbour**  
 Jake Dickson, Customer Relationship Executive, **NHBC**  
 James Hunt, Global Head of Real Estate, **GSA Group**  
 Jill Ju, CEO & Founder, **True North**  
 Joe Richardson, Director of Housing Development & Place Delivery, **Wandsworth Council**  
 John Dunkerley, CEO, **Apache Capital**  
 John German, MD, Head of Living Investments, **Invesco**

Julie Wilmer, Director, **tp bennett**  
 Kevin Beirne, Head of Retirement, **Octopus Real Estate**  
 Kevin Watson, Operations & Commercial Director, **PLATFORM\_**  
 Kristian Branum-Burns, Managing Director, **Quadreal**  
 Lee Coward, Vice President, Investments, **Oxford Properties Group**  
 Lesley Roberts, BTR Operations Director, **Related Argent**  
 Mandar Puranik, Head of Regeneration, Investment and Jobs, **Ealing Council**  
 Matthew Dibben, Director of Regeneration, Assets and Property, **London Borough of Lambeth**  
 Morwenna Hall, Executive Director & COO, **Related Argent**  
 Michella Hancock, CEO, **Hilltop Property Partners**  
 Nenad Manasijevic, Principal Director, **tp bennett**  
 Nick Rutherford, Director, **tp bennet**  
 Nick Searl, Strategic Advisor, **Urban Partners**  
 Niki Kyriacou, Sector Lead for Build to Rent, **NHBC**  
 Olaide Oboh, MD, Populate & Board Director, **Socius**  
 Oscar Kingsbury, Executive Director, Portfolio Management, **PGIM**  
 Paul Bashir, CEO - Europe, **Harrison Street**  
 Paul Brundell, CEO, **Kosy Living**  
 Paul Holcroft, Director of Development, **Moda Living**  
 Penny Cameron, Managing Director, UK, **Vastint**  
 Rob Heasman, CEO, **ECDC**  
 Rory Spriggs, Investment Manager, **Aviva Investors**  
 Rebekah Tobias, Co-founder & Managing Partner, **Propela Ventures**  
 Rumi Bose, Founder, **RUMI BOSE**  
 Ryan Jakes, Head Of Living and Commercial, **HB Reavis**  
 Siobhan Jared, Customer Experience Lead, **The Kings Cross Group**  
 Shaun Holdcroft, Head of Affordable Homes, **Legal & General**  
 Sripriya Sudhakar Director of Planning and Building Control, **LB of Tower Hamlets**  
 Stephanie Smith, Head of Residential, **Muse**  
 Susanna Rock, Co-Founder & CIO, **Gravity Co**  
 Svitlana Gubriy, Head of Indirect Real Assets, **Aberdeen**  
 Syreeta Robinson-Gayle, Head of Affordable Housing, **Barratt London**  
 Tom Branton, Development Director, **Earls Court Development Company**  
 Will Montague, CEO, **Leaf Living**

### Programme Brochure

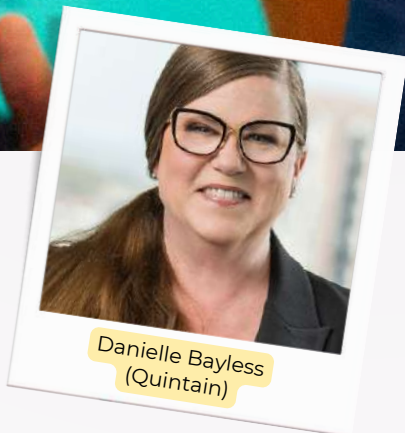
# The story so far

ALT/RESI UK was launched with a mission to help property leaders transform their businesses. It was a rebellion; a modern alternative to the stale and uninspiring incumbent events.

Now, ALT/RESI UK is established as the most respected resi property conference in the UK - bringing together a senior and highly engaged audience of investors, developers, operators, councils and advisors.



Pictured: Ryan Prince (Founder, UNCLE) at ALT/RESI UK 2022



Danielle Bayless (Quintain)

“I find your format to be the best in the business.”

**2022**

The White Loft, Old Street



Helen Gordon (Grainger)

**2023**

Ministry Venues, Borough



Anne Kavanagh (Telford Homes)

**2024**

Big Penny Social, Walthamstow



Katherine Russell (John Lewis)

**2025**

Events at No6, Aldgate



Dan Batterton (LGIM)

**2026**

Fulham Pier, Fulham



The 2026 Venue

### Programme Brochure

# The 2026 Event



Housebuilders can't deploy capital at institutional scale. Pension funds can't access housebuilder supply chains. Housing associations can't raise £500m funds. International investors can't operate UK rental homes. Developers can't wait 10 years for BTR returns.

**But in partnership, they can do all of it.** Meet the partners you need at ALT/RESI UK.

Another *outstanding* venue - Fulham Pier. Take the scenic walk from Putney Bridge, through Bishops Park and along the river to the resi event of the year.



HEADLINER

PARTNER

SUPPORTERS

COLLABORATORS



2022

The White Loft, Old Street



Helen Gordon (Grainger)

2023

Ministry Venues, Borough



Anne Kavanagh (Telford Homes)

2024

Big Penny Social, Walthamstow



Katherine Russell (John Lewis)

2025

Events at No6, Aldgate



Dan Batterton (LGIM)

2026

Fulham Pier, Fulham



The 2026 Venue



Main Stage Panel



VIP Dinner



Thinktank



Tribe



Olivia Harris (Dolphin Living)

“The conference format is original and enhances engagement from all attendees...”



Main Stage Keynote / Interview

# A Unique Format

ALT/RESI UK is known for its engaging format, which allows for senior leaders to engage meaningfully throughout the day. Not dart in and out for a session, like the *other* events!

All of our Main Stage Panellists and ‘Tribe Co-Hosts’ are investors, developers and councils.

There are no sponsored presentations. Instead, sponsors engage meaningfully by Hosting.

- **Main Stage Keynote / Interviews**  
A Host and an industry leader
- **Main Stage Panels**  
A Host and 3-4 panellists
- **Tribes**  
A Host with 6 Co-Hosts and 30-40 delegates.
- **1:1 Meetings** *NEW!*  
An online platform to pre-schedule meetings
- **VIP Thinktanks & Dinners**  
A Host and 10 invited VIPs

## Programme Brochure

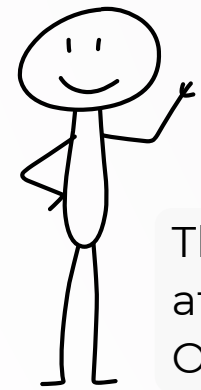


# About the Tribes

A Tribe is simply an oval of chairs. With a topic and agenda set by the Host & Co-Hosts. No technology. No distraction.

They're loved by property leaders because they create meaningful engagement. It's a dialogue between peers.

You go away knowing what people *really* think. And just as importantly - you test your own thinking too.



The morning Tribes are sectoral (like Co-Living) and the afternoon Tribes are themed by responsibility (such as OPERATE - for COOs and Heads of Operations)



"Tribes create meaningful dialogue between peers..."



"More interactive, so able to make points and ask questions of experts..."

# Main Stage Plenary to begin

8:30

REGISTRATION & NETWORKING

 Registration:  
Lower Ground

 Networking:  
Second Floor

9:15

CHAIRS' OPENING



**Grace Oyesoro**  
Quintain Living

 Main Stage:  
Lower Ground

9:20

KEYNOTE &  
INTERVIEW

## The Copenhagen Way: City-First Thinking, Long-Term Capital - and the regeneration gap it exposes in the UK

Nick Searl has sat on both sides of the urban regeneration challenge - as developer and more recently, as investor. At Argent, he helped build one of the most sophisticated long-term urban development programmes the UK has produced. Now, advising Copenhagen-based investor Urban Partners on large-scale urban regeneration, he sees the UK in an international context - highlighting both its opportunities and challenges. The story of Copenhagen over the past 30 years is a lesson in long-term civic thinking and creative financing, recovering from a declining population and virtual bankruptcy in the 1990's to become an international exemplar of successful, sustainable urban life today. Urban Partners has been part of that journey, deploying long-term capital through market cycles, seeking out unmet urban demands and responding to structural imbalance. Partnerships with the city authorities are a feature, not a friction. Today the platform has Euro 25bn under management and a track record that has repeatedly outperformed more short term strategies. So what might UK Resi learn from the Copenhagen experience, what could we import — and what would actually need to change for that to happen?

HOST



**Caterina Polidoro**  
tp bennett

KEYNOTE



**Nick Searl**  
Urban Partners

SPONSOR

tp bennett

9:50

PANEL  
DISCUSSION

## The Great Repricing: What UK Residential Assets Are Actually Worth in 2026

Transaction volumes are recovering but pricing remains fragmented. Stabilised BTR is seeing yield compression while development sites are being heavily re-priced. Construction costs, regulatory shifts, and operational complexity have fundamentally changed the risk premium across different asset types. The question isn't whether rates have settled - it's whether buyers and sellers have realistic expectations of what assets are actually worth now.

HOST



**Liz Hamson**  
BE News

PANELLISTS



**Paul Bashir**  
Harrison Street



**David Scott**  
Aberdeen Investments



**Ker Gilchrist**  
Patrizia

10:30


MORNING BREAK

 Second Floor

11:00


# Morning Tribes

**1** **PBSA Tribe**





As student demand recalibrates, what does a viable PBSA deal look like now?


**HOST**


 **Nenad Manasijevic**  
tp bennett


**CO-HOSTS**

 **Paul Bashir**  
Harrison Street

 **Ryan Jakes**  
HB Reavis


 **Alicia Edgar**  
Invesco

 **James Hunt**  
GSA


 **Rebekah Tobias**  
Propela Ventures

**SPONSOR**

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 2<sup>nd</sup> Floor

**2** **AFFORDABLE Tribe**





Housing as Infrastructure - what does it take to build affordable housing at institutional scale?


**HOST**


 **Jake Dickson**  
NHBC


**CO-HOSTS**

 **Syreeta Robinson-Gayle**  
Barratt London

 **Ben Lonsdale**  
Patrizia


 **Jack Burnham**  
Octopus Real Estate

 **Shaun Holdcroft**  
L&G


 **Cath Webster**  
Thriving Investments

**SPONSOR**

NHBC


 2<sup>nd</sup> Floor

**3** **SFH Tribe**





Forward funding vs forward purchase — how do you structure deals that actually work for both sides?


**HOST**


 **Ed Ellerington**  
Packaged Living


**CO-HOSTS**

 **Oscar Kingsbury**  
PGIM


 **Will Montague**  
Leaf Living

 **Jack Spearman**  
Long Harbour

 **Rory Spriggs**  
Aviva Investors


 2<sup>nd</sup> Floor

**4** **MFH Tribe**





As multifamily matures, what separates the assets that will trade well from those that won't?


**HOST**


 **Ashley Perry**  
Apache Capital


**CO-HOSTS**


 **Carl White**  
Goodstone Living

 **Stewart Knight**  
PLATFORM\_


 **Michela Hancock**  
Hilltop Property Partners

 **Freddie Wonnacott**  
M&G Real Estate

 **Adam Burney**  
Legal & General


 1<sup>st</sup> Floor

**5** **Co-Living Tribe**





How do you build a Co-Living business that works for residents, councils and investors simultaneously?


**HOST**


 **Damien Sharkey**  
HUB


**CO-HOSTS**

 **Jill Ju**  
True North

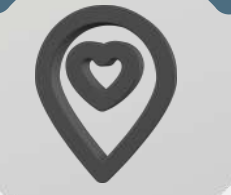
 **Anil Khera**  
NODE

 **Susanna Rock**  
Gravity Co

 **Paul Brundell**  
Kosy living


 Lower Ground Floor

**6** **PLACE Tribe**





The shifting demographics of renting - and what it means for product, positioning and delivery


**HOST**


 **Tom Larsson**  
Grow Places


**CO-HOSTS**


 **Olaide Oboh**  
Socius

 **Kevin Watson**  
PLATFORM\_

 **Helen Gregory**  
Canary Wharf Group

 **Josie Baum**  
Arc Club

 **Faith Locken**  
We Rise In

 Lower Ground Floor

# Main Stage Plenary, after Lunch

12:15

NETWORKING LUNCH



2nd Floor

1:15

PANEL  
DISCUSSION

HOST



**Niki Kyriacou**  
NHBC

PANELLISTS



**Ben Giddens**  
ECDC



**Morwenna Hall**  
Related Argent



**Stephanie Smith**  
Muse



Main Stage:  
Lower Ground Floor

SPONSOR



## The 20-Year Community: Funding & Operating Neighbourhoods From First Resident to Complete Place

The economics of large-scale residential development are built on a comfortable fiction: that once homes are sold or let, the hard part is done. It isn't. Between first resident and final phase lies a 15-to-20-year operating period — partial infrastructure, incomplete amenity, construction noise, multi-tenure friction — where someone has to absorb losses and run a place that isn't yet the place it was sold as. This panel interrogates who that someone is, what it costs, and how you model a return on it. Temporary placemaking before density arrives. Community management at sub-scale. Construction fatigue across a resident base. Long-term stewardship structures. And the central question: is operational continuity a cost of development, or the thing that ultimately protects asset value?

1:50

PANEL  
DISCUSSION

HOST



**Nick Rutherford**  
tp bennett

PANELLISTS



**Ira Panova**  
CPPIB



**John Dunkerley**  
Apache Capital



**Kristian Branum-Burns**  
Quadreal

SPONSOR

tp bennett

## Making UK Resi Partnerships Work

The capital is there. The development pipeline is there. But the structures that actually get deals done — that align incentives, survive construction risk, and hold together through a market cycle — remain stubbornly difficult to build. What separates the partnerships that work from those that don't?

2:25

AFTERNOON BREAK



2nd Floor



VIP THINK-  
TANK

Operational &  
Embodied Carbon:  
What's Driving  
Decision Making  
in BTR & Affordable  
Housing Today?

HOST



**Helen Hamilton**  
Saint-Gobain

SPONSOR




Markers III  
2nd Floor

3:00 - 4:15


# Afternoon Tribes & Social

4:15 - 5:30







**1** **INVEST Tribe**




**Beyond the Headlines: What's actually driving residential asset valuations?**

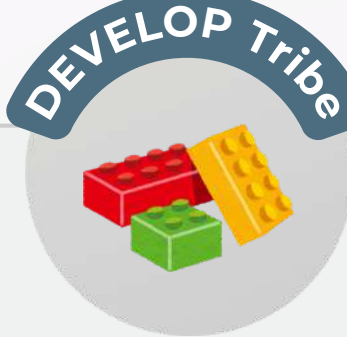
**HOST**  
 **John German**  
 Invesco

**CO-HOSTS**


-  **Henry Morris**  
MGT IM
-  **Svitlana Gubriy**  
Aberdeen Investments
-  **Alex Pease**  
Watkins Jones
-  **Kevin Beirne**  
Octopus Capital
-  **Lee Coward**  
Oxford Properties
-  **Rebekah Tobias**  
Propela Ventures

 **2nd Floor**





**2** **DEVELOP Tribe**




**Beyond the Viability Gap: How the schemes that are getting built actually stack up**

**HOST**  
 **Julie Wilmer**  
 tp bennett


**CO-HOSTS**

-  **Bronwyn Jones**  
Greystar
-  **Penny Cameron**  
Vastint
-  **Tom Branton**  
Earls Court Devopment Company
-  **Paul Holcroft**  
Moda Living


**SPONSOR**  
 tp bennett

 **2nd Floor**







**3** **ResX Tribe**




**Resident experience as a commercial lever - What does good resident data look like — and how do you turn it into decisions?**


**HOST**  
 **Esme Webb**  
 SAY

**CO-HOSTS**


-  **Siobhan Jared**  
The Kings Cross Group
-  **Gareth Bone**  
Quintain Living
-  **Dougie Orton-Wade**  
Moda Living
-  **Juan Varela**  
Birchgrove
-  **Kevin Watson**  
PLATFORM
-  **Helen Gregory**  
Canary Wharf Group

 **2nd Floor**






**4** **OPERATE Tribe**




**How do you build a portfolio operating model that gets better as it gets bigger?**


**HOST**  
 **Lesley Roberts**  
 Related Argent

**CO-HOSTS**


-  **Eleanor Fiennes**  
Packaged Living
-  **Guy Nixon**  
Native Communities
-  **Alastair Mullins**  
Canary Wharf Group
-  **Danielle Bayless**  
Quintain Living
-  **Clint Bartman**  
Leaf Living

 **1st Floor**






**5** **PLAN Tribe**




**What does a council-developer partnership actually need from both sides to get homes built?**

**HOST**  
 **Rumi Bose**

**CO-HOSTS**

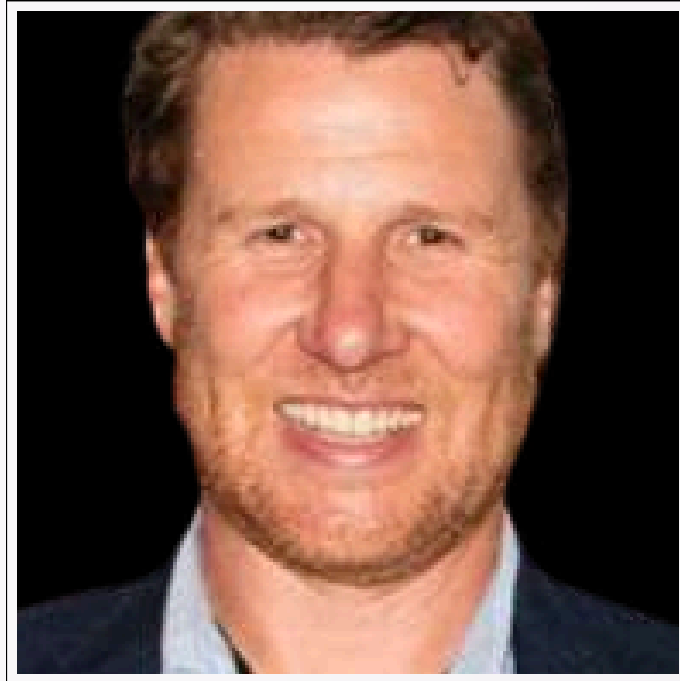
-  **Sripriya Sudhakar**  
LB of Tower Hamlets
-  **Ian Rae**  
LB of Waltham Forest
-  **Matthew Dibben**  
LB of Lambeth
-  **Joe Richardson**  
Wandsworth Council
-  **Mandar Puranik**  
Ealing Council

 **Lower Ground Floor**

**NETWORKING DRINKS**

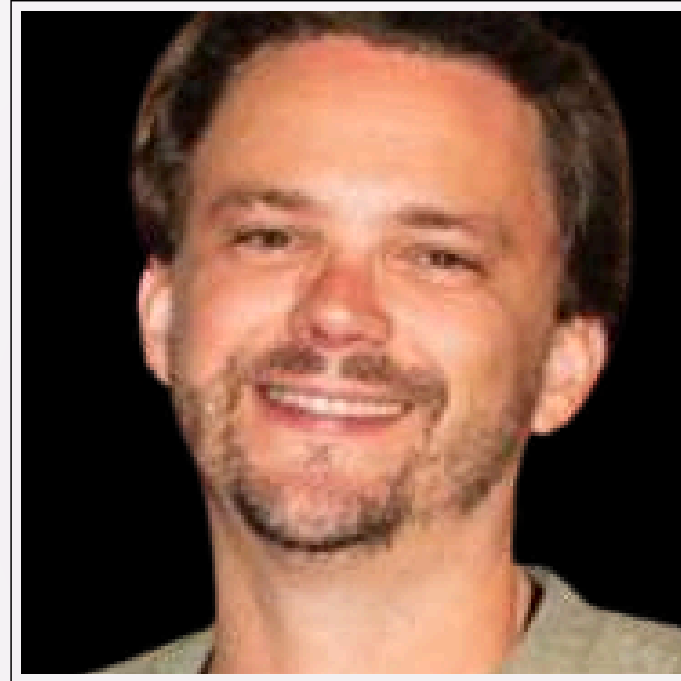
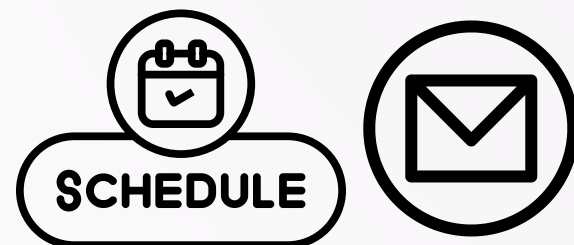


# Contact us



**Neall De Beer**

To discuss sponsorship opportunities



**Rob Marten**

To become a Co-Host or Panellist (Investors, Developers, Councils)



**Dean Ravell**

To discuss media & marketing partnerships



## SPACE+ Calendar

# 2026 events

SPACE+ has a calendar of world-class property events;

- Three 'Flagship Events' (SPACE UK, ALT/RESI UK, CREAM UK)
- Four 'Tribe Events'
- One 'European Leadership Retreat'

## UK Flagship Events

'Flagship Events' are the *big ones*. These events have a Main Stage, multiple Tribes, Thinktanks, Dinners, 1:1 meetings, and rich networking.

## UK Tribe Events

'Tribe Events' are attended by a maximum of 150, with concurrent Tribes and 1:1 meetings throughout the day. They're designed for collaboration, relationship building and engagement.

## European Leadership Retreats

'European Leadership Retreats' are invite-only summits, with 60 hand-picked guests taking part in high-level discussion, 1:1 meetings and social activities.

