

## Contributor

# Hollaway

Architects / Master Planners / Interior Designers

### Future Trends

**We are living in a period of great change, which has been accelerated in this post-pandemic era. The change in human behaviour will dictate how we use buildings in the future. As architects we have a duty to predict and respond to this change. We've taken this opportunity to consider some sectors which will see the greatest change.**

As the pandemic limits travel abroad, holidaymakers are re-discovering the value of a break on our own shores. As a result, hotels of the future will become destinations within themselves, rather than simply providing a room to stay in. The 'working break' will swap home working for a destination hotel, an opportunity for a spa retreat, a wellness week, and work in a shared lounge or from the comfort of your own room. Hotels will become membership led, offering opportunities for businesses to come together.

There will be a desire for the future workplace to be somewhere to meet, share ideas and socialise. The workplace will need to innovate and inspire. The hybrid worker is here to stay, adopting workplace flexibility and enabling us to work three days from home, and then in a shared workspace for the remaining two.

The creative industry is one of the largest growing sectors. Art has the ability to bring communities together. Art and Architecture must work together to create and enrich our town centres.

We have a newfound respect for the homegrown products, which are produced locally, sustainably sourced and have a sense of place. We'll become less reliant on foreign imports, in favour of products which contribute to our own circular economy. Our department stores are struggling, and we need to find new ways to re-purpose these critical town centre spaces, providing long term sustainable solutions. This could become the key to rejuvenating our town centres. A draw for leisure and wellbeing, health care centres or even a skatepark or climbing centre. Could we create maker spaces, where the craft industry can flourish, and food halls can celebrate homegrown produce?

We need to better protect our countryside and make the most of the opportunity to reverse climate change through natural re-wilding. The Garden of England status is one of Kent's greatest assets and needs our protection and management. We must find new ways to create recreational

pursuits, which at the same time can help to enhance our landscapes, whereby the countryside and public benefit together.

The home will become an all-encompassing place to live, work, relax and play. The house of the future will demand more space, greater technology and be energy plus. Homes that provide defensible quiet places, whilst having the ability to accommodate modern family life. Homes that generate more energy than they consume, through a combination of renewable energy sources and energy saving design solutions. The house of the future must give back, work for the occupants and the wider environment.

It is important that we recognise these changes that are happening and react positively. Here lies the opportunity to create a new way of living and earning, which will ultimately give us a better work/life balance

**Guy Hollaway Principal Partner Hollaway**

[guyhollaway@hollawaystudio.co.uk](mailto:guyhollaway@hollawaystudio.co.uk)

[www.hollawaystudio.co.uk](http://www.hollawaystudio.co.uk)



Proposal for Leas Pavillion, Folkestone.

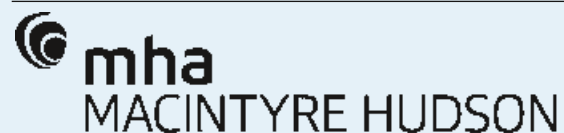


Proposal for Nayland Rock  
Hotel & Spa, Margate.  
CREDIT: Hollaway





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### The impact of the pandemic

The full impact of the pandemic on the construction sector will not truly be known for years to come. Whilst it would seem that the residential sector, in particular, remains robust as demand and prices continue to surge, commentators are concerned that any pandemic bounce back is endangered by a combination of materials shortages, rising materials prices and scarcity of skilled and unskilled labour. Where materials are available logistics businesses are currently unable to deliver them in a timely manner. Even though new orders are up, ONS figures indicated that construction output dropped below pre pandemic levels for 3 consecutive months in the summer.

Pressure is therefore on the industry to be proactive and work together in resolving the above issues and to free up supply to meet demand. Commentators are concerned such external pressures are creating real uncertainty at the moment and that materials and wage inflation is set to continue for the foreseeable future. Whilst such uncertainties are not peculiar to the construction industry, it is unfortunate timing that the government chose to announce the introduction of a Residential Property Developer Tax (RDPT) by issuing a consultation document on 29 April 2021. RDPT will be payable on top of a developer's corporation tax liability and it is known that it will be assessed on relevant

profits in excess of £25m on residential property sales or build to rents. At the time of drafting details of the final scheme and how it will operate, including the rate at which it will be assessed, are uncertain. What we do know is that it will apply from 1 April 2022 and will be applicable for the following 10 years. Given that no relief will be available for financing costs it may well bring a lot more businesses into charge than one might suspect.

The government's justification for the introduction of RDPT is to assist in the cost of the Building Safety Package which was announced by the Secretary of State for Housing on 10 February 2021. When more details are available with regard to the rate applicable, means of calculation and timing of the payments, any prudent residential property developer should ensure that their budgeting processes for new projects and those that will straddle the introduction RDPT are amended to cost out this new tax.

However, on a positive note, there is significant scope for companies to improve their cash flow through the use of Research and Development (R&D) tax relief in the sector. It is important to remember that within construction a whole range of costs are potentially eligible as the basis for a claim. R&D need not just relate to the development of brand new ideas or concepts but a range of activities contributing to the continuous evolution of existing technology and practice could well qualify. We would encourage all businesses in the sector to take a close look at what they are doing and speak to their adviser to make absolutely certain that they are not missing out on the possibility of claiming R&D tax relief. MHA Macintyre Hudson understands the nature of the construction industry and the challenges faced. We work with a wide range of clients in the sector.

**Glen Thomas**  
**Tax Partner**  
**MHA McIntyre Hudson**  
**03330 100 220**  
[Glen.thomas@mhllp.co.uk](mailto:Glen.thomas@mhllp.co.uk)



Rochester Riverside.



Proposal for apartments at Linden Park Road, Tunbridge Wells.

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