



Annual Review 2012-13

A blurred background image of several people walking in a modern office or public space with large glass panels and a polished floor. The people are out of focus, creating a sense of movement and activity.

The British Council for Offices' mission is to

*research, develop
and communicate best
practice in all aspects
of the office sector.*

It delivers this by providing a forum
for the discussion and debate
of relevant issues.

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James Wates,
Wates Group
BCO President 2012/13

In William Shakespeare's 'Coriolanus', the title character asks "what is the city but the people?"

When I reflect on my year as President of the BCO, I ask the same: that the organization itself and, more significant, the sector it represents is created and driven by the people behind it.

In the case of BCO, I'm sure that Richard will tell you how much he relies on his excellent team.

In the sector at large, it's the commitment, innovation and creativity of individuals, working together, that shape the product that we deliver to the spec of the end-user, our ultimate customer.

The BCO has a rich record of thought leadership, research and meaningful events. The past year has exceeded even those high standards. The following represent perfect

President's Foreword Celebrating People Behind Properties



examples of what BCO is about- innovating, challenging, setting standards. It's by no means a comprehensive list of the past year's events, research and activities but they remind us of the depth and diversity of our collective thinking and ambition for the sector:

'Benefiting from BIM', a subject about which I feel strongly and on which BCO should continue to be influential. 'Lights Out', a superb project in partnership with Cass Business School; 'Is There Life Outside London?' an excellent, thought -provoking event that reminds us- were that needed- that the UK has a rich spread of opportunities; 'Green Sky Thinking' which challenged the way we all approach sustainability; 'Cycling and the Modern Workplace', 'Intellibuild'. This and much more represent a terrific body of work.

Behind that work are people - teams and individuals- whose ideas, expertise and enthusiasm make the sector what it is. And it is people who make any sector successful; their willingness to share ideas and to work together. In our case, our focus and our efforts should always be on our ultimate customer - the end user of what we create. What do they want and need? How can we best deliver it? All we do should serve that goal.

Our Annual Dinner was as always a pleasure to be part of and Clare Balding was, as expected, an excellent guest speaker.

Our Annual Conference, 'Madrid 2013: A Brave New World' was a superb event. First, my thanks to those who organized and took part in the bike ride which

was a wonderful precursor to the conference itself and was a great reminder that there are causes beyond the commercial which deserve our effort and attention.

The quality of sessions and speakers in Madrid was in turn a reminder of the significance and impact of the contribution that the sector makes to the wider economy. The sessions were energetic and intelligent and demonstrated how much individual and collective passion there is within our membership. And we depend on our members to bring new life and fresh thinking to all that we do.

In the sector at large, it's the commitment, innovation and creativity of individuals, working together, that shape the product that we deliver to the spec of the end-user, our ultimate customer.

The range of research and thinking that Richard and his team have orchestrated in the last year is testimony not only to a team effort, but to the real sense of ambition that the BCO has for its members and the sector in which we all

work. My thanks to all for such a stimulating programme, delivered to a high level.

My successor, Neil Thompson, has an exciting year ahead of him. Planning is well under way for the next programme of events and research. I wish Neil well as he takes on the role; it's a pleasure and a privilege to have done it and to hand over to such a strong successor.

Finally my thanks again to all who've been part of making my year as President so enjoyable and rewarding for me personally. In any organization it's people who make the difference; long may that continue at the BCO and across the sector.



Research & Policy

The Heart of
the BCO

**Over 1,000 individuals
have been surveyed
in 2012/13 for specific
BCO research projects.**

Research Reports

The BCO published ten research reports during 2012/13 covering issues such as building information modelling, energy capacity in Central London, renewable energy sources and occupier issues. The full listing of reports is below:

Property Data Report 2012 **August 2012**

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This was an annual publication from the Property Industry Alliance (PIA) setting out the key facts on commercial property. This latest edition was fully updated and also included information both on property debt and the sustainability of the commercial property sector.



Cycling and the Modern Workplace **August 2012**

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A survey of BCO members and others found that good cycle facilities were very important in office developments. Cycling has become increasingly popular in Britain's cities particularly London as

more people take up the sport. Good cycling facilities were important to occupiers where they had a number of keen cyclists in their workforce.

Making Art Work in the Workplace **September 2012**

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A collaborative project with International Art Consultants (IAC), this project produced both a report and a summary of the survey responses. The survey was circulated to BCO members and also to contacts of IAC. The full report outlined the role of art in the workplace and positive impact it can have on the workplace.



On-Site Renewables **September 2012**

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On-Site Renewables reviewed the impact of the requirement on office developments to have the capacity to provide a significant proportion of their power through on-site renewable energy sources. It was a follow up to the BCO report from 2007 which

analysed the likely impact of the new planning requirement for on-site renewable energy sources.

NBS Contracts & Law Survey

November 2012

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The BCO collaborated with RIBA Publishing on its first Contracts & Law Survey in 2012. Our members contributed their views to the survey, alongside members of a range of other organisations such as CIOB, RICS and BSRIA.

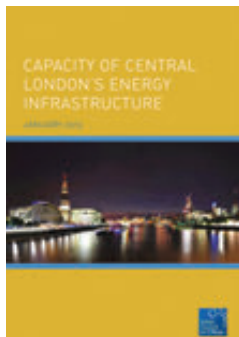
Occupier Satisfaction Survey

November 2012

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The sixth edition of this annual survey of occupiers focused on levels of satisfaction with the property sector. The BCO worked with the other Property Industry Alliance members to develop this survey and our occupier members responded to it. Once again satisfaction with the office sector by office occupiers was the highest of the property types.

Topics covered this year include; construction, investment, development, employee well being, energy, renewable and upcoming technology.



Capacity of Central London's Energy Infrastructure

January 2013

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Energy was a key theme to BCO research during 2012/13 and this report, undertaken by a student at City University as part of the Sir Nigel Mobbs Memorial Fund, addressed

the concerns raised by BCO members on the capacity of London's energy infrastructure. The research found that key issues were high connection charges, a lack of security of supply, increased risk to developments through uncertain timeframes, increased upfront costs, investment in the network was limited by Ofgem and issues around district heating networks.



What Workers Want

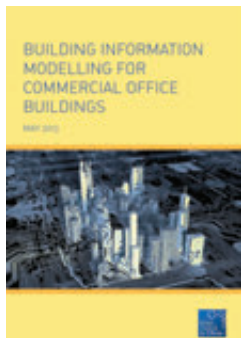
April 2013

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The BCO and Savills collaborated to survey office occupiers to find out what they wanted from their office space. Boardroom decisions are increasingly influenced by staff consultation exercises when it comes to office moves. The purpose

of this survey was to identify those staff preferences and to provide insight into what occupiers want from their office space. The findings showed that employees want a comfortable office space with adequate temperature control, lighting and space.





Building Information Modelling (BIM) in Commercial Offices May 2013

Each year the BCO commissions a research project as its President's Project. James Wates identified BIM as an important area of research for the BCO. The research

found that BIM was transforming how buildings were designed, constructed and operated, with the greatest value being realised from BIM in the commercial office sector is through the de-risking of construction.

Policy

A number of BCO members shared their views on the Rights to Light¹ consultation paper which was issued by the Law Commission. This is a very complex area and is important in the development, and occupation, of commercial offices.

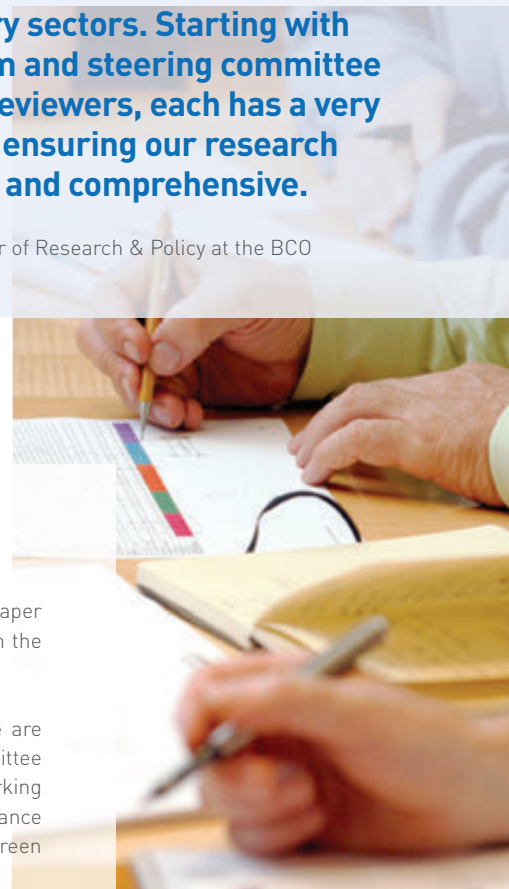
The BCO continued its representation on a range of policy groups and committees. We are represented on the CLG Building Regulations Advisory Committee and on the committee considering the next version of Part L. The BCO was also represented on the DECC working group on 'Non-Domestic PRS Working Group on Minimum Building Energy Performance Standards under the Energy Act 2011' and was represented at a workshop held by the UK Green Construction Board Buildings Working Group.

Following the research on renewable energy sources, we had a speaker from the Greater London Authority (GLA) at the launch event and a summary of the report was circulated to the planning departments in the London Councils and to a range of other policy setting organisations.

At the Lights Out event, we had speakers from Ofgem, UKPN, Westminster City Council, City of London Corporation and the GLA. This gave BCO members an opportunity to engage with the policy makers on the important issue of access to energy for new office developments.

Behind each BCO research report are a team of professionals from a cross section of industry sectors. Starting with the research team and steering committee through to peer reviewers, each has a very important role in ensuring our research remains relevant and comprehensive.

Jenny Mac Donnell, Director of Research & Policy at the BCO



¹ Rights to Light Law Commission
<http://lawcommission.justice.gov.uk/areas/rights-to-light.htm>



Committee

Guiding the Research Agenda

There are a total of seven research committees which are made up of around 90 BCO members from across the commercial property industry.



	%
1 Agency	20
2 Architecture & Interior Design	22
3 Construction & Office Fitting	8
4 Development	13
5 Education/Charity	6
6 Engineering & Technical Services	27
7 Legal	8
8 Occupier	8
9 Other Business Services	4
10 Ownership & Investment	15
11 Project Management	11
12 Public Sector	2
13 Quantity Surveying & Cost Control	11
14 Town Planning	1

Research Committee

Chaired by Simon Rawlinson of EC Harris

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Led the Building Information Management research project which was launched at the BCO Madrid Conference 2012.

Organised a sponsored research project on the Technology, Media and Telecommunications (TMT) sector.

Organised the seminar programme for the BCO Conference in Madrid with a total of seven seminars.

Technical Affairs Committee (TAC)

Chaired by Neil Pennell of Land Securities

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Hosted "Intellibuild", a half day conference in November on intelligent buildings which was attended by 134 people.

Organised an event "Lights Out" to update BCO members on issues around access to energy for office developments in Central London. Representatives from Ofgem, United Kingdom Power Networks (UKPN), Westminster City Council, City of London Corporation and the Greater London Authority (GLA).

Began the task of producing the next edition of the BCO Guide to Specification.

Environmental Sustainability Group (ESG)

Chaired by Richard Francis of Gardiner & Theobald

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Held an event on "Optimising Outcomes for Occupants" as part of the Green Sky Thinking week of events on the theme of sustainability.

Published a report on on-site renewable energy and hosted an event to debate the issues with BCO members and a speaker from the Greater London Authority.

Hosted an event "Making Energy Solutions Work for the Office of the Future" with speakers from Argent and Pinsent Masons.

Investor Committee

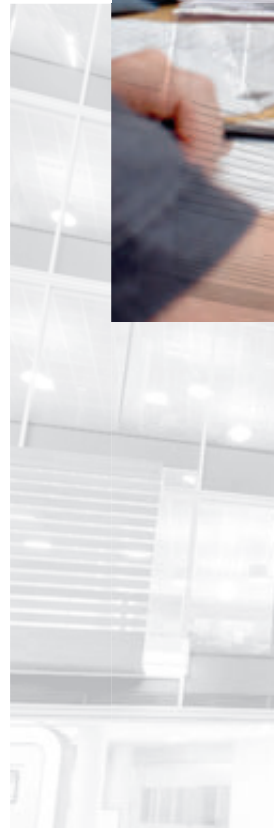
Chaired by Jon Ashcroft of Aviva

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Disseminated the research report "Change for the Good" on obsolescence at a series of events in London, Birmingham, Bristol and Edinburgh.

Commissioned a new research report to follow on from the obsolescence study.

Held a seminar debating "Is there Life outside London?" in the office investment market.





Occupier Group

Chaired by Chris Richmond of PricewaterhouseCoopers

Partnered with other membership organisations (ABI, AREF, BCSC, BPF, IPF, RICS) to produce the "Occupier Satisfaction Survey 2012".

Hosted an online survey to assess the importance of cycling and good cycle facilities to office employees and held an event to share the findings.

Collaborated with International Art Consultants to produce a report based on a survey of BCO members, an event was held to disseminate the findings.

Urban Group

Chaired by Martin Sagar of Sheppard Robson

Hosted "Building in the Sky" at Cannon Place on the challenges of developing an office above a railway station.

Held an event to update members on the King's Cross Development which began in 2006.

Developed its agenda for a series of seminars on the subjects of connectivity, water, food and space.

Networking & Events

Alongside research and policy, one of the key benefits of BCO membership is the network of members throughout the UK. With membership numbers standing at over 1,600, they cover every aspect of the commercial property sector ranging from the developer and agent through to the architect and occupier.

The varied programme of events offers members the opportunity to network with competitors and colleagues alike, encouraging dissemination of best practice throughout the industry and discussion on topical issues. Events are held both regionally and nationally and cover a range of formats which continue to be popular.

Where the Industry Me

National Events

BCO members benefit from priority booking periods and substantial discounts to attend our national events.

BCO Annual General Meeting 2012

Google, Central Saint Giles, London
9 July

Open to BCO members only, the BCO AGM saw the official passing of the presidential post from Gary Wingrove, BT Corporate Services, to James Wates, Wates Group. After the official proceedings guests were invited on a tour of Google's new offices at Central Saint Giles, BCO Best of the Best Award Winner 2011.

BCO National Awards Dinner

Grosvenor House Hotel, A JW Marriott Hotel, London
2 October

Hosted by Gabby Logan, this premier awards event was attended by over 1,250 key players in the office industry sector. For details of all the BCO Award Winners in 2012 go to page 27.



Annual Dinner

Grosvenor House Hotel, A JW Marriott Hotel, London
22 January

The BCO's Annual Dinner was a chance for members and their guests to network and be entertained with an after dinner speech from Clare Balding, an established name in BBC Sport.

President's Luncheon

The Dorchester, London
18 September

An audience of 500 BCO members and their guests arrived to partake in James Wates' first official engagement as BCO President.

Annual Conference – A Brave New World

Hotel Melia Castilla, Madrid
15-17 May

Neil Thompson, our Conference Chairman, writes up his thoughts from the conference on page 22.

Regional Chapters

The four Regional Chapter Committees are made up of over 40 dedicated regional members from the BCO who are committed to producing a varied and interesting programme of events for our members across the UK.

Our events programme is fuelled by what our members want, which makes feedback and input from individuals extremely valuable. This year saw a number of tours across the regions, as well as another successful year for the Regional Awards lunches and dinners.

Regional Awards

The BCO's primary objective is to define excellence in office space. Each year our annual Awards Programme recognises this by honouring top quality design and functionality at both a Regional and National level. For an overview of the 2012 BCO Awards go to page 27.

Awards Presentations 2013

The regions hosted their fourth annual lunches and dinners to celebrate the announcement of their Regional Winners in the BCO Awards 2013.

North of England, North Wales & NI Dinner:
Manchester Town Hall, Manchester, 17 April

South West, Thames Valley & South Wales Dinner:
At-Bristol, Bristol, 25 April

London & the South East Lunch:
London Hilton on Park Lane, 30 April

Scottish Lunch:
Roxburghe Hotel, Edinburgh, 3 May

Midlands & East Anglia Lunch:
Birmingham Town Hall, 10 May

Tours & Seminars

Tours are generated from requests from BCO members to visit particular projects of interest and are one of the most popular benefits of membership. These tours enable members to gain insight into how projects were conceived and developed and what its impacts are on the local area from an economical and regenerative perspective. These are usually combined with a drinks reception which gives regional members the chance to network.

2012

No. 4 St Paul's Square, Liverpool
17 July

BCO 2012 Regional Winner of Commercial Workplace Award

1 Naoroji Street, London
11 September

BCO 2012 Regional Winner of Projects up to 2,000m² Award

Walsall Housing Group, Walsall
13 September

BBC North, MediaCity, Salford Quays
25 September

BCO 2012 Regional Winner of Fit Out of Workplace Award

Awards Winners Tour - Horizon House, Bristol
9 October
BCO 2012 Regional Winner of Corporate Workplace Award



2013

**The Law Society / Solicitors Regulation Authority,
The Cube, Birmingham**

31 January

10 Woodcock Street, Birmingham

25 February

"A Business Transformation Success"

Glasgow City Council, Glasgow

26 February

"Real Estate Rationalisation – A Real Estate Market Opportunity?"

199 Bishopsgate, London

27 February

E.ON office, Nottingham

19 March

E2, IQ Winnersh, Reading

11 April

George House, George Square, Glasgow

18 April

"Fire Regulation Seminar and Tour"

QVC, New Headquarters, Chiswick Park

18 June

**BCO Midlands Summer BBQ at Harry's Yard,
Birmingham**

26 June

BCO 2013 Regional Winner of Refurbished / Recycled Award

Tour of Osprey House, National Grid, Derbyshire

3 July

BCO 2013 Regional Winner of Fit Out Workplace Award

Virgin Money, Edinburgh

11 October

BCO 2012 National Winner of Refurbished / Recycled
Workplace Award

**The International Quarter, Stratford - The new
Centre**

16 October

Atria, Edinburgh

22 November

Planning Update, Bristol - Breakfast Seminar

28 November

Utopia, 16 Church Street, Birmingham

28 November

"New Members' Networking Drinks"

Astellas, Hillswood Business Park, Chertsey

29 November



Research Events

Research seminars are now firmly established in the BCO event calendar and continue to grow in number and variety.

These events often provide the opportunity for us to form partnerships and meet with members from like-minded organisations.

Building in the Sky (Urban Group Seminar)

Cannon Place, 78 Cannon Street, London

10 July

Developing above a railway station brings its own challenges and constraints. The BCO's Urban Group hosted a seminar with David Warrender, Foggo Associates, looking at issues in relation to the redevelopment of Cannon Street station in the City of London.

Identifying Opportunities in Obsolescence (Regional Research Launch)

September-February

After the national launch in early 2012, our research team took the BCO Investor Committee's first research report 'Change for the Good - Identifying Opportunities in Obsolescence' on a road show of our regional committees. The research, which looks at the practical implications of obsolescence for the UK office market, provided an opportunity for regional speakers to share their experiences and examples of best practice.

**Lambert Smith Hampton, Interchange Place,
Birmingham,
25 September**

**Burges Salmon, One Glass Wharf, Bristol,
26 September**

**Lambert Smith Hampton, 3 Hardman Street, Manchester,
7 February**





The International Quarter, Stratford – The New Centre (Urban Group Seminar)

Lend Lease, Regent's Place, London

16 October

Placemaking is one of the key themes for the BCO's Urban Group and this seminar looked at how this is happening in new urban developments, specifically Lend Lease's project in Stratford, East London.

The Offices Summit

45 Millbank, London

15 November

The BCO once again offered its support to Estates Gazette's half-day conference The Offices Summit. This year, as confidence in the market lessens, this event explored how through flexibility and adaptability you can achieve longevity of use in a building and minimise vacancy rates.

2012 Occupier Satisfaction Survey (Launch)

AXA Real Estate, 155 Bishopsgate, London

21 November

The Occupier Satisfaction Survey, now in its sixth year, was launched at this breakfast event. Sponsored by the Property Industry Alliance, it is an annual survey of occupiers' opinions and an index of tenant satisfaction that independently measures how well the needs of the occupiers are being met.

IntelliBuild (TAC Conference)

Arup, 13 Fitzroy Street, London

21 November

For the first time, the BCO's Technical Affairs Committee (TAC) hosted a half day conference to discuss the subject of Intelligent Buildings in the Offices Sector. We asked what makes a building intelligent; is it the wired and wireless infrastructure, smart building control and multi-media communication systems or is it simply good design with the user at its heart?

Planning Update Breakfast

Jones Lang LaSalle, 40 Berkeley Square, Bristol
28 November

What's happened, what's happening, and what might happen? The South West and Wales Committee hosted an update on recent reforms to the planning system and a look at proposals contained in the Growth and Infrastructure Bill.

Cycling and the Modern Workplace (Occupier Group Seminar)

Deloitte Real Estate, 2 New Street Square, London
31 January

The BCO's Occupier Group presented the findings of a recent BCO survey on cycling and workplace facilities. The debate focused on the potential impact that increased cycling activity is likely to have on the modern workplace.



On-Site Renewables (ESG Seminar)

Gardiner & Theobald, 10 South Crescent, London
7 February

The "On-Site Renewables" report followed up from the BCO's 2007 report on the Greater London Assembly's (GLA's) target for achieving emissions reductions through on-site renewables from 10% to 20% of a building's regulated energy demand.

Whilst investigating our original concerns that the policy would not be effective, the research, presented by the Environmental Sustainability Group, also offers an insight into the implications and benefits of using on-site renewables.

Making Art Work in the Workplace (Research Launch)

**Barclays Headquarters, 1 Churchill Place,
Canary Wharf, London**
20 March

In a BCO survey of members in early 2012, 86% of respondents thought that art is more relevant than ever in today's office environment. This seminar presented the results in full and allowed members to view art in context at Barclaycard's new HQ in Canary Wharf.

Optimising Outcomes for Occupants (Green Sky Thinking Event)

**PricewaterhouseCoopers, 7 More London Riverside,
London**
16 April

Using 7 More London as an exemplar, this seminar explored how to maximise asset value by uniting environmental, financial and organisational performance.

King's Cross Development (Urban Group Seminar)

Argent, King's Cross

23 April

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Attendees were provided with an update on the King's Cross development. The development began in earnest in 2006 with the granting of planning permission for a mixed use development of 8m ft² for the 67 acre site. Since then it's become home to a wide variety of occupiers and has placed the area firmly on the map of places to go in London.

Lights Out! (TAC Seminar)

Eversheds, One Wood Street, London

3 May

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The BCO's Technical Affairs Committee (TAC) hosted a briefing seminar to look at the issues around the capacity of electricity supplies in Central London & the increasing demand from new developments.

Is There Life Outside London? (Investor Seminar)

CBRE, Henrietta House, London

21 May

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Since the downturn hit the UK in 2008, we've all been affected by it to a certain degree. However, some areas have suffered more than others. The BCO's Investor Committee staged a lively debate on the performance of the office sector in London and in the regions.

Making Energy Solutions Work for the Office of the Future (ESG Seminar)

Pinsent Masons, 30 Crown Place, London

2 July

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This BCO breakfast seminar looked at the rapidly evolving world of energy service companies and the role they are likely to play in office developments of the future.



Annual Conference A Brave New World



Neil Thompson, GPE, Conference Chairman 2013

Whilst the weather was not typical for Madrid, the speakers at the BCO Annual Conference presented a much brighter tone with predictions of modest economic growth in the future.

The focus of "A Brave New World" was the impact of the financial crisis and the so-called 'age of austerity' on businesses, including those that develop office buildings. With speakers including major politicians, advisers and leading industry figures the sessions were topical providing us with food for thought as we head back to our day jobs.



The conference opened with a morning of plenary sessions which encourage topical debate around on the state of the economy, future development and the importance of notable investment into infrastructure.

Sir Stuart Hampson and Lord Paul Myners joined forces to call for landlords to take a customer service approach to office occupiers and adapt to a whole new office specification in order to continue attracting occupiers. They both warned delegates that much of the existing London commercial property market was becoming obsolete at a far greater pace than predicted and asked what the future generation were calling for. A question was raised as to whether the TMT (Technology Media Telecommunications) sector was a bubble and asked whether it was right to be leading the call for change? The debate also asked whether we should be investing more money in infrastructure, with support from local authorities, to improve public transport links office developments.



Away from the main auditorium the tour programme provided an opportunity to visit a number of local developments including Santander HQ, Telefonica, Madrid Tower District and BBVA's new HQ which was under development.

Our seminar programme covered a vast range of topical and relevant subjects covering the wide variety of interests of our BCO members. Discussions revolved around the launch of latest BCO research "Building Information Modelling for Commercial Office Buildings" (see page 9), how to get the best return on investment, reduce waste and encourage innovation. One question raised the issue of whether, in recent years, the office market had become more conservative in its approach to development. The response by Mark Lacey, Alinea Consulting, was that the sector needed to adopt the philosophy of British cycling coach, Sir David Brailsford, in focusing on "small incremental improvements" that will have a big impact across all elements of development.





With this comment in mind it will probably come as no surprise to hear that the cycling fraternity was strong this year in Madrid. Our annual Cycle Challenge is growing and proving to be as popular as the more traditional BCO Golf Cup. This year saw 54 cyclists take a gruelling ride from Bilbao to Madrid, covering a total of 290 miles in three days. Their great feat raised over £33,000 for our conference charity, the Willow Foundation. This amount was later added to by the generosity of delegates at the Conference Dinner. Who'd have thought that a plastic water bottle could sell for £200 (thanks to David Partridge our auctioneer and the generosity of our membership), which set us in good stead for the sale of Ronaldo's Real Madrid shirt and a signed picture of Bradley Wiggins.

Overall the conference was a perfect blend of discussion, debate, networking and fun with Madrid proving to be an excellent host.

On reflection, do I believe that we're in the midst of "A Brave New World"? Possibly not, but in the words of our speaker Lord Lamont "The world is changing all the time [...] I wouldn't guarantee that human beings won't make the same mistakes all over again." Surely this is a time to learn from lessons of recent years and lay strong foundations for the future.



The Willow Foundation is extremely grateful to the BCO for raising an astonishing £55,034 supporting seriously ill young 16-40 year olds. A diagnosis of a life threatening illness affects young adults in many different ways and our beneficiaries tell us of feelings of complete shock and panic upon diagnosis, the worries of how the treatment will affect them long-term and a real fear of what the future may hold.



Every Special Day experience is unique and tailored to the beneficiary's wishes. The days we organise vary from quality time for young families, or much needed time-out for couples, to once in a lifetime experiences. The donation generous donations from BCO members will be part of this vital lifeline that we are able to provide.

Thank you

Nicola Rees
Fundraiser

As a nation our aim should be to attract the best and brightest ideas-generators, if we are to grow as a "knowledge economy". It's inevitable that the biggest companies will want the best buildings and that is where we, the office sector come in. Our role is quite simply to design, deliver, let and occupy the best offices we can.





BCO Awards 2012

Where Brilliance
Shines

The office sector has once again demonstrated its resilience; that it can be a catalyst for change and its ability to work with – and often thrive in – the UK's struggling economy.

The developers, the occupiers and all those involved in delivering the buildings nominated for BCO Awards have displayed their capacity to adapt to the surrounding conditions and the needs of the end user – financial, ergonomic, environmental and behavioural.

A strong entry line-up in 2012 resulted in regional and national winners which are every bit as good as and, in some cases, surpassing those from previous years.



List of winners

National

President's Award

Gerald Ronson CBE and Heron International

After a career in commercial property spanning six decades and building up a personal fortune of many, many millions, one would have been least surprised if this family man wished to live out his days in blissful retirement. However, that would not take into account the entrepreneurial spirit that has seen Gerald Ronson grow Heron into an international brand which has developed more than 160 commercial buildings, in numerous global cities.

To receive a BCO President's Award is a distinguished honour and for Gerald Ronson it is most richly deserved. It recognises Gerald's perseverance, commitment, vision and above all his integral contribution to the world of property.

Best of the Best

Fit Out of Workplace

K&L Gates, One New Change, London

K&L Gates' vision and ambition was applauded as well as its ability to take on the many challenges arising from designing and completing the project during the main construction phase of this difficult building. They had the foresight to take the building and work with it, to turn what could have been negative design traits into positives. Overall you could not ask for a new office to do any more which is why this is so deserving of the accolade BCO's 'Best of the Best' for 2012.

The National Panel, led by David Partridge of Argent (Property Development) Services, were impressed by one fact which stood out above all others – that organisations see their workplaces, not as a “necessary evil” of doing business, but as an opportunity to drive and shape their way of doing business, and to demonstrate their core values to their staff, their clients and their investors.

This was evident whether they came from the public or the private sector. Indeed, as a lot of the crop of buildings which became eligible for the 2012 Awards were commenced in a post-Lehman world, it was noticeable how many had been backed in some way by the public purse – nearly 50% – and equally remarkable that they embraced this approach as keenly as the private sector. All of the entrants delivered buildings in testing conditions and, the judges agreed, they deserve applause for bravery and ambition.

Once again, environmental issues are at the forefront of most occupiers' minds, both because of the effect energy costs on the bottom line, as well as for CSR reasons, and because their people are clearly demanding ever higher standards. Technical solutions such as bio-mass boiler, ground source heat pumps, PVs and chilled beams which, a few years ago were pioneering, are now almost run-of-the-mill. Thinking has indeed begun to move on, to start to embrace how behavioural change can make as much of a difference as reliance on the hardware of different systems.

Overall the BCO Awards have demonstrated that our industry can be proud of how it has responded to the challenges it has faced. The standards that have been set and the buildings which have been delivered will act as the benchmark for the future.



Test of Time

Fort Dunlop, Fort Parkway, Birmingham

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Urban Splash's Fort Dunlop originally won the national BCO Award for Refurbished/Recycled Workplace in 2008. In 2012, it was a worthy winner of this second Test of Time Award, as the development proved its ability to respond to changes in tenant requirements, implemented reductions in energy consumption, and maintains an impressive 96% occupancy with 54 tenants, even in a very difficult market.

Innovation

7 More London Riverside, London

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This project is a worthy innovation winner, for the determined approach taken by PricewaterhouseCooper (PwC), and its commitment to this outcome as a way to demonstrate its corporate culture to its clients, and, as importantly, to current and future staff. The building is a tangible demonstration of PwC's commitment to the environment demonstrating how to use sustainability to help build a blueprint for better business.

Commercial Workplace

Heron Tower, 110 Bishopsgate, London

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Set on a prominent site at the junction of Bishopsgate and Camomile Street in the heart of the City, the street presence sets fresh standards for the area.

Technically accomplished, with high build quality, the Heron Tower has set the standard which the present batch of idiosyncratically named "towers" will have to beat.

Corporate Workplace

Greater Manchester Police Force

Headquarters

.....

Greater Manchester Police's (GMP) new headquarters at Central Park not only provides an iconic, state-of-the-art headquarters facility with presence and quality; it also publicly portrays the authority as a modern, outward-looking, forward thinking organisation which provides the best working environment for its team and the best level of service to the public.

Projects up to 2,000m²

Creative Scotland, Waverley Gate, 2-4 Waterloo Place, Edinburgh

.....

A modern office conversion of the former General Post Office building, Waverley Gate provided Creative Scotland with a contemporary new home.

Refurbished / Recycled Workplace

Virgin Money, 28 St Andrew Square, Edinburgh

.....

This ambitious project delivered an innovative way of working for Virgin Money's new Operations Centre in Edinburgh and was used as the nationwide benchmark to roll out the brand.

List of winners

Regional

London & the South East

Corporate Workplace

UNISON HQ

130 Euston Road, London

Commercial Workplace

Heron Tower

110 Bishopsgate, London

Fit Out of Workplace

K&L Gates

One New Change, London

Projects up to 2,000m²

1 Naoroji Street

London

Refurbished / Recycled Workplace

Conquest House

37-38 John Street, London

Innovation Nominees

Air W1

20 Air Street, London

7 More London Riverside

London

Midlands & East Anglia

Corporate Workplace

Staffordshire Place

No.1 & No.2 Staffordshire Place, Stafford

Commercial Workplace

iCon Innovation Centre

Eastern Way, Daventry

Fit Out of Workplace

Jaguar Land Rover

Executive Board HQ

Building 1, Whitley Business Park, Scimitar Way, Whitley, Coventry

Northern England, North Wales & NI

Corporate Workplace

Greater Manchester

Police Force Headquarters

Central Park, Northampton Road, Manchester

Commercial Workplace

No 4 St Paul's Square

Liverpool

Fit Out of Workplace

BBC North

MediaCityUK, Salford Quays

Projects up to 2,000m²

Arts Council England - North West Offices

The Hive, 49 Lever Street, Manchester

Refurbished / Recycled Workplace

North of England

P&I Association Headquarters

The Quayside, Newcastle upon Tyne

Innovation Nominee

University of Salford

MediaCityUK

Plot 4B, Salford Quays, Manchester

Scotland

Corporate Workplace

New Headquarters for the Hillcrest Group

No1 Explorer Road, Dundee

Commercial Workplace

IQ Building

17-19 Justice Mill Lane,
Aberdeen

Fit Out of Workplace

Maclay Murray & Spens

1 George Square, Glasgow

Projects up to 2,000m²

Creative Scotland

Waverley Gate, 2-4 Waterloo
Place, Edinburgh

Refurbished / Recycled Workplace

Virgin Money

28 St Andrew Square,
Edinburgh

Innovation Nominee

Scottish Qualifications Authority

Lowden, Western Shawfair,
Dalkeith

South West, Thames Valley & South Wales

Corporate Workplace

Horizon House

Deanery Road, Bristol

Commercial Workplace

Bristol & Bath Science Park

Dirac Crescent, Emersons
Green, Bristol

Fit Out of Workplace

Quintiles

500 Brook Drive, Green Park,
Reading

Projects up to 2,000m²

Domino's HQ Office

Thornbury, West Ashland,
Milton Keynes

Refurbished / Recycled Workplace

Mills Bakery

Royal William Yard, Plymouth

Innovation Nominee

Kingswood Locality Hub

Alma Road, Kingswood, Bristol





BCO NextGen aims to mentor and encourage the next generation of professionals to become future leaders of the BCO whilst providing a platform for new talent to air their ideas.

Since its inception in 2009 committees have been established in four out of five of the BCO regions. In 2013 the SW, Thames Valley & South Wales region established a committee of nine individuals and in 2013/14 Scotland will be the final region to launch this initiative.

By joining as a BCO NextGen member, young professionals benefit from a programme of events aimed at the next generation of industry leaders. Seminars are created to challenge current thinking, encourage innovation in the future and provide networking opportunities across the office sector.

Events

Northern NextGen Summer Social **The Oast House, Spinningfields, Manchester** **9 August**

.....

An informal summer social event was hosted in the Northern Region to promote NextGen to a wider audience. Over 60 members and new contacts joined us for a blistering summer evening in the centre of Manchester.



Property Focus: Tower 12, Spinningfields

Tower 12, Spinningfields, Manchester

12 September

.....

This lunchtime visit, by NextGen's Northern Committee, provided the opportunity for an informative tour around Spinningfields' most recent commercial work space building Tower 12.

Keep Cool & Carry On!

Tricorn House, Hagley Road, Birmingham

24 October

.....

Our Committee in the Midlands hosted a seminar providing a basic overview of air conditioning. The purpose of this event was to enable those, not specialising in this area, to be able to understand the differences between various systems on offer.

Benefiting from BIM?

CBRE, Henrietta House, London

26 October

.....

As technology advances in every aspect of life at a rate of knots, BCO NextGen in London & SE hosted a seminar to examine Building Information Modelling (BIM). Questions were raised as to the impact this tool will have on the development and construction industry and how the office sector can reap the benefits.

Reinventing Industry at The Toffee Factory

The Toffee Factory, Quayside, Newcastle upon Tyne

22 November

.....

Our first in a series of tours, coordinated by BCO NextGen in the North, took a look at The Toffee Factory in Newcastle-upon-Tyne to see how old industrial icons are being reinvented into modern office locations.

NextGen London Annual Meeting, Tour & Social

33 Margaret Street, London WC1

28 November

.....

An informal annual meeting & tour, allowed NextGen members in London to find out what the Committee were planning in coming months and feedback their ideas. The meeting was followed by a tour of Savills' new offices and drinks in the Market Place bar.

Paradise Circus: Centre of the Big City Plan

Eleven Brindleyplace, 2 Brunswick Square, Birmingham

6 February

.....

Over 40 commercial property professionals attended this seminar for an update on the exciting Paradise Circus development and the importance of Birmingham's new Enterprise Zone in bringing the scheme forward.

Life in Property

PwC, One Embankment Place, London

23 April

.....

Four respected individuals, from across the office sector, were invited to share details and tips from their lives in property with members from the NextGen Community in London.

the Future

The Year Ahead Power

Richard Kauntze, BCO Chief Executive

In his foreword, James rightly concentrates on the people. What, frankly, could be more important? And yet, all too often in property debates, the businesses which occupy office space, and the individuals who make up those businesses, are low down in the hierarchy of priorities and, in the worst cases, barely recognised.

Office occupiers – a vast spectrum of shapes and sizes – must always be the BCO's guiding priority. Next year's annual conference (the BCO's second trip to Birmingham, and long overdue) will have the occupier at its core, and more will be revealed in the coming weeks. Colette O'Shea, our new Senior Vice President, will chair the conference, ably assisted by many members, including, of course, a vital contribution from our Midlands Chapter. Running in parallel will be a broader occupier campaign likely to stretch for at least the next three years, embracing research specific to occupier needs and concerns, surveys, round-table discussions and a host of other actions.

James also mentioned Madrid 2013, an outstanding conference. I record here my own sincere thanks to

Neil Thompson, our new President, for leading the event so well, and to all who contributed to making such a memorable conference. The memory of exceptional headline speakers, fascinating building tours and a truly stunning dinner will linger long for all who attended.

The publication of independent and objective research will remain a corner stone for the BCO. 2014 will see the publication of the next edition of the BCO Guide to Specification in a digital format for the first time. The BCO Guide to Fit Out (also to be revised shortly) will soon follow, as will all related documents in due course. The huge advances in screen-friendly technology in the last few years have made it clear to all that this is a path down which the BCO must now travel. Along with this, there will be a further expansion of our broader research activities, reinforcing the BCO's position as the leading authority on all matters office.

The AGM in July 2013 saw David Partridge's appointment as our new Junior Vice President, with Robin Brodie Cooper re-appointed as our Honorary Treasurer. With Neil as President, and Colette as our Senior Vice President, the BCO

Head to the People

is very fortunate to have a formidable quartet for the next year. James will continue to be involved for the next year as our Immediate Past President and all at the BCO owe James a debt of gratitude. I, especially, am very grateful indeed to James for all he has done for the organisation over many years, first as Honorary Treasurer and in the years that followed as he climbed the presidential ladder. James was the BCO's first contractor President, gave us a new perspective and was rightly challenging. Thank you, James.

To the broader BCO community, including the Board of Management, Management Executive, expert committees, regional committees and many, many others, I also offer my sincere thanks. My very great thanks also, of course, to my own team, without whom my job would be impossible. As happens from time to time, there have been some changes this year, with Barbara Ford, Lucinda Waits and Emma Keats leaving us for pastures new. Tracy Goodwin, Katharina Balassa and Samantha Robinson have joined us. My thanks to those who have gone, to those who have newly arrived, and also, of course, to Fiona Frost and Jenny Mac Donnell, still with us, and who lead on Communications and Events and Research and Policy respectively.





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