



**2015/16
ANNUAL
REVIEW**

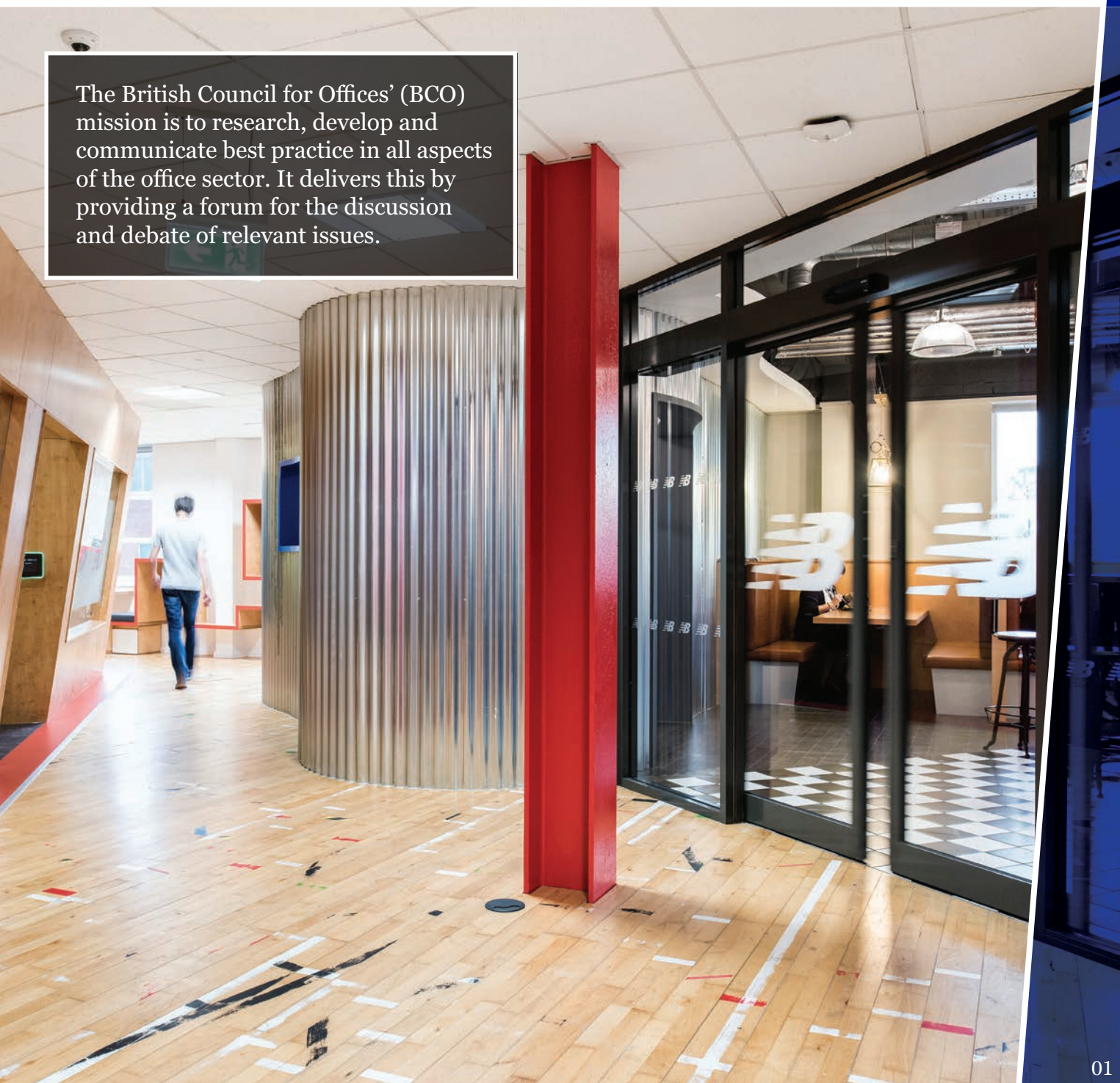


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The British Council for Offices' (BCO) mission is to research, develop and communicate best practice in all aspects of the office sector. It delivers this by providing a forum for the discussion and debate of relevant issues.



PRESIDENT'S FOREWORD

It has been another great year for the BCO. In terms of membership, we are at our highest count ever, exceeding pre-2007 levels, with strong growth in all sectors, and especially in the regions and with NextGen members. What is clear to all of us who are involved in the management of the BCO is that, if we want to maintain this sort of performance, we need to ensure that we are not complacent – especially in the face of the headwinds which are unavoidably coming our way.

During my year as President, I have been continuously in awe of the high regard in which the BCO is held, and of the dedication and time which all of our members and our management committees and the Board put into this organisation – and of the amount that the Executive (led by Richard Kauntze) achieve on our behalf.

In order to harness and convert both our reputation and the energy of our members, there are three areas in which the executive and non-executive team have been concentrating our firepower – communication, continuity and collaboration. These areas are being approached with one end in mind: that for the BCO to continue to prosper, we must remain relevant to our members, and to our customers, and especially the occupiers who utilise the workplaces which we create – a theme which Colette O'Shea introduced so forcefully during her Presidency.

On the communication front, we are constantly aware of how important it is to keep in touch with all of our stakeholders, and especially with our younger members and users. We are in the process of taking on a member of staff dedicated to social media, and we will be looking to the membership to get involved in rolling out this initiative once it is up and running. As we all know, content is king, and it is all of you who supply the content.

On continuity, this year we have set up a Presidents Committee, consisting of the immediate Past President, the current President and the Senior and Junior Vice President – a group which meets 2-3 times a year to look forwards and backwards so as to ensure that our overarching policies and initiatives remain relevant and endure for longer than one year at a time. As Colette's year as Past President is now over, she will be replaced by the next Junior Vice President, Katrina Kostic Samen – and I am extremely grateful for the time which she has put into the organisation, alongside our next President John Forrester and the new Vice President Ken Shuttleworth.

And finally, on collaboration – it is vital that we continue to seek ways to link up with sister organisations like the BPF, the IPF and Corenet, so that we can keep in touch with the ever changing world in which we operate. The Presidents Committee has also worked hard to link the chairs of the individual technical and research committees, which produce such great output, to ensure that the work of all of our members continues to be closely co-ordinated to best effect. I am also hugely grateful for the time and attention which our Honorary Treasurer, Robin Brodie Cooper, puts in behind the scenes, to ensure that our finances remain strong and to steer investment to the areas which we all agree can be most productive for our members.

The best opportunity which we all had to get together and collaborate, in addition to the myriad of networking lunches, dinners and tours throughout the year, was the 2016 BCO Conference – a tour de force, chaired by John in Amsterdam. It was extremely well supported, and its theme of "Challenge Everything" was especially prescient in the light of subsequent political events, the economic ramifications of which we are all going to have to deal with over the coming years.

As we look forward to the inevitable ups and downs of the consequences of the Brexit referendum, I am heartened that the BCO is in as robust a position as possible, with an outward facing agenda which is ready to be responsive to events as they transpire and a great leadership team in place – I can think of no one in the industry better placed than John Forrester to guide us through these turbulent times, and I look forward to continuing to support him, the Executive and all of our members to the best of my ability.

David Partridge, Argent

BCO President 2015/16



“During my year as President, I have been continuously in awe of the high regard in which the BCO is held, and of the dedication and time which all of our members and our management committees and the Board put into this organisation.”

RESEARCH & POLICY

Nine research papers and a new edition of the tall buildings design guide were published by the BCO during 2015/16. In terms of media coverage the Office-to-Residential Conversion and What Workers Want studies gained the most interest. As always the strength of the BCO's research publications comes from the professional skills and experience of the members who write and contribute to the programme.

1_Office-to-Residential Conversion

September 2015

In May 2013, the Government made it easier to convert office premises to new homes. This change meant that developers were permitted to notify local planning authorities of their intention to convert offices premises to new homes. Local authorities were to either decide not to respond or to seek further details. If they decided not to respond then the developer was entitled to proceed with the development.

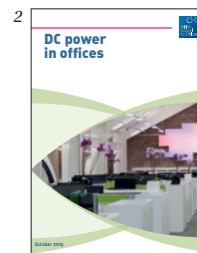
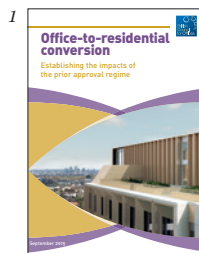
This research looked at the London and Bristol markets in detail with the purpose of establishing the impacts of the prior approval regime and to determine if the change to the permitted development regime had affected the office market. The findings concluded that the prior approval regime had a substantial impact on the office markets in these cities. It estimated that between 3,000,000 and 9,200,000 ft² of office space were converted in 2014, creating an estimated 3,800 and 11,400 new homes as a result of the new right.

2_Direct Current (DC) Power in Offices

October 2015

This paper explored the potential use of direct current in contemporary office space and the potential environmental benefits and energy savings.

Electrical equipment in the modern office primarily uses local power adapters to convert alternating current (AC) to direct current (DC). This is not efficient and releases energy as heat into the workplace, the fluctuation of temperatures within the space adds to the energy cost of the workplace as more cooling is required. DC distribution systems have the potential to offer offices the opportunity to reduce energy and minimise CO₂ emissions and a potential £13 million electricity reduction could be made in London office market alone.



A particular highlight in 2015-16 was the publication of the “25 Years of the BCO” report, which was presented at a special event in June 2016.



3_Property Data Report 2015

October 2015

This paper set out the key facts on the UK commercial property market as at October 2015.

The total value of UK commercial property was £787 billion. The industry contributed funds of £63 billion to the economy and employed an integral one million people. Commercial property was a vital element of the nation's investments and continued to expand; attracting both domestic and overseas investors. The rental values over the last 10 years had gradually increased at a slower rate than other business costs. This report commented on the interest of overseas investors in UK commercial property, who owned a quarter of the market. This presence of overseas investors increased by 129% over the last decade, making them the largest owners.

4_Business Rates: Who Pays and Why it Matters

December 2015

This collaborative research report on business rates and their impact on property rental values was commissioned by the British Property Federation, British Council for Shopping Centres and the British Council for Offices. It found that over a period of two to three years around three quarters of any increase in business rates was transferred to landlords as occupiers pushed for lower rents. The link between business rates and rents was stronger in London than in regional markets. The relationship between rental values and business rates was clearest in the retail sector but could also be seen in the office sector.

5_Ventilation in Offices

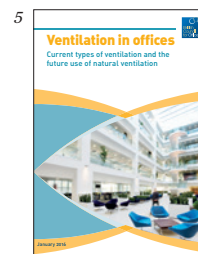
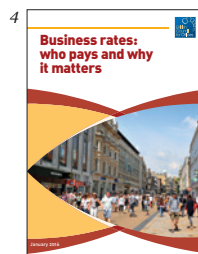
January 2016

This study of office ventilation systems gauged the current level of satisfaction with ventilation systems from the perspective of the user through a survey questionnaire distributed to BCO members for their views. Whilst natural ventilation was judged as best in terms of sustainability, it did not result in higher satisfaction levels amongst office occupiers. The application of hybrid systems which combined natural and mechanical ventilation with the benefits of energy savings and greater control was seen as the way forward.

6_Business Rates: Who Pays and Why it Matters

February 2016

This summary of the earlier report Business Rates: Who Pays and Why it Matters, published in December 2015, focused solely on the impact of business rates on the office sector. The earlier report covered the impact of business rates on all sectors: retail; industrial and offices. This exploration revealed that the relationship between business rates and rents in regional office markets was stronger than in London. The changes experienced in rates paid appeared to be reflected most strongly in the adjustment of rental values in retail markets but also in the office market.



7_The Proportion of Underlying Business Costs
February 2016

This research examined the widely accepted, informal 80:10:10 (salaries: property: other costs) ‘rule of thumb’ that has featured in the property industry for many years and used Annual Business Survey data from the Office for National Statistics to review the rule of thumb.

The data represented around six million jobs annually or 20% of all jobs and around £429 billion in combined total business costs from the four key sectors representing ‘the office economy’. There was a significant amount of variation across the four key sectors in terms of purchase costs and employment costs, however, property costs were fairly consistent.

8_What Workers Want 2016
June 2016

The BCO and Savills commissioned this survey to look at what workers wanted from their offices. It was an update of the earlier report published in April 2013. The purpose of the survey was to identify staff preferences and to provide insight into what individual workers really wanted from their office space.

The online survey, conducted by YouGov saw a total of 1132 responses. It looked at the most important office issues and how satisfied workers were with their offices and found that the key issues for workers were comfort, temperature and lighting. Other important factors were the length of the commute to work and the cleanliness of the office. Openreach (a BT group business) shared its experience of providing office space for its workers in the case study.

9_25 Years of the BCO
June 2016

In 1990/91 the British Council for Offices was established, in 1992 the BCO Awards programme was created and in 1994 the first BCO Guide to Specification was published. But how exactly has the office changed since then, and what does that mean for the BCO? To answer these questions, the BCO commissioned Savills and Arcadis to take a look at the last 25 years and examine the role the BCO played in driving, facilitating and supporting changes in the office sector.

10_Tall Buildings : A Strategic Design Guide
July 2016

Published by RIBA Publishing, Tall Buildings: A Strategic Design Guide is the result of a partnership between the BCO and RIBA Publishing. The Council on Tall Buildings and Urban Habitat also collaborated with the BCO on this publication. Thoroughly reworked to reflect industry developments and experiences gained over the last ten years, this second edition imparts the advice and knowledge of more than 20 highly respected industry specialists.



RESEARCH & POLICY

POLICY

The BCO was represented on a range of policy groups and committees including:

- Green Property Alliance
(sub-group of the Property Industry Alliance)
- Research Alliance
(sub-group of the Property Industry Alliance)
- Building Regulations Advisory Committee, CLG
- RICS Service Charge Code of Practice Working Group
- Code for Leasing Business Premises Working Group

RESEARCH COMMITTEES

There are seven research committees and a number of smaller sub-groups are set up through the committee structure to focus on specific areas of interest.

RESEARCH COMMITTEE

Chaired by Bill Page, Legal & General Property Ltd

Five research reports were published by this Committee:

- Office-to-Residential Conversions
- Business Rates: Who Pays and Why it Matters
- Underlying Business Costs
- 25 Years of the BCO
- What Workers Want

Each of these reports was launched with a research seminar and the What Workers Want study was the focus of a number of regional events.

TECHNICAL AFFAIRS COMMITTEE

Chaired by Neil Pennell, Land Securities

The Committee organised and held a very successful conference, Intellispace, in February 2016. Its research agenda was structured around four themes:

- Closing the feedback loop
- How to do less and achieve more
- The people focus of productivity
- Building Information Modelling

Research is being undertaken under each of these themes and the findings will be published in 2016/17.

ENVIRONMENT, SOCIAL & GOVERNANCE GROUP (ESG)

Chaired by Guy Battle, Sustainable Business Partnership

Guy Battle has taken on the role of Chairman from Richard Francis and established his agenda for the group with five key themes:

- Health and wellbeing
- Defining adaptation and resilience
- Value – creation and retention
- Performance gap, operating excellence and soft landings
- Social value

A steering group is working on the agenda for an environment conference to be held on 24 November 2016.

OCCUPIER GROUP

Chaired by Chris Richmond, PricewaterhouseCoopers

The Group met twice during 2015/16 and has continued to develop its agenda from the research report Building Performance - Rethinking the relationship between owners, managers and occupiers.

INVESTOR GROUP

Chaired by Jon Ashcroft, Aviva

The Group met twice during 2015/16 and was re-evaluating its work programme for the future. Jon Ashcroft has since stood down as Chairman as his term concluded.

BANKING PEER REVIEW GROUP

Chaired by Richard Beastall, tp bennett

This Group is made up of office occupiers from the banking sector. They met twice during 2015/16 and received presentations on future workstyles and future workplaces in the City of London and the proportion of underlying business costs accounted for by real estate. The second meeting was held at Morgan Stanley's office and the group received a presentation on What Workers Want and had a tour of the workspace.

URBAN GROUP

Chaired by Duncan Trench, U+I

Duncan Trench from U+I is the new Chairman of this group, taking over from Martin Sagar, Sheppard Robson who stood down as he had completed three years as the Chairman. The group held a seminar on 28 October 2015 at JLL, Postcards from Brighton and Hove, and engaged with BCO members to develop the seminar programme for the future.



NETWORKING AND EVENTS

The BCO provides a varied programme of events, such as technical building tours, seminars, dinners and conferences across the UK and throughout the year.

These popular events allow members and guests alike to connect, share ideas, debate topical issues and discuss future priorities in a stimulating environment.

NATIONAL EVENTS

All BCO members can take advantage of exclusive events, priority booking periods and substantial discounts to attend our Annual Conference.

1_BCO Annual General Meeting 2015

20 Fenchurch Street, London
15 July 2015

David Partridge of Argent was appointed as the new BCO President, succeeding Colette O'Shea. Following the official proceedings, BCO members had the opportunity to hear from the team behind 20 Fenchurch Street and take a tour around this impressive building.

2_President's Luncheon

The Dorchester, London
23 September 2015

500 BCO members and their guests joined David Partridge at his first official engagement as BCO President. Guest speaker was Andrew Rawnsley, the Chief Political Commentator and Associate Editor of The Observer.



3_National Awards

Grosvenor House,
A JW Marriott Hotel, London
6 October 2015

Hosted by British television producer John Lloyd, this premier awards event in the corporate real estate calendar attracted over 1,200 key players in the office industry. For more details of all the BCO Award Winners 2015 go to page 22.

4_Annual Dinner 2016

Grosvenor House,
A JW Marriott Hotel, London
19 January 2016

Our first event of the New Year, the BCO Annual Dinner, brought together over 1,200 members and their guests for an evening of glamour and an entertaining after dinner speech by Jon Culshaw.

5_Challenge Everything!

BCO Annual Conference 2016

Beurs van Berlage,
Amsterdam
11-13 May 2016

In 2016 the BCO Conference moved to Amsterdam and with 'Anarchy' being this year's theme, the conference was an invitation to challenge conventional trends in our professional world. John Forrester, our conference chair, writes up his thoughts from the conference on page 18.

NETWORKING AND EVENTS

The BCO events calendar is designed by our members, for our members, which means we are constantly able to deliver inspiring, thought provoking and relevant events across the UK.

Due to the dedication of our Regional Chapter Committees, this year saw again a varied programme of tours and seminars across the country, as well as another successful year for the Regional Awards lunches and dinners.

REGIONAL EVENTS

The BCO's primary objective is to drive innovation and excellence in office space. Each year our annual Awards Programme recognises this by honouring the highest quality design and functionality at both a regional and national level. The regions hosted their seventh annual lunches and dinners to celebrate the announcement of their Regional Winners in the BCO Awards 2016. For an overview of the 2015 BCO Awards Winners go to page 22.

Scottish Lunch

The Roxburgh Hotel, Edinburgh 15 April 2016

North of England, North Wales & NI Dinner

The Lowry Hotel 20 April 2016

London & the South East Lunch

London Hilton on Park Lane 26 April 2016

Midlands & East Anglia Lunch

Birmingham Town Hall 28 April 2016

South West, Thames Valley & South Wales Dinner

At-Bristol, Bristol 5 May 2016

REGIONAL TALKS, TOURS & SOCIAL NETWORKING EVENTS

BCO technical tours enable members to gain insight into how projects were conceived and developed and what their impacts are on the local area from an economical and regenerative perspective. These are usually combined with a drinks reception which gives regional members additional opportunities to network.

In addition to that the regions also hosted a series of talks on topics relevant to the industry and review & tour events to coincide with the opening of the entries for the 2015 BCO Awards competition. These events showcased previous winners or other interesting projects with the regional judges offering their thoughts and the opportunity to explain the entry process to delegates with an insight into what they look for when judging a project.

Tour of Wellington Place, Leeds

Wellington Central,
Wellington Place, Leeds 02 September 2015

1 Angel Square: Pragmatic Innovation

Pinsent Masons, 141 Bothwell Street,
Glasgow 09 September 2015

The Private Sector: Friend or Foe to the City Office Market?

DLA Piper, Victoria Square House,
Victoria Square, Birmingham 17 September 2015

Tour of Keynsham Civic Centre: 2015 BCO Regional Award Winner

Keynsham Civic Centre, Market Walk,
Keynsham 28 September 2015

Tour of Quartermile, Edinburgh

Quartermile, 15 Lauriston Place,
Edinburgh 07 October 2015



2 Glass Wharf PwC's New Offices & Building Tour

2 Glass Wharf, Bristol 22 October 2015

Scotland Awards Launch at PwC Edinburgh

PwC Edinburgh, Atria One,
144 Morrison Street, Edinburgh 28 October 2015

BCO Northern Awards Launch at The Sharp Project

The Sharp Project, Thorp Road,
Manchester 30 October 2015

BCO Midlands Awards Launch 2016

CBRE, 55 Temple Row, Birmingham 04 November 2015

BCO Lunchtime Talk & Tour of the Albus Building

The Albus, 110 Brook Street, Glasgow 25 November 2015

BCO Talk - Rating Green

Mills and Reeve, Botanic House,
100 Hills Road, Cambridge 30 November 2015

Tour of Narrow Quay House

Narrow Quay, Bristol 26 January 2016

Tour of Twenty Two Station Road

22 Station Road, Cambridge 10 February 2016

BCO Talk - Planning Law Developments – A Focus on the Office Sector

Eversheds LLP, 115 Colmore Row,
Birmingham 23 February 2016

BCO Talk - Rating Green

3rd Floor, Fifteen Colmore Row,
Birmingham 22 March 2016

BCO Tour of the David Attenborough Building, Cambridge

The Cambridge Conservation Initiative,
The David Attenborough Building,
Pembroke Street, Cambridge 19 April 2016

BCO Talk - Invisible Architecture

Atelier Ten, Bearford House,
39 Hanover Street, Edinburgh 20 April 2016

Tour of KPMG, No 1 Sovereign Square, Leeds

1 Sovereign Square, Sovereign Street, Leeds 27 April 2016

BCO Talk - Arena Central – Development Breakfast

Arcadis, Baskerville House, Birmingham 08 June 2016

BCO Talk & Tour of One Central Square

One Central Square, Cardiff 08 June 2016

Bring a Friend – Members' BCO Summer BBQ in Leeds

The Midnight Bell, 101 Water Lane, Leeds 15 July 2016

NETWORKING AND EVENTS

SEMINARS AND RESEARCH EVENTS

Offices-to-Residential Conversion:

Establishing the Impacts of the Prior Approval Regime

CBRE, Henrietta House,
Henrietta Place, London

10 September 2015

Permitted development rights, introduced in May 2013, allow office premises to be converted to residential use without the need for full planning permission. Speakers at this event presented the findings of the BCO research report and discussed the market implications.

From AC to DC – at the Flick of a Switch?

CMS Cameron McKenna LLP,
78 Cannon Street, London

13 October 2015

Would there be any benefits to change from using Alternating Current (AC) to Direct Current (DC) in offices. Presentations from the research team were followed by a discussion on possible implications for the modern office environment.

BCO Urban Group Seminar: Postcards from Brighton & Hove

JLL Offices, 30 Warwick Street, London

28 October 2015

The BCO Urban Group hosted an event focussing on the city of Brighton and Hove. Speakers at this event discussed the opportunities of this thriving ‘city by the sea’ and examined how new and innovative thinking around workplace provision could bring further social and economic benefits.

Who Pays? Business Rates and the UK Real Estate Industry

JLL, 30 Warwick Street, London

10 December 2015

Everyone knows that occupiers pay business rates, but to what extent is the cost shared with landlords? How do business rates affect rents and how does this vary across the country? And what does all of this mean for real estate investment decisions? A panel of experts presented results of brand new BCO research in this area and the dangers for real estate investment and development of not reforming the current system.

Real Estate as a Proportion of Total Business Costs

DAC Beachcroft, 100 Fetter Lane, London

9 February 2016

How much do property costs weigh on a company’s bottom line?

In 2015 the BCO commissioned research into the ‘rule of thumb’ on the proportion of business costs related to property. The research team summarised the key takeaways of the study followed by a panel discussion including a corporate occupier, providing insights from a tenant and business perspective.

IntelliSpace - BCO Half Day Conference

Arup, 8 Fitzroy Street, London

25 February 2016

The way we use space in the workplace has changed and continues to change as smart technology, sustainable materials and innovative design evolves to meet the needs of modern businesses. This half day conference provided an indepth look into this fascinating and highly relevant topic. Keynote speakers explored the impact of happiness, health and wellbeing on individual productivity and industry leading property clients, professionals and specialists from across the country shared their insights into what makes space great and ready for the future.

Talk & Tour: WELL fit and ready

Cundall, One Carter Lane, London

28 March 2016

As part of the Green Sky Thinking week, Cundall and the BCO discussed the new WELL Building Standard® (WELL), from the perspectives of design teams, tenants and the developer. The lively debate was followed by a tour of the Cundall office fit-out which has been designed with the WELL Building Standard® at its core.



NETWORKING AND EVENTS

BCO Research Launch: What Workers Want

What do workers want from their office workspace? The BCO and Savills addressed this question through a survey of office workers across the country which received over 1100 responses. This survey also asked what had changed since 2013 when BCO and Savills last collaborated to find out what workers wanted from their offices.

We asked people if they preferred to work in town centres, business parks or rural locations, their views on wearable technology in the office and if they would use standing desks. The regions hosted a series of seminars to present the key findings of this exciting piece of research.

Savills, Innovation Court,
121 Edmund Street, Birmingham 13 June 2016

Savills UK, 33 Margaret Street, London 17 June 2016

Nabarro, 1 The Avenue,
Spinningfields, Manchester 30 June 2016

DWF, 110 Queen Street, Glasgow 7 July 2016

London Real Estate Forum 2016

Berkeley Square, Mayfair, London

14 June 2016

We continued our collaboration with the The London Real Estate Forum and were pleased to offer our members the opportunity to attend this important industry event at a discounted rate.

BCO ESG Seminar – Value: Creation & Retention

PwC, 2 Glass Wharf, Bristol

15 June 2016

Do sustainable offices create financial value? Are the benefits of sustainable offices sufficiently recognised in the financial valuations of offices - rent or purchase? To answer these questions, BCO ESGG (Environment, Social and Governance Group) invited to a 'Moral Maze' style debate, examining the moral and ethical issues behind value- creation and retention.



The BCO Guide to Specification 2014 – What's Changed?

Arup, 1st Floor City Gate West,
Tollhouse Hill, Nottingham

22 June 2016

A panel of experts presented and discussed the guidelines and recommendations as set out in the latest edition of the BCO Guide to Specification.

25 Years of the BCO

Herbert Smith Freehills LLP,

Exchange House, Primrose Street, London

27 June 2016

What better occasion to take stock than a 25th anniversary? With this in mind the BCO commissioned a new report to look at the role the BCO has played in driving, facilitating or supporting changes in the office since its inception in 1990/91. Our speakers presented the findings of this report and identified some of the likely challenges and changes that the industry will have to adapt to over the next 25 years.

Better Health and Wellbeing: Higher Productivity

Hoare Lea, Western Transit Shed,
12-13 Stable Street, London

14 July 2016

The relationships between health, wellbeing and the built environment have been growing in research and practice and WELL is the world's first building standard focused exclusively on human health and wellness. It marries best practices in design and construction with evidence-based medical and scientific research. At this seminar, a panel of experts explored the key issues surrounding health and wellbeing in the workplace and its impact on productivity.



President
& Conference Chairma



BCO CONFERENCE AMSTERDAM

MAY 2016

2016 saw the BCO Annual Conference “Challenge Everything” in Amsterdam.

As one of the greatest small cities in Europe and famous for its canals, tolerance, trade, beer and bicycles, Amsterdam also has some of the most innovative, forward thinking and refreshing office stock in the world and provided the perfect backdrop to some controversial and confrontational thinking, in an attempt to challenge conventional trends in office design, development and delivery.

Over 600 delegates converged on the historic city centre at the Beurs van Berlage, Amsterdam's former commodities exchange designed and built in the latter part of the 19th century, for an opening address and welcome by Rem Koolhaas, founder of OMA and a globally recognised architectural heavyweight.

The first plenary session sought to challenge the counterproductive conditions generated by modern office environments, bringing architect Katrina Kostic Samen and Julian Treasure, founder of The Sound Agency, to the stage alongside the conference Chairman. As a result, the audience reflected on a need to more closely consider the impact of sound and the broader human senses in the design of the office as a conclusion.

This was followed by a lively debate entitled “Anarchy in the EU”, chaired by the BCO's Chief Executive Richard Kauntze and joined by Steve Richards (Chief Political Commentator for The Independent), Martin Vander Weyer (Business Editor of the Spectator) and Guy Verhofstadt (leader of the ALDE group in the European Parliament and former Prime Minister of Belgium). This session discussed the very topical and unstable situation in the EU in the run up to the referendum held on 23 June.

On Friday morning, Ken Shuttleworth, Founder of Make Architects and the BCO Conference Chair for 2017, took on a debate entitled “Workers of the World, Unite!” and sought to explore what might come next in the approach to the workplace. Ken was ably assisted by Paul Finch (Editorial Director of the Architectural Review and Architects' Journal), Roger Madelin (Head of Canada Water at British Land) and Paul Scialla (Founder and CEO of Delos and the WELL Building Standard).



Whilst the plenaries provided a boisterous structure for the Conference, these were well supported by some fascinating building and technical tours. The tours were organised by Richard Howard from Cushman & Wakefield in London and Collin Anders of DTZ in Amsterdam whilst Neil Pennell of Land Securities pulled together the well-subscribed technical seminar programme.

As well as architectural tours by foot, bicycle and boat, the delegates also had the opportunity to visit the incredible office schemes of Amsterdam, including the office hub at Zuidas with over 700,000 sq m of office space. This included a visit to The Edge, currently the world's most sustainable office building with a BREEAM score of 98.36%. Further visits took place in Apollo House, the Amsterdam office of Allen & Overy, G-Star RAW, designed by the venerable Rem Koolhaas, the very energy efficient RAI Atrium, and Vodafone's 15,000 sq m workspace with its eclectic and cutting edge workspace uses.

BCO CONFERENCE AMSTERDAM

MAY 2016

Thursday night's gala dinner took place in the Grote Zaal – the main hall at Beurs van Berlage – where topical entertainment was provided by Henning Wehn, the acclaimed comedian and self-styled “German Comedy Ambassador to the UK”.

On the Sunday prior to the conference, King's Cross in London saw the departure of over 50 cyclists, taking on the 320 mile journey from London to Amsterdam, through four countries in just four days. Meanwhile, for those who preferred a more leisurely sport, the BCO Golf Cup was played out on Wednesday against the beautiful backdrop of the exclusive Hilversumsche Golf Club, with the trophy being taken by Jeremy Edwards of Arup. The BCO Ryder Cup also remained in Europe this year!

Combined, the Cycling challenge and the donations from dinner, raised well over £40,000 for the 2016 Conference Charity Teenage Cancer Trust, the only UK charity dedicated to improving the quality of life and chances of survival for young people diagnosed with cancer - a very worthwhile cause.

All in all, the 2016 BCO Conference was a great success and my thanks goes to those who made it happen – the seamless machine that is SAS Events, the BCO Executive and all of the sponsors and supporters who help to fund and organise the event.

John Forrester, Cushman & Wakefield

BCO Conference Chairman 2016







BCO AWARDS 2015

As the National judges visited last year's brilliant array of contenders, what really struck us was the power of an effective team: when you get a client with a clear vision and a designer with the ability to turn that vision into reality, then you get the best results.

There were many shining examples including: PwC, where an exhaustive consultation process ensured that the exact requirements of staff were understood by the design team and included in the blueprint for its new Edinburgh office; The WWF whose understanding of the importance of getting it right from the start, saw it put its team together before even thinking about where it wanted to be located; The professionalism of the team behind One St Peter's Square meant that Manchester has benefited from a new landmark building befitting of this address and of course Keynsham Civic Centre the Best of the Best in 2015, where the clear and decisive brief that was delivered by the local authority, and the precise delivery by the team, shows exactly what can be achieved when all parties work together to the best of their abilities.

It was also apparent how the occupiers carried those fantastic results forward and then used their offices to encourage staff to collaborate. We saw that the most successful buildings had been designed with larger shared and more accessible areas such as canteens, coffee shops, lounges and terraces. There was also the improved provision of shared facilities where staff from different businesses could interact, as well as bike storage areas and outside space.

One of the more gratifying trends, for those of us at the BCO in particular, was to see a clear drive towards creating more thought provoking environments. It was apparent that the best possible space was delivered through the intelligent application of the 'BCO Guide to Specification'. It was satisfying to see the Guide being used as it was intended, selectively to assist with the optimum delivery of the vision and the brief, rather than being followed religiously as a rule book.

Peter Crowther, Bruntwood

Chairman of the BCO Awards 2015



BCO AWARDS 2015

NATIONAL WINNERS 2015

President's Award

Sir Howard Bernstein

Sir Howard Bernstein has demonstrated, possibly more than any other individual, how to bring about regional economic success. Under his stewardship, Manchester has established itself as not just a regional capital, but a European force to rival the likes of Frankfurt, Barcelona and Milan.

"Sir Howard has achieved all of this through two things – the first is that he has a true understanding of how to combine public sector and private sector values in order to achieve mutually reinforcing outcomes. The second is that he has always promoted a real understanding of the importance of place, a concept which we all buy into now but which was ahead of its time when it was first pioneered in Manchester by him.

Without inspirational leaders like Sir Howard, the work which we all seek to achieve would be infinitely harder, and he has, in many ways, set the tone for other public sector bodies to follow.

The great Victorian, Sir Robert Peel said "what Manchester thinks today, the world does tomorrow" and I think that you can say the same of Sir Howard."

David Partridge, Argent

BCO President 2015/16



Best of the Best / Corporate Workplace

Keynsham Civic Centre & One Stop Shop,
Market Walk, Keynsham

Not only does the marvellous new Civic Centre provide an environmentally sustainable, low maintenance and flexible work place, its design is well considered, modern and aesthetically pleasing. The orientation and layout of the building creates a well-integrated streetscape whilst adding valuable retail and amenity space to stimulate the revival of the high street. This is an inspirational development that improves working practices and offers much to the local community in terms of its public facilities and also its form within the urban landscape. The team worked to a clear brief in a unified fashion and their unswerving desire to deliver an exemplar scheme was apparent to the judges in every aspect. The building's proportions, form and massing are proportioned perfectly. The generous public streets that have been created provide a comfortable and inviting setting. Whereas the scale and formality of a number of civic buildings actually serve to drive away the people they are designed to accommodate; this development provides a clear beacon of civic pride, yet is accessible and inviting. To achieve all of this whilst also delivering such a low carbon building is remarkable.

Commercial Workplace

One St Peter's Square, Manchester

One St Peter's Square stands proudly within this busy and illustrious neighbourhood creating a new landmark building in one of Manchester's prime addresses. The scale of the design is sensitive to its urban context and cleverly frames views of the Central Library when approaching from Oxford Street and completes the south side of the Square.

As well as the BREEAM rating the building achieved an EPC 'B'. This is a development fully aligned to the City's aspirations and ambitions, in terms of its form, function and flexibility.

Fit Out of Workplace

PwC Edinburgh, Atria One,
144 Morrison Street, Edinburgh

Rather than wait for its lease expiry, PwC opted to decant early from its cramped and outdated home of 20 years, to grasp the opportunity presented by the emergence of a large single floor in Edinburgh's newest and greenest office development. The relocation from the four floors at Erskine House to Atria One has truly transformed the consultant's working practices in the Scottish capital. This move has delivered a master-class in user engagement, with PwC demonstrating perfectly the significant benefits achievable from early, considered and structured interaction with staff and clients at every stage of the process.

The judges praised the fantastic blend of fixed workstations, break out areas, quiet rooms and meeting space. The management systems employed ensure that all the varied space is utilised efficiently and effectively. Through its attention to detail, endeavour and desire for quality, PwC has taken an already excellent base build set up and enhanced it considerably.

Projects up to 2,000 sq m

The Albus, 110 Brook Street, Glasgow

The Albus has created a truly sustainable development; delivering not just sound environmental credentials scoring a BREEAM 'Very Good' and 'B' rated EPC, but also embracing both the social and economic needs of the area. The quality of the design, workmanship and internal environment stands out, not just in this rapidly changing part of the City, but the rest of Glasgow and indeed Scotland as a whole.

Refurbished & Recycled Workplace

1 & 2 Stephen Street, London

This scheme provides an example as to what can be achieved with creative thought, vision and attention to detail. It also demonstrates the importance of having an understanding of where to invest - and where not to. Prior to this refurbishment being undertaken, this double fronted building, known as Central Cross, presented a tired and uninspiring face onto one of the Capital's busiest streets. The rejuvenated and re-branded 1 & 2 Stephen Street now has a distinct identity and character, and the refurbished floors set the template for the future transformation of the whole building.

Innovation Award

Living Planet Centre: WWF-UK Headquarters,
Rufford House, Brewery Road, Woking

The importance of sustainability to the WWF is at the heart of every facet of its new HQ. From the underground heat pumps to the solar panels on the roof, they have clearly strived to create the greenest development possible. The building achieved BREEAM 'Outstanding' through, amongst other factors, the use of mixed mode ventilation, ground source boreholes, earth ducts and night time purge cooling. There is much to appreciate in this project, the comfort with which it sits in its surroundings; the strong external form; its response to civic responsibility by inviting all interested parties in and its remarkable environmental performance. The Living Planet Centre is at the forefront of sustainable design and construction and creates a harmonious link between the urban and rural environment.

BCO AWARDS 2015

Test of Time

The Angel Building, 407 St John Street, London

Five years ago the BCO judges praised the developer for taking a risk with this unloved building in one of London's less popular office locations. That this area is now home to so many household name brands, blue chip corporations and trend setting companies is in no small part thanks to the success of the Angel Building and the precedent it set. From arriving outside the Angel Building and witnessing how the existing trees and the new planting have matured seamlessly into a cohesive and inviting public realm, then through into the building itself and seeing how the users have bedded themselves in; it is clear that the 2011 BCO Refurbishment winner has more than stood the 'Test of Time'.

REGIONAL WINNERS

Scotland

CORPORATE WORKPLACE:

GDF SUEZ House, Aberdeen

COMMERCIAL WORKPLACE:

Venture Building, No 1 Kelvin Campus, Glasgow

FIT OUT OF WORKPLACE:

PwC Edinburgh, Atria One, 144 Morrison Street, Edinburgh

PROJECTS UP TO 2,000M²:

The Albus, 110 Brook Street, Glasgow

INNOVATION NOMINEE:

PwC Edinburgh, Atria One, 144 Morrison Street, Edinburgh



North of England, North Wales and Northern Ireland

CORPORATE WORKPLACE:

Number One Bickerstaffe Square, Blackpool

COMMERCIAL WORKPLACE:

One St Peter's Square, Manchester

FIT OUT OF WORKPLACE:

Appleton House, 430 Birchwood House, Warrington

REFURBISHED / RECYCLED WORKPLACE:

The Bonding Warehouse, York

PROJECTS UP TO 2,000M²:

Number 1 Hardman Street, Manchester

London and the South East

CORPORATE WORKPLACE:

Living Planet Centre: WWF-UK Headquarters, Woking

COMMERCIAL WORKPLACE:

10 Hammersmith Grove, London

FIT OUT OF WORKPLACE:

Brand Union, 6 Bewhouse Yard, London

PROJECTS UP TO 2,000M²:

20 Bentinck Street, London

REFURBISHED / RECYCLED:

1 & 2 Stephen Street, London

INNOVATION NOMINEE:

Living Planet Centre: WWF-UK Headquarters, Woking



Midlands and East Anglia

CORPORATE WORKPLACE:

Severn Trent Water, Shelton, Shrewsbury

FIT OUT OF WORKPLACE:

National Grid House, Warwick Technology Park,
Gallows Hill, Warwick

REFURBISHED / RECYCLED:

158 & 170 Edmund Street, Birmingham

PROJECTS UP TO 2,000M²:

Cundall Office, Cathedral Court, 4th Floor,
15 Colmore Row, Birmingham

INNOVATION NOMINEE:

Da Vinci, Cambridge - AstraZeneca, Hertfordshire

South West, Thames Valley and South Wales

CORPORATE WORKPLACE:

Keynsham Civic Centre & One Stop Shop, Market Walk, Keynsham

COMMERCIAL WORKPLACE:

Point, Maidenhead, 27-29 Market Street, Berkshire

FIT OUT OF WORKPLACE:

Life Sciences Hub, 3 Assembly Square, Cardiff

PROJECTS UP TO 2,000M²:

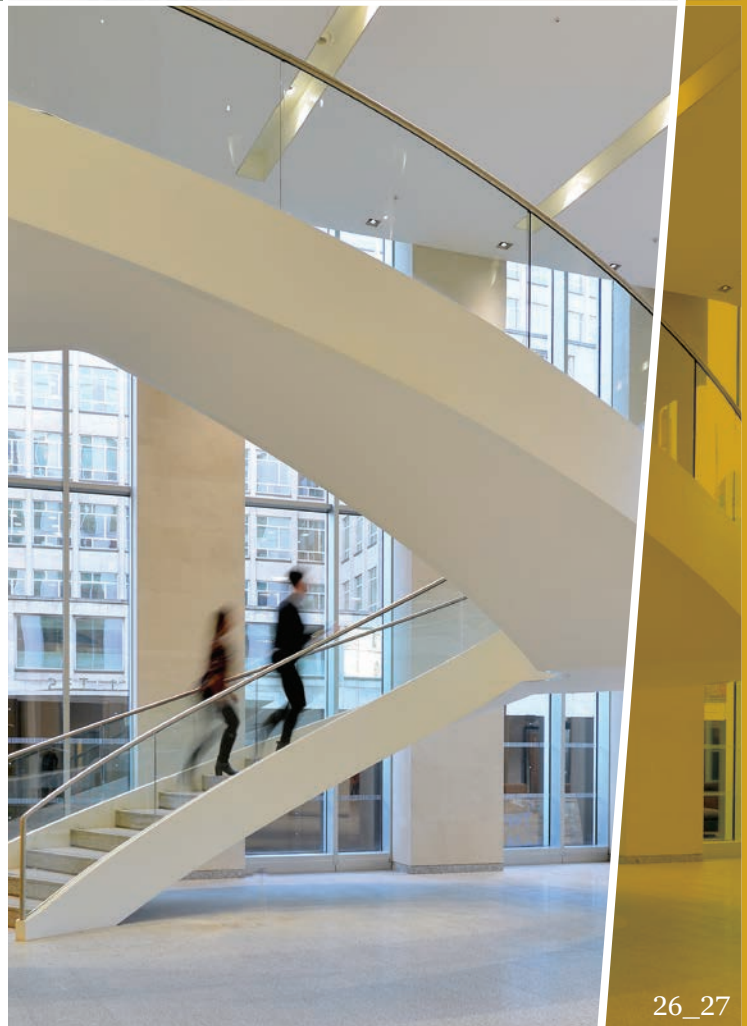
Eagle House, Exeter Science Park, Exeter

REFURBISHED / RECYCLED:

Eastleigh House, Upper Market Street, Eastleigh

INNOVATION NOMINEE:

Keynsham Civic Centre & One Stop Shop, Market Walk, Keynsham



BCO NextGen aims to mentor and encourage the next generation of professionals to become leaders of the future within the sector and to provide a platform for new talent to express and debate opinions and challenge conventions.

2015/16 has seen NextGen go from strength to strength with membership more than doubling in the last twelve months and an increased number of events added to the calendar. This year has seen a mix of networking events, including collaborations with Women in Property and RICS Matrics, seminars on hot topic, wellbeing in the workplace, and tours of the latest office stock across the UK. It was encouraging to see NextGen participation at the BCO Annual Conference substantially increased on the previous year. The annual sponsorship partners, Interface and Orangebox for the Midlands and East Anglia, U+I for London, and Burges Salmon and JLL for South West England and South Wales, significantly contributed to the success of NextGen this year and we appreciate their continued support.

Drew Nesbitt took over as chair of NextGen South West England and South Wales, with Samantha Atton appointed vice chair, Hazel Pearson and Kyle Faichney took over the leadership of NextGen Scotland as chair and vice chair respectively, and Cristiano Testi is the new chair of NextGen London and South East. Our sincere thanks go to those who have now moved on from these positions, Frances Pearce, Warwick Hunter and Andy McBain.

By joining as a BCO NextGen member, young professionals benefit from this programme of events and access to senior leaders in commercial property. We will continue to challenge current thinking, encourage innovation in the future and provide networking opportunities across the office sector.

NEXTGEN SOUTH WEST ENGLAND AND SOUTH WALES

Joint Networking Summer Drinks WiP & BCO NextGen
Bristol 17 Sep 2015

Christmas Social
Bristol 03 Dec 2015

Wellbeing in the Workplace: Bristol Water Headquarters
Bristol 09 Feb 2016

Recent Developments in the Temple Quarter Enterprise Zone
Bristol 17 May 2016

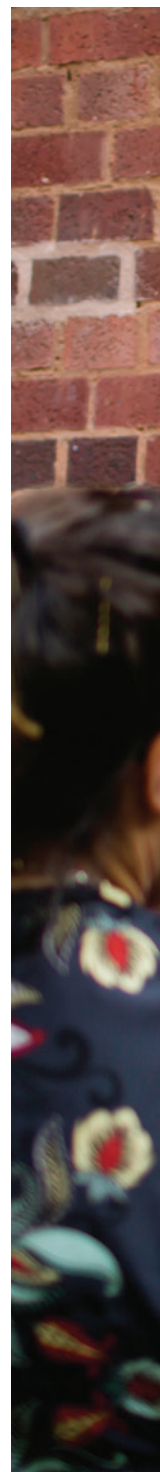
Summer Social
Bristol 16 Jun 2016

NEXTGEN LONDON AND SOUTH EAST

Inter-Professional Pub Quiz with RICS Matrics London
London 17 Nov 2015

BCO NextGen Talk & Tour at Sutton Yard
London 02 Dec 2015

8 Finsbury Circus Talk & Tour
London 14 Jun 2016







NEXTGEN SCOTLAND

Festival of Architecture 2016 & BCO Networking Drinks
Edinburgh 26 Nov 2015

Future Thinking - Building User at the Fore
Glasgow 05 May 2016

Future Thinking: Brief at the Heart of Design
Edinburgh 09 Jun 2016

NEXTGEN MIDLANDS AND EAST ANGLIA

Walking Tour: Jewellery Quarter Creative Workspace
Birmingham 20 Aug 2015

Planning Law Developments – A Focus on the Office Sector
Birmingham 23 Feb 2016

BCO NextGen: Short Tour of Imperial & Whitehall
Birmingham 26 Apr 2016

Arena Central: Development Breakfast
Birmingham 08 Jun 2016



THE SHOCK OF THE NEW

As I write, the dust is only beginning to settle following the initial aftershock of the Brexit referendum result. Even the staunchest Brexiteers (a tiny minority of the membership, if the straw poll at the Amsterdam Conference was accurate) were probably surprised by the result, let alone the scale of the majority. While obviously early days – Britain, of course, has yet to trigger the legal mechanism for leaving the European Union – life already looks calmer than those first, heady days, and the wildly lurid claims of both the leave and remain camps look, happily, to be false.

The build-up to the referendum very much dominated all political thinking in the first six months of 2016. While political predictions are about as valuable as economic forecasts (no-one, of course, knows how the Brexit negotiations will unfold, whenever they start), for my own part I feel that the UK has good reason to be optimistic – and I say that as someone who was very firmly in the remain camp. If Britain is defined by a characteristic, it is perhaps the capacity for reinvention. Looking specifically at the office sector, while the fundamentals are unchanged – there remains the need for a physical environment in which people can do business – the overall quality of the product gets better and better. Indeed, it is very unusual to go anywhere which consistently provides such a high standard of working environment. The quality shines through and, as I have often remarked, we should perhaps shout about this rather more loudly, and rather more often.

The most obvious way we recognise and champion the quality of the collective efforts of our membership is through our National Awards Competition. The 2015 competition again saw a fine array of entries, and a fiercely competitive contest. All of the BCO's judges work extremely hard, and I am very grateful indeed to them for their efforts. The BCO is never an organisation to rest on its laurels, and feedback (particularly from the Regional Committees) suggested that some changes to the competition might be in order. Peter Crowther, our National Awards Chairman in 2015, has kindly led an exhaustive review process. His committee's recommendations will be introduced for both the 2017 and 2018 competitions.

The regions continue to prosper, and I am equally grateful to the Regional Chapter Chairmen and the many others involved. The newly-formed East Anglian Committee is coming close to developing a critical mass of members, and will become a stand-alone region in due course. Continued growth of our regional NextGen membership is a priority for the coming year.

Research remains at the heart of all of the BCO's work, and Bill Page, Chairman of the Research Committee, and all of his colleagues on the various specialist Committees, have given their time exceptionally generously. A particular highlight in 2015-16 was the publication of the 25 Years of the BCO report, and a copy of the executive summary of this is being circulated to the entire membership. All of the BCO's research publications are available to members free of charge on the BCO's website.

On the theme of membership, David Partridge, our President in 2015-16, mentions in his foreword that we are at an all-time high, and much of this is down to Paul Patenall and his Membership Committee. My thanks to Paul and the many others who work to ensure that the BCO continues to attract the very best in the office world.

For many members, the highlight of the BCO's year is always the Annual Conference, and Amsterdam 2016 was an unqualified triumph. With attendance figures back to pre-recession levels, a superb line-up of plenary speakers, a fine tour programme and two days of unexpected Mediterranean weather, a great time was had by all. While every BCO Conference is a collective effort, they all have to be led, and John Forrester, our new President for 2016-17, did so with great aplomb. I am indebted to John and all who worked so hard to put on this superb event.

Next year the conference will be in London, and Ken Shuttleworth, our new Senior Vice President, is busy organising the programme with his Conference Committee. Our thinking is already turning to 2018, when our new Junior Vice President, Katrina Kostic Samen, will be in charge. We welcomed Katrina to the BCO's Presidential team at the AGM in July. Robin Brodie Cooper, our Honorary Treasurer, continues to work tirelessly to ensure that good financial management remains at the forefront of our thinking, ever more important in the potentially uncertain few years ahead.

As always, I am especially indebted to my own team: Liz Appleyard-Hutchings, Kat Balassa, Tracy Goodwin, Jenny Mac Donnell, Beatrice Morrissey and Samantha Robinson. Liz and Jenny depart for pastures new shortly, and very special thanks must go to Jenny for her superb management of the BCO's Research and Policy agenda, first as Assistant Director, and then as Director, over the last ten years. We wish her the very best.

Lastly, a special mention, and very particular thanks, must go to David Partridge, our President in 2015-16. I have mentioned before that the BCO is extremely fortunate in attracting the very best to the top job, and David is right there among the stars in the office world. David brings an exceptional intellect and clarity of thought to any debate, is never less than utterly charming and is rightly respected across the board. It has been a huge pleasure for me to work closely with David over the years, and his great company (and tolerance of my insistence in stopping for a proper lunch!) during our planning trips for the Chicago 2015 conference will remain a very fond memory. Thank you, David.

Richard Kauntze

BCO Chief Executive



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