



annual **review** 2002-2003



british council for

offices



annual review 2002-2003

mission and values

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.



defining excellence in office space

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highlights of the year

Introduction – David Steventon, BCO President, 2002-2003



I am delighted to be able to report that the past year has seen the BCO continue to go from strength to strength. Our research programme is well established and respected – built on the foundations of objectivity and independence. Membership levels – across all categories – have continued to rise, which is no mean achievement in a tightening economic environment. Mirroring this, attendance levels at the BCO’s major events have remained very healthy, and the range and quality of those events has continued to improve.

Research Programme

The BCO’s research programme was an important focal point of my Presidential Year. Rightly established as the cornerstone

of the “new BCO”, following the implementation of Richard Kauntze’s restructuring plan in 2000-01, the last year has seen a steady stream of high quality reports and initiatives. Subjects as diverse as sustainable development within the office sector (a survey of attitudes and policies), offices and transport (a study of the impact of rail delays on London businesses) and fuel cells and offices (an examination of the potential of the “hydrogen economy”) have been covered. All of these papers, together with the rest of the BCO’s research programme, have been reported on extensively by the trade and national press.

More Members

As the BCO’s research output has grown, so has the BCO’s membership. Bill Black and his Membership Committee colleagues are to be congratulated on their sterling work in enlarging our membership. I have been particularly pleased to see how many new corporate occupiers have joined the BCO in recent months and am sure many more will follow. Coupled with the Membership Committee’s work at a national level, the BCO’s four Regional Chapter Chairmen and their Regional Committees have continued to work hard to build membership at a regional level. Their efforts have also proved successful, allowing the four regional chapters to extend their programme of local events significantly to ensure that, at every level, the BCO can offer more services of a higher quality.

President’s Lunch

It was my privilege to act as the principal host at the third BCO President’s Lunch. Our guest speaker was David Edmunds,



the Director General of Telecommunications – Oftel, and over 450 BCO members and their guests enjoyed good food and good conversation in the splendid surroundings of The Savoy. The President’s Lunch was complemented by the BCO’s programme of discussion lunches where Simon Jenkins (distinguished journalist, author and broadcaster) and Dr Simon Thurley (Chief Executive of English Heritage) were our guest speakers. Both talks provoked extremely lively question and answer sessions!

Awards at the Grosvenor

After just one year at the Royal Lancaster, 2002 saw the BCO relocate its Awards Competition to the Great Room at the Grosvenor House Hotel – the largest ballroom in London. Over 1,300 members and their guests enjoyed a superb evening at which we celebrated the success of those who can produce what the BCO is all about – defining excellence in office space. My thanks go to Paul Morrell and his able team for their hard work in producing such an excellent competition.

Barcelona 2003

May 2003 saw the highlight of the BCO’s year – The Annual Conference. Venturing to mainland Europe for the second time, BCO members met in the fabulous city of Barcelona for two days of seminars, workshops and technical tours under the theme “Urban Survival”. Feedback from this conference was hugely positive. Conference Chairman Roger Reeves and his committee colleagues are to be congratulated for their hard work in producing a superb event.

While times in the property world have undoubtedly got harder, the BCO remains in rude health. I have thoroughly enjoyed my year as President and have taken particular pleasure in seeing the BCO’s research output flourish. My thanks go to the many members who have contributed to the success of the past year, to Roger Reeves, my successor for the coming year and to Richard Kauntze and his team for their unstinting support and enthusiasm.

David Steventon – BCO President 2002-2003



Richard Kauntze, BCO Chief Executive



The Presidential Year 2002-03 has been the BCO's busiest ever. Our research programme has been particularly productive, with many highly acclaimed reports and initiatives, membership numbers have increased and our events have proved to be both stimulating and popular.

Consolidation and Enhancement

My Business Plan for the year centred on the priorities of consolidation and enhancement. Having undergone a process of radical restructuring, how could the BCO build on the new platform it had established? David Steventon has mentioned our research programme as the basis of this new platform, and Ian Selby and I concentrated much of our efforts on ensuring that it delivered as promised. This was, I believe, the case, and the BCO has very quickly established itself as a "thinking" organisation, never afraid to challenge and question. BCO members will see more outputs from our extensive research programme in the next 12 months. We will be launching the new BCO Guide to Office Fit-Out in November 2003, with events in London, Bristol, Birmingham, Manchester and Edinburgh. This national launch of a new flagship document (partly funded by the Department of Trade and Industry) is a first for the BCO and illustrates the strength and respect the BCO has achieved in the marketplace.

More and Better

To complement the BCO's growing research programme, my priority for our calendar of events was to do "more and better". David has highlighted three of the biggest events during the past year – the President's Lunch, the Awards Dinner and the 2003 (Barcelona) Annual Conference – and all were a great credit to those who led and contributed to them. May I add my own word of thanks to Paul Morrell for his unstinting energy, enthusiasm and entertainment value in leading the Awards

Competition for another year and to Roger Reeves for chairing a superb Annual Conference in Barcelona, regarded by many delegates as the BCO's best ever. While these major events understandably grab the headlines, the BCO also operates an extensive programme of other events. In the past year, we have held two highly successful one day conferences: the joint AJ/BCO Conference, which included, for the first time, a detailed critique of BCO award winning buildings, and the joint BCO/Property Week Conference entitled Paddington Unveiled: Where Next? Our members' appetite to see buildings was satisfied through a wider programme of technical visits, including many trips led by the BCO's Regional Chapters. Indeed, the appetite of our Scottish Chapter for technical visits was so great that they organised a two day study tour to London in February 2003 embracing visits to, among others, Paddington Central, Canary Wharf, 40 Grosvenor Place and the Lloyd's Building. My thanks go to the many BCO members who so kindly organised these visits for us.

A Vote of Thanks

The BCO has been very fortunate to have David Steventon as its President in 2002-03, and I would like to add my own vote of thanks to him for his hard work and enthusiasm over the past year. My thanks also go to Roger Reeves, Paul Morrell and Tony Bickmore, the Senior Vice President, Junior Vice President and Honorary Treasurer. Lastly, my sincere thanks to my own team, Ian Selby, Andrea Littlestone, Jennifer Hoyle, Julia Harrison and Gina Wade. Andrea has just joined us to fill the new post of Research and Policy Assistant, while Jennifer left us in the spring following the birth of her son, Louis, and returns to Australia in September. She will be greatly missed, and we all wish her well for the future. We have been lucky to have Jennifer's sister-in-law, Jodie Hoyle, filling in for Jennifer during her maternity leave. While she has only been with us for a short time, Jodie has made a great contribution to the BCO's work, but also returns to Australia in the autumn. My thanks and best wishes also go to Jodie.

Richard Kauntze – BCO Chief Executive



A Challenging Year Ahead

All BCO members will recognise the economic challenges of the year ahead. While the property sector has always operated in cycles, and always will, the current downturn in the office market is deep and has hit many members hard. The loyalty and support of our members at this more difficult time is greatly appreciated, particularly the many members who provide the vital sponsorship income necessary to make events such as the Awards Competition and Annual Conference possible. In May 2004 the BCO returns to Manchester for its Annual Conference, exactly ten years since our last visit. Manchester will provide our members with their favourite mix of keynote speakers, seminars, workshops and technical tours. As a leading example of event-led regeneration, Manchester boasts a superb selection of fine new buildings and will, I have no doubt, be a huge success.

research

Research is a core element of the BCO’s mission and this year the research programme has expanded considerably, creating an activity base that combines continuous new commissions with ongoing delivery. This purposeful combination now means that the BCO has a highly strategic research plan and a very wide interaction with its membership, primarily through the system of committees and working parties, and a breadth of work that reflects the diversity and depth of the BCO’s membership.

RESEARCH REPORTS

During the year we have published five major pieces of research:

Sustainability Starts in the Boardroom

This report, produced by REMARK, marked the second stage of the BCO Green Issues Committee’s wide ranging initiative to establish what is understood by the term sustainability, what is being done and what needs to happen next to ensure that the office sector operates effectively within the various environmental, social, legal or economic constraints which the market imposes. Based on interviews with 40 of the UK’s major development companies, architectural practices and investor developers, the report provides an overview of strategic approaches to sustainability by a representative sample of Britain’s leading organisations operating within the office sector. In discussing the principal motivating factors that encourage organisations in the office sector to commit to sustainable development, the report includes “industry-based” commentaries on BREEAM, Part L, the Climate Change Levy, and the Carbon Trading Mechanism.

Tall Buildings in London: Guidance on Planning

David Watkins of Linklaters wrote this planning guidance report, in association with members of the BCO Tall Buildings

Working Party. In the BCO tradition of promoting best practice, the report highlights key areas of the planning process, so that the time, trouble and expense incurred in obtaining planning permission can be minimised. Acknowledging that each application will be looked at individually, this new BCO guide provides wide ranging advice on: environmental statements; urban design; heritage and protected views; transport; geotechnical aspects; hydrology; ecology; construction; contamination; archaeology; community impact and policy. It also offers advice on the best way to handle the planning process in order to fulfil developers’ expectations. This combines the assembly of comprehensive information and analysis of the likely effects of the proposed buildings, with the effective presentation of that material both to the local planning authority (LPA) and to a wide range of consultees.

Fuel Cells for Offices? A BCO Guide to New Technology

The past seven years have seen significant developments in the world of fuel cells, which have in turn brought their use closer to the mainstream of the commercial building industry. The BCO recognised this rate of development and agreed to conduct research into the application of fuel cells to commercial office buildings. This research, written by Roberts & Partners, has been carried out in the form of a desktop study, and the findings are presented for practical consideration by those involved in system design, specification and installation of on-site generation equipment. Although essentially a desktop study, visits were also made to operating installations in the UK and USA. The overall aim of this report is to provide a straightforward guide to a highly technological subject – this document is not intended to be a scientific analysis of fuel cells themselves; moreover, it tries to broaden the understanding and awareness of their potential application and uses within the building



industry. The guide demonstrates the current advancement and application of fuels cells as it stands today (in late 2002/early 2003), and attempts to predict potential future developments for the next five to ten years.

Green Roofs Research Advice Note

Produced in partnership with the Corporation of London this new advice note is designed to offer general guidance and information on green roofs, highlighting some of the benefits of this form of roof use and design. Aimed at all those concerned with the built environment, this publication focuses on the concepts and ideas of green roofs. This research advice note is not a specification document, providing instead sources for technical information in its final pages.

London Commuter Survey – Rail Transport & the Office Worker

This report investigated the travel behaviour of central London office employees of member organisations based in London and is a joint publication with the University of Westminster.

The key findings were that:

- 85% of senior managers said the punctuality and reliability of trains caused severe or moderate damage to business.
- 41% of employees had changed the time they aimed to arrive at work, mainly because of the transport system, since October 2000.
- Nearly all senior managers said that making national rail services more punctual and reliable would make staff more productive, with nearly a third saying the potential for improvement was great.
- People were likely to stay late or take shorter breaks to make up for lost time. Few were willing to accept that work time would be lost.

All of the reports published have received considerable attention from both national and property press. A number of our research reports were presented in workshops at our Annual Conference in Barcelona.



Green roofs

CONTINUING PROJECTS

Our programme of on-going research includes the BCO Guide to Office Fit-Out. Part funded by the Department of Trade and Industry, this project is nearing completion and will be launched across the UK in November 2003.

NEW COMMISSIONS

Green Travel Plans – Assessments and Evaluations

This is a major piece of research to assess the effectiveness and value of green travel plans. It will also examine the general sustainability issues of transport demands relating to land-use patterns, influence of office location on travel demand, a general comparison of energy consumption in offices and energy required for related travel requirements, and the role of green travel plans in helping to influence permitted development density.

Part of this research will also be used to produce a best practice guide to green travel plans, designed to give advice and guidance to an office occupier on how to design, implement and operate a green travel plan for their business.

Urban Engagement: Local Communities and Accelerated Urban Renewal

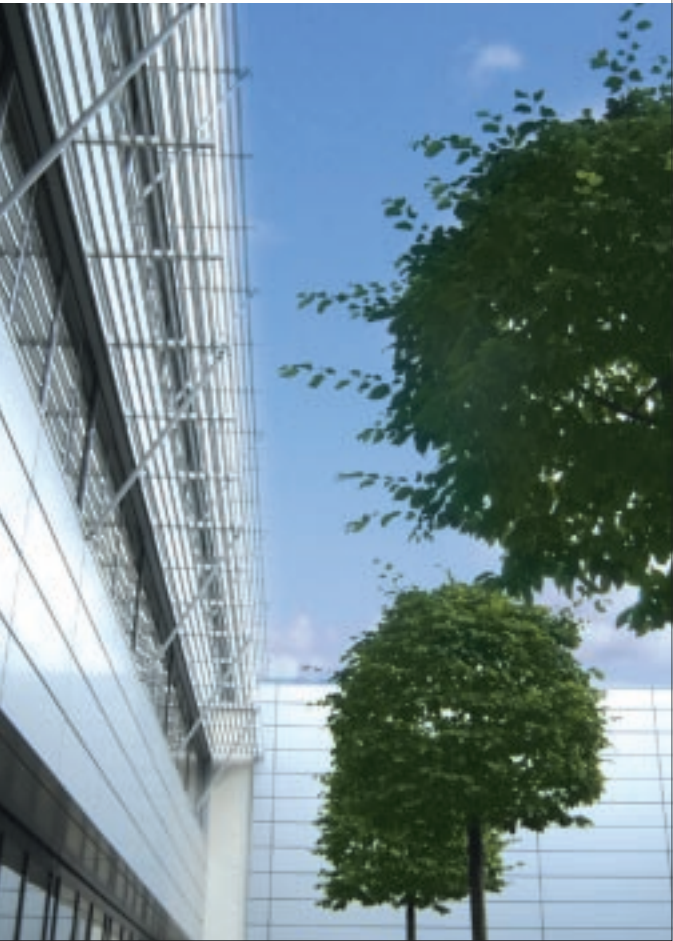
This project has been designed to test the hypothesis that office developers stand a better chance of a successful planning process (ie achieving a commercial quantum of space in a reasonable time scale) if they engage with local communities in inner city areas.

The project comprises four key components – the identification of current planning policy direction and an overview of previous practice; case studies of projects/development companies to identify evidence of community engagement; cost benefit analysis of social engagement and the production of a guidance note on successful best practice.

Analysing the UK Green Incentives Regime

This research will seek to demystify the current UK incentives regime. It will draw together into one document precise

information on the many different schemes that Central Government makes available, including enhanced capital allowances, the combined heat and power quality assurance scheme and the UK emissions trading scheme. The initial output of this research will be the BCO Guide to Green Incentives, but it will also provide an analysis of the current incentives regime that should indicate which incentives work and which incentives need reform.



The BCO Guide 2004 – Best Practice in the Specification for Offices

This project is led and organised by the BCO's Technical Affairs Committee. A new editorial team has held a variety of consultations with the membership and this team will be updating the specification throughout the next 12 months.

Office Futures – Past Predictions, Current Views and Future Trends

Designed to engage with the office industry at a time of market turbulence, Office Futures will provide blue-sky thinking about the future of the sector. It will be based upon an analysis of past predictions and the resulting reality.

The project will consist of three main stages: a review of historic predictions; a round table discussion of the sector's past and future, involving representatives from each of the types of BCO membership; and a review and analysis of current theories about the future of our industry. The resulting report will combine these three strands to produce an analysis of the past and a series of predictions that we hope will be highly stimulating and engaging for the whole sector.

RESEARCH COLLABORATIONS

DTI Partnership in Innovations Projects: Refurbishment Whilst Retaining Business Continuity – Good Practice Guidance

A continuing commitment from 2001-02 this project, led by CIRIA, addresses the technical, safety, management and contractual issues involved in undertaking construction work in "live buildings". It provides good practice advice for clients, facilities managers, designers, contractors and project managers.

Kingston University: Making Business Sense of Sustainable Property – Seminars for Property Professionals

Research by the Sustainable Construction Task Force demonstrates that the property consultancy community are currently less engaged with issues of building sustainability than are the communities they serve, ie occupiers. Yet their engagement is critical to the adoption of a business case in favour of sustainability by both developers and occupiers. The project

objective is to develop and deliver a series of targeted seminars, backed up by web-accessible materials, designed specifically to inform and engage consultants in the move to promote the business case for sustainable property.

FUTURE WORK

Our future programme of work will include the following topics and themes:

- Mixed use in urban renewal
- Creating good office centres – relations between local authorities and the office sector
- Working environments – work/life balance in pursuit of better productivity
- Offices and wireless technology
- Flexibility judgement calls – do occupiers understand flexibility and their choice
- Urban design in urban renewal



policy

The BCO’s policy activity has expanded considerably this year. Increased activity on various policy groups has been matched by an increase in the number of consultative exercises in which we have been involved across the UK devolved government structure. Additionally we have created new policy links with a number of non-government organisations including the Commission for the Built Environment and English Heritage.

Disabled Person Transport Advisory Committee (DPTAC) – Built Environment Working Group

This group advises on improving access to the built environment for disabled people, taking into account complementary advice from other DPTAC Working Groups. The BCO has continued to play an active role in this group, which acts as a valuable two-way communication channel.

The Office of the Deputy Prime Minister (ODPM) Working Group on Decontamination of Buildings and Infrastructure

This group was created to assist in the creation of a draft guidance, prepared by ODPM in conjunction with other Departments, on the procedures, roles and responsibilities for the decontamination of buildings and infrastructure in the event of contamination by CBRN materials.

London Business Improvement Districts (BIDS) Advisory Board

Created to encourage the development of BIDS across the Capital, membership of this Board will enable the BCO to represent London’s office sector in the deliberations and decision making processes which will take place concerning BIDS in London over the next few years.

The National Ratepayers Valuation Forum

This forum facilitates a direct dialogue between the Valuation Office Agency (VOA) and ratepayers, with the aim of encouraging the participation of ratepayers in the VOA’s discussions about the practices and future reform of the national rating system. Our involvement in the forum allows us to ensure

that the membership’s views are represented during these national discussions about the practices and future reform of the national rating system.

POLICY CONSULTATIONS

ODPM – (Part L) Building Regulations:

Calculating Conventions – July 2002

Title Conditions (Scotland Bill):

Draft bill consultation exercise – August 2002

The Draft London Plan:

Summer 2002

ODPM – (Part C) Building Regulations:

January 2003

ODPM – Current Land and Property Markets Consultation Arrangements:

Private consultation exercise – January 2003

Glasgow and Clyde Valley Structure Plan:

Draft Alteration – March 2003

Chartered Institute of Building Services Engineers

(CIBSE) TM31: *A guide to building log books – Spring 2003*

Department of Transport – Inclusive Projects:

A guide to best practice on preparing and delivering project briefs to secure access – Spring 2003

Building Research Establishment (BRE):

Ventilation regulations – Spring 2003

Building Regulations 2000:

Building Regulations and Electronic Communications Services (Broadband) Consultation Paper – April 2003

Tenement (Scotland) Bill Consultative Paper:

June 2003



Research and Policy Conclusions

This year, delivery of stimulating new projects has been matched with an overall expansion of the research programme, an increase in the levels of project funding from members and a considerable increase in our activity in the policy arena. The significance of research and policy momentum developed over the past three years is such that in order to foster a new level of strategic growth, the BCO Board agreed to the recruitment of a new research and policy assistant. Subsequently Andrea Littlestone joined the department on 2 June 2003.

committees and working parties

Over the course of 2002-2003, we increased the number of Committees and Working Parties. In this way, the active participation of the membership in the BCO's research initiatives and policy consultations is ensured.

PERMANENT STANDING COMMITTEES

TECHNICAL AFFAIRS COMMITTEE

Chaired by Richard Terry of Arup

Achievements

- Reformed structure and remit and recruited new membership
- Continued to oversee the development of the BCO Guide to Office Fit-Out
- Initiated a series of consultation exercises with members to review the current BCO Specification
- Supervising the re-write of the BCO Specification
- Supported a number of Partnership in Innovation programmes

MEMBERSHIP COMMITTEE

Chaired by Bill Black of Capital & Counties

Achievements

- During its first two years of operating the Committee succeeded in increasing substantially both the number of Individual and Corporate Members
- Developed the membership of the Regional Chapters through a combination of special regional membership rates and a greatly enhanced programme of events, seminars and technical tours

Encouraging more corporate occupiers to join the BCO as a means of ensuring a representative balance in the composition of the membership is a priority for the year ahead.

URBAN COMMITTEE

Chaired by David Ainsworth of Greycoat Estates

Achievements

- Supported the commissioning of research on Urban Engagement: local communities and accelerated urban renewal and a second project examining the question of mixed use schemes in urban regeneration areas
- Assisted in the organisation of the BCO – Property Week Paddington Conference held on March 20th in Paddington, London
- Encouraged the creation of a new research partnership with the Corporation of London
- Devising further projects on urban renewal and urban design

REGIONAL CHAIRMEN'S COMMITTEE

Chaired by Andrew Latchmore of Eversheds

Achievements

- Overseen better co-ordination between the four different regions
- Encouraged more regional workshops and site visits

AD HOC WORKING PARTIES

TALL BUILDINGS WORKING PARTY

Chaired by Alastair Collins of Davis Langdon & Everest

Achievements

- Supported the release of the 'Tall Buildings in London: Guidance on Planning' report
- Reviewed the possibility of further research particularly on the economic analysis of tall building construction

GOVERNMENT IN LONDON WORKING PARTY

Chaired by David Hutchings of Cushman Wakefield Healey & Baker

Achievements

- Verified the BCO response to the draft London plan

GREEN ISSUES WORKING PARTY

Chaired by Charles Brocklehurst of Gardiner & Theobald

Achievements

- Supported the commissioning of research entitled Sustainability Starts in the Boardroom
- Supported the commissioning, review and release of the research advice note on Green Roofs
- Overseeing the development of the project on Green Incentives
- Inspired one workshop on sustainability at the Annual Conference in Barcelona
- Assisted in the holding of a climate change workshop in Bristol in the Spring 2003
- Assisting the Technical Affairs Committee in the review of the sustainability aspects of the BCO Guide to Office Fit-Out

TECHNOLOGY WORKING PARTY

Chaired by Steve Hutton of Oirol

Achievements

- Held a variety of consultations with experts to develop a view on the future of technology and its possible impact on offices
- Overseeing the development of two potential research projects

BCO GUIDE TO OFFICE FIT-OUT WORKING PARTY

Chaired by Tim Battle of Timothy Battle Associates

Achievements

- Established a series of subject specific working parties to produce sections of the new Guide
- Supervised the collation of their output into a first draft
- Responsible for the editing of the first draft
- Submission of the second draft to the design and print team
- Overseeing the final stages of the project

NEW AD HOC WORKING PARTIES

WORKPLACE GROUP

Chaired by Ron German of Stanhope

Achievements

- Currently reviewing the question of workplace productivity with the aim of identifying key areas where the BCO may wish commission new research
- Assisting the technical affairs committee in the review of the workplace productivity aspects of the BCO Guide

OCCUPIERS' GROUP

Chaired by Simon Ward of Deutsche Bank

Achievements

- Currently reviewing questions of lease flexibility and occupier needs and requirements with the aim of commissioning new research into occupier issues between 2003-2004

BCO SPECIFICATION 2004 WORKING PARTY

Chaired by Tim Battle of Timothy Battle & Associates

Achievements

- Organising and hosting a series of consultation exercises with members to review the current BCO Specification
- Organising system of working parties which will have primary responsibility for the actual re-write of the BCO Specification

regional chapters

a national perspective

During 2002-03 the regional chapters have seen an unprecedented level of activity. Across the country there has been a greater number of events and a renewed emphasis on variety. The Regional Chairmen's Committee has provided a useful forum for the four regional chairmen to meet and share experiences and ideas and in so doing to help each other to improve the offering of each of our Regional Chapters in a number of ways. Each of the Chapters is keen to establish a regional membership with a critical mass that will make the events we run better attended and a more effective focus on best practice for those in the office sector in our regions. Through this sharing of ideas, the regional chairmen have helped each other to achieve a significant increase in regional membership. The Committee has also shared experiences on events that each region has organised and as a result a number of successful events have been repeated in different regions. A recent

example of this was the seminar on Climate Change, which was a success in both the South West & Wales and the Midlands. As usual, teams of regional judges participated in the BCO Awards and the regional committees also engaged in an active campaign to encourage more entrants. I would like to thank all of the regional chairmen and their committees for the hard work they have put into raising membership levels in the regions. The ongoing campaign should see our regional membership continuing to grow over the next twelve months. Overall, 2002-03 has proved an interesting and stimulating year for the regional chapters of the BCO. I am confident that in 2003-04 we will be able to build on our achievements, particularly with the nationwide launch of the BCO Guide to Office Fit-Out in November 2003.

Andrew Latchmore – Chairman of Regional Chairmen's Committee



SCOTLAND

Activities

- An excellent visit to the BAE Systems Building just outside of Edinburgh
- A very successful luncheon attended by more than 120 delegates at Dynamic Earth, with guest speaker Jim Mackinnon, Chief Planner at the Scottish Executive and Head of the Planning and Building Standards Group
- A tour to London where around 20 delegates enjoyed visits to some of the Capital's many exciting new buildings

NORTH OF ENGLAND

Activities

- A well attended meeting in Central Square, Newcastle, examining Parabola Estates' award winning new building and comparing the experience of actual occupation with a professional's expectations beforehand
- A fascinating review of the practicalities of sustainable buildings at the new Thorpe Park Office Park outside of Leeds

some of the highlights of the year in the regional chapters

SOUTH WEST & WALES

Activities

- A hugely successful seminar on climate change led by Hoare Lee
- A visit to the Cardiff Bay development
- A tour of Vodafone's new headquarters

MIDLANDS

Activities

- An informative seminar on climate change led by Hoare Lee Consultants, held at the successful mixed use Mailbox development in the centre of Birmingham
- A presentation on sustainability and office buildings given by Arup at their new Arup Campus Building

annual conference – barcelona 2003



I am delighted to report that thanks to the hard work of the many speakers, tour guides, sponsors, the Conference Committee, and of course the active participation of the membership, our second venture into mainland Europe was a resounding success. More than 600 delegates enjoyed the historical treasures and modern developments of one of the most vibrant cities in Europe.

Barcelona provided us with an excellent example of how a city can stimulate its economic health, while providing an exciting and satisfying place to spend time. Professor Laurie Taylor, who gave us plenty of reasons to be cheerful, opened the programme on an upbeat note. Laurie’s ability to find both humour and a good learning point in almost any field of endeavour really did uplift the spirits. We were incredibly fortunate to have more than 30 speakers at the Conference, a formidable array of acknowledged experts, leading practitioners and thinkers. One of Spain’s top architects and a key figure in the regeneration of the city after the Games, Josep Acebillo, celebrated the value of good design in cities. Other seminars tackled such important subjects as leadership, improving communication in the workplace and creating better office environments. The Friday afternoon workshop gave delegates the opportunity to debate the motion: Real Estate Does Not Speak the Language of Business. In spite of compelling arguments against, the motion was carried. A number of reasons for this were discussed, but the main cause appears to be: “Education, Education, Education.” We also organised an extensive programme of tours. Some were focussed on Barcelona’s commercial buildings, both in use and under construction; others allowed delegates to get a feel for the city and its history.

Barcelona is fascinating because it intermingles stunning modern developments within a rich architectural heritage. Going to Barcelona gave us the opportunity to refresh our perspectives, have our preconceptions challenged and hear how others are succeeding amongst friends and in a superb location.

Roger Reeves – Senior Vice President & Conference Chairman



barcelona conference 2003

events and activities

providing a forum – events diary

The BCO provides an exciting calendar of conferences, seminars, technical tours, lunches and dinners. Through our events programme we ensure that members have the opportunity to come together, on a regular basis, to discuss topical issues and future priorities within a stimulating but impartial environment. The BCO 2002-2003 events calendar included many inspiring and informative events and activities:

JULY

REGIONAL TECHNICAL VISIT – *South West and Wales*

Osborne Clark Office Development, Temple Quay Bristol.

ANNUAL GENERAL MEETING – *Paddington, Central London*

David Steventon appointed as new BCO President, succeeding Roger Fidgen.
Following the AGM, BCO members were taken on a technical tour of Paddington, Central.



AUGUST

ANNUAL AWARDS PROGRAMME

Judging of the Annual Awards Programme entrants is underway and the panel work on a shortlist of entries.



SEPTEMBER

SUSTAINABILITY STARTS IN THE BOARDROOM

“Sustainability Starts in the Boardroom” research report published.

TECHNICAL VISIT – *Scotland*

BAE Systems, Edinburgh.

REGIONAL LUNCHEON – *Scotland*

The Scottish region hosted a lunch at Dynamic Earth with guest speaker Jim Mackinnon, Chief Planner at the Scottish Executive and Head of the Planning and Building Standards Group. He addressed the audience on modernising the planning system.



PRESIDENT’S LUNCHEON – *London*

The membership celebrated the appointment of the new President, David Steventon at the President’s Luncheon held at The Savoy. The guest speaker was David Edmunds, Director General of Telecommunications, Oftel.



OCTOBER

SEMINAR SERIES

CLIMATE CHANGE SEMINAR – *Birmingham, Bristol, London*

BCO delegates attended a seminar on the subject of Climate Change Legislation. The new legislation was set to change the definition of what constitutes a good building for the whole of the property industry. The seminar addressed new legislation, the effect on building design and likely future legislation.



AWARDS DINNER – *The Grosvenor House Hotel, London*

Jointly hosted by Paul Morrell, Awards Chairman, and Peter Bill, Editor of Estates Gazette, in the Great Room of The Grosvenor House Hotel, the 2002 Awards Presentation Dinner was a great success. Attracting 1,438 guests, the BCO Awards Dinner has cemented itself firmly as one of the key events in the property calendar and as one of the BCO's flagship events.

NORTHERN REGION EVENT –

Newcastle visit

Visit to Newcastle, Central Square Development Phase I & II and the Baltic Centre for Contemporary Art.



NOVEMBER

**SEMINAR
SUSTAINABILITY STARTS IN THE BOARDROOM – London**

This seminar showcased one of the BCO's most significant reports. "Sustainability Starts in the Boardroom" investigated the office sector's attitude towards sustainable development and questioned whether it understands what sustainability means. Remark Research and Marketing and Arup Associates presented the key findings with a focus on the question of delivery. Presenting the view that by thinking holistically, better and cheaper buildings can be delivered whilst also being able to take into account what the developer and tenant need.

IoD LUNCHEON – London
Luncheon at the IoD with guest speaker Simon Jenkins of *The Times*.



DECEMBER

**TALL BUILDINGS IN LONDON: GUIDANCE ON PLANNING –
Research report published**
**GOOD PRACTICE IN THE SELECTION OF CONSTRUCTION
MATERIALS – Research report re-printed**

JANUARY

TECHNICAL VISIT – London
Mid City Place, High Holborn



**ANNUAL DINNER –
The Grosvenor House Hotel, London**
The 2003 property calendar kicked off with the BCO Annual Dinner, at the Grosvenor House Hotel, attended by over 1,300 BCO members and their guests. A video showing the highlights and achievements of the BCO's past year started the evening off on a positive note. The after dinner entertainment by comedian and magician John Lenahan proved to be a hit with his witty observations of the office sector and involvement of audience members in his act.

TECHNICAL VISIT – London
Proctor House, High Holborn.



bco annual dinner 2003



FEBRUARY

REGIONAL TECHNICAL VISIT – Scotland

Scottish Enterprise HQ Building, Glasgow.



AJ/BCO SPRING CONFERENCE – RIBA, London

The second AJ BCO Spring Conference examined two major and controversial issues in the procurement and the performance of commercial offices, master planning and designing for workplace productivity. In addition, entries for the BCO 2002 Awards were reviewed by the judges, members of the design team and an assessor.

IoD LUNCHEON – London

February luncheon at the IoD with Simon Thurley, Chief Executive of English Heritage.



SCOTTISH REGION LONDON STUDY TOUR

Members of the BCO Scottish Chapter joined a London Study Tour of major new office developments. The tour included visits to the Merrill Lynch Financial Centre, the new Lord Mayor's office City Hall, Victoria House in Bloomsbury Square, 40 Grosvenor Place, Chiswick Park and the Swiss Re Gherkin.



MARCH

TECHNICAL VISIT – London

BP Amoco Technology Park, Sunbury.

REGIONAL TECHNICAL VISIT – South West and Wales

BT/Elinia/Mowlem Building, Cardiff Bay.



REGIONAL LUNCHEON – Scotland

A successful luncheon was held for the Scottish Chapter in March at the Langs Hotel in Glasgow. John McCormick spoke at the lunch and addressed the proposals for BBC Scotland's new headquarters complex at Pacific Quay Glasgow.



CONFERENCE

PADDINGTON UNVEILED: WHERE NEXT? – London

Held at the Paddington Hilton this very successful one-day conference was organised by the BCO and Property Week. The event focused on the success of the redevelopment around Paddington and identified opportunities at other key railway terminals. The event agenda included views from many key industry speakers including Roger Holmes – Marks & Spencer Chief Executive; Sir Stuart Lipton – Stanhope, Chief Executive; Nigel Hugill – Chelsfield, Managing Director; Robert Heskett – Land Securities, Portfolio Director and Jeremy Titchen – Grosvenor, Commercial Director. The conference included tours of the site, examined how the project was put together and the lessons that can be learned and applied to other sites.



APRIL

FUEL CELLS FOR OFFICES?
A BCO Guide to New Technology
Research report published.

TECHNICAL VISIT – London
Paternoster Square, London.



TECHNICAL VISIT – Scotland
Standard Life Dundas House, Edinburgh.

TECHNICAL VISIT – South West and Wales
Georges Square Office Building, Bristol.



MAY

OFFICE TRENDS 2003
Report published by Estates Gazette.

ANNUAL CONFERENCE – Barcelona
The BCO Annual Conference 2003, held in Barcelona, was a resounding success. More than 600 delegates enjoyed an extensive programme opened by Professor Laurie Taylor. See the full review by Roger Reeves on page 18.

JUNE

GREEN ROOFS RESEARCH ADVICE NOTE
Research report published.

TECHNICAL VISIT – London
Abbey National House, 2 Triton Square.

FUTURES ROUNDTABLE
The BCO has commissioned a piece of research examining the accuracy of past predictions for change in the office sector, and predictions for the future. As part of the forward-looking phase of the research we invited a selection of leading players in the office market for an informal roundtable on how design, construction and usage of offices might change over the next 20 years. The panel included occupiers, developers, constructors, fit-out contractors, agents and a legislator.

TECHNICAL VISIT – South West and Wales
Vodafone Headquarters.

TECHNICAL VISIT – London
Empress State Building, Earls Court, London.



barcelona conference 2003

BCO awards programme

The BCO's Annual Awards Programme is one of the most tangible manifestations of our mission to define excellence in office space. The Awards provide the means of giving public recognition and commendation to top quality design and functionality across the UK. By putting the spotlight on examples of best practice, we aim to provide a benchmark for the whole office sector.

The following regions were covered by the Awards Programme during 2002: **Scotland; The North of England, North Wales & Northern Ireland; The Midlands & East Anglia; The South of England** (outside the M25) **& South Wales;** and **London** (within the M25).

The award categories were: **Corporate Workplace Building; Commercial Workplace Building; Refurbished/Recycled Workplace Building; Fit-Out of Workplace** (Major Projects); and **Fit-Out of Workplace** (Smaller Projects).

BCO award winners 2002

BEST OF THE BEST

Chiswick Park (Phase 1), London

NATIONAL AWARDS

Corporate Workplace

Scottish Enterprise HQ, Glasgow

Commercial Workplace

Chiswick Park (Phase 1), London

Refurbished Workplace

Scottish Water, Fairmilehead Redevelopment, Edinburgh

Fit-Out of Workplace

Bloomberg European HQ, Finsbury Square, London

REGIONAL AWARDS

Corporate Workplace Building

Scottish Enterprise HQ, Glasgow

Pfizer UK HQ, Walton Oaks, Surrey

Merrill Lynch Financial Centre, London

Commercial Workplace Building

Excel House, Semple St, Edinburgh

Chiswick Park, London

Operations & Controls Centre, Phoenix Natural Gas, Belfast

Windsor Office Park, Windsor

The Daily Express Building, London

Integration House, Alba Campus, Livingston

123 St Vincent Street, Glasgow

Refurbished/Recycled Workplace Building

Scottish Water, Fairmilehead Redevelopment, Edinburgh

Squire and Partners, 77 Wicklow St

BAE Systems, Crewe Toll House, Edinburgh

Fit-Out of Workplace

Bloomberg European HQ, Finsbury Sq,

Cadbury Schweppes' "Moving On" Project, Watford

KPMG - Altius House, Milton Keynes

Kimberly-Clark Shared Service Centre, Brighton

Sainsbury's Business Centre, London

Goldman Sachs, 120 Fleet St, London



bco awards dinner 2002





BCO Board Members 2003-04

From left to right: **Richard Kauntze** – BCO Chief Executive; **Paul Morrell** – BCO Senior Vice President (2003-04);
Roger Reeves – BCO President (2003-04); **Simon Ward** – BCO Junior Vice President (2003-04);
Tony Bickmore – BCO Honorary Treasurer (2003-04).

A,B,C. **Chiswick Park** (Phase 1) – London.
 Winner: Best of the Best;
 Commercial Workplace Building – National/Regional:
 London within M25

D. **Scottish Enterprise HQ** – Glasgow.
 Winner: Corporate Workplace
 Building – National/Regional: Scotland

E. **Scottish Water**, Fairmilehead Redevelopment –
 Edinburgh. Winner: Refurbished/Recycled Workplace
 Building – National/Regional: Scotland

F. **Bloomberg European HQ**, Finsbury Square – London.
 Winner: Fit-Out of Workplace –
 National/Regional: London within M25

G. **Pfizer UK HQ**, Walton Oaks – Surrey.
 Winner: Corporate Workplace Building –
 Regional: S. England & S. Wales

H. **Merrill Lynch Financial Centre** – London.
 Winner: Corporate Workplace Building –
 Regional: London within M25

I. **Excel House** – Semple St, Edinburgh.
 Winner: Commercial Workplace Building –
 Regional: Scotland

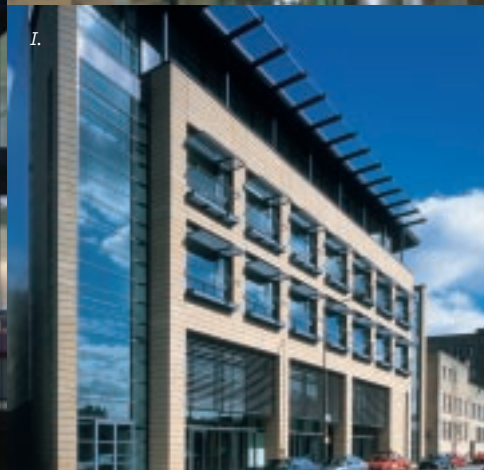
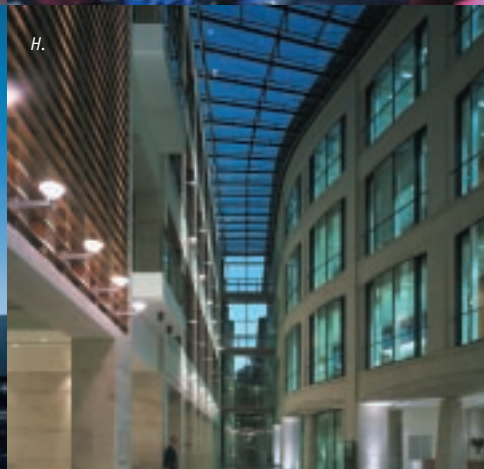
J. **Phoenix Natural Gas**, Operations & Controls Centre –
 Belfast. Winner: Commercial Workplace Building –
 Regional: N England, NW & N Ireland

K. **Squire and Partners** – 77 Wicklow St, London.
 Winner: Refurbished/Recycled Workplace Building –
 Regional: London within M25

L. **Cadbury Schweppes**’ “Moving On” Project – Watford.
 Winner: Fit Out of Workplace – Regional:
 London within M25

M. **KPMG**, Altius House – Milton Keynes.
 Winner: Fit Out of Workplace – Regional:
 Midlands & East Anglia

N. The Chiswick Park team receiving
 their “Best of the Best Award”



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