



ANNUAL REVIEW
2009/10

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.



ANNUAL REVIEW

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FOREWORD

MIKE HUSSEY
BCO PRESIDENT 2009/10

IT IS DIFFICULT TO REMEMBER THE STABLE
TIMES IN THE PROPERTY INDUSTRY WHEN
PEOPLE COULD RELY ON TREND FORECASTING
AND LOOK FORWARD WITH A DEGREE OF
CERTAINTY. VOLATILITY IS THE NEW NORM.

01

The last year, our twentieth, has been no exception. Volatility in global markets, concern over the Euro and macro-economic uncertainty with a change in government in the UK has meant that stability has only been witnessed in prime markets with strong investment credentials.

For the BCO it has been a challenge, to continue to offer our members a relevant and supportive programme of events and research, alongside a financially stable organisation.

The Executive have maintained a focus on our core activity, supporting the office industry in the UK and we have overseen delivery of the *BCO Guide to Specification* along with a suite of research papers. Our Research Committees should be thanked for their phenomenal commitment and dedication to best practice that allows others to benefit from their hard work.

The *BCO Guide to Specification* was the best yet. Neil Pennell led a large team of committed professionals to produce a document that not only is the industry's bible but also has new features that help us push the boundaries further and appeal to an ever-widening audience.

Membership has been resilient over the year with just a 1% drop in corporate numbers but 6% in overall numbers, as members look to reduce cost. We have sought to protect our income through new membership levels and the introduction of the NextGen members: our bid for a healthy future.

NextGen has got off to a tremendous start and is now the fastest growing part of the BCO. The London Committee has brought an energy that is clearly infectious as the Midlands are planning to launch their own NextGen Committee later in the year. It was noticeable at the bigger events, like the Annual Conference, that we have a strangely dysfunctional membership! Why is it that so few agents attended one of the best practical building conferences for a number of years? Other than those organizing the tours, they were conspicuous by their absence. There are other examples and we are keen to ensure that our members get maximum benefit from their membership. It is not expensive, it is amazing value. Where else can you find leading experts in every aspect of office delivery in the same room at your mercy? NextGen get it, funny that NowGen don't!

Thanks to Gerald Kaye who showcased our Capital City with a fabulous conference, *Capital Recovery*, based in Westminster

but touching all parts of London. The tours were a masterpiece of logistical organization and enormous thanks go to those who put long hours into this event and performed so admirably on the day. For those that did not attend specific tours of some of the best buildings in the UK, Peter Wynne Rees and Paul Finch walked others around the City for an alternative view of the Good, the Bad and the Ugly. We had Tower debates and technical seminars. Something for everyone.

WE ARE THE BEST REPRESENTATIVE BODY IN THE OFFICE INDUSTRY BECAUSE WE STAY RELEVANT

Forty four other events were held throughout the year. The regions are on top of their game and I very much enjoyed my tours to various parts of the UK to interface with our regional boards. The Annual Dinner and President's Lunch were at capacity and underline our industry's core skill – networking. We are brilliant at it.

We have much to applaud and to be proud of. We are the best representative body in the office industry because we stay relevant. The Secretariat continues to deliver, for which grateful thanks, and we continue to expect more from them. This has to be right because we are not perfect. We should have more members, more should understand the full benefits of membership and the marketing opportunities represented by a group that have such diverse disciplines in the same market place.

Richard Kauntze has had to deal with the loss of his wife, Rachel, and has done so with typical, self-effacing, determination. On his behalf, thank you to all the members who have shown incredible support for Richard and his son, Henry, this year. The power of the property industry to show compassion and its human side, never fails to amaze me.

So, Richard, with the support of the BCO Membership, your mandate is clear: keep up the good work; join-up the membership to be more productive for each other; bolster the Research programme, but above all, hang on to Gerald Kaye's coat tail – the pace is just about to increase.

RESEARCH & POLICY



BCO ANNUAL REVIEW 2009/10

RESEARCH & POLICY

LOOKING BACK AT THE BCO'S RESEARCH PUBLICATIONS OVER THE PAST YEAR, SUSTAINABILITY HAS CONTINUED AS A KEY THEME FOR US. ALL OF THE RESEARCH WHICH WAS UNDERTAKEN TO INFORM AND SUPPORT THE BCO GUIDE TO SPECIFICATION 2009 HAS BEEN PUBLISHED AND MADE A BIG CONTRIBUTION TO THE SUSTAINABILITY THEME FOR THE YEAR.

A second theme looked at the office from the occupier perspective, it focused on changes in working practices. Two reports were published with this theme in mind: *Making Flexible Working Work* and *Making the Workplace Work*.

Overall the BCO published fifteen new research reports which matched last year's total figure.

On the policy side the BCO identified two key consultation papers and responded to them with input from the Environmental Sustainability Group. The consultation papers were:

- Zero carbon for new non-domestic buildings: consultation on policy options, November 2009; and
- Making better use of EPCs and data, May 2010.

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

- National Ratepayer Forum, Valuation Office
- Directive Implementation Action Group
- London BIDS Advisory Board
- Green Property Alliance (sub-group of the Property Industry Alliance)
- Research Alliance (sub-group of the Property Industry Alliance)
- Building Regulations Standing Committee
- Code for Commercial Leases, RICS
- Better Buildings Partnership – benchmarking, green leases and agents sub groups.

Here are the details of our 2009/10 research publications.

Environmental Briefing Note:
Corporate Responsibility for
Construction, Demolition and
Excavation Wastes
July 2009

This report in the series of Environmental Briefing Notes looked at the voluntary agreement for organisations to commit to reducing their construction, demolition and excavation waste to landfill, which was launched by WRAP (Waste & Resources Action Programme) in October 2008 and was endorsed by the BCO.



OVERALL THE BCO PUBLISHED 15 NEW RESEARCH REPORTS

The Carbon Reduction Commitment – A Guide for Landlords and Tenants
July 2009

This report set out some general information on the operation of the Carbon Reduction Commitment (CRC) which was introduced from April 2010. It discussed the apportionment of the cost of the CRC between landlords and tenants and discussed issues which were likely to arise when the ownership of a building changed.



Property Data Report 2009
August 2009

The property sector was larger than the banking, leisure, communications and transport sectors, it was also a significant investment asset for the pensions industry. This report, published by the Property Industry Alliance, set out just how important the commercial property sector was to the UK economy.

Good Office Design
September 2009

Published with the Royal Institute of British Architects, this report examined the trends and innovations at the cutting edge of office design in the UK. Written by David Littlefield, the report interpreted empirical analyses of BCO Award Winners from 2002 onwards, it included a range of varied case studies and demonstrated the latest thinking from the world of workplace design.

Greening the Commercial Property Sector
September 2009

Commercial property was a significant consumer of energy and good environmental management grew in importance to landlords and occupiers. Increasingly stringent legislation was introduced to encourage good practice. The Carbon Reduction Commitment and Energy Performance Certificates were increasing the pressure on the commercial property sector.

BCO Security Guide
October 2009

This Guide was designed to be read by everyone involved in the office sector - occupiers, landlords, developers, consultants, suppliers and contractors. The report covered the business case for security planning, operational issues, the detail of the 'secure by design' principle and the security requirements that aimed to minimise the threat of terrorism.



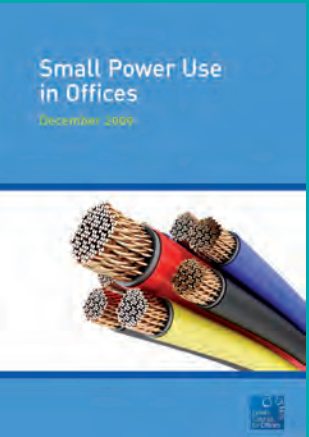
Can Do Refurbishment
November 2009

This report set out the benefits of refurbishments in commercial buildings of the 70s, 80s and 90s. Produced by Scott Brownrigg, Hilson Moran and Gardiner & Theobald, and endorsed by the BCO. It was compiled to consider the opportunities and to challenge some of the preconceived ideas that often see resistance to office refurbishment and favour new build.

In particular the research addressed changes and upgrading of the building fabric and services, as well as the benefits of rebranding and floor space efficiency. It also facilitated a constructive debate that weighed up the merits of the retention and reuse of existing valuable building stock over new build, illustrated with successful examples.

Small Power Use in Offices
December 2009

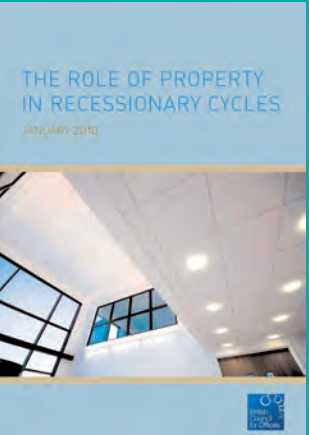
Commissioned to inform the *BCO Guide to Specification 2009*, this research report covered actual small power loads in occupied buildings across a range of occupiers and locations. Previous research showed that there was a significant difference between actual small power loads observed in occupied buildings and those assumed for design. Design figures tended to overestimate loads, failing to fully account for diversity of use.



The Role of Property in Recessionary Cycles
January 2010

A new BCO research report looked at the question of how to develop a property strategy during an economic downturn. An exciting new tool accompanied this research report.

The purpose of this research was to take a look at how the larger occupiers utilized their property assets most effectively and to see what lessons were transferable to the small and medium sized enterprise. The research team interviewed 29 occupier organisations with responsibility for more than 20 million square feet of office space.



Low Carbon Networks
February 2010

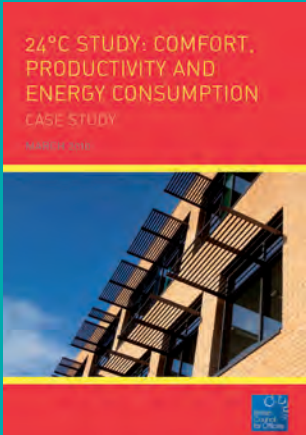
This briefing note described low carbon networks, set out their main benefits and reviewed the role of Energy Service Companies (ESCOs) in the procurement and delivery of these networks.

ESCOs offered a range of services to facilitate the provision of a low carbon network. They were specialist companies which had their origins in the gas and electricity supply industry. Their role was in the design, installation, operation and maintenance, and finance and energy management of a community energy scheme.



24 Degrees Study: Comfort, Productivity and Energy Consumption - Case Study
March 2010

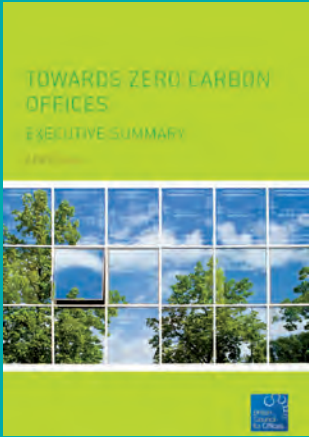
Research commissioned to inform the latest edition of the *BCO Guide to Specification* on office temperatures. This was the second stage of a two-stage project. It was the on-site investigation of the impact the change from 22 ± 2°C to 24 ± 2°C would have on a real working office environment.



Towards Zero Carbon Offices
April 2010

The goal of a zero carbon office involved far more than incorporating a series of 'green' features or products, the BCO concluded that the day-to-day behaviour of occupants and their interface with buildings was becoming increasingly important.

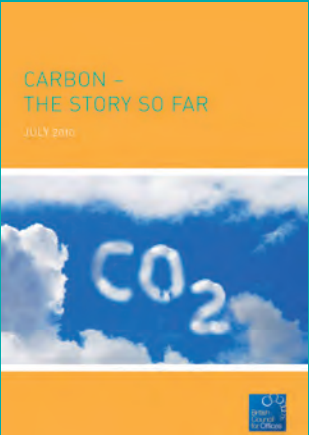
This study aimed to investigate the considerable gap between a building's design capabilities to minimise carbon emissions and the ability of occupiers to make the most of these capabilities.



managers and facilities/human resources managers were interviewed as well as a range of individuals working within these organisations. More than 50 in-depth interviews were conducted.

Carbon - the Story so Far
July 2010

A number of measures were introduced to reduce carbon emissions, this report gives an overview of these carbon-related policies. The last decade saw the emergence of carbon management and abatement as the single biggest driver of change in the built environment. Change was not driven by economic needs but by a common belief in the link between our current and past behaviour, the consequences on our planet's natural balance and a desire to change that behaviour for the sake of future generations.



Making Flexible Working Work
May 2010

Public and private sector, employers and employees were all beginning to see clear advantages in flexible working. This document sought to get everyone 'on the same page' and guided readers through the complexities of flexible working. It was a practical guide, acted as a checklist to aid everyone involved in implementing flexible working programmes.



Making the Workplace Work
June 2010

Over the last ten years there has been a strong trend for organisations within business, government and the voluntary sectors to reconfigure the spaces of their offices in new ways. This report explores the user experience of offices. Research was conducted in 13 organisations across the UK in the private and third sectors. Senior

THE COMING YEAR

Looking forward at the BCO's research agenda, we are underway with an exciting new developer project *'The challenges for the office sector over the next decade and beyond'*. The majority of the BCO's developer members are supporting this new initiative from the BCO and we are working in partnership to produce a forward-thinking report on the office sector from a strategic perspective.

Another major report in the pipeline is the latest edition of the *BCO Guide to Fit-Out* which is being led by Neil Pennell, Chairman of the Technical Affairs Committee. The team which produced the *BCO Guide to Specification 2009* is hard at work co-ordinating their efforts to produce another excellent report.

COMMITTEES

03



COMMITTEES

AS ALWAYS BCO MEMBERS WERE LEADING THE COMMITTEES AND GROUPS WITH A BUSY AGENDA FOR 2009/10. SOME OF THEIR ACHIEVEMENTS ARE LISTED BELOW

RESEARCH COMMITTEE

Chaired by Mat Oakley of Savills

Achievements

- Continued to work closely with Blue Rubicon, the PR company, to ensure that BCO research achieved a high level of coverage for the research publications
- Oversaw the BCO's research programme for 2009/10
- Contributed to the development of the plenary sessions for the BCO Conference, London 2010
- Supported the Sir Nigel Mobbs Memorial Fund at Cass Business School.

TECHNICAL AFFAIRS COMMITTEE

Chaired by Neil Pennell of Land Securities

- Collaborated on a series of regional launch events for the *BCO Guide to Specification 2009*
- Focussed on the writing and development of the *BCO Guide to Fit-Out*
- Organised two seminars for the BCO Conference, London 2010
- Continued to work with Blue Rubicon on achieving media coverage for the *BCO Guide to Specification 2009*.

URBAN GROUP

Chaired by Paul Warner of 3DReid

Achievements

- Organised a series of six seminars on subjects such as transport and the London Plan with a number of high profile speakers
- Contributed to the publication of *Good Office Design*.

ENVIRONMENTAL SUSTAINABILITY GROUP

Chaired by Paul Edwards, Hammerson

Achievements

- Held a series of successful seminars on Post Occupancy Evaluation, Carbon Profiling, and Ecology and Climate Change
- Collaborated on responses to two Government consultation papers
- Organised two seminars at the BCO Conference London 2010.

OCCUPIER GROUP

Chaired by Gary Wingrove, BT

Achievements

- Oversaw the publication of two research reports: *Making Flexible Working Work* and *Making the Workplace Work*
- Collaborated with the Property Industry Alliance and CoreNet to develop the next edition of the *Occupier Satisfaction Index*
- Participated in the study on the *Role of Property in Recessionary Cycles*.

Estates
Gazette



Property
Week.



THE TIMES

BANKING PEER REVIEW GROUP

Chaired by Richard Beastall, tp bennett

Achievements

- Completed the Banking Property Strategy Survey
- Debated the progress on the sustainability agenda in the banking sector
- Identified a research project for the following year.



PHARMACEUTICAL OCCUPIER GROUP

Chaired by Farrol Goldblatt, tp bennett

Initiated in 2009, this committee engages with occupiers in the pharmaceutical industry and aims to share best practice amongst the industry.

Achievements

- Presented a workshop on change management
- Arranged a visit of Rio Tinto to view best practice in other sectors.

MEMBERSHIP COMMITTEE

Chaired by Francis Ives, Cyril Sweett

Against the backdrop of the recession, the Membership Committee continues to work hard to plug gaps in the BCO's membership and help the organisation offer maximum value.

Achievements

- Worked on the establishment of a new membership structure to take account of sole practitioners and smaller businesses
- Continued to identify prospective members and to encourage their membership
- Secured full regional representation on the Membership Committee reflecting the BCO's national structure.

NETWORKING & EVENTS



NETWORKING & EVENTS

ALONGSIDE RESEARCH AND POLICY, ONE OF THE KEY BENEFITS OF BCO MEMBERSHIP IS THE NETWORK OF MEMBERS THROUGHOUT THE UK. MEMBERS COVER EVERY ASPECT OF THE COMMERCIAL PROPERTY SECTOR RANGING FROM THE DEVELOPER AND AGENT THROUGH TO THE ARCHITECT AND OCCUPIER.

A valuable feature of the BCO membership is our programme of events that allows members to network with competitors and colleagues alike, encouraging dissemination of best practice throughout the industry.

Events are held both regionally and nationally and cover a range of formats which continue to be popular.

NATIONAL EVENTS

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

BCO Annual General Meeting 2009

Blue Fin Building, Bankside, London 15 July

Open to BCO members only, the BCO AGM saw the official passing of the presidential post from Nicholas Ridley of NCREal Estate Consulting, to Michael Hussey of Almacantar. After the official proceedings guests were invited on a tour of the Blue Fin Building which won the BCO National Award for Corporate Workplace in 2008.

President's Luncheon

The Dorchester, London 16 September

An audience of 500 BCO members and their guests arrived to partake in Michael Hussey's inaugural luncheon as BCO President 2009/10. Guests were entertained by Michael White, Assistant Editor for the Guardian.

BCO National Awards Dinner

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

Hosted by Phil Hammond, this premier event in the corporate real estate calendar attracted over 1,000 key players in the office sector. For full details of all the BCO Award Winners in 2009 go to page 25.

Annual Dinner

Grosvenor House Hotel, A JW Marriott Hotel, London 26 January

The BCO's Annual Dinner was a chance for members and their guests to network, with entertainment from comedian Marcus Brigstocke.

Annual Conference London 2010

QEII Conference Centre, London 26-28 May

Gerald Kaye, our Conference Chair, writes up his thoughts from the conference on page 21.



Estates Gazette



REGIONAL CHAPTERS

The four Regional Committees are made up of dedicated regional members from the BCO who are committed to producing a varied and interesting programme of events for our members across the UK. Our events programme is fuelled by what our members want which makes feedback and input from the membership extremely valuable. This year saw a number of technical tours across the region, as well as a second successful year for the Regional Awards lunches and dinners, and a Regional series of seminars following the launch of the *BCO Guide to Specification 2009*.

TECHNICAL TOURS

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

60 Threadneedle Street, London	15 Sept
23 Savile Row, London	5 Oct
Salt Quay House, Plymouth	21 Oct
Barclays, One Snowhill, Birmingham	1 Dec
107 Cheapside, London	3 Dec
Jubilee Campus, University of Nottingham	4 Feb
Microsoft Building 5, Reading	19 Feb
Piccadilly Place, Manchester	25 Feb
1 Lancaster Circus, Birmingham	2 Mar
Pinsent Masons, 3 Hardman Street, Manchester	15 Apr
20 Gracechurch Street, London	15 Apr
New Brook Buildings, 10-16 Great Queen Street, London	24 Jun

BCO GUIDE TO SPECIFICATION SEMINARS

Four months on from the launch of the *BCO Guide to Specification 2009*, the regions hosted a series of seminars giving members the opportunity to hear from and meet the experts involved in creating the guide.

London: Henderson Global Investors, 201 Bishopsgate, London	8 Sept
South West: Beachcroft, Portwall Place, Bristol	10 Sept
North: 3 Hardman Square, Manchester	21 Sept
Midlands: Calthorpe House, Birmingham	30 Sept

REGIONAL AWARDS

One of the BCO's primary objectives is to define excellence in office space. As part of this objective our annual Awards Programme provides public recognition for top quality design and functionality and a benchmark for excellence in workplaces.

Reviews & Tours 2009

Following the announcement of the Regional Winners for the 2009 BCO National Awards in October, each of the Regions hosted a Review & Tour event at one of their winning projects. These events showcased the 2009 Regional Winners 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. For an overview of the 2009 BCO Award Winners go to page 25.

North:	
BDP Manchester Studio, Piccadilly Basin, Manchester	13 Oct
<i>Regional Winner of Corporate Workplace 2009</i>	
Midlands:	
Driving Standards Agency, Nottingham	19 Oct
<i>Regional Winner of Fit-out of Workplace 2009</i>	
Bournville Place, Birmingham	2 Nov
<i>Regional Winner of Corporate Workplace 2009</i>	
Scotland:	
Potterrow Development, Edinburgh	29 Oct
<i>Regional Winner of Corporate Workplace 2009</i>	

SEMINARS & CONFERENCES

Our seminars and conferences allow members the chance to meet and debate the latest industry issues and research. These events also provide the opportunity for us to form partnerships and meet with members from other likeminded organisations.

Finding the Tipping Point

DTZ, 125 Old Broad Street, London 3 Nov

This breakfast seminar saw over 60 members meet to hear from some of the leading market commentators about the prospects for development and construction, and the predicted recovery of the UK economy in 2010.



Office Outlook 2010 – Future Drivers of Commercial Property

Lawrence Graham, 4 More London Riverside, London 2 Mar

Delegates heard from both investor and occupier speakers at this breakfast seminar. Focusing on their views of how businesses see their demand for space developing and how investors see the market emerging from the downturn.

Awards Presentations 2010

Following the successful implementation of dedicated Regional Awards Presentations in 2009, the regions again hosted individual events to celebrate the announcement of their Regional Winners in the BCO Awards 2010.

Scottish Lunch: The George Hotel, Edinburgh	21 April
London & the South East Lunch: Marriott Grosvenor Square, London	27 April
Northern Dinner: Hilton Manchester Deansgate, Manchester	6 May
Midlands & East Anglia Lunch: Birmingham Town Hall	12 May
South West & South Wales Dinner: Ashton Gate Stadium, Bristol	13 May

OUR EVENTS PROGRAMME IS FUELLED BY WHAT OUR MEMBERS WANT

REGIONAL NETWORKING

Scottish Chapter Lunch – City Chambers, Glasgow 22 Oct

The Scottish Chapter hosted a lunch for 40 members and their guests who turned up to hear from guest speaker Steve Inch, Executive Director of the Development and Regeneration Services for Glasgow City Council.

Midlands Summer BBQ & Tour

Fort Dunlop, Fort Parkway, Birmingham 8 Jun

The Midlands Chapter invited members and non-members from the region to join them for a tour of Fort Dunlop, the 2008 National Winner of Refurbished/Recycled Workplace. The tour was followed by a BBQ on the roof terrace with drinks provided by the host Overbury.

The Role of Property in Recessionary Cycles

Financial Dynamics, Holborn Gate, London 9 Mar

Following the launch of Nicholas Ridley's BCO Presidential Project *The Role of Property in Recessionary Cycles*, this seminar allowed the authors, Cyrill Sweett, to present their findings to the members and the opportunity to debate the questions it raised.



Post Occupancy Evaluation – who is it for?

King Sturge, 30 Warwick Street, London 26 Mar

The first in a series of seminars from the BCO's Environmental Sustainability Group this event debated the value of the Post-Occupancy Evaluation and its benefits.

The Carbon Problem – why are we looking at only half the story?

Davis Langdon, 71 High Holborn, London 20 Apr

Chaired by Paul Edwards of the BCO's Environmental Sustainability Group this event explained what embodied carbon is all about, how it relates to operational carbon use and how a proper, total carbon picture enables buildings to be sensibly compared.

Making Flexible Working Work

EC Harris, 34 York Way, London 13 May

This seminar launched the BCO research publication *Making Flexible Working Work*. Whilst trying to answer the question 'what is driving flexible working?' speakers also attempted to uncover the hidden costs behind flexible working and investigate a strategy for long term management.

The Mayor's Plan for London

Sheppard Robson, 77 Parkway, Camden Town 16 Jun

Andrew Barry-Purssell, Head of London Plan at the GLA presented the Mayor of London's planning strategies, from housing targets through to protected views, in front of the BCO's Urban Group.

Ecology and Climate Change

Llewelyn Davies Yeang, Torrington Place, London 22 Jun

A seminar hosting a number of short presentations by experts on ecology and its integration with architecture and planning was presented by the BCO's Environmental Sustainability Group. The session discussed latest methods to enhance biodiversity by setting targets and to create a series of habitats making developments into total 'living systems'.

Transport – Planes, Trains and Automobiles

The German Gym, King's Cross 6 Jul

Predictions suggest that 75 per cent of the world's population will be living in cities by 2050 and most urban jobs will be undertaken in 'office type' buildings. Roger Madelin, Argent, asked the BCO Urban Group, whether we can learn any lessons from the DeHaviland Mosquite and the B17 Flying Fortress and how is it that Japan's urban work force travel more miles to work than any other western economy but produce less CO₂ per employee?

ANNUAL CONFERENCE

05



ANNUAL CONFERENCE

GERALD KAYE
BCO CONFERENCE CHAIRMAN 2010

CAPITAL RECOVERY

With the banks facing increased regulation, a new coalition government in Westminster and the continued threat to London's dominance coming from the East, this year's BCO Annual Conference **Capital Recovery**, couldn't have come at a more interesting time. After last year's conference Michael Hussey (2009 Conference Chairman) commented that "the industry was, and still is, going through significant changes as a result of the economic downturn". This year the industry continues to be in a climate of much uncertainty with an uncharted and ever changing financial position. It was with this in mind that we invited leading industry figures and a dynamic selection of world class professionals to discuss recovery, rejuvenation, reinvigoration and renaissance, but not without learning and adapting from the events of the past 24 months.

"Exceptional quality of the plenary sessions and speakers - all very informative"

London 2010 Delegate Feedback

Day one was opened by a panel session with Sir Simon Milton, Stuart Fraser and Tony Travers looking specifically at London's Future as World City. They argued that despite the looming spectre of cuts, the ongoing resilience of London combined with a new moderate government, has renewed London's global status as a great place to invest. Caution and a change in working practices will be the key to future security and this was echoed in our second plenary by chief executives of the country's two largest property companies signalling that the role of government will become even more important following the recession. Chris Grigg, Chief Executive of British Land

stated that "the financial crisis has changed the environment in which we operate. As a consequence the way we do development will also have to change". Francis Salway, Chief Executive of Land Securities, also issued a warning to delegates stating that "when developers come out of semi hibernation, the key is to identify who will provide the finance."

"Excellent Seminars on Tour – I would have liked to do more"

London 2010 Delegate Feedback

The plenary sessions in day two moved away from economics and development with a largely entertaining and provocative session chaired by Jack Pringle looking at *How We Work and Why We Work*. Magnus Lindkvist, author of *The Trendspotter*, rejected the notion of offices and the world of desk-bound work, challenging the industry by saying that "workers are abandoning the office, it's a dying industry" and "work needs to be more than just about delivering a paycheck - there needs to be some meaning." Renowned architect Roger Zogolovitch responded by saying that workers must find their own meaning, urging us to "take control of our lives and the work we do, which in turn will help to give work meaning." Journalist and commentator Jonathan Margolis argued that "it's still important to physically meet with people, which is why the office is [and will continue to be] alive and kicking".



FMworld

The subject of the future continued with our final plenary session where chairman, Richard Kauntze asked his panel “what can we expect to see emerging in the next decade that will have such a profound effect on the way we work?” The question was analysed excellently by our panel of insightful and informed speakers including Hamish McRae who predicted a tipping point in the balance of power from West to East “China will be snapping at the heels of the States by 2020; overtaken by 2027.” We are facing a future of changes and an opportunity to reinvent what we do and how we do it to produce a successful formula. All our speakers seemed to be in agreement that while the future certainly will not be pain-free for anyone we should never underestimate this country's capacity to recover and revive.

WE ARE FACING A FUTURE OF CHANGES AND AN OPPORTUNITY TO REINVENT WHAT WE DO



Debate on the future of London's property market continued into the afternoon on each day with our new programme of “Seminars on Tour”. Delegates had the opportunity to get out of the conference centre and truly discover what London has to offer with visits to innovative and exceptional buildings, developments and workplaces. Tours spanned the breadth of London from the Olympic site and Canary Wharf in the east through to Paddington in the west. These new look sessions proved highly popular and received excellent feedback from our delegates. I would like to take this opportunity to thank all those who were



involved, whether as a speaker or tour host. In particular my thanks go to Digby Flower of CBRE, and John Snow of Knight Frank, who together compiled an extremely comprehensive programme with world class speakers which made an excellent contribution to London 2010.

“It's all too easy to work in London day to day and not pay attention to what is happening around us so to bring a bit of focus on what is happening in London was excellent”

London 2010, Delegate Feedback

As always the BCO Annual Conference is an excellent opportunity to network with your peers and this year was no different with a number of new elements included in the programme. Over 30 delegates took advantage of a bicycle ride around the Thames Gateway with the Cycle to Cannes team, whilst our gala dinner provided an opportunity to hear from the inspirational Sebastian Coe and raise over £10,600 (a few coins and a Kroner!) for LandAid.

Of course none of this would have been possible without a dedicated team behind the scenes and I would like to take this opportunity to thank all those that have helped to make the London conference a success. Particular thanks should go to the conference committee for their time and dedication, to our sponsors for their generosity and most of all to you, our delegates, for your continuing support.

Overall the BCO Annual Conference London 2010 proved to be very insightful and provided a cautiously positive outlook for the future of London and the wider UK commercial property industry.

BCO AWARDS 2009

06



BCO AWARDS 2009

THIS YEAR'S WINNERS ILLUSTRATE THE EVER-INCREASING QUALITY OF OUTPUT. 2009 SAW A MATURING OF THE BCO AWARDS. FOR THE FIRST TIME, EACH OF THE REGIONAL CHAPTERS HELD SUCCESSFUL AWARDS PRESENTATIONS, WITH CATEGORY WINNERS BEING PROPOSED FOR A VISIT BY THE NATIONAL PANEL.

In addition, there was a surge in entry numbers not only reflecting the industry's view of the awards, but also high levels of project completions.

The submissions for this year's process generated, in the consensus view of the judging panels, a vintage crop. Emphasis was placed on the ability of the workplace to support the occupiers' business needs and of course, an attention to sustainability that occupiers increasingly expect as standard and the professional teams are now applying with rigor and often creativity and understanding.

George Iacobescu
PRESIDENT'S AWARD

“George Iacobescu is living proof of the power of determination and self-belief. 20 years ago in Canary Wharf, he defied naysayers who laughed off the idea that the derelict site could ever be anything other than a wasteland to transform it into one of the world's greatest financial landmarks. Still going strong after two recessions, it is more than just a financial success. It is an inspiring space for office workers and the local residents too who flock there on weekdays and weekends.”

Michael Hussey, BCO President 2009/10

George Iacobescu has come a long way since his first job designing pump-stations. This quiet, modest man has helped create some of the world's greatest financial landmarks.

GEORGE IS PASSIONATE ABOUT CREATING SUSTAINABLE WORKPLACES

Today, Canary Wharf rivals the City of London as a financial district and has attracted names such as the Financial Services Authority, HSBC, Barclays, Morgan Stanley, Clifford Chance and Citigroup. It has survived two recessions but it is not just a financial success as it has a wonderful retail complex and inspiring open spaces for office workers and local residents alike. George is passionate about creating sustainable workplaces and Canary Wharf Group has recently been judged by the Sunday Times as the second most environmentally friendly property developer in the UK.

The highest accolade, of course, was being made a CBE in 2003 for services to regeneration and inward investment. However, George Iacobescu is more likely to judge his success by the impact his company and personal contributions have made to one of the most deprived areas in the UK. Industry recognition for the brilliance of Canary Wharf is one thing, this award is personal – it is for George and all he has given to London.



theguardian



Kings Place, 90 York Way, London
BEST OF THE BEST

Kings Place was praised for its exquisite design and clever construction, including the deepest propped basement ever built in London. It really captured the judges' imagination with its brave approach to regeneration, transforming a derelict site into a standard-setting 21st century office space with public spaces that are immersed in culture and inextricably linked to community.

Once every decade or so a building comes along that alters the common understanding of what is commercially possible. Kings Place has not just moved the goalposts - it rewrote the book on how commercial property can integrate with the life of a city. In a rare year of judging when half a dozen projects emerged with potential to win plaudits as the best office building in Britain, this one still stood out.

ONCE A DECADE OR SO A BUILDING COMES ALONG THAT ALTERS THE COMMON UNDERSTANDING OF WHAT IS COMMERCIALY POSSIBLE

Planners are forcing commercial developers into mixed use to revive the 24-hour life of city centres. Too often this is grudgingly conceded with gestures towards housing or public access. Kings Place throws its arms wide, inviting the world into galleries, concert and meeting spaces. This could have won the BCO award even as a pure office block because of its exquisite design and clever construction but Parabola Land's Peter Millican deserves the highest praise. This was the personal vision of an outsider who had never built in London, yet had the determination to show bigger names a new path. So too do designers Dixon Jones for such a stunning interpretation of ideas.

This building is open-hearted, immersed in culture and life giving. The public uses are not superficial but integral to the structure and inextricably linked to community.

NG Bailey for Solais House, Strathclyde Business Park, Bellshill, Scotland
INNOVATION

This award goes to a team's work on the project rather than a building, although the two are inextricably linked. NG Bailey drew on all its skills to help Strathclyde Business Park Developments transform a standard business park building into a showcase for innovation and sustainability.

UNDER A BASIC BUSINESS PARK EXTERIOR LIES A GREAT INNOVATION

The key to success was not just technical expertise, however, but ensuring every metre of ground-source heating pipe, every pane of photovoltaic glass and every dual-flush toilet was economically sound. This is no flashy showcase full of futuristic gimmicks but a hard-nosed commercial enterprise. "It is heartening to see there are no faddish bolt-ons or green jewellery," said the national judges. "Everything is integral to the build, showing how a firm that would normally be introduced late on as a sub-contractor can add enormously to a design if consulted early."

"Because of its in-house skill base, NG Bailey had access to the total toolbox of new thinking yet had the restraint to choose only what was appropriate and economically feasible," say the judging panel.

Innovations include the world's first application of phase change materials, used in the wave feature ceiling within the conference room. This material, discreetly incorporated into the building, increases thermal storage and soaks up excess heat to be released later, reducing cooling demand as well as improving thermal comfort.

Under a basic business park exterior lies great innovation that achieves practical gains reducing the carbon footprint by 75% but, just as importantly, uses technology that can be replicated commercially rather than just being a vanity project.



2009 LIST OF WINNERS

PRESIDENT'S AWARD

George Iacobescu

BEST OF THE BEST

Kings Place, 90 York Way, London

INNOVATION AWARD

NG Bailey for Solais House, Strathclyde Business Park, Bellshill, Scotland

COMMERCIAL WORKPLACE

NATIONAL WINNER

Regional London & the South East

Kings Place, 90 York Way, London

Regional Midlands & East Anglia

Innovation Centre and Business Base, 110 Butterfield, Luton

Regional North of England, North Wales & Northern Ireland

3 Hardman Street, Spinningfields, Manchester

Regional Scotland

EHQ, 2 South Gyle Crescent, Edinburgh

Regional South West England & South Wales

MEPC Central 40, Chineham Park, Basingstoke

CORPORATE WORKPLACE

NATIONAL WINNER

Regional Scotland

Potterow Development, 10 Crichton Street / 3 Charles Street, Edinburgh

Regional South West England & South Wales

Penallta House, Hengoed, Caerphilly

Regional London & the South East

Eversheds HQ, One Wood Street, London

Regional Midlands & East Anglia

Bournville Place, Bournville Lane, Birmingham

**Regional North of England, North Wales & Northern Ireland
(Joint Winners)**

AV Hill Building, University of Manchester

BDP Manchester Studio, 11 Ducie Street, Manchester

FIT-OUT OF WORKPLACE

NATIONAL WINNER

Regional South West England & South Wales

Microsoft Building 5, Thames Valley Business Park, Reading

Regional London & the South East

Henderson Global Investors, 201 Bishopsgate, London

Regional Midlands & East Anglia

Driving Standards Agency, The Axis, Nottingham

Regional North of England, North Wales & Northern Ireland

Ministry of Defence, Walker House, Liverpool

Regional Scotland

Evolution House for Edinburgh College of Art, Westport, Edinburgh

PROJECTS UP TO 2,000M²

NATIONAL WINNER

Regional Scotland

The Loch Lomond & Trossachs National Park HQ, Carrochan, Balloch

Regional South West England & South Wales

VOSA Test Station Office, Merebank Road, Bristol

Regional London & the South East

Reiss HQ, 10 Barrett Street, London

Regional Midlands & East Anglia

Nicholas Wilson House, Dormer Place, Leamington Spa

Regional North of England, North Wales & Northern Ireland

ghd Corporate Headquarters, Bridgewater Place, Leeds

REFURBISHED / RECYCLED WORKPLACE

NATIONAL WINNER

Regional North of England, North Wales & Northern Ireland

Memphis Building for Student Loans Company, Lingfield Point, Darlington

Regional Scotland

Scottish Widows, 15 Dalkeith Road, Edinburgh

Regional London & the South East

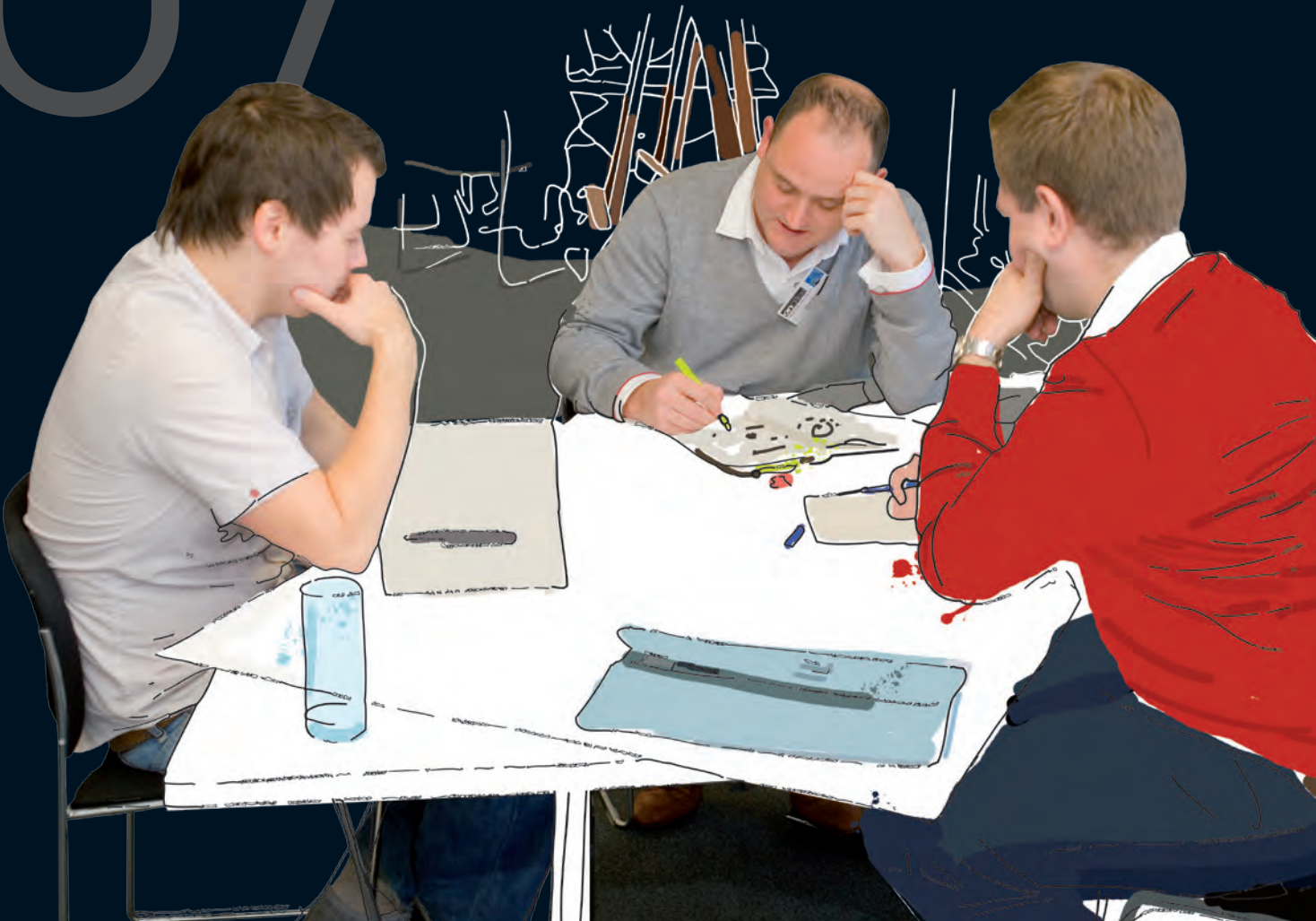
55 Baker Street

Regional Midlands & East Anglia

David Wilson Library, University of Leicester

NEXTGEN

07



NEXTGEN

LEARNING FROM THE PAST, LOOKING TO THE FUTURE



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

Just over a year ago the BCO launched the NextGen Committee in London to harness the talent and creativity of its younger members. Since its creation the committee has produced a full calendar of targeted seminars, debates and networking events including:

Tall Buildings: the beginning of a new era?

Barclays, Canary Wharf 8 Oct 2009

This seminar brought together the speakers Steve Watts from Davis Langdon, Fred Pilbrow from PLP Architecture, and Simon Ward from Barclays to debate the future of tall buildings.



The Office of the Teenies - Design Charette

In association with onoffice magazine and Pringle Brandon
27 Oct 2009

A full day design charette exploring what the office of the next decade might be like. The results of this charette were featured in

the December/January edition of onoffice magazine with the winning design appearing on the front cover.

Future Scenarios! Looking for the link between sustainability and value

Taylor Wessing, 5 New Street Square, London 24 Mar 2010

Seeking to find the link between sustainability and value, a panel of experts discussed the key issues of green buildings including; cost, return on investment, and the occupier's opinion. This seminar was hosted by Taylor Wessing in their offices at 5 New Street Square, part of Land Securities' exemplar green development.

The Future of Property in 60 seconds

The Square Pig, Holborn, London 26 May 2010

Over 50 NextGen members gathered at this networking event to hear a selection of 60 second presentations from young professionals in the commercial property sector.

After the successes of the London committee a second NextGen committee has been established in the Midlands chapter which will launch in September 2010. Further growth is expected to move into the wider regions over the coming years.

Anyone interested in getting involved should sign up to the BCO newsletter for further information or contact the relevant committee chair.

London Committee Chair

Shazad Azam
Head of Offices
3DReid

Midlands Committee Chair

James Hall
Associate Director
Associated Architects



Property Week.



LOOKING FORWARD: THE YEAR AHEAD

RICHARD KAUNTZE
BCO CHIEF EXECUTIVE

“CAPITAL RECOVERY” WAS THE THEME OF THIS YEAR’S ANNUAL CONFERENCE (LONDON, 26-28 MAY 2010), AND THE ECONOMY CONTINUES TO PROVIDE THE BACKDROP FOR THE BCO’S WORK AND FUTURE.

We have, of course, a new government – the first coalition since the Second World War – with the unequivocal aim of cutting the UK’s massive public debt, and quickly. All of us have views on whether this policy is right or wrong – and only history will be the true judge – but one thing is clear: the year ahead will see huge reductions in public spending (remember how the previous government always talked of investment rather than spending, but only when it was increasing?). As many in property and construction have looked to the public sector for business following the crash in private sector work in 2008, times are likely to remain very tough. The BCO will continue to do all it can to help its members weather the storm, and provide the best possible value.

Future-gazing was a prominent theme at the Annual Conference. Despite the severity of the recession, there was, rightly, great optimism about London, undoubtedly one of the world’s premier cities, and perhaps only comparable with New York as a world city. As the economy recovers, so will the demand for office space, particularly that for the high quality space at which Britain excels. Global comparisons regularly show that Britain produces among the best – arguably the best – offices in the world, so effectively illustrated by the transformation of London and so many of the UK’s leading regional centres in recent years. The rapidly rising Heron Tower, soon to be followed by the Pinnacle and the Shard, well illustrate growing confidence in the office market. Other schemes put on hold in 2008 are sure to be brought in to play soon.

The excellence of the offices created by the BCO’s richly diverse membership shone through the awards competition, now with regional presentations to complement the National Dinner. The BCO’s national judges, led by John Forrester, regional judges and many others work tirelessly to support the competition, which produced a record number of entries. I know only too well what an exceptionally difficult job the judges have in choosing winners from so many quite superb buildings, and my sincere thanks to all of the entrants for working so hard to present their buildings so well.

Michael White, the distinguished journalist, entertained members and their guests at the sell-out President’s Lunch in September, and Marcus Brigstocke, the comedian, did likewise at the Annual Dinner in January. The BCO’s flagship lunches and dinners continue to be among the best attended in the property sector, and my thanks to the many BCO members who continue to support these events during the tougher times. Ever conscious of tightening purse strings, the range of

smaller events (free to members) continues to expand, with technical tours at the forefront, together with breakfast seminars and research launches. The BCO’s NextGen group (under 35s) continues to forge ahead, with the new Midlands chapter to be launched in September. Suggestions from members for new events are always welcome.

May 2010 saw the BCO celebrate twenty years. It really is quite extraordinary how far the organisation has progressed in such a short time. There is, however, no question of the BCO resting on its laurels, and Gerald Kaye (President for 2010/11) has put plugging gaps in the membership at the top of his agenda for his Presidential year. My sincere thanks to Gerald for this, and for his very great work leading the highly successful London Annual Conference.

AS THE ECONOMY RECOVERS, SO WILL THE DEMAND FOR OFFICE SPACE

I must offer particular thanks to Mike Hussey, the BCO’s President for 2009/10. The BCO is very fortunate indeed to have someone as able as Mike act as President during such a tough time for the industry. I am personally indebted to Mike for steering the BCO so ably during my absence, and to the many BCO members who showed such kindness and generosity. It is, of course, impossible to mention all by name, but I must also single out James Wates, Honorary Treasurer until 31 March 2010, and now the Junior Vice President, Robin Brodie Cooper, James’s successor as Honorary Treasurer, and Gary Wingrove, Gerald’s successor as Senior Vice President.

My own team at the BCO office have continued to work tirelessly, and harder than ever while I was away. I am deeply grateful to them all. My PA, Helen Barnett (now on maternity leave), kept me organised, as ever, and we welcome Barbara Ford, who is covering for Helen while she is preoccupied. Fiona Thomson and Lucinda Waits demonstrated great drive and imagination in producing ever more and better events, while Jenny MacDonnell sought to get maximum value from a necessarily reduced research spend, reflecting the harsh economic realities. My very great thanks to them all, to the BCO’s committee and regional chairmen, Management Executive, Board and all who work so hard for the organisation and will, I know, maintain that effort in the year ahead.

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