



Annual Review 2007/08



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

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Foreword

BY THE PRESIDENT

GORDON CAREY

BCO PRESIDENT 2007/08

We are all aware of the tremendous changes that have occurred over the course of the last 12 months. On the down side the Western economies, including the UK and US, have taken a real 'pounding' which has had a severe impact on development and construction. However, the good news (if there is any!) is that we've been here before, weathered the storm and come out the other side better and stronger! As with all things in life from difficult times often emerge new opportunities.

During the last year it has become increasingly apparent that the industry needs to take energy efficiency and sustainability issues even more seriously if we are to avoid future problems of global warming with all its various implications. The BCO has always put research at the top of the agenda and particularly promotes the 'green agenda' in the design and occupation of offices. It is evident from recent experience that landlords and tenants are now taking very seriously the need to maximise occupancy potential and the energy efficiency of existing buildings, as well as constructing new buildings that are more energy efficient and use less carbon. Effective use of office space is extremely important and of course has an impact on the UK economy, by encouraging and facilitating businesses to be more productive and thus effective.

I'm delighted to report that during the course of the last year the BCO has continued to invest in further research to ensure that the

Effective use of office space is extremely important and of course has an impact on the UK economy, by encouraging and facilitating businesses to be more productive and thus effective

industry has the right facts and figures, and examples of best practice, to enable the BCO members, and others involved in this industry, to make well informed decisions when considering occupation, investment and the design of new buildings or the refurbishment of existing ones. Following the New York conference we have continued to encourage and develop closer relationships with other international organisations, in order to be able to share best practice. This will hopefully lead to joint research projects, where we can learn from the experience of others throughout the world, and they can also learn from our experience in the UK. We have developed some strong relationships with BOMA (The Building Owners and Managers Association), REBNY (Real Estate Board of New York), AEO (Spanish Association for Offices) as well as other organisations in Europe, Russia and elsewhere in the World, and look forward to developing even stronger links in forthcoming years.

As many of you will be aware, the BCO specification has become the industry 'benchmark', not only in the UK but also by many members, and other organisations, when working abroad. In order to remain at the forefront of this quickly developing industry the BCO Management Executive have agreed that the specification will be updated far more frequently, supported by the ongoing detailed research into the various aspects of occupation, design and construction. During my year as President I was asked to select a specific research topic. I'm delighted to report that a study into the comparisons of office specifications, and the approach to design

and occupation, of a number of countries throughout the World (including the UK, US, Europe, Russia and the Far East) has been commissioned and will hopefully be completed by the end of the year. It is hoped that this information will not only enhance and deepen our understanding of the different approaches but also teach us valuable lessons, which we can effectively apply elsewhere, especially the fast emerging countries and cities throughout the world ensuring the best decisions are made, so that natural resources and energy are used wisely.

During the year the Regional Chapters (see page 17) have also continued to grow holding some excellent events and arranging visits in order to promote good design. It has now been agreed that from next year regional award winners will be celebrated at regional events, as well as being short listed to go forward to the annual awards dinner, where they will compete for the national trophy. It is evident from recent award entries that the quality of submissions continues to raise the standards of office design, both locally and nationally.

Finally, I would like to wish Nick Ridley all the best during his forthcoming year as President and I'm sure that with the support of the Chief Executive, Richard Kauntze and the executive team, who I would also like to thank for all their help during the last year, the BCO will continue to develop from strength to strength.

Research and Policy

A key activity within the research and policy department during 2007/08 was the establishment of the new Research Committee. Mat Oakley, Savills, has taken on the role of Chairman and has held a number of meetings to drive this new committee forward.

Over the past year 11 new research reports have been published including the *BCO Guide to Post-Occupancy Evaluation* which was launched at the end of 2007. This new Guide added to the series of BCO Best Practice Guides and over the forthcoming year the members of the Technical Affairs Committee will be working hard to produce the next edition of the *BCO Guide to Best Practice in the Specification for Offices*.

For the BCO Annual Conference 2008, in Brussels, the Director of Research and Policy developed a series of research seminars and debates. These events formed a central plank of the conference structure and were very well attended although the weather in Brussels may have helped the attendance figures!

On the policy side, we responded to a large number of Government engagement exercises and focused our efforts on developing the BCO's public affairs agenda. In terms of public affairs we raised the BCO's profile amongst politicians (a highlight was meeting with the Rt Hon Michael Jack, Chairman of the Environment, Food and Rural Affairs Select Committee), civil servants and policy makers.

This leads us into the details of our 2007/08 research publications.

LANDLORD'S ENERGY STATEMENT (LES)

August 2007

The landlord's energy statement (LES) is a tool that enables landlords and managing agents to get to grips with the energy consumption and the carbon dioxide emissions, in the provision of communal services in their buildings.

The BPF, with funding from the Carbon Trust, and with the support of the BCO and CIBSE produced the LES with technical development by the Usable Buildings Trust. This tool enables landlords to understand their buildings' energy efficiency, comparing their performance against similar buildings with similar uses, identify any areas for improvement and illustrate where year on year improvements have been made.

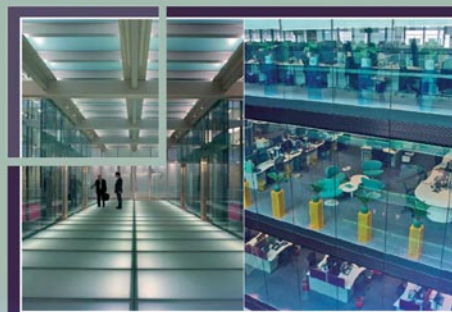
The BPF, BCO and CIBSE formed a research partnership to develop the Tenants' Energy Review (TER) which was the parallel supporting project to LES. This consortium was awarded funding from the Carbon Trust to develop Tenant's Energy Reviews (TER).

DESIGNED TO WORK

September 2007

Open House, the architecture education organisation, joined forces with the British Council for Offices to create *Designed to Work*, an exciting new initiative to showcase excellence in workspace design and to advocate what makes good design for the workplace.

A full-colour publication explored how design teams, developers and businesses were responding to the challenge of creating innovative and inspirational spaces that met the needs of employers and



Designed to Work
London

“OVER THE PAST YEAR 11 NEW RESEARCH REPORTS HAVE BEEN PUBLISHED INCLUDING THE BCO GUIDE TO POST-OCCUPANCY EVALUATION”

DR IAN SELBY, DIRECTOR OF RESEARCH AND POLICY



employees of the 21st century. Showcasing a wide range of designs in London for a broad spectrum of enterprises, from international legal practices to freelance artists, it identified some of the factors for success in making offices that could adapt to the rapidly changing world of work. This publication provided an invaluable reference point, giving insights from a variety of users about how these places work in everyday life.

CAN GREENERY MAKE COMMERCIAL BUILDINGS MORE GREEN?

October 2007

This report analysed the potential benefits of vegetation in, on and around commercial buildings in relation to environmental sustainability.

The research team looked at how using vegetation in buildings could impact on energy efficiency, the internal environment, water management, microclimate and biodiversity. Although vegetation could be supported by the structure of commercial buildings without serious impact on the building design, the benefits were so small that the economic and environmental costs of installing and maintaining the vegetation outweighed the direct benefits. However, the positive benefits were found to be more subjective including an aesthetically pleasing space, worker satisfaction and productivity, and opportunities for enhancing urban biodiversity.

With support from RICS and the British Council for Offices, this issue was explored by students on the MEng course at the Centre for Sustainable Development at the University of Cambridge, UK.

BCO GUIDE TO POST-OCCUPANCY EVALUATION

November 2007

Post-Occupancy Evaluation (POE) was first introduced some 40 years ago. However, it has only recently begun to make an impact on the agendas of occupiers, designers and developers, not only in the UK and USA, but throughout the world.

The relationship between office space and business performance has been a keenly researched theme of the BCO since the publication in 2005 of *The Impact of Office Design on Business Performance*. Building

upon the conclusions of this seminal research report, this new guide has been designed to raise awareness of the benefits of POE and to make it accessible to occupiers, developers and designers by providing practical advice on how they can instigate their POE studies.

WORKPLACE CASE STUDIES: MARKS AND SPENCER, GRAND UNION CASE STUDY

December 2007

Extended case study from the BCO report, *ICT and Offices: Practised realities and their business benefits?*

This new in-depth case study analysed Marks & Spencer's move from its headquarters for 47 years in Baker Street, to the Paddington Basin, reflecting in many ways the new aspirations of the business.

The move enabled the acceleration of the necessary cultural changes to become more flexible, transparent and integrated as one team and created a modern, effective environment where people could perform at their best.

EUROPEAN DIRECTIVE FOR THE ENERGY PERFORMANCE OF BUILDINGS (CLG PUBLICATION)

January 2008

This was a guide, issued by the Department for Communities and Local Government (CLG), to help during the implementation of the European Directive for Energy Performance of Buildings (EPBD) during 2008.

Released on 24 January 2008, this new guide described the scope and requirements of the regulations relating to both Energy Performance Certificates (EPCs) and Display Energy Certificates (DECs). It also contained material on the new regime for air conditioning inspections in England and Wales.

24 DEGREES

February 2008

The BCO commissioned Arup to research whether it was feasible to operate offices at a temperature of 24 degrees during the summer months. This research was in response to a call from Jack Pringle,

former RIBA President, at the BCO Annual Conference 2006 in Dublin, to revise the BCO Specification 2005 and recommend a summertime temperature of 24 degrees rather than the current 22 degrees. It was considered that operating at the higher temperature would reduce energy consumption and carbon emissions whilst maintaining a comfortable and productive office environment.

The research found that by increasing the recommended summertime temperature in offices by two degrees that an office building of 100,000ft² could save six tonnes of carbon dioxide in a year.

ENERGY PERFORMANCE OF BUILDINGS DIRECTIVE

March 2008

This information paper from the BCO provided full details on the implementation of the EPBD and its three constituent parts: Energy Performance Certificates (EPCs), Display Energy Certificates (DECs) and air conditioning inspections. It also included details of the transitional arrangements which were announced on 13 March 2008.

WORKPLACE CASE STUDIES: CISCO - CONNECTED WORKPLACE, FIELD SALES OFFICE WORK, CHARLOTTE USA

March 2008

Extended case study from the BCO report, *ICT and Offices: Practised realities and their business benefits?*

This new in-depth case study analysed the relocation of one of Cisco's key sales and financial markets support teams to a new office, located in the revitalised central business district in South Boulevard, North Carolina, US in January 2005. The Charlotte Cisco Connected Workplace was one of the success stories of Cisco Systems Inc.® as it created a more effective workplace for its employees. Its success was achieved by developing an innovative workplace design, services and support in conjunction with Cisco technologies to raise productivity, enhance collaboration, increase employee satisfaction, and reduce real estate and technology costs.

ENVIRONMENTAL BRIEFING NOTE: CARBON OFFSETTING

April 2008

This was the first paper in the new series of environmental briefing notes commissioned by the BCO's Environmental Sustainability Group.

Carbon offsetting has been one of the most emotive and misunderstood areas in relation to climate change. This paper set out to demystify and bring clarity to this climate change initiative. It defined carbon offsetting, set out the background to its development and debated some of the key issues.

WORKPLACE CASE STUDIES: THE ENVIRONMENT AGENCY - THAMES REGIONAL HEAD OFFICE

May 2008

This report was another in our series of extended case studies from the BCO report, *ICT and Offices: Practised realities and their business benefits?*

The latest in-depth case study analysed the decision by the Environment Agency to rationalise its property portfolio in Reading with the aim of creating a new facility which encouraged more flexible working. This review coincided with a wider programme of organisational change.

OCCUPIER SATISFACTION INDEX 2008

May 2008

This was the second edition of this important index and opinion survey to measure satisfaction amongst occupiers of commercial property in the UK.

The research found that there had been improvements in the levels of communication and understanding from landlords over the previous year. The Index measured and monitored occupier satisfaction, focusing on key areas such as property supply, lease terms, business relationships, progress with environmental initiatives and value for money.

This research was commissioned by the Property Industry Alliance, made up of the BCO, BPF, IPF and RICS, in conjunction with CoreNet Global UK.



Environmental Briefing Note: Carbon Offsetting

Published by the British Council for Offices, April 2008

Policy

PUBLIC AFFAIRS

The BCO is a permanent standing member of the National Ratepayer Forum, Disabled Persons Transport Advisory Committee, the Inclusive Design Group, Directive Implementation Action Group, the Ministerial Policy Consultation Group and the London BIDS Advisory Board.

Energy Performance of Buildings Directive (EPBD)

The BCO was represented at a series of regular stakeholder liaison meetings with Communities and Local Government to work towards the implementation of the Energy Performance of Buildings Directive. We have participated in meetings on Energy Performance Certificates, Display Energy Certificates and air conditioning inspections. As a result of our participation in these stakeholder forums we disseminated CLG's guide to the EPBD to our members and also produced a BCO Guide to the EPBD.

Better Buildings Project

As a result of our good working relationship with the London Climate Change Agency (LCCA), we were a member of the Better Buildings Partnership which brought together a number of the largest commercial and public property owners in London. It was working to improve the sustainability of London's existing building stock and to accelerate the reduction in CO₂ emissions from those buildings.

The BCO was actively involved in the groups focusing on benchmarking, green leases and also the occupier group as these areas were of most interest to the membership.

Environment, Food and Rural Affairs Select Committee

In April 2008, the BCO met with the Rt Hon Michael Jack MP to discuss its environmental research agenda. This meeting was set up in response to our growing range of research reports on sustainability issues particularly *Renewables and the London Plan* and *24 degrees*. It was agreed to hold a follow up meeting on a number of topics including the second stage of the 24 degrees research project.

Relationships with other organisations

The BCO continues to support the Property Industry Alliance (PIA) to ensure that all four organisations (BCO, BPF, IPF and RICS) co-ordinate a number of their activities. The PIA also worked with Corenet to produce the Occupier Satisfaction Index which has been a key achievement for the industry.

We have also been working with CIRIA, London First and Open House on new research publications where our research agendas have had an issue in common. This has ensured that we have achieved maximum value from the BCO's research budget.

The BCO has also worked with CoreNet, RIBA and Oxford Brookes on the 24 degrees project. This has given us the opportunity to work more closely with CIBSE on its temperature issues.

POLICY CONSULTATIONS

During the course of 2007/08, the BCO responded to a large number of Government engagement exercises in the areas of planning, transport, urban design and social affairs. Of these three key consultation responses are worthy of note:

Planning White Paper, August 2007

BCO members responded to this consultation paper and welcomed a number of the proposed initiatives including the establishment of a new Infrastructure Planning Commission. BCO members also supported the introduction of the National Planning Statements to ensure that there is a long term strategic view of the UK's needs.

Modernising Empty Property Relief, September 2007

This was a subject that united the property industry and there was a high level of liaison between the members of the Property Industry Alliance and also the Rating Surveyors Association. Like the other stakeholders within the property sector, the BCO was not in favour of the introduction of Empty Property Rates.

Planning Policy Statement 4: Planning for Sustainable Economic Development, March 2008

We followed a consultation process with the BCO membership where any member with an interest or view on the process of planning for sustainable economic development was invited to contribute to the response.

On the policy side, we responded to three key consultation papers and focused our efforts on developing the BCO's public affairs agenda

Committees

Over the course of 2007/08 BCO members again supported the organisation's events, regional activities, and research and policy efforts by participating in the BCO's committees and working parties.

Permanent standing committees

RESEARCH COMMITTEE

CHAired BY MAT OAKLEY, SAVILLS

This new committee was established with the remit to take a very strategic approach to BCO's research portfolio. It was set up over the summer of 2007 and held its first meeting in September.

Achievements

- Established a number of internal BCO research protocols on the procurement, peer review, marketing, dissemination processes
- Conducted a survey of the BCO membership on its research requirements and expectations
- Identified potential subjects for new research

TECHNICAL AFFAIRS COMMITTEE

CHAired BY NEIL PENNELL, LAND SECURITIES

Over the past year this committee has been working on the next edition of the *BCO Guide to Best Practice in the Specification for Offices* and it has commissioned a number of research studies to inform this new edition of the *Specification*.

Achievements

- Oversaw the completion of the first stage of the BCO research on the *24 degrees* debate
- Initiated the case study stage of the *24 degrees* project
- Oversaw the development of a new research project on lighting aimed at producing the new *BCO Guide to Lighting*

- Commissioned a new research study into floor vibration in offices
- Initiated a major research project on small power loads to inform the next edition of the *BCO Specification*
- Worked with the Occupier Group to commission a major new research study on Occupier Densities to be published in Autumn 2008
- Organised the first ever "Question Time with the TAC" at the BCO Annual Conference in Brussels in June 2008
- Led six research seminars at the BCO Conference 2008
- Dealt with best practice enquiries and developments from the membership and elsewhere

MEMBERSHIP COMMITTEE

CHAired BY FRANCIS IVES OF CYRIL SWEET

The Membership Committee has had another successful and very busy year helping to ensure that the BCO continues to prosper. Its principal focus for attention remains strengthening occupier and regional representation.

Achievements

- Increased in the BCO's membership to over 1,500
- Secured representation from all of the BCO's regional chapters on the committee
- Oversaw significant growth in all of the regional chapters' membership and a number of specific membership categories, including development, occupier and quantity surveying and cost control

URBAN COMMITTEE

CHAired BY PAUL WARNER, 3D REID

Achievements

- Organised seven urban 'think tank' seminars across the year between members of the BCO Urban Group and opinion formers in the urban regeneration sector

- Created a new urban research link with the Helen Hamlyn Institute at the Royal College of Art
- Initiated and supervised the BCO contribution to two joint research projects: MetriCity and i~Work, and the Teleworking and Transport in London research project
- Organised a lead debate "What makes cities tick?" at the BCO Annual Conference 2008 in Brussels

ENVIRONMENTAL SUSTAINABILITY COMMITTEE

CHAired BY MIKE BEAVEN, ARUP

Achievements

- Assisted the BCO Occupier Group in an Occupier Breakfast on Green Leases in June 2008
- Was the project steering group for the new *BCO Guide to Green Incentives*
- Was the project steering group for a new research project on Biomass and offices
- Liaised with the Technical Affairs Committee on the development of a new version of the BCO's *Good Practice in the Selection of Construction Materials*
- Led the development of the *Delivering a Low Carbon Futures* project
- Working with the Technical Affairs Committee in the development of the new *BCO Specification 2009*
- Developed a series of Environmental Briefing Notes and produced the first leaflet in the series on Carbon Offsetting

Ad-hoc committees

OCCUPIERS' GROUP

CHAired BY PAUL HARRINGTON, PRICEWATERHOUSECOOPERS

Achievements

- Oversaw the publication of the *BCO Guide to Post-Occupancy Evaluation*

- Participated in the organisation of a series of national launch events to disseminate the *BCO Guide to Post-Occupancy Evaluation*
- Worked with the Property Industry Alliance and Corenet to publish the second edition of the *Occupier Satisfaction Index*
- Hosted a very successful Occupier Breakfast on Green Leases

BANKING PEER REVIEW GROUP

CHAired BY RICHARD BEASTALL, TP BENNETT

A new group recently established to provide a more focused forum for the banking community as this was a community with very specific requirements from the office sector. It was made up of representatives from all the major banks.

GUIDE TO LIGHTING COMMITTEE

CHAired BY IAIN TRENT, LAND SECURITIES

This committee continued to work towards the publication of a new *BCO Guide to Lighting* which is due to be completed shortly.

Forthcoming year

Over the next year (2008/09), the most important event will be the launch of the next edition of the *BCO Guide to Best Practice in the Specification for Offices 2009*. This publication will be disseminated at the 2009 annual conference and some supporting events. We are also planning to publish the *BCO Guide to Lighting* and the *BCO Guide to Green Incentives*, these two publications will add to the diversity and importance of the Guide series. The Urban Committee and the Occupier Group are planning on continuing with their successful series of events. The Research Committee will continue to develop both its own workload and offer a strategic overview to the BCO's research and policy activities.

Networking and Events

Alongside research and policy, one of the key benefits of BCO membership is the network of members, which has now exceeded 1,500 individuals.

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 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 are continue to be popular. Our advice, as ever, is to book early to guarantee your place!

National Events

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

BCO ANNUAL GENERAL MEETING 2007: BRITISH LAND, YORK HOUSE, LONDON 17 JULY 2007

Open to BCO members only, the BCO AGM saw the official passing of the presidential post from Ann Minogue of Linklaters, to Gordon Carey of careyjones architects. After the official proceedings guests were invited on a tour of British Land's new headquarters at York House and for a drinks reception courtesy of our host, British Land.

PRESIDENT'S LUNCHEON: THE SAVOY, LONDON 19 SEPTEMBER 2007

An audience of 500 BCO members and their guests arrived to partake in Gordon Carey's first official luncheon as the BCO President 2007/08. Guests were entertained by Sir Richard Needham, International and Commercial Director of Dyson.

BCO AWARDS DINNER: GROSVENOR HOUSE HOTEL, LONDON 2 OCTOBER 2007

The BCO Awards Dinner is considered to be a premier event in the corporate real estate calendar attracting up to 1,600 key players in the office industry sector. For full details of all the BCO award winners in 2007 go to page 24.

RESEARCH LAUNCH, BCO GUIDE TO POST-OCCUPANCY EVALUATION: LONDON, BIRMINGHAM, LIVERPOOL, BRISTOL & EDINBURGH NOVEMBER 2007

The BCO Research & Policy team, with support of the Regional Chapters, hosted five launch events to announce the publication of the BCO Guide to Post-Occupancy Evaluation.

ANNUAL DINNER: GROSVENOR HOUSE HOTEL, LONDON 22 JANUARY 2008

The BCO's Annual Dinner is a glittering occasion for members and their guests. This year's event saw guests entertained by Guy Browning, Office Politics author and Guardian columnist. His presentation caused much amusement in the Great Room as he offered invaluable tips for scaling the greasy pole in the corporate world: take the credit, pass the buck, dress up not down and never make the coffee.





ANNUAL CONFERENCE BRUSSELS 2008:
THE CONRAD HOTEL, BRUSSELS
4-6 JUNE 2008

This year the BCO visited Brussels, the political capital of Europe. Sessions focussed on the continuing and growing importance of sustainability, the deepening of those issues into planning consents, leases and other contracts and documents. The importance of the changing shape of global demographics and its influence over our future and the future of other countries was also covered. Nick Ridley, our Conference Chair, writes up his thoughts from the conference on page 20.

Regional Chapters

The Regional Chapter Committees worked hard during 2007/08 to produce a varied and interesting programme of events for our members across the UK. This saw an increase in the number of technical tours with members keen to see the latest office developments in their region.

Study tours to Manchester and Belfast gave Scottish and Northern members (respectively) the opportunity to tour the cities' most significant commercial schemes and to hear from key industry figures. Whilst a number of seminars, lunches, dinners and breakfasts throughout the regions allowed members a chance to meet and debate the latest industry issues.

A new partnership with the BCO and the Investment Property Forum brought together members from both organisations in the Midlands for a successful seminar on green issues. Meanwhile the Northern Chapter continued our alliance with Property Week by hosting a second successful Question Time-style event.

SCOTLAND
STUDY TOUR: MANCHESTER
15-16 NOVEMBER 2007

Scottish delegates travelled to Manchester for a two day tour of some of the city's most exciting current projects, including BCO award winners. Visiting Spinningfields, the Civil Justice Centre, 1 Hardman Boulevard, eOffice, Piccadilly Place and 40 Spring Gardens, they also heard presentations on the City office market and Media City:UK.

TECHNICAL TOUR: NEW BBC SCOTLAND HQ GLASGOW
6 FEBRUARY 2008

BBC Scotland's new location on Glasgow's Pacific Quay gave our Scottish members an exciting opportunity to see the UK's most advanced broadcasting studios and production facilities.

TECHNICAL TOUR: HBOS HQ, EDINBURGH
17 APRIL & 6 MAY 2008

Two tour dates were offered for this popular visit to the headquarters of HBOS, the Scottish Regional winner of the BCO Award for Refurbished/Recycled Workplace 2007.

SCOTTISH CHAPTER LUNCH, EDINBURGH
16 JUNE 2008

Over 70 guests enjoyed lunch at The Bonham Restaurant in Edinburgh where they were joined by guest speaker Dave Anderson, Head of Economic Development at the City of Edinburgh Council.

THE NORTH
TECHNICAL TOUR: BRIDGEWATER PLACE, LEEDS
12 SEPTEMBER 2007

Northern members were invited for a tour of Leeds' tallest building which at 30 storeys and 106 metres above pavement level impressed attendees.



Events are held both
regionally and nationally
and continue to be popular.
Our advice, as ever, is to
book early to guarantee
your place!

**“QUESTION TIME” SESSION: IS THE SKY THE LIMIT? DO TALL BUILDINGS HAVE A PLACE IN MAJOR REGIONAL CITIES? LEEDS
1 NOVEMBER 2007**

This event was partnered with Property Week and gave members an opportunity to hear presentations from a panel of experts regarding regional city skylines which stimulated debate as to whether tall buildings are financially viable in the regions.

**TECHNICAL TOUR: CITY TOWER, MANCHESTER
6 FEBRUARY 2008**

A presentation and tour of City Tower explored the challenges faced by Bruntwood who purchased the three building complex, Piccadilly Plaza, in December 2003 and embarked on a £40 million redevelopment project.

**STUDY TOUR: BELFAST
23-24 APRIL 2008**

Over two days delegates visited The Metro Building, Midtown Centre Cathedral Quarter, Adelaide Exchange, Phoenix Gas HG, and Titanic Quarter, which included presentations from the Belfast City Council, Colliers CRE, and Margaret Ritchie, Minister for Social Development.

**TECHNICAL TOUR: VULCAN HOUSE, SHEFFIELD
26 JUNE 2008**

The UK Border Agency invited BCO members to visit their new purpose built office which was the first project in Sheffield to be BREEAM ‘excellent’ rated.

**BCO NORTHERN DINNER, LIVERPOOL
2 JULY 2008**

The fifth annual Northern Dinner was attended by 300 guests who celebrated the announcement of the winners of the BCO Awards for the North of England, North Wales and Northern Ireland.

MIDLANDS

BCO AWARDS: MIDLANDS CHAPTER EVENT, BASKERVILLE HOUSE, BIRMINGHAM

9 JANUARY 2008

The Midlands Chapter hosted an event to showcase the BCO Award winners from the Midland’s region and offered an opportunity to explain the entry process.

**SEMINAR: “GREEN ISSUES FOR OFFICES”, COBBETTS, BIRMINGHAM
21 MAY 2008**

The BCO in partnership with the IPF hosted this topical seminar for over 50 delegates. Presentations on the legislative background, green leases, and the market implications of a green office generated a debate on EPCs and BREEAM rating during the Q&A session.

**TECHNICAL TOUR: DSA, NOTTINGHAM
19 JUNE 2008**

Members in the Midlands Chapter visited the Driving Standards Agency head office in the newly refurbished former Co-op departmental store in Nottingham.

**MIDLANDS CHAPTER DINNER, BIRMINGHAM
1 JULY 2008**

The Midlands Chapter hosted a dinner with guest speaker Paul Edwards, Head of Sustainability at Hammerson, to discuss the issue of sustainability.

SOUTH WEST & WALES

**SOUTH WEST & WALES ANNUAL DINNER
8 NOVEMBER 2007**

The South West & Wales Chapter held their Annual Dinner at Riverstation in Bristol. Over 90 members and their guests attended to enjoy dinner and entertainment from cricketer Geoff Miller.

**TECHNICAL TOUR: ST JAMES’S PLACE, CIRENCESTER
20 FEBRUARY 2008**

Delegates were given the opportunity to view this elegant contemporary scheme which was designed by Stride Treglown to be

in keeping with the local historic Roman architecture and adjacent conservation area.

**TECHNICAL TOUR: PORTWALL PLACE, BRISTOL
12 JUNE 2008**

Completed in January 2008, BCO members were invited to tour Portwall Place which offers 200,000 sq ft of high specification office space within Bristol City Centre.

**BCO AWARDS TECHNICAL TOUR: THE HUB AND 200, 250 FOWLER AVENUE, IQ FARNBOROUGH
17 JUNE 2008**

IQ Farnborough showed visitors why they had two BCO award winning projects in 2007.

LONDON

**TECHNICAL TOUR: NORTON ROSE AND LAWRENCE GRAHAM, MORE LONDON
10 OCTOBER 2007**

BCO members were invited by law firms Norton Rose and Lawrence Graham to tour their new offices at More London and treated to stunning views over the Thames at the roof top reception.

**TECHNICAL TOUR: BDO STOY HAYWARD, 55 BAKER ST
23 JUNE 2008**

BDO Stoy Hayward opened the doors to its new London headquarters at 55 Baker Street for our members to see how their move to 100% open plan offices has enabled a change in culture for the firm.

**OCCUPIER BREAKFAST: WILL EPCS PAVE THE WAY TO GREEN LEASES? LOVELLS
25 JUNE 2007**

Over 100 members met for breakfast to hear presentations on, and discuss, the increasingly important role that occupiers play in using buildings sustainably.

Annual Conference



NICHOLAS RIDLEY
BCO CONFERENCE CHAIR 2008

THE ART OF THE STATE AND THE STATE OF THE ART

We gathered in Brussels one year on from a euphoric conference atmosphere in New York and this year's conference was a sharp contrast to the experience in the Big Apple. Key to the difference was the damaging effects now being felt worldwide as a consequence of the credit crunch. Words like recession, redundancy and negative equity have become commonplace. Moreover we endured poor weather but that failed to dampen the enthusiastic atmosphere of a very thought provoking conference.

It is traditional that we start the conference with a golf match but this time we started simultaneously with golf in Hulencourt and an outstanding presentation and tour of the Kings Cross regeneration scheme being undertaken by Argent. Roger Madelin and his team presented their proposals and outlined the process of getting to the "starting grid" on this scheme.

Argent have persevered where many would have given up, strategically committed funding partners BriTel Pension fund, have also been instrumental. This regeneration is a reminder of what a long game property development can be and how the creation of excellent new product in run down areas requires vision, perseverance, talent, outstanding communication skills and integrity.

Talking of long games I had the pleasure of presenting the golf prizes at the superbly organised golfing tournament. My congratulations and thanks goes to James Wates for his excellent and good spirited event. Our congratulations go out to the winner. We feel sure that, uplifted by this experience, he will shortly be joining the BCO!

Turning to matters cerebral, we held three very well attended plenary sessions. These were thought provoking with material that ranged from demographics to a reminder of the concept of service, from fund management to the City evolution process, from economic to political. Andrew Marr opened the conference with a colourful study in the forces at work in EU politics and Britain's place within this. Throughout the agenda we tried to provide opportunities to sharpen our skills for the competitive markets we work within. We also sought to provide information and ideas about why it might be that certain locations, globally, might prosper and require more office products and how they might procure them.

We held a wide variety of debates and seminars and once again feedback reveals that these were extremely well received. Those attending our programme of seminars and debates derived great benefit from these instructive events and for the first time we have published notes from our session chairs. These notes can be downloaded from the conference section of www.bco.org.uk.

For many it seems the gala dinner was a highlight of the conference programme. Much praise has been heaped upon Gyles Brandreth for his witty if somewhat pithy speech and much gratitude is due to Argent, our lead sponsor, for helping ensure this was a glittering occasion. The singing waiters provided much amusement and helped



**"THE QUALITY OF SPEAKERS
AND LEVEL OF DEBATE WAS
ABOVE THE NORM."**

BRUSSELS FEEDBACK 2008



"A GREAT CHANCE
FOR COMPETITORS
TO COME TOGETHER
TO DISCUSS THEIR
EXPERIENCE
ABOUT PROJECTS
AND CLIENTS."

BRUSSELS FEEDBACK 2008



ensure a relaxed and fun atmosphere for the evening. It was the spirit of the event that impressed me so much, many members and their guests truly enjoying being with one another and the palpable deepening of important friendships.

Lastly and most importantly I wish to reiterate previously expressed gratitude to many people who helped make this conference a real success. Firstly to my fantastic, loyal and hard working committee (all volunteers), to their companies for sparing them, to SAS for their outstanding organisational skills, to the BCO secretariat for their unstinting support and to FD Tamesis for keeping us in the "news". Our conference just simply could not have taken place without the considerable and most generous sponsorship and our truly outstanding line up of speakers and facilitators. I sincerely hope you will all join us again at BCO Edinburgh next spring.



It was **the spirit of the event** that impressed me so much, many members and their guests **truly enjoying being with one another** and the palpable deepening of important friendships

BCO Awards 2007



Defining Excellence

The BCO Awards justify their premier status in part because of the quality of entries but equally due to the judging process that looks beyond architectural merit to function and fitness for purpose.

This year's entries were exceptional, representing the beginning of a trend towards a new generation of buildings that not only excel as functional spaces, but also are lean in construction, beautiful in execution, exceptional in terms of energy consumption and simply delightful.

The BCO Awards 2007 saw the first award given for small projects. The importance of small projects can not be overlooked and the award for this sector demonstrated how a listed industrial building can create memorable working conditions and support a modern commercial business through a sensitive and sustainable approach.



PAUL MORRELL

PRESIDENT'S AWARD

Every year the BCO President presents an award for outstanding contribution to the property industry. This year's award was given to Paul Morrell; a man with what Denis Healey dubbed "a hinterland". Apart from being the best QS of his generation, this man, who was senior partner at Davis Langdon between 1998 and 2003, is also a gifted writer with an eye for good architecture.

Colleagues say "speed of thought and certainty of view" marked Paul early out at what was then called Davis Belfield and Everest. After completing a BSc in Quantity Surveying at Reading University he "cut his teeth" on Charing Cross hospital which was built between 1969 and 1973.





His abilities were quickly spotted and in 1976 at the age of 29 he became the youngest ever equity partner in the firm's history. Over the next 30 years Paul found himself in demand from many leading developers and architects and formed close working relationships with Sir Stuart Lipton and Norman Foster amongst others. This led to him giving advice on Stockley Park, the Reichstag, the Millennium Bridge and the HQ for Porsche in Theale - where the client failed to take his advice and set a budget - much to their later regret.

Having recently relinquished much of his work at Davis Langdon, the BCO felt that now is the right time to recognise the enormous contribution Paul has made to the BCO and the industry as a whole.

Richard Kauntze of the BCO explains, "The development of the BCO Awards Competition's market-leading status owes much to Paul Morrell's determination and effort. Invited to lead the competition for a three year term in 2000, Paul chaired the national judges from 2001-2003. Anchoring the presentation of the trophies around a celebratory dinner, Paul led the competition through a period of stunning growth and the creation of a 'must attend' event. If this were not enough, Paul, never one to shy away from an opportunity, chaired the BCO's highly successful Annual Conference in Manchester in May 2004 and served as the BCO's fifteenth President between 2004/05."

ISG HEADQUARTERS, ALDGATE HOUSE, LONDON BEST OF THE BEST

Elegant, immaculate, efficient and 'all-round damn cool' was the breathless reaction of one experience-hardened judge to this year's supreme award winner. He was not alone: every one of the panel decided on the spot that this was the place they would like to work.

Some might say that ISG, one of the UK's leading fit-out contractors, could be expected to create a showcase for its own HQ. But the fact that a single floor of an ageing London building raised such excitement - and edged out some outstanding landmarks - is an indicator of the achievement.

The driving force was to centralise staff from several offices into an environment which was efficient, energetic and encouraged a strong team culture. ISG spent endless hours testing and fine tuning the brief to meet what staff would like. And it worked. This is clearly a fun place to work, full of surprises yet free of gimmickry and efficient enough to comfortably house one person per 100ft².

eOFFICE, 1 PORTLAND STREET, MANCHESTER INNOVATION

An office revolution is being driven by demand for new ways of occupying offices, particularly from start-ups and occupiers who can work from portable computers almost anywhere.

eOffice is a striking example of the potential, offering space geared to the vibrant start-up and footloose 'road warrior'. Breaking from the conventional they offer predominantly open plan shared space, as compared to 'boxes to rent'. New technology is at the heart of the concept. Techniques cherry picked from the hotel industry enable anyone to 'plug in and work' seamlessly. Mobile executives can drop in or start a business from a desk rented by the hour, day or forever with the swipe of a card. An integrated 'working wall' allows them to collect mail, store belongings, hang a coat or grab a coffee.

eOffice collaborated with IT, furniture and design specialists to create a stimulating and sociable environment which matches its view of the future of office work. The reception area is more like a hotel than an office and the decor incorporates Manchester themes to give a sense of place.

A similar approach is planned for other proposed centres and the judges felt the concept will certainly give more established business centre operators something to think about.



2007 List of winners

PRESIDENT’S AWARD

Paul Morrell

BEST OF THE BEST

ISG Headquarters
Aldgate House, London

INNOVATION AWARD

eOffice
1 Portland Street, Manchester

National awards

FIT-OUT OF WORKPLACE

ISG Headquarters, Aldgate House, London

CORPORATE WORKPLACE

Great Glen House, Inverness

COMMERCIAL WORKPLACE

The Asticus Building, 21 Palmer Street, London

REFURBISHED/RECYCLED WORKPLACE

The Hub, IQ Farnborough

SMALL PROJECTS

Lemsford Mill Estate, Nr Welwyn Garden City

Regional awards

FIT-OUT OF WORKPLACE

Regional London

ISG Headquarters, Aldgate House, London

Regional Midlands and East Anglia

Reed + Willow House, Broadland Business Park, Norwich

Regional North of England, North Wales and Northern Ireland

Provident International, No. 3 Leeds City Office Park, Leeds

Regional South of England and South Wales

Roche Diagnostics, Charles Avenue, Burgess Hill

CORPORATE WORKPLACE

Regional Scotland

Great Glen House, Inverness

Regional Midlands and East Anglia

Ipswich Borough Council Headquarters, Grafton House, Ipswich

Regional South of England and South Wales

Chelsea Building Society, Charlton Kings Business Park, Cheltenham

Regional North of England, North Wales and Northern Ireland

1 St Paul’s Place, Sheffield

COMMERCIAL WORKPLACE

Regional London

The Asticus Building, 21 Palmer Street, London

Regional North of England, North Wales and Northern Ireland

301/302 Bridgewater Place, Birchwood Park, Warrington

Regional Scotland

Aurora, 120 Bothwell Street, Glasgow

Regional South of England and South Wales

200, 250 Fowler Avenue, IQ Farnborough

REFURBISHED/RECYCLED WORKPLACE

Regional South of England and South Wales

The Hub, IQ Farnborough

Regional London

38 Finsbury Square, London

Regional Scotland

HBOS Headquarters, 2 The Mound, Edinburgh

Regional North of England, North Wales and Northern Ireland

freetrade exchange, Manchester

Regional Midlands and East Anglia

Baskerville House, Centenary Square, Birmingham



SMALL PROJECTS

Regional South of England and South Wales

Lemsford Mill Estate, Nr Welwyn Garden City

Regional Scotland

1 Pennyburn Road, Kilwinning

Regional Midlands and East Anglia

19 George Road, Edgbaston, Birmingham

Regional London

Cinven, Paternoster House, London

Regional North of England, North Wales and Northern Ireland

eOffice, 1 Portland Street, Manchester

Looking Forward: The Year Ahead

RICHARD KAUNTZE BCO CHIEF EXECUTIVE

I am delighted to be able to report that the BCO has had another excellent year. Despite the rather gloomy economic outlook – Gordon Carey mentions in his introduction to this year's annual review the pounding the major western economies have been taking in recent months – the BCO is in rude health.

Membership continues to grow strongly, particularly at a regional level, our research programme expands year-on-year and our major events are sell-outs. We are not, however, remotely complacent, and fully recognise that the BCO will only continue to prosper if we deliver value to our members. Rest assured that we will do just that.

Research remains at the very heart of the BCO's work and our new structure (anchored around a Research Committee chaired by Mat Oakley, Head of European Research at Savills) is now fully operational. Mat and his committee colleagues have given a sharper focus to the BCO's research priorities and new product has started to come through as a consequence of this. A recent survey of the membership's research priorities showed unequivocally that environmental and sustainability issues remained by far the most important. This has helped inform the revision of the *BCO Specification* (the next edition will be published in early 2009) and it will be revised every two years (rather than the current five) in due course to reflect an ever faster changing market. Looking at other projects, an updated *Guide to Green Incentives* is in play, as is a new *BCO Guide to Lighting*, along with reports on power provision and green leases. Full details of the programme can be found on the BCO's website.

The BCO is responding to the desire for evermore electronic documents with the development of 'BCO digital'. Our aim, as far as we possibly can, is to give our members ready access to electronic versions of our principal best practice guides, with ease of use, cross-referencing and updating. We will keep members briefed as the project progresses.

A major plank of the future of the BCO agenda was the desire to build friendships with like-minded organisations in overseas markets. Gordon has mentioned some of these in his introduction, and the BCO will continue to build bridges in the months and years ahead.

It was particularly gratifying to discuss the development of the Spanish Association for Offices (the AEO, very much modelled on the BCO) with our Spanish friends last year and the BCO looks forward to an ever closer dialogue with the AEO, the Building Owners and Managers Association (BOMA) and many others in the months ahead.

Our programme of London and regional technical tours continues to expand rapidly, and suggestions from members of buildings to visit are always very welcome. The Estates Gazette have asked the BCO to be their partner in a second Offices Summit (Tuesday 4 November 2008) following last year's highly successful event, sitting alongside the President's Lunch, Awards Dinner and Annual Dinner. Work continues at pace on next year's Annual Conference (Edinburgh, 20-22 May 2008), led by Mike Hussey, our Senior

Vice President. Edinburgh will be unique in being the first city to host three BCO Annual Conferences and I have no doubt that it will be a great success.

Very many contribute to all that we do and it is, of course, impossible to thank them all in the space available. I must, however, offer my sincere thanks to Gordon Carey, our Immediate Past President, for being an outstanding champion of the BCO and a very great pleasure to work with. My sincere thanks also to Nick Ridley, our new President, for chairing our 2008 (Brussels) conference so well and to Mike Hussey and Gerald Kaye, our new Senior and Junior Vice Presidents respectively. My thanks also to James Wates for continuing his sterling work as the BCO's Honorary Treasurer and to my team in the secretariat.

Membership continues to grow strongly, particularly at a regional level, our research programme expands year-on-year and our major events are sell-outs





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