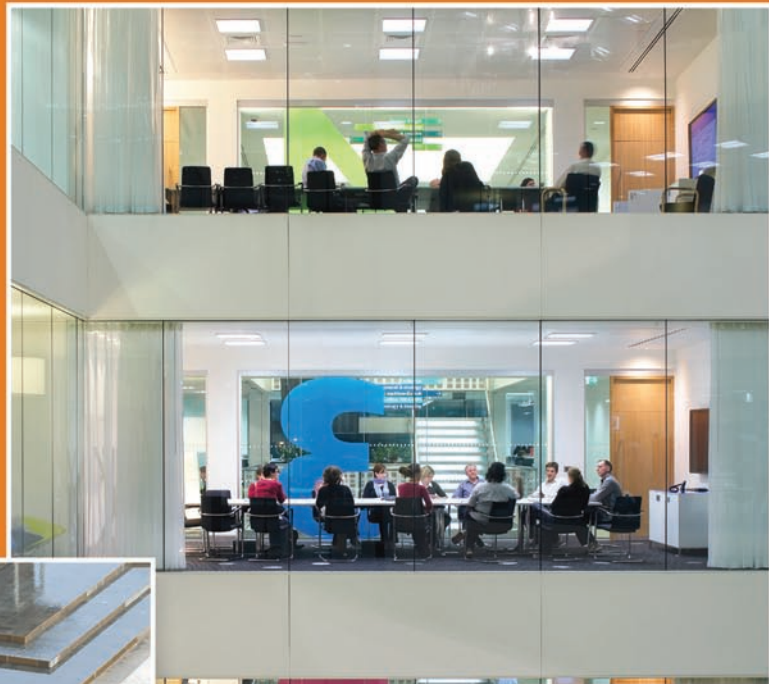


ANNUAL REVIEW 2010/11



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 DISCUSSION AND DEBATE OF RELEVANT ISSUES.

ANNUAL REVIEW
CONTENTS

01/PRESIDENT'S FOREWORD	04
02/RESEARCH & POLICY	08
03/COMMITTEES	14
04/NETWORKING & EVENTS	16
05/ANNUAL CONFERENCE	22
06/BCO AWARDS 2010	26
07/NEXTGEN	30
08/THE ROAD TO RECOVERY	34



“I HAVE BEEN PARTICULARLY IMPRESSED BY THE ENTHUSIASM AND ENERGY OF THE REGIONAL CHAPTERS”

Gerald Kaye, Helical Bar
BCO President 2010/11

FOREWORD

GERALD KAYE, HELICAL BAR
BCO PRESIDENT 2010/11

It has been a great honour and privilege to have been your president for the last year.

First, please may I thank all of you, the members, for your continued support for the activities and work of the British Council for Offices (BCO). Without the members we have no organisation and we do remain acutely aware that times are tough, particularly when you move away from London.

However, with the support of our members, our events programme has held up well and 47 events have taken place over the last year. The BCO Awards remain the ones that all development teams want to win being judged to such high standards by the dedicated judges up and down the country. My heartfelt thanks to all the BCO judges who put in so much time and effort.

I have been particularly impressed by the enthusiasm and energy of the regional chapters, South West & Wales, Midlands, North of England and Scotland; all of whom run their own events and particularly the regional awards. I attended the awards dinner in Bristol for the South West Region which was extremely well attended and there was huge enthusiasm from all concerned.



“IN MY VIEW, THE BCO ALONG WITH THE IPF STAND OUT WAY ABOVE ALL THE OTHER PROPERTY ORGANISATIONS WITH BOTH THE HIGH QUALITY AND CONSIDERABLE QUANTITY OF THEIR RESEARCH”

Gerald Kaye, Helical Bar
BCO President 2010/11

The BCO research programme continues to go from strength to strength. Major research papers issued in the last 12 months include *The Challenges for the Office Sector over the Next Decade and Beyond*, which was launched at a joint event with IPF in June 2011. The *Guide to Fit Out* will be available to members from July 2011.

In my view, the BCO along with the IPF stand out way above all the other property organisations with both the high quality and considerable quantity of their research. I would particularly like to thank Mat Oakley of Savills who has been in charge of research for the last five years and who has just stepped down from this role.

My major initiative, which I stated this time last year, was to try to reconnect the BCO with its founding members, being the agency, development and investment elements of the office sector. I am pleased to say that 140 new agents have joined the BCO over the past year as part of this initiative. It is important that the BCO provides the agents with what they want and that we nurture the relationship with this very important group.

I am delighted that a new Investor Committee chaired by Jon Ashcroft of Aviva has been established to deal with key issues related to the office sector from an investor’s perspective. This committee is providing guidance as to research topics of interest to them. My sincere thanks to Jon and his committee.

In early October we are planning to launch an online learning course and test established with the College of Estate Management, the purpose of which is to develop a thorough understanding of the BCO Specification. The *BCO Guide to Specification* remains the flagship of our research offer and is used throughout the office development world. It is hoped that passing this test will be of particular interest to agents and advisers who wish to demonstrate to their clients that they have a full understanding of the BCO Specification. Over time, other elements of the BCO research will be incorporated to create additional modules. I would particularly like to thank Neil Pennell of Land Securities for his major contribution as Chairman of the Technical Affairs Committee.

“I THANK ALL OF YOU, THE MEMBERS, FOR YOUR CONTINUED SUPPORT FOR THE ACTIVITIES AND WORK OF THE BRITISH COUNCIL FOR OFFICES (BCO). WITHOUT THE MEMBERS WE HAVE NO ORGANISATION AND WE DO REMAIN ACUTELY AWARE THAT TIMES ARE TOUGH, PARTICULARLY WHEN YOU MOVE AWAY FROM LONDON”

Gerald Kaye, Helical Bar
BCO President 2010/11

“THE CHALLENGES GOING FORWARD ARE TO INCREASE THE MEMBERSHIP AND PARTICULARLY TO COMPLETE THE RECONNECTION WITH THE DEVELOPER, INVESTOR AND AGENT COMMUNITIES”

Gerald Kaye, Helical Bar
BCO President 2010/11

May I highlight the continued success of the NextGen initiative which is now well established in London and the Midlands, with the Northern chapter being developed to coincide with next year’s annual conference in Manchester. NextGen committees will also, in due course, be established in Scotland and the South West & Wales.

My successor Gary Wingrove, BT Group Property, organised our excellent annual conference held this year in Geneva. The level of debate was fascinating and I am sure that those that participated left with clever ideas and solutions for some of the challenges we face. My thanks to Gary and his hard working committee.

I am delighted that Gary will be followed as president by James Wates of Wates Group and then Neil Thompson of Great Portland Estates.

The challenges going forward are to increase the membership and particularly to complete the reconnection with the developer, investor and agent communities, to continue the excellence and relevance of the research output, to maintain the BCO Awards as the pinnacle of the industry and to provide events across the UK so that members can interact.

Please may I thank the Board of Management, the chairmen and members of the sub committees and the Management Executive for all of their tireless support and work on behalf of the BCO for the benefit of all of the members.

Finally, please may I thank the BCO Executive. Fiona Frost is responsible for marketing and publicity, Jenny Mac Donnell research, Lucinda Waits events and Barbara Ford runs the office. Richard Kauntze, our Chief Executive, runs the whole operation with great skill, charm and enthusiasm. He has made my job as president much easier and more pleasurable. I am very grateful to Richard and the rest of the team.

RESEARCH & POLICY

Research is an integral part of the BCO and it sets standards across the office sector in the UK. The BCO research team has been busy during 2010/11, the outputs included:

- Eight research reports
- Nine seminars at the BCO conference
- Eleven research seminars

BCO members play an important and active role in producing the reports, seminars and conference programme. Their contribution and expertise makes the BCO research function effective and timely.

RESEARCH REPORTS

The BCO published eight new research reports covering a broad range of topics across the office sector. The main themes were sustainability, the office market and looking to the future.

A key report was *The Challenges for the Office Sector over the Next Decade and Beyond* which looked at the issues affecting the offices of the future. This initiative, led by the Research Committee, was funded by seven developer members of the BCO; Argent, British Land, Canary Wharf, Great Portland Estates, Grosvenor, Hammerson and Land Securities. Launched at the BCO Annual Conference in Geneva, it was the basis of an article in *The Daily Telegraph*.

Sustainability continued to be an important theme and the Environmental Sustainability Group (ESG) published two well received briefing notes: *Whole-Life Carbon* and *Designing for Biodiversity, Productivity and Profit*.

The BCO was also a partner in a number of research projects producing the *Property Data Report*, the *Carbon Reduction Commitment Energy Efficiency Scheme* and *Establishing the Ground Rules for Property: Industry-Wide Sustainability Metrics*.

THE FULL LISTING OF RESEARCH REPORTS IS BELOW

Property Data Report
September 2010
A range of key facts about the commercial property sector published by the Property Industry Alliance (PIA).

The Carbon Reduction Commitment Energy Efficiency Scheme
September 2010
Our second PIA publication in 2010/11 was a guide on new legislation for landlords and tenants.

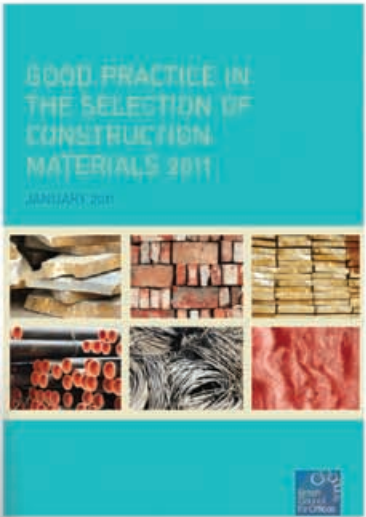
Establishing the Ground Rules for Property: Industry-Wide Sustainability Metrics
October 2010
This final PIA paper addressed the need for greater consistency and clarity in the way in which the sustainability performance of buildings and wider property portfolios was measured and reported upon.

The Credit Crunch and UK Office Development Finance
February 2011
During 2009/10 the BCO sponsored two MSc students at Cass Business School, City University. This was the first of the two projects and provides analysis of the impact of the 2007 credit crunch on office development.

Good Practice in the Selection of Construction Materials
March 2011
Providing guidance for clients and materials specifiers, this BCO publication provided an update to the original version (published in 1997) taking readers through the application of good practice to the selection of materials in construction.

Designing for Biodiversity, Productivity and Profit
April 2011
Biodiversity has the potential to perform a key role in the process of sustainable green design in the office sector.

THERE ARE OVER
300 BCO AND WIDER
INDUSTRY RESEARCH
REPORTS ON THE BCO
RESEARCH PORTAL



THE RESEARCH
COMMITTEES
HELD 11
RESEARCH
SEMINARS
OVER 2010/11



Whole-Life carbon
April 2011
This briefing note introduced the concept of the whole-life carbon of the building from construction through to demolition and beyond. The note provided guidance on what it means for developers, designers and occupiers and how future environmental legislation will play its part.

The Challenges for the Office Sector over the Next Decade and Beyond
May 2011
What will the offices of the future look like and how will they be used? This report addressed a range of questions on the issues affecting the offices of the future.

CONFERENCE SEMINAR PROGRAMME
There were nine research seminars held during the course of the 2011 conference in Geneva. The feedback from attendees was very positive and the events were well attended.

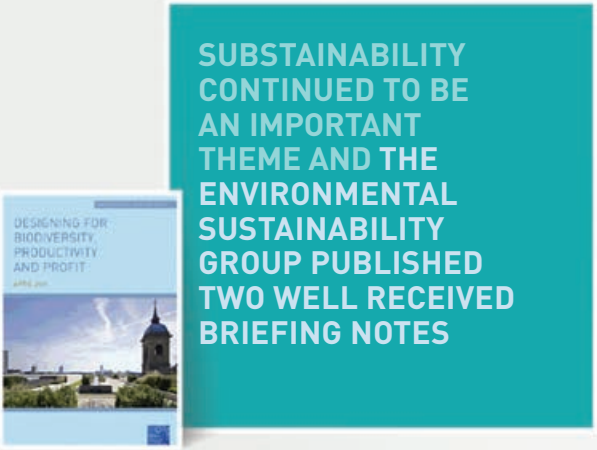
The BCO Guide to Fit Out
The Technical Affairs Committee held a preview session in the run up to the publication of the *2011 Guide to Fit Out*.

Investment and Funding for Office Developments
The new Investor Committee made its debut at the conference with a seminar session. Investment was an area that had to be acknowledged in the research programme as it's the starting point for office developments.

Office of the Future – the 2030 Office
This seminar was chaired by Stuart Bowman, a member of the BCO's ESG. It was very popular and was based on the overall conference theme of the future office.

The Challenges for the Office Sector over the Next Decade and Beyond
Based on an exciting new research report from the BCO, funded by seven key developer members, this session was a lively event with an excellent debate!

Breakfast with the Developers/Investors
This was an interesting addition to the seminar programme. It was an informal debate to start the final day of the conference and gave people the opportunity to put their questions to a senior panel of BCO members and developers.



BCO MEMBERS PLAY AN IMPORTANT AND ACTIVE ROLE IN PRODUCING THE REPORTS, SEMINARS AND CONFERENCE PROGRAMME.

THEIR CONTRIBUTION AND EXPERTISE MAKES THE BCO RESEARCH FUNCTION EFFECTIVE AND TIMELY

Breakfast with the Occupiers
Another new addition to the seminar programme, it offered members the opportunity to engage with senior occupiers from the membership including our incoming president, Gary Wingrove of BT Group Property.

Concrete, Glass and Steel: But for How Much Longer?
Chaired by Nick Cullen, lead author of *Good Practice in the Selection of Construction Materials* and a member of the BCO ESG. This debate covered the impact that the changes to the new Part L will have on the office sector.

Learn From the Past to Develop the Future
The BCO's NextGen Committee took the lead with this seminar. It was a debate with two panels: one representing the NextGen members and the other with senior figures from across the sector.

SKA v BREEAM v LEED
The BCO's ESG hosted this seminar which was followed by a lively debate from the floor. Three of the leading environmental assessment methods were analysed by industry experts.

THE RESEARCH SEMINAR PROGRAMME
Throughout 2010/11 the research committees held 11 research seminars. These seminars gave members the opportunity to meet and debate the latest industry issues and research.

Launch of the 2010 Occupier Satisfaction Survey
DLA Piper, London Wall / 16 September
The fourth Occupier Satisfaction Survey was launched at this breakfast event. This was an annual survey of occupiers' opinions and an index of tenant satisfaction that independently measured how well the needs of the occupiers were being met.

International Offices Specifications – A Tale of Six Cities
Davis Langdon, High Holborn / 28 September
A breakfast seminar which launched the BCO research study into office specifications in six cities from across the globe: Abu Dhabi, Bangalore, London, Moscow, New York and Shanghai. This was the final report from Gordon Carey's Presidential Project.

Will Alsop's Views on the Masterplan and Other Things
German Gym, Kings Cross / 12 October
This leading architect shared his views on masterplanning with a focus on the new developments he has been working on in China and elsewhere in Asia.

Is the Office Dead?
Hogan Lovells, Holborn Viaduct / 7 December
BCO members took on the Workplace Consulting Organisation (WCO) members in a lively debate asking whether the workplace of the future is to become dispersed and virtual.

Adaptive Cities: Urban Design Conditions in Tokyo
3D Reid, West End / 25 January
A BCO Urban Group Seminar that compared urban design conditions in Japan to those in the UK with a particular focus on urban areas in Tokyo. The guest speaker was Robert Schmidt III, Post Graduate Research Associate, Loughborough University and Visiting Researcher, University of Toyko.

Transformation of Old Buildings to Make a New Place
The Angel Building, Islington / 10 February
The BCO's Technical Affairs Committee invited members to join the project team at The Angel Building to hear about the design and technical aspects involved in the buildings transformation.

Localism: People Power or Nimby's Charter?
Fletcher Priest, West End / 29 March
The second BCO Urban Group Seminar explored the coalition policy on planning and specifically localism. The guest speaker was John Rhodes, Director of Quod Planning.

The Outlook for Offices: 2011 and Beyond
Slaughter and May, London / 29 March
This seminar, chaired by James Whitmore (Executive Editor, Property Week), saw a panel of esteemed professionals share their views on the short and longer term prospects of the commercial property industry.

THE MAIN THEMES
IN 2010/11 WERE
SUSTAINABILITY,
THE OFFICE MARKET
AND LOOKING TO
THE FUTURE

A Construction Conundrum!
CMS Cameron McKenna, Moorgate / 30 March
A seminar to launch the BCO guide, *Good Practice in the Selection of Construction Materials*. The authors of this report presented an overview of this key research piece aimed at providing guidance for clients and material specifiers.

The Office: But Not As We Know It!
Norton Rose, More London Place / 7 June
The BCO and Investment Property Forum (IPF) teamed up for this breakfast seminar to launch the research report *The Challenges for the Office Sector over the Next Decade and Beyond*. Industry experts presented their responses to four themes; physical space, location, sustainability, and investment. Presentations were followed by lively discussion and debate.

The Disillusioned Urbanist!
Sheppard Robson, Camden / 21 June
A BCO Urban Group Seminar focusing on the findings of research by Sheppard Robson into urbanism in Nigeria. The guest speaker was Martin Sagar, Partner, Sheppard Robson.

POLICY
The BCO is represented on a number of policy groups and committees as the knowledge of its members in technical areas is well recognised. Sustainability is partially driven by the regulatory framework and it's important for the BCO's Environmental Sustainability Group (ESG) to have its voice heard in this arena.

The debate on the potential to extend the use of Display Energy Certificates into the private sector was on the policy agenda over the past year and the members of the ESG were active participants in this debate. Also on the policy agenda was the updating of Part L and the BCO was represented on the Part L 2013 Working Group. BCO members are also engaged with the capital allowances for fixtures working group.

BCO SEMINARS
GAVE MEMBERS THE
OPPORTUNITY TO MEET
AND DEBATE THE LATEST
INDUSTRY AND RESEARCH



COMMITTEES

BCO research committees are the focal point of research within the BCO. The committees are made up of thought leaders who set the research agenda for the office sector.

The number of research committees increased this year as the Investor Committee was established to represent the needs of investors in the office sector. This is a welcome addition to the BCO's range of committees and will add to the breadth of the BCO's research coverage.

Research Committee

Chaired by Mat Oakley of Savills

- Initiated a piece of research, *The Challenges for the Office Sector Over the Next Decade and Beyond*
- Led the Sir Nigel Mobbs Memorial Projects from Cass Business School
- Joint BCO/BOMA survey looking at economic recovery on both sides of the Atlantic

Technical Affairs Committee

Chaired by Neil Pennell of Land Securities

- Published the *2011 Guide to Fit Out*
- Hosted a seminar to preview the *2011 Guide to Fit Out* at the BCO Conference, Geneva
- Held a technical seminar at The Angel Building, London
- Began to develop an online course based on the *2009 Guide to Specification*

Urban Group

Chaired by Paul Warner of 3D Reid

- Hosted four seminars on a range of international topics in China, Japan, Nigeria and the UK planning system
- Engaged with stakeholders at the University of Reading

Environmental Sustainability Group

Chaired by Paul Edwards of Hammerson

- Published two environmental briefing notes: *Designing for Biodiversity, Productivity and Profit* and *Whole-Life Carbon*
- Commissioned research into whole-life carbon footprint measurement and offices
- Worked with the Green Property Alliance on two research reports: *Establishing the Ground Rules for Property: Industry-Wide Sustainability Metrics* and the *Carbon Reduction Commitment Energy Efficiency Scheme*

Occupier Group

Chaired by Neil Rebeugeot of Barclays Capital

- Neil Rebeugeot succeeded Gary Wingrove, BT Group Property, as chair following Gary's appointment as BCO President 2011/12
- Peer reviewed and commented on the *2011 Guide to Fit Out*

Banking Peer Review Group

Chaired by Richard Beastall of tp bennett

- Established a series of quarterly breakfast seminars to share best practice across banking occupiers
- Increased BCO membership across the major banks
- Arranged a series of informative presentations and tours around recently completed banking fit outs for MUSI and Macquarie.

Investor Committee

Chaired by Jon Ashcroft of Aviva

- Established a new committee
- Hosted a seminar at the BCO Conference in Geneva
- Supported a seminar entitled *The Outlook for Offices: 2011 and Beyond* in London

Membership Committee

Chaired by Francis Ives

- Committee rebalanced with new members to ensure that all aspects of the BCO's membership are properly represented, including the NextGen group
- Continued to identify potential members and assist with their recruitment
- Developed initiative for major recruitment drive in 2011/12

COMMITTEES
ARE MADE UP
OF THOUGHT
LEADERS
WHO SET THE
RESEARCH
AGENDA FOR
THE OFFICE
SECTOR



WE HAVE A
TOTAL OF EIGHT
COMMITTEES
MADE UP OF 88
BCO MEMBERS

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 2010

Kings Place, 90 York Way, London / 8 July
Open to BCO members only, the BCO AGM saw the official passing of the presidential post from Michael Hussey of Almacantar to Gerald Kaye of Helical Bar. After the official proceedings guests were invited on a tour of Kings Place, winner of the BCO Best of the Best Award in 2009.

President's Luncheon

The Dorchester, London / 15 September
An audience of 500 BCO members and their guests arrived to partake in Gerald Kaye's first official luncheon as the BCO President 2010/11. Guests were entertained by journalist Matthew D'Ancona, former Assistant Editor of The Times, Deputy Editor on The Sunday Telegraph and successor to Boris Johnson at The Spectator.

THIS YEAR
WE SAW AN
INCREASE IN
RESEARCH
SEMINARS
AIMED AT
SHARING BEST
PRACTICE



OVER 6,000
PEOPLE
ATTENDED
OUR EVENTS
IN 2010/11



BCO Awards Dinner
Grosvenor House Hotel, A JW Marriott Hotel, London / 5 October
Hosted by Ronni Ancona, this premier event in the corporate real estate calendar attracted over 1,000 key players in the office industry sector. For full details of all the BCO Award Winners in 2010 go to page 26.

Annual Dinner
Grosvenor House Hotel, A JW Marriott Hotel, London / 18 January
The BCO's Annual Dinner was a chance for members and their guests to network, with entertainment from comedian Alexander Armstrong.

Annual Conference Geneva 2011
Grand Hotel Kempinski Geneva / 11-13 May
Gary Wingrove, our Conference Chair, writes up his thoughts from the conference on page 22.

REGIONAL CHAPTERS

The four Regional Chapter 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 regions, as well as another successful year for the Regional Awards lunches and dinners.

TOURS

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 provides members with the opportunity to network.

“I WOULD LIKE TO THANK MY FELLOW COMMITTEE MEMBERS FOR THE SUPPORT THEY HAVE SHOWN ORGANISING A VARIETY OF EVENTS THROUGHOUT THE YEAR. DESPITE THE ECONOMIC AND BUSINESS ENVIRONMENT REMAINING CHALLENGING, WE HAD A HEALTHY NUMBER OF ENTRIES FOR THIS YEAR’S AWARDS DEMONSTRATING THAT OCCUPIERS ARE STILL TAKING SPACE AND DEVELOPMENT IS STILL HAPPENING”

Pamela Grant, Miller Developments
Scottish Chapter Chair



“THE BCO CONTINUES TO THRIVE IN THE MIDLANDS, THANKS TO A STABLE AND COMMITTED TEAM ON THE MIDLANDS CHAPTER AND FOR THE CONTINUOUS SUPPLY OF QUALITY PROJECTS INCLUDING ELEVEN BRINDLEYPLACE, WINNER OF THE BEST OF THE BEST AWARD 2010”

Peter Grant, grant thorp
Midlands Chapter Chair



LIST OF BCO TOURS 2010/11

British Geological Survey
Keyworth, Nottingham / 14 October

One Glass Wharf
Bristol / 14 October

ECHQ
34 York Way, London / 21 October

Midlands Chapter Visits the Olympic Site
Various Olympic Site Locations / 29 November

MediaCityUK
Salford Quays / 9 February

3 Assembly Square
Cardiff Bay / 16 February

Woodland Trust
Grantham / 3 March

The Cube
Edinburgh / 17 March

Environment Agency
Horizon House, Bristol / 31 March

Yell HQ
One Reading Central, Reading / 7 April

Arup
8 Fitzroy Street, London / 13 April

The Hive
Manchester / 14 April

Severn Trent Centre
Coventry / 12 May
Collegelands
Glasgow / 8 June
Macquarie
Ropemaker Place / 14 June
1 Bishopsgate
London / 23 June

REGIONAL AWARDS

The BCO’s primary objective is to define excellence in office space. Each year our annual Awards Programme recognises this by honouring top quality design and functionality at both a Regional and National level. For an overview of the 2010 BCO Award Winners go to page 26.

REVIEWS & TOURS 2010

To launch the 2011 Awards each region hosted a review and tour with regional judges at one of their winning projects.

Midlands & East Anglia

Two Colmore Square, Birmingham / 8 September
Regional winner of Refurbished/Recycled Workplace 2010

London & South East

Graeae Theatre Company, London / 9 September
National winner of Projects up to 2,000m² 2010

Scotland

Tanfield, Edinburgh / 23 September
Regional winner of Refurbished/Recycled Workplace 2010

PricewaterhouseCoopers, 141 Bothwell Street, Glasgow / 16 November
National winner of Fit Out of Workplace 2010

AWARDS PRESENTATIONS 2011

This year’s regional awards celebrated the announcement of 2011 regional winners at successful events that are growing in strength year on year.

Scottish Lunch

The Grand Central Hotel, Glasgow / 5 May

Northern Dinner

Radisson Edwardian, Manchester / 17 May

South West, Thames Valley & South Wales Dinner

At-Bristol, Bristol / 19 May

London & South East Lunch

Marriott Grosvenor Square, London / 24 May

Midlands & East Anglia Lunch

Birmingham Town Hall / 26 May

NORTHUMBRIA UNIVERSITY – STUDENT DESIGN COMPETITION

This year the Northern Chapter were proud to announce the winner of a design competition in partnership with Northumbria University. The competition challenged students to redefine the modern workplace. The winning design by Abbas Norozi and two other shortlisted entrants were featured in onoffice magazine in November 2010.

“IT’S FAIR TO SAY IT’S BEEN A TOUGH FEW YEARS BUT WE SHOULD ALLOW OURSELVES THE OPPORTUNITY TO BE POSITIVE. OUR THIRD ANNUAL AWARDS DINNER WAS A SELL-OUT EVENT, WITH 19 ENTRIES, AND WE ARE INCREASINGLY SEEING SIGNS OF RECOVERY IN THE MARKET”

Simon Peacock, Jones Lang LaSalle
South West & Wales Chapter Chair



“THE NORTHERN CHAPTER REFLECTS BCO RESEARCH AND BEST PRACTICE THROUGH OUR TECHNICAL TOUR PROGRAMME, HIGHLIGHTING NEW TECHNOLOGY AND DESIGN. WE LOOK FORWARD TO SHOWCASING THE BEST OF MANCHESTER AT NEXT YEAR’S ANNUAL CONFERENCE”

Stephen McIntyre, FaulknerBrowns
Northern Chapter Chair



SEMINARS & CONFERENCES

This year saw an increase in research seminars aimed at sharing best practice and providing a forum for the discussion and debate of relevant issues. A detailed list of research seminars can be found on pages 11-13.

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

RESEARCH SEMINARS

- Launch of the 2010 Occupier Satisfaction Survey / 16 September
- International Offices Specifications – A Tale of Six Cities / 28 September
- Will Alsop’s Views on The Masterplan and Other Things / 12 October
- Is the Office Dead? / 7 December
- Adaptive Cities: Urban Design Conditions in Tokyo / 25 January
- Transformation of Old Buildings to Make a New Place / 10 February
- Localism: People Power or Nimby’s Charter? / 29 March
- The Outlook for Offices: 2011 and beyond / 29 March
- A Construction Conundrum! / 30 March
- The Office: But Not As We Know It! / 7 June
- The Disillusioned Urbanist! / 21 June

EG Regional Offices Summit 2010

Hotel du Vin, Birmingham / 30 November
This joint one day conference, with Estates Gazette, focused on the regional markets and the knock on effect large cuts in public sector spending may have on the property market.

Sustainability Now

Virtual conference with Property Week / 8-9 December
Members of the Environmental Sustainability Group participated in a variety of webinars on issues relating to sustainability in the commercial property industry. A virtual booth was also presented allowing visitors to download reports and speak directly to the BCO.

Scottish Seminar: Intelligent Working and Environmental Sustainability
7 Lochside View, Edinburgh Park / 25 May

The Scottish Chapter invited three guest speakers to this lunchtime seminar to explore the themes of; the environment and how the focus has changed for corporate occupiers, making our buildings work harder and greening our portfolio.

ANNUAL CONFERENCE

TIME TO RETHINK THE FUTURE

GARY WINGROVE, BT GROUP PROPERTY
CONFERENCE CHAIR 2011

Nestled amongst the Alps with views of Lake Geneva and Jet D'Eau, over 350 delegates gathered to "rethink the future". Topics included the use and flexibility of space, how commercial building design and development is set to change as a result of technological advances, the challenges of funding and a battle of the green ratings.

Delegates visited iconic local landmarks such as the United Nations, Rolex Learning Centre and CERN the European organisation for nuclear research and home to the Large Hadron Collider.

Our conference started with an intriguing session on *The New World Order – Politics and Economics in an Age of Change*. Charles Spierer, president of CBRE Switzerland, demonstrated how Switzerland, and in particular Geneva, has bucked the trend of negative growth. He was followed by David Smith, economics editor for the Sunday Times, who provided his views on prospects in an age of instability and the Rt Hon Lord Howard of Lympne QC closed the session focussing on key political risks that could affect the economy.



60% OF ATTENDEES* BELIEVE TECHNOLOGY WILL INCREASE THE VALUE OF OFFICES

*Data taken from *The 2030 Office* seminar



**OVER 350 DELEGATES ATTENDED
3 PLENARY SESSIONS,
5 NETWORKING EVENTS,
10 SEMINARS AND
21 TOURS**

Dr Chris Luebke­man, director of global foresight & in­no­va­tion, Ove Arup & Part­ners, then lifted spirits fur­ther with a pre­sen­ta­tion, *What Will Normal Be?* A very thought-provoking ses­sion that re­in­forced the need for us all to step back and think about the world we live in and how “normal” means dif­fer­ent things to dif­fer­ent peo­ple, ac­cord­ing to age, na­tion­al­ity, cul­ture and val­ues. A sim­ple re­minder that to­day’s 15 year olds, who con­sider mo­bile tech­nol­ogy as nor­mal, will be the in­dus­try lead­ers in 2030. They might not care so much about what the build­ings look like from the out­side just whether they can get wi-fi or super­fast broadband and if there is a vari­ety of places for them to work and in­ter­act. Is it time for the in­dus­try to re­spond to the chang­ing needs of a gen­er­a­tion of “click­iz­ens”?

On the second day our final plenary focussed on communication technology with speakers including David Rowan, editor of Wired UK; Thomas Power, Ecademy; Nigel Miller, Cordless Consultants and Godfrey Nunes, BT Group Strategy & Portfolio. We were informed that smart phones and tablets now outsell desktop computers and we currently create the same amount of information, in two days, than we did from the dawn of civilisation until 2003.

With the world moving at an ever faster pace, can the commercial property sector suggest a workplace model that will evolve at a similar rate?

This theme was picked up throughout the wider programme with the general consensus being that offices need to become simpler in design, money needs to be directed more towards fit out and technology with flexible space solutions being embraced. Do we continue to fill buildings with desks or do we start to produce buildings that provide a whole variety of work settings?

One session from our seminar programme tried to answer these questions. On Thursday afternoon we saw two teams of finalists from the BCO/Property Week Design Competition battling it out to provide the most innovative and forward thinking solution for a new media company moving into one dynamic, modern and efficient HQ campus. The answers included flexible workspaces which encourage impulsive or planned thinking, functional or emotional creativity and communication and interaction with designs capturing energy from the environment and encouraging users to engage more with their surroundings. An entertaining and informative battle ensued on the day, and I congratulate “Riduna Island” for their success. Copies of both entries are available on the BCO Research Portal, along with all other presentations.

All in all, a very interesting conference where more than a few challenges were issued to the industry.

Information technology, social media and flexible space proved to be hot topics. I would encourage delegates (and members alike) to pick up the issues raised throughout the conference and see how this can move our thinking forward.

There are exciting times ahead!

“IT WAS A REALLY ENJOYABLE, THOUGHT PROVOKING CONFERENCE AND AN EXCELLENT NETWORKING OPPORTUNITY. HIGHLIGHTS WERE DR CHRIS LUEBKEMAN AND THE FINAL PLENARY SESSION”

James Pellatt, Great Portland Estates
Conference Delegate via LinkedIn Discussion Group

“A STRONG THEME. I HOPE THIS IS CARRIED FORWARD AND SOME PRACTICAL INITIATIVES/WORKING FORUMS CAN BE DEVELOPED FROM THIS YEAR’S IDEAS AND DISCUSSIONS”

Paul Vinten, Paragon Management
Delegate Feedback Form

BCO AWARDS 2010

The BCO Awards continue to evolve and respond to our changing environment, now building on the regional chapters successful awards presentations and the National Awards focusing on the winners being generated through this process of celebration.

“The quality of the buildings and the integrity of the submissions illustrate the esteem in which the BCO Awards are held. Notwithstanding economics, the industry can be proud of the results of recent labours, with this year’s winners in particular showing a keen eye to appropriateness for market and purpose.”

John Forrester,DTZ
BCO Awards Chairman 2009/10

President’s Award

David McAlpine and the Sir Robert McAlpine Family
The 2010 BCO President’s Award honours, for the first time, a contractor. This contractor turns the drawings into reality and its considerable abilities should never be underestimated. Sir Robert McAlpine performs with great integrity and much skill. Testament to the high level of service and satisfaction it provides to its clients is in the large amount of repeat business it receives.

“Sir Robert McAlpine have delivered a host of landmark office developments across the country since the company started in Glasgow in 1869. David McAlpine, combining his shrewd business acumen with his modest and unassuming manner, has nurtured important client relationships which has ensured the performance that has led to much of Sir Robert McAlpine’s recent success.”

Gerald Kaye, Helical Bar
BCO President 2010/11

Best of the Best

Eleven Brindleyplace, Birmingham
This impressive 12-storey building combines outstanding architecture with an innovative commercial offer. Eleven Brindleyplace really made its mark on the judges and stood out in both the region and its category. Argent, the developer, set the team clear but aspirational objectives, the outcome of which is the provision of a building that beneficially adds to the legacy of Brindleyplace and re-enforces its position as a scheme of national significance. Number Eleven provides a well thought out solution, which can be differentiated in the marketplace and is a fitting finale to this renowned iconic development.

Innovation

West Lothian Civic Centre, Howden South Road, Livingston
This new home for public sector services in West Lothian accomplishes two significant achievements: providing an impressive and aesthetically pleasing building that betrays none of the traditional dourness or conformity of the customary public sector edifice, and innovatively combining a number of hitherto separate public services in one dynamic modern and efficient building.



THE 2010
AWARDS
SAW OVER
100 ENTRIES
SUBMITTED



THE BCO
PRESIDENT’S
AWARD
HONOURS A
CONTRACTOR
FOR THE
FIRST TIME

LIST OF WINNERS

President’s Award
David McAlpine and the Sir Robert McAlpine Family

Best of the Best
Eleven Brindleyplace, Birmingham

Innovation Award
West Lothian Civic Centre
Howden South Road, Livingston

COMMERCIAL WORKPLACE

National Winner
Midlands & East Anglia
Eleven Brindleyplace, Birmingham

Regional Winners
London & South East
The Charlotte Building, 17 Gresse Street, London

Scotland
141 Bothwell Street, Glasgow

North of England, North Wales & Northern Ireland
1 The Avenue, Spinningfields, Manchester

South West of England, Thames Valley & South Wales
500 Brook Drive, Green Park, Reading

CORPORATE WORKPLACE

National Winner
London & South East
Guardian News & Media, Kings Place, 90 York Way, London

Regional Winners
Scotland
West Lothian Civic Centre, Howden South Road, Livingston

Midlands & East Anglia
NAPP Pharmaceuticals, Cambridge Science Park, Milton Road, Cambridge

North of England, North Wales & Northern Ireland
ISS Building, Lancaster University, Bailrigg, Lancaster

South West of England, Thames Valley & South Wales
The Hub, 500 Aztec West, Almondsbury, Bristol

FIT OUT OF WORKPLACE

National Winner
Scotland
PricewaterhouseCoopers, 141 Bothwell Street, Glasgow

Regional Winners
Midlands & East Anglia
Lifford House, Fordhouse Lane, Stirchley, Birmingham

North of England, North Wales & Northern Ireland
Pinsent Masons, 3 Hardman Street, Spinningfields, Manchester

South of England, Thames Valley & South Wales
Johnson + Johnson, Pinewood Campus, Nine Mile Ride, Wokingham

London & South East
London Borough of Newham, Dockside Road, The Royals Business Park, Royal Albert Dock, London

PROJECTS UP TO 2,000M²
National Winner
London & South East
Graeae Theatre Company, Bradbury Studios, 138 Kingsland Road, London

Regional Winners
Scotland
Buro Happold, 57-59 Bread Street, Edinburgh

Midlands & East Anglia
1 Severn Street Place, The Mailbox, Birmingham

North of England, North Wales & Northern Ireland
Cooper’s Studios, Westgate Road, Newcastle upon Tyne

REFURBISHED / RECYCLED WORKPLACE
National Winner
North of England, North Wales & Northern Ireland
Broad Gate, 22-26 The Headrow, Leeds

Regional Winners
London & South East
50 Queen Anne’s Gate, 102 Petty France, London

Scotland
Tanfield, 1 Tanfield, Edinburgh

Midlands & East Anglia
Two Colmore Square, Priory Queensway, Birmingham

South West of England, Thames Valley & South Wales
Hampshire County Council, Elizabeth II Court, Winchester



OUR BEST OF THE BEST
AWARD WINNER, ELEVEN
BRINDLEYPLACE, PROVIDES A
WELL THOUGHT OUT SOLUTION
AND IS A FITTING FINALE
TO THIS RENOWNED ICONIC
DEVELOPMENT

“THIS YEARS WINNERS
ILLUSTRATE AN
APPROPRIATENESS FOR
MARKET AND PURPOSE”

John Forrester, DTZ
BCO Awards Chairman 2009/10



NEXTGEN

LEARNING FROM THE PAST, LOOKING TO THE FUTURE

Since its launch in 2009, NextGen has been going from strength to strength. Highlights in 2010/11 included the launch of NextGen in the Midlands and a very comprehensive list of seminars and networking events.

By joining as a BCO NextGen member, young executives can benefit from; a full seminar programme aimed at the next generation of industry leaders, networking events and opportunities to air their ideas, in addition to the full range of BCO membership benefits.

NEXTGEN EVENTS

Bridging the Gap

Canon Place Marketing Suite, 6 Dowgate Hill, London / 14 September
A discussion with Albert Williamson Taylor, AKT and Giles Fazan, Hines on structure and the challenges facing development in city centre locations.

BCO Presents... NextGen in the Midlands

11 Brindleyplace, 2 Brunswick Square, Birmingham / 28 September
Over 80 guests attended the launch of NextGen in the Midlands. Hosted by the newly formed committee, this event invited Gary Taylor, Argent, to provide his views on Birmingham and future developments.

50% OF
ATTENDEES
AT THE
LONDON
SUMMER
SOCIAL MADE
BETWEEN
6-10 NEW
CONTACTS



NEXTGEN EVENTS CONTINUED

The Zero Carbon Office

Two Colmore Square, Birmingham / 17 November

The first formal seminar from the Midlands Committee looked at the Government’s ambitious plan for all buildings to be zero carbon from 2019. The event invited attendees to find out exactly what zero carbon offices are, why we need them and how developers are reacting to changing occupier sustainability demands.

Property and Procurement

Sellar Design & Development, The Shard, London Bridge / 25 November

Hamish McKenzie, Sellar Property provided a short presentation on The Shard and The Place schemes at London Bridge. Committee members and their guests then took part in a roundtable discussion looking at procurement.

NextGen Member Meeting

DTZ, 125 Old Broad Street, London / 1 February

To mark the start of the calendar year, members from both London and the Midlands gathered to hear presentations from the committee chairs on their plans for the year.

Workplace of the Future

35 Newhall Street, Birmingham / 23 March

A discussion event covering what the workplace of the future will look like, how changes in technology and new media will affect the way in which we work and how flexible working will evolve.

London Planning – Past, Present and Future (abridged)

The Broadgate Tower, London / 4 April

The first seminar in a series looking at the “Lifecycle of Office Developments” allowed members to take a virtual tour of the City of London from the heights of Broadgate Tower. Peter Rees, City of London and Paul Finch, CABE, discussed the topic in depth before allowing questions from the floor.

“AFTER FORMING LAST YEAR WE HAVE WORKED HARD TO DELIVER EVENTS THAT OFFER A MIXTURE OF EVENT STYLE AND TOPICS”

James Hall, Associated Architects
Chair of Midlands NextGen



“THIS YEAR THE ‘AGENDA’ OF THE LONDON COMMITTEE HAS BEEN TO FOCUS ON THE LIFECYCLE OF THE OFFICE DEVELOPMENT BY HOSTING A SERIES OF SEMINARS THAT TAKE MEMBERS THROUGH THE PROCESS SEQUENTIALLY”

David Williams, Davis Langdon
Chair of London NextGen

Learning From the Past to Develop the Future

BCO Annual Conference, Geneva 2011 / 13 May

The 2011 Conference provided NextGen with a chance to host their own seminar. Two panels, one of established industry figures and the other containing BCO NextGen members were invited to debate evolving work practices, human needs and future developments. A twitter feed was incorporated into the session allowing NextGen members to contribute who weren’t able to attend the conference.

London Summer Social

Buro Four, 1 Naoroji Street, London / 9 June

The London Committee hosted a structured networking event, encouraging attendees to make new contacts, before partaking in an informal barbeque on a summer’s evening.

Small Office Walking Tour

Birmingham / 9 June

The Midlands Committee took guests on a short walking tour across Birmingham’s city centre, visiting three recently completed small office projects. Each stop offered an opportunity to experience a different scale of office development and find out what makes a difference in small office design.

THE ROAD TO RECOVERY

RICHARD KAUNTZE, BCO
CHIEF EXECUTIVE

While, as I write, the firestorm engulfing the Murdoch media empire continues to dominate the news like no other story in recent years, attention will, sooner or later, return to the economy. The road back from recession is proving to be a difficult one, with virtually no growth over the last six months. The central London offices market is moving ahead quickly, but regional activity is very subdued indeed. As things pick up, this will filter through, but all at the BCO remain acutely aware that conditions continue to be very tough for many of our members and we will do all we can to support them by offering ever more value in the services and products we provide.

The Geneva Conference looked to the future, and was a great success. My sincere thanks to Gary Wingrove, the Conference Chairman and President for 2011/12, for leading it so well. Who will forget Dr Chris Luebke's extraordinary presentation: *What will normal be?*, undoubtedly one of the best plenary sessions I have ever attended at any conference, and a real tour de force. Many members of the BCO worked very hard to help Gary create the programme, and my thanks to all who contributed to such a memorable event.

Recognising the excellence of the office product again shone through in the BCO's Awards Programme. The BCO's four regional chapters have established anchor awards events to complement the BCO's National Awards Dinner and provide a stage on which the outstanding excellence of UK offices can shine. John Forrester stood down as Chairman of the National Awards Competition in 2010, and my very great thanks to John for his sterling work. His successor, David Partridge, has picked up the baton with typical energy and enthusiasm.

Research remains at the heart of what the BCO is all about, and the summer of 2011 saw Mat Oakley complete his term as Chairman of the BCO's Research Committee. Mat has done an exceptional job. 2010/11 saw the development of an initiative to secure more research funding for the BCO (which paid for the very well received report *The Challenges for the Office Sector over the Next Decade and Beyond*).

Generating additional research funding will be a priority for 2011/12, as will ensuring that the BCO covers a range of research issues of interest to the broadest possible spectrum of members.

Despite the sluggish nature of the economic recovery as a whole, the BCO's membership continues to pick-up. As Gerald Kaye, our President for 2010/11, writes in the foreword to this review, his major initiative has been to reconnect the BCO with its founding members: those from office agency, development and investment. Gerald has worked tirelessly for the BCO on this and many other matters, and has been an exceptional president. I am extremely grateful for his great dedication to the BCO and for his personal kindness. The BCO is very fortunate indeed that the leaders of our industry are able to represent us.

Much else has, of course, happened over the year, and will be built upon in 2011/12. The NextGen initiative will spread to the North of England to tie in with our Annual Conference in Manchester in May 2012, and will quickly follow in Scotland and the South West and Wales. The coming year will see the launch of the second edition of our *Guide to Fit Out* (the companion to the *2009 Guide to Specification*), led so ably by Neil Pennell and his Technical Affairs Committee. As Gerald mentioned in his foreword, October 2011 will

also see the launch of the BCO/College of Estate Management specification accreditation course – designed to demonstrate a thorough understanding of this industry-standard guide. Coupled with all of this, our national and regional programme of seminars, building tours and other events will continue to grow.

None of this would be possible without the enormous time, energy and enthusiasm put in by so many BCO members. As ever, it is impossible to mention everyone by name, but I must reinforce my sincere gratitude to Gerald, Gary, James Wates, our new Senior Vice President, Neil Thompson, the new Junior Vice President, and Robin Brodie Cooper, now firmly established as our Honorary Treasurer. My own team have also worked tirelessly, and I am very grateful for all they have done. Barbara Ford has now become my permanent PA following Helen Barnett's decision to become a full-time mother.

Congratulations to Barbara on her appointment, and sincere thanks to Helen for all she did at the BCO in her years with us. Jenny Mac Donnell continues to lead the charge on research and policy matters with our Research Committee, and Fiona Frost and Lucinda Waits on communications and events. Reflecting their contributions, Fiona has been promoted to Director, Communications and Events, and Lucinda as her Assistant Director. My congratulations to them both on well earned promotions.



“THE BCO REMAIN ACUTELY AWARE THAT CONDITIONS CONTINUE TO BE VERY TOUGH FOR MANY OF OUR MEMBERS AND WE WILL DO ALL WE CAN TO SUPPORT THEM BY OFFERING EVER MORE VALUE IN THE SERVICES AND PRODUCTS WE PROVIDE”

Richard Kauntze, BCO
Chief Executive



“RESEARCH REMAINS AT THE HEART OF WHAT THE BCO IS ALL ABOUT, AND THE SUMMER OF 2011 SAW MAT OAKLEY COMPLETE HIS TERM AS CHAIRMAN OF THE BCO'S RESEARCH COMMITTEE. MAT HAS DONE AN EXCEPTIONAL JOB”

Richard Kauntze, BCO
Chief Executive



DEFINING EXCELLENCE IN OFFICE SPACE

British Council for Offices • 78-79 Leadenhall Street • London • EC3A 3DH

T 020 7283 0125 F 020 7626 1553 E mail@bco.org.uk W www.bco.org.uk



Follow us on Twitter:

@BCO_UK

@BCO_NEXTGEN

