



british council for

offices

annual review 2003-04

British Council for Offices

Annual Review 2003-04

The British Council for Offices’ mission is to research, develop and communicate best practice in all aspects of the office sector.

It delivers this by providing a forum for the discussion and debate of relevant issues.



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highlights of the year

Roger Reeves, BCO President, 2003-04



A good test for any organisation is its capacity to grow when markets are slower, as well as when they are racing. Set against that test, last year was an exceptional one for the BCO, with membership numbers increasing to well over 900, an expanding and ever more popular programme of events, and the continued development of highly respected research.

Strength in Numbers

The BCO has never been an organisation to seek growth for growth's sake, but has always worked hard to ensure that it has a balanced membership, embracing the full range of office interests. Much attention has focused in recent months on the recruitment of more occupier members, and I offer particular thanks to Bill Black and his Membership Committee and Simon Ward and his Occupiers' Group for their sterling work on the BCO's behalf.

An Exceptional Evening

A personal highlight of my presidential year was the Annual Dinner. Our guest speaker was the Rt Hon. William Hague MP, the former leader of the Conservative Party. Delivering an exceptionally witty speech, many members were kind enough to remark that this was one of the most enjoyable property dinners they have attended, and I will certainly look back on it fondly for some time to come. Other major

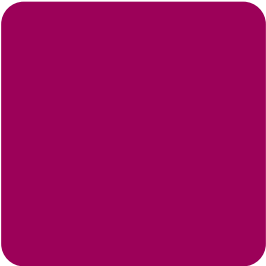
events during the year included the President's Lunch, where our guest speaker was Sir John Egan, the President of the CBI; our Awards Presentation Dinner (which saw the swan song of the Paul Morrell/Peter Bill double act); and the Architects' Journal/BCO Spring Conference, with its critiques of BCO award-winning buildings.

Manchester's Year

Richard Kauntze has described the BCO as a thinking organisation, never afraid to challenge and question, and this was demonstrated to full effect at our Annual Conference in Manchester in May. Returning to Manchester for the Annual Conference after ten years, Paul Morrell and his conference committee structured the programme around the theme of "Getting Engaged." The energy and ambition of Manchester shone through in the programme of plenary sessions, seminars, workshops and technical tours, balanced with an objective analysis of Manchester's position in contrast with competing cities in the UK and in mainland Europe. An extremely well received conference for the BCO, and my very great thanks to Paul and his team for working so hard to deliver it.



"The BCO is a thinking organisation, never afraid to challenge or question"
Richard Kauntze BCO CEO





Another First for the BCO

November 2003 saw the national launch of the BCO Office Fit-Out Guide. This new flagship publication, which benefited from significant sponsorship by the DTI, was hugely well received, with Nigel Griffiths MP, the Construction Minister, stressing its value at the London launch. The Office Fit-Out Guide is the BCO's fastest ever selling document, and my thanks and congratulations to Tim Battle and the many other BCO members who worked so hard to create it. The Office Fit-Out Guide forms part of the BCO's ever expanding research programme, of which the organisation can be justly proud.



**"Three cheers
for the BCO.
Its new Fit-out
Guide is an
overdue triumph"**

Property Week – 07 November 2003



Ongoing Support

The BCO could not function without the huge effort put in by so many members, and my sincere thanks to all of them. While it is impossible to mention everyone by name, may I particularly thank Paul Morrell and Simon Ward, the Senior and Junior Vice Presidents respectively, Tony Bickmore, who stood down as Honorary Treasurer in March 2004, and Richard Kauntze, our Chief Executive, and his team for their guidance and support. It has been both a pleasure and a privilege to be President of the BCO, and I wish Paul Morrell every success for his year.



Roger Reeves, BCO President 2003-2004

research and policy

Research

Research is a core element of the BCO's work and this year the research programme expanded considerably to reflect the broad nature of our membership. We take a very strategic approach to research, interacting with members primarily through committees and working parties. This year has also seen an expansion of our collaborative efforts and we have worked with CABE, the RICS Foundation, the BPF and the College of Estate Management.

RESEARCH REPORTS

In 2003-04 we published seven reports:

Social Engagement: Profiting from the Community

In recent years, regeneration schemes have included elaborate partnership arrangements to help the local community play a full part in the process. But until now community involvement has been of limited interest to many office developers. However, the need to engage local communities is on the political agenda and our industry is under increasing pressure from government to consult all stakeholders.

The BCO & Urban Strategy commissioned this report to test the emerging evidence that community engagement has real benefits for developers.



"Already the Fit-out Guide has been welcomed by occupiers such as Tony Wilson, BBC Head of Development"

Property Week – 07 November 2003

- This report discusses the main drivers for community engagement.
- It presents a contrasting analysis of the views and trends of both the development industry and local government.
- And reveals how engagement can produce real benefits for the development sector.

BCO Office Fit-out Guide

Backed by the Department of Trade and Industry, the BCO spent two and a half years creating the first comprehensive guide to office fit-out. It is a significant milestone for the sector and many of the UK's top fit-out specialists, including Pringle Brandon, ISG plc and Gensler, played a major role in the creation of this document.

The Office Fit-out Guide outlines the requirements for a successful fit-out project which minimises business disruption and balances current and future needs; revitalises the business by adopting improved working practices; and creates a good workplace environment at an affordable price.

This guide will be of interest to all those involved in the procurement of workspace and will help clients commissioning projects to understand the process better and achieve first-class results.

"Developers need clear incentives to adopt green building promoted by the government and the British Council for Offices"

Property Week – 16 January 2004





"BCO adds its weight to government drive by publishing its Guide to Green Building"

Property Week – 16 July 2004

research and policy

BCO Guide to Green Incentives

The BCO launched the first comprehensive guide to green incentives and regulations introduced under the Government's Climate Change Programme. It concludes that concepts that appear simple in theory may, in practice, become burdensome.

The Green Incentives Guide (GIG) report, commissioned by the BCO from consultants Gardiner & Theobald and Hoare Lea, examines the latest taxes, regulations and incentives, and analyses their impact on the office development sector.

The GIG report describes the scope, development, and financial impact of the incentives. It provides for the first time a single point of reference and advice on how best to use the green incentives currently on offer.

Office Futures

This project presents a balanced analysis of the future for the UK office sector using past predictions and current realities to explore what the future may hold.

The report is divided into two sections. The first looks at the forecasts for the UK office market made over the last twenty years. It covers issues of location, technology and working practices, specification and environment, legislation and the property market.

The second half of the report looks forward to the next twenty years.

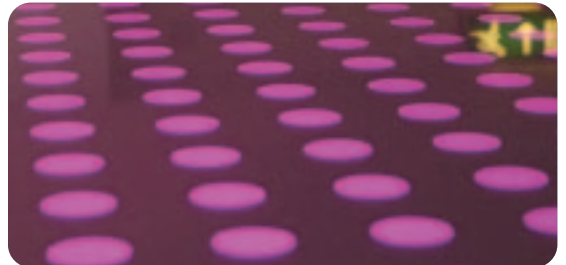
The findings include:

- The future workforce, and their capacity to deliver greater economic prosperity, will be a driving force for all aspects of future office design.
- Location of the office will remain important, but issues such as specification and design will become much more significant.
- Technology will be seen as an enabler not a driver of change – it has enabled more worker flexibility for over 20 years, but this flexibility and its options have not been as fully implemented as many would have expected.
- Management styles will have to adapt to fit a faster-moving, ideas-based environment and to cope with a more mobile workforce.

Improving Planning for Offices: The Perfect Planning Application

Improving Planning for Offices: The Perfect Local Authority

These reports analyse the two very different sides to the planning process and include in-depth interviews with professionals from either side of the planning system. Their views give a unique perspective of the concerns, opinions, and views that planning officers and developers have about each other.



research and policy

“BCO report shows planning departments are underfunded and overworked”

Estates Gazette – 17 April 2004

Research continued

The first study, ‘The Perfect Planning Application’, explores how local authorities perceive the planning process; their attitudes towards the applications they get; and their honest assessment of what helps and hinders them. It also invites suggestions as to how the process could be improved. Senior planning officers from ten local authorities took part in the study.

Its companion, ‘The Perfect Local Authority,’ explores what architects, developers, planning consultants, investors, surveyors and occupiers want of local authorities. It looks at the strengths and weaknesses in the current planning system and also invites suggestions as to how the process could be improved. Senior executives from over twenty leading property sector companies took part in the research.

Both reports are published in one document and provide an objective view of the current process. A degree of common thinking emerges, providing clear and constructive criticisms and recommendations for improving the system.

Green Travel Plans for Offices – A Research Report

The BCO appointed Arup to assess the effectiveness and value of green travel plans and their influence on travel patterns in new office developments.

The aims and objectives of the research are to provide the BCO with an insight into:

- What green travel plans are;
- Why they are required; and
- What they can achieve.

Arup interviewed a number of organisations from across the UK where green travel plans had been applied. These case studies reveal the extent to which green travel plans are being applied by occupiers and encouraged by local authorities. The findings suggest green travel plans contribute to wider measures to reduce energy use in office buildings; green travel plans help reduce the number of car drivers, and all of the case studies include a combination of incentives and disincentives.

CONTINUING PROJECTS

The current research programme includes a complete revision of the BCO Specification for Offices, continuing work on mixed-use development, the creation of a best practice guide on green travel plans, and a strategic design guide for tall buildings. We are also working on three joint reports with CABE, the RICS Foundation and the BPF: ‘Office Design and its Impact on Business Performance’, ‘Design and Office Property Value’ and ‘Better Places to Work: A Design Guide’.

The BCO has also contributed to the College of Estate Management’s ‘Impact of eBusiness on the City of London Office Market 2003 Survey,’

“A new BCO report gives insight into cost and effectiveness of green travel plans”

Birmingham Post – 15 July 2004



“The report reveals a huge variety of green measures plus information on their effectiveness”

Property Week – 16 July 2004

and a number of Partnership in Innovation Projects, including Kingston University’s ‘Making Business Sense of Sustainable Property,’ and CIRIA’s ‘Refurbishment Whilst Retaining Business Continuity.’

NEW COMMISSIONS

During 2003-04 we began to address new topics, including tenant handover, the issues surrounding the security of offices, and the current and future use of technology in offices.

A STRATEGIC REVIEW

Over the last four years, the BCO has created a highly reputable and broad-ranging research programme reflecting the wide professional interests of the membership and our industry’s ever changing agenda. In the past six months we have carried out a strategic review of the BCO’s research agenda, and have now adopted a new approach: over the next two years, our research will have a thematic focus, concentrating on three main areas – workplace productivity, sustainability, and urban regeneration.

This thematic approach will produce a series of ‘streamed’ research reports and enable the BCO to develop real authority in these areas. A proportion of the research funds will also be retained for subjects outside these three themes.



research and policy



1

“Think tank says offices will be greener and happier in twenty years”

Environment Times – 01 April 2004

1. Manchester Gateway

research and policy



Policy

The BCO's policy activity continues to grow. Our representation on various government and non-government policy groups has been matched by our involvement in many consultative exercises across the UK's devolved government structure.

Disabled Person Transport Advisory Committee – Built Environment Working Group

The BCO has continued to play an active role on this group which advises on improving access for disabled people, taking into account complementary advice from other DPTAC working groups.

The ODPM Working Group on Contamination of Buildings and Infrastructure

This group assists in the creation of draft guidance, prepared by ODPM in conjunction with other departments, on procedures, roles and responsibilities for the decontamination of buildings and infrastructure in the event of contamination by chemical, biological, radiological and nuclear (CBRN) materials.

London Business Improvement Districts Advisory Board

The BCO's involvement on this board enables us to represent London's office sector in decisions concerning business improvement districts (BIDS) in the capital over the next few years.



“Developers want local authority planning departments to be led by visionary council leaders”

Property Week – 02 April 2004

The National Ratepayers Valuation Forum

This forum encourages ratepayers to participate in the Valuation Office Agency’s discussions about the practices and future reform of the national rating system. Through our involvement we are able to represent the views of our members.

POLICY CONSULTATIONS

ODPM – New Review of Part L of the Building Regulations

Establishment of Industry Advisory Groups, September 2003

CIBSE – Energy White Paper

Implementation consultation, September 2003

ODPM – Draft Guidance for the Decontamination of Buildings and Infrastructure exposed to Chemical, Biological, Radiological or Nuclear (CBRN) Material, September 2003

DfT – On the Move: By Foot

Discussion paper on improving conditions for walking and increasing the number of journeys made on foot, September 2003

DoT – DPTAC

Model Inclusion Policy for Architects, September 2003 – May 2004

European Union – Energy Performance of Buildings Directive

Membership of the Directive Implementation Advisory Group, September 2003 – July 2004

DCMS – Protecting our Historic Environment: Making the System Work Better October 2003

ODPM – Guidance on Business Improvement Districts

October 2003

ODPM – Guidance Document on Protecting Existing Buildings Against a CBRN Incident

Consultation on draft BRE guidance, December 2003

Business Improvement Districts – Membership of the London BIDS Advisory Board, January 2004 – July 2004

ODPM – Policy Planning Statement 1

Creating Sustainable Communities, February 2004 – May 2004

House of Commons – Submission to the Environmental Audit Committee During its Scrutiny of the Government’s Sustainability Policy April 2004

ODPM – Business Improvement Districts

Draft Regulations, May 2004

“Commercial buildings are responsible for 20% of all UK carbon emissions”

Property Week – 16 January 2004

committees, working parties & groups

Over the course of 2003-04 many members have participated in the BCO's committees and working parties.

TECHNICAL AFFAIRS COMMITTEE

Chaired by Richard Terry (*Arup*)

Achievements

- Oversaw the completion of the BCO Office Fit-Out Guide
- Initiated a series of consultation exercises with members to review the current BCO Guide to Best Practice in the Specification for Offices
- Supervised the production of the BCO Guide to Best Practice in the Specification for Offices 2005
- Supported a number of Partnership in Innovation Programmes

MEMBERSHIP COMMITTEE

Chaired by Bill Black (*Capital & Counties*)

Achievements

- Increase in the BCO's membership to over 900
- Continued focus on the recruitment of more occupier members
- Updating BCO membership categories
- Reorganisation of Board of Management election categories

URBAN COMMITTEE

Chaired by David Ainsworth (*Greycoat*)

Achievements

- Oversaw the completion of the Social Engagement project
- Supported the commissioning of research on the question of mixed use schemes in urban regeneration areas
- Led a workshop on social engagement at the BCO Annual Conference in Manchester

REGIONAL CHAIRMEN'S COMMITTEE

Chaired by Andrew Latchmore (*Eversheds*)

Achievements

- Improved co-ordination between the four different regions
- Enhanced programme of regional workshops and site visits

TALL BUILDINGS WORKING PARTY

Chaired by Alastair Collins (*Davis Langdon*)

Achievements

- Creating a new technical document entitled Tall Buildings: A Strategic Design Guide



committees, working parties & groups

GREEN ISSUES WORKING PARTY

Chaired by Charles Brocklehurst (*Gardiner & Theobald*)

Achievements

- Supported the commissioning of the BCO Guide to Green Incentives
- Supported the commissioning, review and release of the research on green travel plans
- Assisting the technical affairs committee in the review of the sustainability aspects of the BCO Guide to Best Practice in the Specification for Offices 2005

TECHNOLOGY WORKING PARTY

Chaired by Steve Hutton (*Oiol*)

Achievements

- Supported the commissioning of a research project called Technology for Offices: Answers for Occupiers

WORKPLACE GROUP

Chaired by Ron German (*Stanhope*)

Achievements

- Provided guidance and supervision for the joint BCO/CABE research on workplace productivity
- Provided guidance and supervision for the joint BCO/CABE research on design and office value
- Assisting the BCO Specification 2005 working party in the creation of the new BCO Guide to Best Practice in the Specification for Offices 2005

OCCUPIERS' GROUP

Chaired by Simon Ward (*Deutsche Bank*)

Achievements

- Hosted two 'occupier breakfasts' for the BCO's occupier members
- Developing new research entitled the BCO Guide to Tenant Handover

BCO SPECIFICATION 2005 WORKING PARTY

Chaired by Tim Battle (*Battle Associates*)

Achievements

- Co-ordinating the working parties which have responsibility for the creation of the new BCO Guide to Best Practice in the Specification for Offices 2005



events and activities



PROVIDING A FORUM FOR BCO MEMBERS

BCO events allow members to share ideas, debate topical issues and discuss future priorities in a stimulating environment. During 2003-2004 the BCO held many successful conferences, seminars, research launches, technical tours, lunches and dinners. Here is a review of our activities, which are intended to inspire and inform:

JULY

RESEARCH LAUNCH

To launch the “Green Roofs research advice note,” an evening reception was held on the stunning roof garden of the Euronext/LIFFE building. The event was held in conjunction with the Corporation of London which launched its own Biodiversity Action Plan.

REGIONAL EVENT – NORTHERN REGION

Leeds Visit

Members of the BCO Northern Region toured Leeds to see the office development at Thorpe Park, and two of the city’s largest and most successful mixed use and prime office schemes, The Cube and 1 City Walk.

ANNUAL GENERAL MEETING

Lovells, London

Roger Reeves of PricewaterhouseCoopers was appointed as the new BCO President, succeeding David Steventon. Following the AGM, BCO members were taken on a technical tour of Lovells new office in Holborn Viaduct.

TECHNICAL VISIT – LONDON

BBC White City, West London

TECHNICAL VISIT – LONDON

Plantation Place, City of London

RESEARCH LAUNCH

“London Commuter Survey: Rail Transport and the Office Worker” report published.

- 1. Euronext/LIFFE Building
- 2. 1 City Walk
- 3. Euronext/LIFFE Building
- 4. BBC White City





AUGUST

ANNUAL AWARDS PROGRAMME

Judging of the Annual Awards Programme entries continued and both the Regional and National panels compiled the shortlist of entries.



1. BCO Awards Judges examine the entry sites
2. Awards Judge, Simon Ward
3. Members arrive at the President's Lunch
4. Sir John Egan

SEPTEMBER

REGIONAL EVENT – MIDLANDS

Seminar – New Techniques for Environmental Design CBSO Centre, Birmingham

Members of the BCO Midlands Region attended an evening seminar on the 'real world' application of new techniques for environmental design. The CBSO Centre, where the seminar was held, was used as a case study.

PRESIDENT'S LUNCHEON

The Savoy, London

Over 450 members joined the new President, Roger Reeves, at the President's Luncheon held at The Savoy. The guest speaker was Sir John Egan, President of the CBI.

REGIONAL TECHNICAL VISIT – SOUTH WEST AND WALES

Canon's House (Lloyds TSB Headquarters), Bristol

TECHNICAL VISIT – LONDON

The Darwin Centre, Phase One, The Natural History Museum

RESEARCH LAUNCH

"Social Engagement – Profiting from the community" report published.



events and activities



OCTOBER

AWARDS PRESENTATION DINNER

The Grosvenor House Hotel, London

The office industry’s most prestigious awards, now in their 12th year, were presented at a gala dinner held at The Grosvenor House Hotel in London. Jointly hosted by Paul Morrell, Awards Chairman, and Peter Bill, Editor of Estates Gazette, the Awards Presentation Dinner attracted over 1,200 guests.

Pentland Brands, owners or licensees of a number of worldwide sports and fashion brands, including Speedo, Ellesse, Kickers and Lacoste, won the “Best of the Best” award for its splendid north London headquarters building.

TECHNICAL VISIT – LONDON

T-Mobile, Hatfield Business Park

OCCUPIER BREAKFAST – LONDON

Hosted by PricewaterhouseCoopers, this event was attended by a number of the BCO’s occupier members including ABN Amro, Lloyds TSB, Orange, and the Royal Mail. The aim was to highlight the issues that our occupier members consider important, topical, and worthy of attention by the BCO.

NOVEMBER

RESEARCH LAUNCH EVENT – NATIONWIDE

Launch of the BCO Office Fit-Out Guide

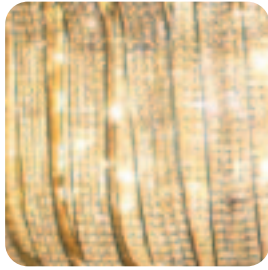
Designed to be the companion volume to the ‘BCO Guide 2000: Best practice in the specification for offices,’ the Office Fit-Out Guide provides a briefing on the requirements for a successful fit-out.

The BCO organised a nationwide launch for this flagship piece of research. Members attended launch events in London, Bristol, Birmingham, Manchester and Edinburgh. Nigel Griffiths MP, the construction minister, opened the London event.

IOD LUNCHEON – LONDON

Networking Luncheon at the IoD with guest speaker Michael Snyder.





DECEMBER

RESEARCH LAUNCH

"BCO Guide to Green Incentives" report published.

JANUARY

ANNUAL DINNER

The Grosvenor House Hotel, London

Our first event of the New Year, the BCO's Annual Dinner was held at The Grosvenor House Hotel, London. It was a hugely successful evening, attended by more than 1,300 members and their guests. Our after dinner speaker, the Rt Hon William Hague MP, demonstrated why he is such a witty and skilful parliamentarian.

OCCUPIER BREAKFAST – LONDON

Held at the offices of Deutsche Bank, this event was attended by a number of the BCO's occupier members including RBS Group, Cisco Systems, BNP Paribas and the British Library. The breakfast gave our occupier members the opportunity to discuss issues that they think are important.



1. Award winning team from NHS 24
2. Speaker, Michael Snyder
3. Rt Hon William Hague MP

events and activities



- 1. Met Office
- 2. Capital One
- 3. GCHQ

FEBRUARY

REGIONAL TECHNICAL VISIT – SOUTH WEST AND WALES

The Met Office, Exeter

AJ/BCO SPRING CONFERENCE – LONDON

The third AJ/BCO Spring Conference examined how to create winning office buildings and environments. Attended by over 150 delegates at the Cavendish Conference Centre, BCO Awards judges discussed the 2003 Award-winning projects.

REGIONAL EVENT – MIDLANDS

Members of the Midlands region attended a CABE seminar in Birmingham.

REGIONAL LUNCHEON – SOUTH WEST AND WALES

A successful luncheon was held for members of the South West and Wales region at the Clifton Club in Bristol. George Ferguson, the successful Bristol-based architect and current president of the RIBA, gave a speech.



MARCH

REGIONAL EVENT – SCOTLAND

Newcastle Tour

Members of the Scottish region went on a tour of Newcastle and Gateshead to review recent projects which have raised the public profile of the area. The tour included visits to Central Square, The Sage Music Centre and Baltic.

REGIONAL TECHNICAL VISIT – MIDLANDS

Capital One building, Nottingham

REGIONAL TECHNICAL VISIT – SOUTH WEST AND WALES

GCHQ, Cheltenham. This was a rare opportunity for members of the BCO to have a close look inside the new GCHQ centre at Cheltenham.

RESEARCH LAUNCH

“Office Futures” report published.

RESEARCH LAUNCH

The “Improving Planning for Offices” reports were launched at an evening event hosted by Cushman & Wakefield Healy & Baker.



1. Pentland
2. Pentland
3. Manchester conference

events and activities

APRIL

IOD LUNCHEON – LONDON

Networking luncheon at the IoD with guest speaker Simon Hughes MP.

TECHNICAL VISIT – LONDON

Pentland Brands, North London. This North London headquarters was voted the “Best of the Best” at the 2003 BCO Awards.



MAY

OCCUPIERS' ROUNDTABLE

BCO & Property Week

In conjunction with Property Week, this roundtable was held to raise issues in preparation for our Occupiers' Summit. Guests (including representatives from the BBC and Vodafone) discussed how occupiers can make the best use of space while keeping costs down, the over-expansion in the property market and the impact that increased home-working will have on the office sector.

FINANCIAL SERVICES REAL ESTATE IN A CHANGING ENVIRONMENT – ROUNDTABLE

BCO & Ernst and Young

This discussion was held to consider the real estate implications of major changes in the office industry.

ANNUAL CONFERENCE – MANCHESTER

Our Annual Conference, held in Manchester, was a great success with almost 700 people in attendance. Manchester was a fitting venue, as the city is one of Britain's most celebrated and conspicuous examples of urban regeneration in the last 20 years.



events and activities



JUNE

REGIONAL EVENT – NORTHERN REGION

London study tour

Members of the Northern Region undertook a two-day study tour of London to view some of the most exciting projects in the capital. The tour began with visits to 350 Regents Place and Triton Square, Abbey National’s HQ and Arup’s HQ, followed by an afternoon on the South Bank touring the GLA’s City Hall Building and More London. The second day saw visits to Canary Wharf, The Merrill Lynch Financial Centre and the award winning Chiswick Park.



- 1. GLA City Hall
- 2. Chiswick Park
- 3. Central Square
- 4. Lovells





A National Perspective

It has been an extremely active year in the regions. We held 14 events across the four regions, as well as the Annual Conference which was, of course, held in Manchester.

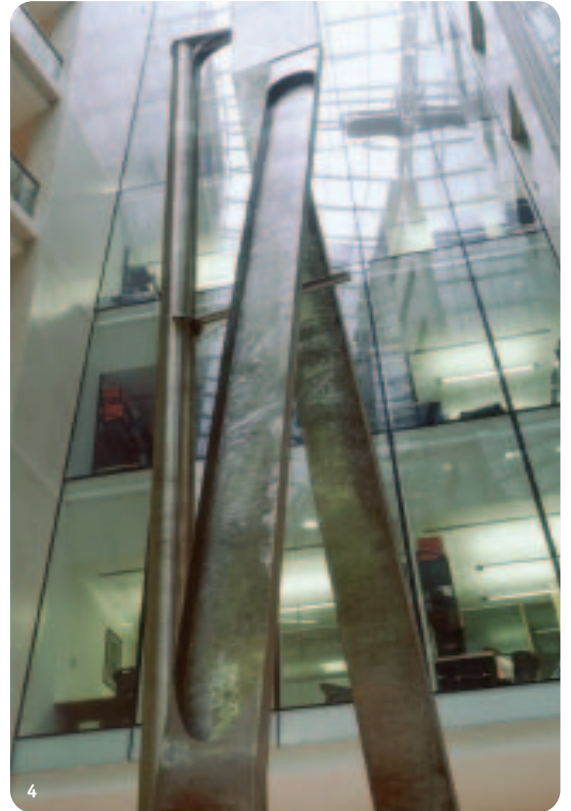
In the Midlands region, a seminar on new techniques for environmental design was held in September at the CBSO Centre in Birmingham. There was also a seminar held with CABA in February and a visit to the Capital One building in Nottingham in March.

In the South West, there was a visit to the new Lloyds TSB Headquarters in Bristol in September, a regional lunch in February and a visit to GCHQ in Cheltenham in March.

The Northern Chapter held a very well attended half day event in July which began with a seminar at Thorpe Park, just outside Leeds, followed by visits to two prime office schemes in central Leeds and a meal at Harvey Nichols Rooftop Restaurant. The region also organised a two day London study tour, as well as hosting the National Conference. The Scottish Chapter hosted a study tour to Newcastle in March. In addition, each of the four regions hosted a high profile event in November, to mark the launch of the BCO Office Fit-out Guide as part of a national rollout. Attendance at these events was excellent throughout the country. All our activity has encouraged growth in regional membership.

The Northern Chapter is currently planning a regional dinner in Manchester to announce the Northern Region's winners in the National BCO Awards competition. We have received a record number of entries and, as we go to press, over 450 people have already bought tickets for the Dinner.

Andrew Latchmore, Chairman of Regional Chairmen's Committee



annual conference, manchester

Paul Morrell, BCO Conference Chairman, 2004

Having previously been the home of the annual conference of the CBI, a convention of brain surgeons, and the Commonwealth Games weightlifting competition, the Manchester International Convention Centre hosted the big one in May 2004: the BCO's Annual Conference, attended by some 700 delegates.

Manchester is going through one of its characteristic periods of reinvention; and alongside some significant new cultural and sporting venues (which were included in the pre-conference programme for those who wanted to see some of the city's best new architecture), the centre of the city is being remade as a place to live and work. This made it an ideal backdrop for this year's Conference topic – "Getting Engaged", a reference to the web of relationships now involved in putting together schemes that meet the needs not only of office developers, investors and occupiers, but also those of the neighbourhoods in which they are located.

The programme kicked off with a plenary session that included an instructive welcome from Sir Howard Bernstein, the Chief Executive of the City Council. BDP's Ken Moth then summed up 2000 years of the city's history in 20 minutes, followed by a profile of the commercial property market by Peter Skelton of Lambert Smith Hampton and Ken Bishop of DTZ - both of whom have, we hope, recovered from being called "Estate Agents" by the final speaker of this opening session, Sir Bob Scott, who has long been involved in the regenerating effect of



1. Paul Morrell
2. Sir Ranulph Fiennes
3. Sir Terry Farrell

major events, projects and area development, in London, Manchester and Liverpool.

In the closing plenary, Sir Terry Farrell, the masterplanner for Project Unity - the coming together of the city's universities in a major new quarter showed how much cities can be transformed by design vision; and Professor Michael Parkinson, who led the team that produced the Core Cities report commissioned by the ODPM, brought things back to earth with a measure of how much the UK's major cities need to improve if they are to compete on the international stage.

Between these two, there was the usual rich mix of seminars considering all aspects of office development; a programme of tours to office-based developments in and around the city; the conference reception, held in what can justifiably claim to be the finest Town Hall in England; and the conference dinner, and the closing talk of the conference, by Sir Ranulph Fiennes – a latter day hero with an old-fashioned sense of self-effacement.

It was a serious conference in many ways – but, as ever, delegates made their own fun; and, with heartfelt thanks to the many committee members, speakers, tour organisers and local helpers that made it all possible, we look forward to next year in Paris.

Paul Morrell, Conference Chairman, 2004





annual conference, manchester



defining excellence



All images this page:
Best of the Best
award winner –
Pentland Brands
International Headquarters

BCO AWARDS PROGRAMME

The BCO's Annual Awards Programme gives public recognition to the best office space in the UK and by focusing on excellence we set the standard for the whole office sector. Here are the 2003 winners. Congratulations to them all.

THE PRESIDENT'S AWARD

Peter Wynne Rees, The City Planning Officer, Corporation of London

The President's Award, recognises a particular contribution made to office development or the BCO.

The 2003 Award was presented to BCO board member Peter Rees, the City planning officer, who has overseen one of the most dynamic periods of redevelopment in the City of London's long history. He has helped to protect the historic qualities that make the City special, while championing boldness, drama and the best of modern architecture.

BEST OF THE BEST

Pentland Brands International Headquarters, Squires Lane, London

Pentland Brands (owners or licencees of a number of worldwide sports and fashion brands including Speedo, Ellesse and Lacoste) has created a corporate campus that has both character and cohesion.

Although architecturally restrained, the new building has idiosyncratic touches far removed from the usual, safe corporate design. These include themed meeting rooms to boost creative thinking (a tropical beach, a skateboard park); crystal chandeliers salvaged from second hand shops; a brightly coloured gallery wall, artwork from a student design awards scheme run by Pentland; and a "swimming pool" of recycled glass and resin-bonded pebble flooring.

Staff are provided with great amenities – a lakeside restaurant, an internet café, an on-site nursery, a shop, a club or "melt down area," and a health and fitness studio complete with gym, steam rooms and tennis courts.

The building is bristling with communications media – plasma and projection screens, video conferencing facilities, internet terminals and a "testimonial wall" which captures Pentland's brand values. Very much a building that talks back.

You will not find this stuff in any design guide but it works and reflects Pentland's character, its culture and its business.





1. The Tun
2. HM Treasury
3. Sheldon Square
4. AstraZeneca
5. Diageo

NATIONAL AWARDS

Corporate Workplace

Pentland International Headquarters, Squires Lane, London

Commercial Workplace

The Tun, 111 Holyrood Road, Edinburgh

Refurbished Workplace

HM Treasury, 1 Horse Guards Road, London

Fit-out of Workplace

BT Wholesale Markets, Gatwick

REGIONAL AWARDS

SOUTH OF ENGLAND/SOUTH WALES REGIONAL AWARDS

Corporate Workplace

Osborne Clarke Headquarters, Temple Quay, Bristol

Fit-out of Workplace

BT Wholesale Markets, Gatwick

LONDON REGIONAL AWARDS

Corporate Workplace

Pentland International Headquarters,
Squires Lane, London

Commercial Workplace

3 Sheldon Square, Paddington Central, London

Refurbished Workplace

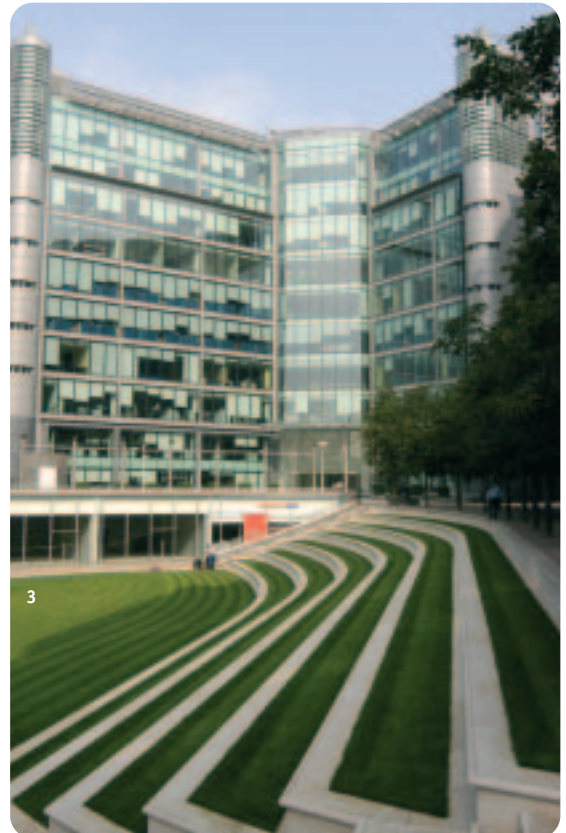
HM Treasury, 1 Horse Guards Road, London

Fit-out of Workplace (major projects)

Diageo GB Headquarters Park Royal, London

Fit-out of workplace (small projects)

Workforce Academy, Ebenezer Street, London



defining excellence



REGIONAL AWARDS *(Continued)*

MIDLANDS/EAST ANGLIA REGIONAL AWARDS

Corporate Workplace

IFDS House, Basildon

Refurbished Workplace

The Mailbox, Wharfside Street, Birmingham

Fit-out of Workplace (small projects)

The Audit Commission, Friarsgate, Solihull

NORTH OF ENGLAND/NORTH WALES/NORTHERN IRELAND REGIONAL AWARDS

Corporate Workplace

AstraZeneca, Parklands, Alderley Park, Macclesfield

Refurbished Workplace

Picture House, Team Valley, Tyne and Wear

SCOTLAND REGIONAL AWARDS

Corporate Workplace

Standard Life, Dundas House,
20 Brandon Street, Edinburgh

Commercial Workplace

The Tun, 111 Holyrood Road,
Edinburgh

Refurbished Workplace

Silvan House, 231 Corstorphine Road,
Edinburgh

Fit-out of Workplace (major projects)

NHS 24, Clyde Bank, Glasgow



- 1. Basildon
- 2. NHS 24
- 3. Friars Court
- 4. Picture House
- 5. Standard Life
- 6. NHS 24

COMMENDATIONS

Corporate workplace, Southern England and South Wales region

Computer Sciences Corporation, Royal Pavilion, Aldershot

Corporate workplace, Midlands and East Anglia region

Loxley House, Nottingham

Corporate workplace, Midlands and East Anglia region

BT Network Management Centre, Oswestry

Corporate workplace, Scotland region

Scottish Public Pensions Agency,
Tweedside Park, Galashiels

Commercial workplace, London region

30 Finsbury Square, London

Refurbished workplace, London region

The Collection, Fashion Street, London

Refurbished workplace, North of England, North Wales and Northern Ireland region

Spellcast Ltd, Generator Studios, Newcastle

looking forward

"Paris 2005
will offer an
irresistible mix of
speakers, seminars
workshops and
technical tours"



Richard Kauntze, BCO Chief Executive

This year's Annual Review demonstrates how the BCO continues to extend the range, depth and quality of its work. In his introduction, Roger Reeves mentioned many of the highlights of the past year. This section provides an opportunity for me to reflect on the BCO's role and work more generally, and look forward to the year ahead.

An Exceptional Year

The BCO has reached a new level of maturity and now has the self-confidence to take its agenda to the wider business community. This has always been our ultimate goal. How offices are designed, constructed and managed really does matter, not just to the professionals involved in the projects, but to the businesses which pay to occupy them, and the staff who work in them. Analysing the relationship between workplace design and office productivity is the subject of a major BCO/CABE research initiative. The initial findings were summarised at the Annual Conference in May 2004, and the full results will be published later this year. Publication of this report, while representing the end of one chapter, will also see the start of another – convincing the business community that this issue is important. Much more on all of this will unfold in the months ahead.

Paris 2005

For many members, the Annual Conference is the single most important event in the BCO's calendar. Next year, we will be in Paris (12-13 May 2005) at the CNIT Centre in La Defense. Paris 2005 will be the BCO's third visit to mainland Europe, and will build on our experience and success in both Berlin and Barcelona. Simon Ward and his committee are developing the conference programme as this Annual Review goes to press, and all BCO members will be kept fully briefed as it develops. I have no doubt that the programme will offer an irresistible mix of speakers, seminars, workshops and technical tours.

Occupiers and Security

One day conferences have also become an increasingly popular part of the BCO's offer and two are planned for the autumn. Our Occupiers' Summit, organised jointly with Property Week, will be held in Clifford Chance's splendid new London headquarters building in Canary Wharf. It takes place on 3 November 2004 and will provide a day of occupier-focused issues. Details will be sent to all BCO members in the early autumn. On 1 December 2004, the BCO will hold a security conference – Reducing the Risk – "security solutions for the 21st century office" – organised jointly with the Building Research Establishment.

The conference will address the full range of current security concerns, from physical to IT, and, again, full details will be circulated to all BCO members in the autumn.

A Team Effort

Roger mentioned in his introduction how much the BCO relies on the many members who give their time so generously. Modesty precluded Roger from mentioning his own commitment, but I can put on record that this has been very great indeed. The BCO has been hugely fortunate to have such a dedicated and hard-working President over the past year, and I offer my thanks to Roger.

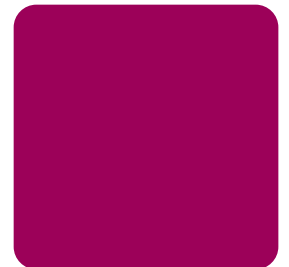
looking forward

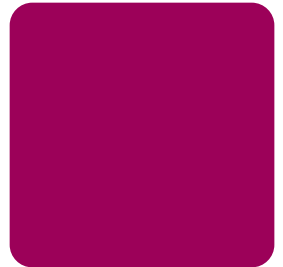
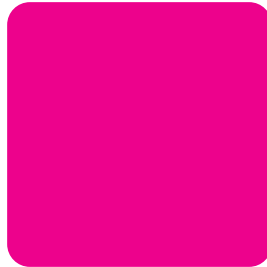
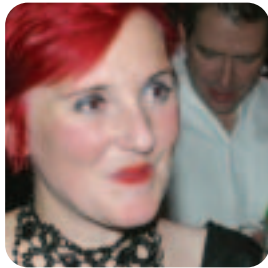


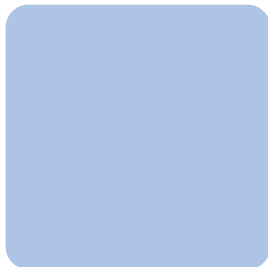
My thanks also to Paul Morrell, Simon Ward, Tony Bickmore and James Wates, Tony's successor as Honorary Treasurer, and to my own team, Ian Selby, Jodie Hoyle, Andrea Littlestone, Julia Harrison and Gina Wade, for working so hard for the BCO.

Eagle-eyed readers may recall that I reported this time last year on Jodie's planned return to Australia. Happily, the pull of the BCO persuaded her to return, and we are delighted that she has decided to stay with us.

Richard Kauntze, BCO Chief Executive







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