



# BCO IDEAS COMPETITION 2026

## *Solving tomorrow's challenges, today*

The BCO Ideas competition challenges young professionals, aged up to 35, to present bold, innovative solutions for the future of workspace. The competition provides a unique opportunity for emerging talent in our sector to showcase their intelligence and ideas to the BCO community and wider workplace industry.

## Entry requirements

We ask entrants to respond to one of the below challenges, within their submission:

- **The impact of AI on work and design**

How is AI reshaping how we design, build, and work?

- **Retrofit vs. new-build**

With most building stock already in place, how do we deliver sustainable buildings viably without demolition?

- **Circular economy at scale**

How do we move beyond pilots to embed circularity across materials, supply chains, and value?

- **Values vs. specifications**

What does good look like beyond technical specifications? How can we align values to design and operational principles?

We recognise that some ideas will address more than one of these topics, but we ask entrants to pick a central topic that their idea aligns most closely with.

Entrants are asked to submit a maximum of 1,000 words within the provided template, explaining their idea including, but not limited to:

- **What:** your idea is and what problem/challenge is it addressing
- **Why:** your idea going to transform the future of workspace
- **How:** your idea be implemented within the workplace

Alongside your text, please submit up to one A3 sheet including image(s) and/or diagram(s) to explain your idea.

Please include **your name** and **full contact details** on the form, including the title of your idea as well as a short synopsis.

The entry form can be found via the BCO website and should be submitted by email to **mail@bco.org.uk**.

### **Please note:**

- This is an individual competition and submissions must be submitted individually rather than from groups.
- The competition is open to non-members, with winner required to join BCO NextGen as they progress through the project.



# Key competition dates and information

## Launch:

- Tuesday, 12 May 2026

## Deadline for Submissions:

- Monday, 15 June 2026

## Finalists revealed:

- Wednesday, 1 July 2026

## Public Speaking training:

- Day 1: Thursday 30 July 2026
- Day 2: Thursday 13 August 2026
- Day 3: Thursday 27 August 2026

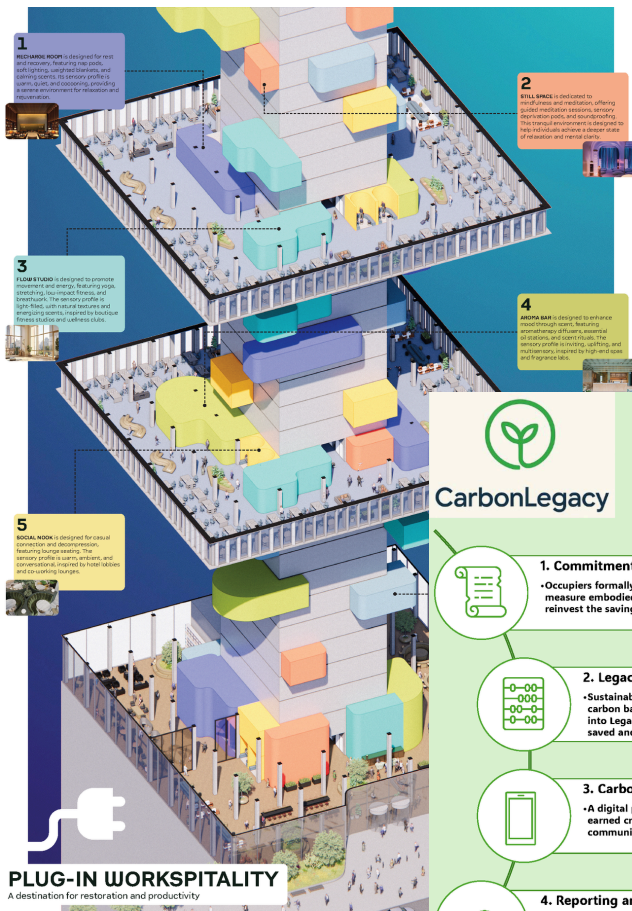
## Finalist Showcase event:

- Thursday, 22 October 2026

## Judging Criteria:

- Creativity + innovation **25%**
- Idea originality **25%**
- Deliverable and scalable **25%**
- Environmental and social impact of proposal **25%**

We want to stimulate diverse thinking from all disciplines across the industry and encourage members and non members from all sectors to enter.



## REGEN Leases

### Turning Rent into Positive Impact



#### What is a REGEN Lease?

A standard commercial lease plus a loyalty scheme for the planet and community.

#### Impact menu

- Landlord and tenant agree on a set of actions such as:
  - Cutting energy use by 15%
  - Installing charging bike points
  - Hosting £2 mentoring sessions for local teenagers

#### Rent rebate

Every 100 points takes £1,000 off the annual rent, with a 20% maximum rebate.

- Smart meters feed energy data automatically.
- Occupier uploads photos of the workplace and attendance sheets.
- Clean capital allowance tax relief for the bike chargers.
- Hosts the discounted energy offer, making the building more valuable and easier to finance with green loans.

#### How does it work in practice?

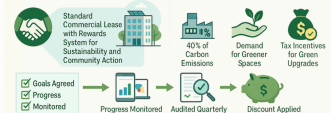
##### 1. Agree the targets

- "Cut annual electricity by 20 MWh, run a monthly mentoring for local students, and install two rapid bike chargers."

Great - those give me 5000 points worth £50k in potential rent savings.

##### 2. Use the online dashboard (mobile-friendly)

- Smart meters feed energy data automatically.
- Occupier uploads photos of the workplace and attendance sheets.
- Clean capital allowance tax relief for the bike chargers.
- Hosts the discounted energy offer, making the building more valuable and easier to finance with green loans.



## CarbonLegacy

- ### 1. Commitment

  - Occupiers formally opt into CarbonLegacy by pledging to measure embodied carbon in their fit-out projects and reinvest the savings into local community projects.
- ### 2. Legacy Credit Calculation

  - Sustainability consultants help set a verified carbon baseline, and any savings are converted into Legacy Credits based on tonnes of CO2e saved and a tailored reinvestment value.
- ### 3. CarbonLegacy App

  - A digital platform tracks carbon savings, displays earned credits and connects Occupiers with local community groups seeking funding or support.
- ### 4. Reporting and Certification

  - The app generates ESG-ready reports and provides recognition through certifications and integrations with schemes like BREEAM, WELL and LEED.

Review carbon savings in the form of 'Legacy Credits'

Download Reports

Track and Browse Investment Projects

