



Viewpoint

When you read this, the United Kingdom might have decided whether to stay or leave the European Union, having previously only had the opportunity to vote whether to join the Common Market. The move from a Common Market, to a European Union has happened largely by stealth and whatever your point of view on staying or leaving, I am sure that most would agree that a Referendum is necessary for the British people to approve or otherwise this 'developed' relationship.

Whilst the Politicians and commentators believe that it is the young who want to stay in and the older generation who want to leave, my own observations from discussions over the last few weeks has suggested the complete opposite, with older friends and colleagues wanting to stay to safeguard pensions and house prices and younger folk feeling that Brussels is too remote and increasing immigration will create increased competition in the future for jobs.

How a vote to leave will affect the Construction Industry I am very unsure. British Contractors and consultants appear to do very little elsewhere in Europe and so probably the major impact will be on Development Confidence and perhaps changes in the ability of the Government to finance projects, although this is already at a very low level. Changes in commercial building occupation levels is likely to take some years to impact the market, so any effect on jobs and construction related businesses might not be seen for some years to come.

Whatever the outcome, I believe there will be 'fall out', with many French and Germans now suggesting that Federalism has gone too far and wondering when

migration will be controlledit will be a very interesting few years to come.

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Maybe I am naive, but surely the high cost of housing comes down to supply and demand, and with a population increasing at nearly half a million a year and a housing target of 240,000 per year not even met by 50%, the housing shortage will only get worse, and affordability will hit those least able to find additional funds.

Whilst I agreed with the principles of the Localism Bill, the result has been increasing nimbyism, indeed, one Parish Council close to my home is suggesting in their draft Neighbourhood Plan that for one village there should be an increase in housing over the next 16 years of 'NIL'. Taken across the country, this attitude must be having a significant effect on the smaller developments which accumulatively historically have been a major contribution to overall house numbers. In many areas this appears to have lead to 'Planning by Appeal'.

I am now convinced, especially against the background of various High Court Appeals, that the legislation will have to be changed.

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Against the background of The European Referendum and our major housing shortage, I am increasingly surprised at this Government's slow pace in bringing forward major infrastructure projects, and especially a decision on a Heathrow vs Gatwick additional runway. Either choice would allow for future planning, not just for the airports but for support companies and those in immediately surrounding areas, where currently, major decisions are on hold.

Any decision is better than none!



David Ross
Chairman

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Future events

Outline Programme of Forthcoming Events

A varied programme is proposed, with some events having been finalised (see below) and others which are still in the process of being organised. PPN members are invited to attend events organised by the College of Estate Management, 3CPD Ltd, the Lunchtime Comment Club and the Construction & Property Lunch Club.

Please note certain visits will offer a limited number of places. In order to secure a place(s), bookings with payment will need to be made by post or online banking. Confirmation will be sent by email upon receipt of payment.

A Practical guide to diagnosing structural movement (a 3CPD talk) – Thursday 23 June 2016

6:30pm - 8:00pm at Church of Christ the Cornerstone, Milton Keynes MK9 2EE

Many surveyors are nervous about diagnosing cracks observed in a building. This is understandable as the interpretation of cracks can be difficult to teach and requires a breadth of knowledge and experience.

In this talk, Malcolm Holland, a regional senior associate at Countrywide Surveyors, describes from first principles a simple methodology to record and diagnose movement and cracking in buildings. With a reasonable knowledge of building construction and of factors that distort cracks, at least nine out of ten cracks can be diagnosed in just a few minutes. **Cost:** FREE to PPN members; £20.00 to non-members. To book, please contact Guy Pullen, guy@3cpd.co.uk, (t) 01844 274830.

PPN Networking Drinks Evening – Friday 24 June 2016

An opportunity to network with PPN members, UCEM students and alumni, members of the Property & Finance Group and other property professionals. We have arranged a Networking drinks evening which will be held from **5.30pm onwards at the Institute of Directors in Pall Mall** in the basement Wine Bar Annexe. We hope this will appeal to many members and perhaps especially our student membership from UCEM. Accordingly, the evening is modestly priced at **£10 per person in advance** or £12 per person on the door. Wine and soft drinks will be provided until the 'pot' runs out. Guests are welcome. To book please contact: Madeleine@ppnonline.co.uk, Tel: 01474 815779, Mobile: 07762 085359

Flexible Chimney Linings (a 3CPD talk) – Thursday 15 September 2016

6.30pm – 8.00pm at Thame Barns Centre. Laura Morgan of North Mill Stoves talks about flexible chimney linings. *Details to follow.*

Adverse Possession (a 3CPD talk) – Thursday 22 September 2016

6.30pm at Maidenhead Golf Club. "Adverse possession", a CPD talk by Charles Russell Speechlys. *Details to follow shortly.*

Oxford Briefing 2016 – Friday 7 October 2016

Culham, near Abingdon. The conference programme ranges from repairing and restoring timber work and stonework in older properties, party wall matters with Matthew Hearsom, the latest on the RICS dilapidations guidance note, sustainable drainage, permitted development and more. *Details will be published shortly at www.3cpd.co.uk/oxford-briefing-2016.*

PPN Autumn Golf Day – Thursday 20 October 2016

Harewood Downs Golf Club, Amersham, Bucks

Thursday, 20 October 2016 - 8:30am - 3:00pm

Coffee and bacon rolls on arrival, 18 holes of golf, followed by a three course lunch and prize-giving.

Further details will be published in due course.

PPN Annual Lunch – Friday 21 October 2016

House of Lords, London SW1

Friday, 21 October 2016 - 12:30pm - 2:30pm

We are delighted to be holding our Annual Luncheon at the House of Lords again this year. Tour available.

Further details will be published in due course.

New PPN Committee Members - UCEM Students

RACHEL RICKETTS



My name is Rachel Ricketts and I am one of the new additions to the PPN Committee. A brief synopsis of my background, I have recently completed my Postgraduate Diploma in Surveying with UCEM. Prior to this, I did my Undergraduate in Civil Engineering, gaining experiences in an Engineering Consultancy and a Main Contractor. Just over three years ago I decided to steer my career down the Commercial route and moved over into Quantity Surveying. This is the role I currently do in London for a National Residential Developer.

Why did I join PPN? I believe PPN will offer a great opportunity to expand my professional network across the various sectors within the property industry. It exposes me to a number of exceptional individuals who have a wealth of experience in the industry who can guide me and mentor me in building a successful career as well as providing exposure to opportunities within property that I have yet to discover for myself. What I hope to bring to the committee is a burst of energy and a re-focus on finding out what events or activities people within the various property sectors want PPN to provide and how can we make PPN the most attractive and subscribed networking group in the industry.

Rachel Ricketts

HUGH D'ALTON

I assume this is our Brexit themed newsletter, and I should write something topical but I'm going to ignore it in favour of cheerier topics.

Very briefly about me: I joined the Committee in the not too distant past as a student representative from the University College of Estate Management, alongside Rachel. I've always been fascinated with everything to do with the built environment so I was champing at the bit to get involved and help however I can. My background is primarily in planning and local government, but I'll give anything a go once.

It's coming up to my third Committee meeting now and I'm starting to get a much better idea of the purpose and aspirations behind PPN. It's really positive to see the Committee looking at ways it can broaden its reach, from looking at collaborations with other groups, to new pure networking events, and even the full scale rebranding exercise on the not too distant horizon.

For my part I'm interested in seeing how certain aspects of how the Committee functions can be modernised, to take full advantage of current technology, ultimately with the goal to boost awareness and membership.

Speaking as a student and a (more than!) full time worker in the industry; time is at a premium, but I don't think that's only applicable to early career professionals. There are others at different stages of their life and career juggling many more balls than I, and to make sure we keep attracting that talent and diversity from across the sector we need to make sure we're using the right tools to engage with them, whatever they may be.

Okay, maybe just one Brexit thought: Chairman, if you were seriously hoping for that study visit to Ibiza we might need to start thinking about our visa arrangements soon.

Hugh D'Alton

Spring Golf Day at Tandridge

Wednesday 6 April 2016

PPN held its Spring Golf Day at Tandridge Golf Club on Wednesday 6th April. The weather was not kind to start with, a light drizzle and an annoying wind made golf a little difficult, but after about an hour the clouds cleared and we continued with a very pleasant spring day. Despite the appalling conditions that we have had this winter, the course was in very good condition, with very fast greens.

There were 29 members and guests who tee'd off in a mixture of 2's 3's and 4's for a singles Stableford competition after bacon roll and coffee. Following the golf we all enjoyed the splendid 'Tandridge' lunch (Not good for anyone on a diet!) which was followed by prize giving.

The Guest winner was Bruce Wass with a magnificent 37 points, followed by David Davies in second place with 34 points, and in third was Richard Godley with 33 points.



The Members' winner was Allan Chisholm with a very creditable 36 points, with John Edgcumbe in second with 33 points, and in third place was Jeremy Mortimer with 31 points.



The Autumn Golf Day is at Harewood Downs Golf Club near Amersham, Bucks, on **Thursday 20th October 2016**. Please check the website for further details at www.ppnonline.co.uk

Jeremy Mortimer
Treasurer

MINI Plant Tour, Oxford

12 April 2016

PPN organised two groups for the BMW MINI factory in Oxford. This is a massive complex with the Body Shop alone covering something like 14 football pitches. The production line is 'order based' from anywhere in the world and it takes approximately 6 weeks from the date of order to the finished vehicle being delivered. For each of the various types on Mini there are 300 exterior options and 300 interior options which give a massive number of combinations for each vehicle. Notwithstanding this the production line is run strictly on an 'order basis' so that no two cars are the same. Each vehicle when it starts is given a barcode and a transponder and these are read by the robots so that the correct items are included for each vehicle.



We were first guided round the body shop where 1000 robots perform 6,000 spot welds to weld together 435 individual parts. We followed the progress of several shells from the introduction of the base through to the completed item which then went to the paint shop. Unfortunately the tour does not include this area.

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MINI Plant tour (contd)

We next picked up the painted product at the start of the Assembly. At this point the doors are removed to allow easy access to the vehicle and disappear into the roof void. The front and rear screens are fitted with the transponder picking up whether to fit a heated screen or not. The line moves to the dash board and again the system automatically picks up the make of vehicle and also whether it is right or left hand drive and so on through all the processes. Towards the end of the line the oils and petrol are inserted and then as if by magic the doors which were removed at the beginning of the process, appear from the roof to be fitted before being taken away for the test drive. It is truly amazing to see the

whole process which produces a vehicle every 68 seconds which equates to 1000 vehicles a day over three shifts.

Jeremy Mortimer
Treasurer



British Library Tour (1) – History and Treasures 19 May 2016

The British Library was formally opened by HM The Queen in June 1998, but a few months before the official opening, the Charter Society, which was the predecessor of PPN, organised a site visit. Our group entered a strangely silent building, everything brand new, with protective packaging around the door knobs and hand rails. The study desks were prepared and lit, but unoccupied, the showcases were empty because the collections had either not arrived or were waiting elsewhere in optimum conditions to be stored in their new cases. Meters inside the exhibition cases monitored the humidity and light levels so that the eventual contents could be kept in the best conditions possible. We descended to the subterranean book stores, the only sound being the clanking of the conveyor system which was being tested for its efficiency in distributing books from the store to the client who has requested them. Test crates containing one or sometimes several books were gently but determinedly moving up inclines to reach the levels where in the near future a user would be waiting for the request to be fulfilled.

The contrast with our visit on 19th May was staggering! The piazza outside was bustling with individuals and parties either enjoying a leisurely coffee or moving towards the main doors. The



sound and movement inside was very different from our last visit. We waited obediently to be conducted on our tour, but several times were barged by very colourful characters whose chains clanked as they made their way to the Punk exhibition. Most of us gave that one a miss after a cautious peep at the exhibits! The desks were now occupied by industrious students and scholars and there was a constant buzz of the sound of many people at work.

Our guide was extremely knowledgeable and did not mince his words about the site - which cost the British government £6 million in 1974 and was apparently the wrong site in the wrong place. They couldn't build upwards and dwarf the listed St Pancras Station and going downwards

British Library Tour (1) – History and Treasures (Contd)

also presented a big problem in the shape of the London Underground! This situation was solved through the purchase of extremely expensive American teams who were skilled in this type of building and overcoming its many obstacles. We were told that the architect Colin St John Wilson, overspent grossly on grandiose ideas and schemes many of which never came to fruition and used materials, particularly in the Piazza which resulted, especially in wet weather, in a health and safety incident record of impressive proportions, with visitors constantly slipping on the hugely expensive stone and falling up and down the steps! We were amazed to learn the size of the collection which increases daily, the shelf space it occupies being measured in miles! The storage of digital material was also described, but its scope went beyond the imagination of most of the group.



Study Area

Fragments of hymns
from Mt Sinai

The Gutenberg Bible

However all of this was as nothing compared to sight of the collections we were privileged to see. We were amazed and enchanted by the Sir John Ritblat Gallery - 'Treasures of the British Library' - where some of the most significant world treasures can be seen including: Magna Carta, Shakespeare's First Folio, Lewis Carroll's manuscripts of Alice's Adventures Under Ground, Beatles lyrics handwritten by John Lennon, and drawings on pages from Leonardo's da Vinci's Notebook, Alexander Fleming's rather untidy note books and the sublime pages of prayer books and devotional texts in which the gold leaf and lapis lazuli might have been painted yesterday and not in the 13th century or even earlier.

One visit was scarcely enough to even scratch the surface of this amazing place and many of us were rather keen to apply for a reader's ticket both to support and use the Library in the future. It was an amazing experience to feel in the presence of so much of our history and many of us felt we must return.

Pam Reynolds
PPN Member

British Library Tour (2) – Conservation Studios

19 May 2016

In May, a small group of members enjoyed a very interesting behind the scenes tour of the British Library's conservation studios at their Centre for Conservation. The purpose built centre, connected to the main library by a public terrace, opened in 2007 and features a saw-tooth roof specifically designed to flood the studios with natural, north light aiding the detailed work of conservators. The entrance to the centre houses a permanent exhibition focusing on the work of the conservators and we were greeted there by Dr Cordelia Rogerson who was the library's first modern materials conservator before being appointed Head of Conservation in 2009. Cordelia gave us an interesting overview of the Library, the work of the conservators and their responsibility for ensuring that the 170 million

items held by the Library are preserved for future generations. Many of us were surprised to find that books make up 14 million of the items in the library with the remainder including an impressive array of manuscripts, journals, newspapers, magazines, sound and music recordings, videos, play-scripts, patents, databases, maps, stamps, prints and drawings.

On entering the extensive conservation studio, we were also surprised to find a distinct lack of conservators clad in white gloves. Apparently, the gloves are unnecessary even when handling very old and delicate items but are often requested by film crews for effect! The first conservator we encountered revealed a bible dating back to 1875

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British Library Tour (2) – Conservation Studios (Contd)



Conservators at work in the main studio

and explained the wide range of treatments that might be used to preserve it whilst ensuring that interventions are kept to a minimum wherever possible. We discovered that the conservators undertake a programme of running repairs to ensure that items needing urgent attention are stabilised and quickly put back into circulation. Alongside this curators identify items and collections which require more detailed conservation. All items put forward for conservation are then assessed at the beginning of each year and a 12 month work programme is put

in place to ensure that items are prioritised as required and resources are planned effectively.

The second conservator we met demonstrated the use of incredibly fine and yet strong Japanese tissue paper in repairing a delicate Hebrew text which had previously been sewn together in parts. She explained that some of the previous repairs added to the provenance and often revealed some interesting information about the history of the item. Although we weren't able to see it in action ourselves, Cordelia also explained the impressive use of multispectral imaging (looking at items under different wavelengths from infra-red to ultra-violet) in order to reveal detail which cannot be seen by the naked eye. Most recently this was used to identify hidden figures in a notebook belonging to Leonardo da Vinci!

Louise Bending
Indigo Planning
PPN Corporate Member

Further photos of the above events can be found under Recent Events on the PPN website - www.pponline.co.uk

3CPD - News

Oxford Briefing 2016

This year's Building Surveyors' Oxford Briefing conference returns once more to Culham, near Abingdon on Friday, 7 October 2016. The conference programme ranges from repairing and restoring timber work and stonework in older properties, party wall matters with Matthew Hearsom, the latest on the RICS dilapidations guidance note, sustainable drainage, permitted development and more.

Details will be published shortly at www.3cpd.co.uk/oxford-briefing-2016

A Practical Guide to Diagnosing Structural Movement

On Thursday, 23 June, Malcolm Holland gives a 3CPD talk on "A practical guide to diagnosing structural movement", describing a simple methodology to record and diagnose movement and cracking in buildings. At the Church of Christ the Cornerstone in the centre of Milton Keynes, 6.30pm.

Full details at www.3cpd.co.uk/practical-guide-diagnosing-structural-movement

Further details of all 3CPD events are available at www.3cpd.co.uk

Guy Pullen
3CPD Ltd
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UCEM has now hired an Alumni Manager - Mo Fahey. She has a lot of experience and is very excited about building on UCEM's Alumni Association, so we are sure UCEM alumni will be hearing from her soon.

UCEM has just entered five teams to take part in the JLL Triathlon on the 1st of July so it looks forward to catching up with any of its students or alumni who may also be going.

UCEM is also running [introductory webinars](#) in the next few months or so if any PPN members have friends or colleagues that would like to study with UCEM, these are a great resource to point them to.

Course Start Dates

Postgraduate courses will start on 5th September 2016. Closing date for applications is on 8th August 2016.

Undergraduate courses will start on 3rd October 2016. Closing date for applications is on 5th September 2016.

- For updated course information and future dates please visit CEM's website www.ucem.ac.uk
 - Please contact Student Recruitment with any queries
Tel 0800 019 9697 (UK) or +44 (0)118 921 4697 (international) or e-mail: enquiries@ucem.ac.uk
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