



Viewpoint

Since our last Newsletter, the United Kingdom has voted to leave the EU and Donald Trump is to be the new American President. Who would have predicted that earlier in the year?

+++++

It appears that no-one expected the Brexit vote and much of the current market uncertainty must be a reflection of the lack of preparation for such a decision. However, the reverberations have settled down, and even the Pound has recovered against the Euro, from a low of 1.10 to 1.17 in mid November.

The fall in the Pound has apparently provided a small boost to what had been a declining property market for overseas buyers, although there must be a point where this plateaus, and there has been for sometime a noticeable downturn in the High End property market.

Commentators are only just beginning to consider what the rest of Europe would want or indeed need from the Brexit deal. We are fixated by the possibility of tariffs being imposed in selling to the single market, but would reciprocal tariffs be acceptable to the German car industry, French wine exporters and the like?

And then.... who will we be negotiating with? It is improbable that Mr Hollande will be leading France, and Mrs Merkel's apparent popularity was not reflected in conversations I recently had with young German couples. The Mediterranean countries all have their financial stresses, and even recovering Spain is unlikely to wish to jeopardise the very large British tourist numbers.

The uncertainty of Brexit is surely going to be matched by the uncertainty as to what the EU will look like with or without the United Kingdom!

+++++

How many of us felt uncomfortable with Nigel Farage sharing an election platform with Donald Trump? Whether astute or foolish and whether admired or reviled, he does have the ear of who will be the most powerful man in the world!

Like Brexit and possibly like some future results elsewhere in Europe, the US elections have shown that the electorate are fed up with the status quo and the political elite in particular.

The 'small man' has perhaps been taken for granted and, as 'Strictly Come Dancing' is demonstrating, the power of the vote. Things will change!

+++++

So what of the property industry. Notwithstanding the very many uncertainties, our population has been rising to close to half a million a year, with housing, education, health and infrastructure never keeping up. Whatever the financial strains of the Treasury, more needs to be spent on the built environment.

Similarly, could the UK remain, or indeed improve it's position, as a reasonably safe place to do business from.

I remain optimistic for the future of our profession but believe with increasing demands, we have an obligation to improve education in our industry and do more to help provide experience and mentoring to newly qualified professionals across all disciplines. Our continued and developing relationship with UCEM will provide a vehicle for for PPN members to so do.

IN THIS NEWSLETTER

- Forthcoming Events
  - Here East: Talk and tour by Hawkins/Brown Architect
  - Autumn Golf Day at Harewood Downs Golf Club
  - Annual Lunch at House of Lords
  - 3CPD Ltd News
  - UCEM Course Start Dates
- The wine tasting event will be in the Spring 2017 edition*

David Ross  
Chairman

[djr@ctg.co.uk](mailto:djr@ctg.co.uk)



# 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.*

## **Planning Law Update (a 3CPD talk) – Wednesday 7 December 2016**

6:30pm at Maidenhead Golf Club, Shoppenhangers Road, Maidenhead, Berkshire SL6 2PZ

Tony Bowhill, planning consultant, will give his regular planning law update, punctuated with amusing anecdotes, on Wednesday, 7 December at Maidenhead Golf Club.

With a change of leadership in government, approval for Heathrow expansion and a fresh Autumn Statement with significant infrastructure funding, there is sure to be something to talk about!

**Cost:** FREE to PPN members, students and 3CPD subscribers; £20.00 to non-members. To book, please contact Guy Pullen, [guy@3cpd.co.uk](mailto:guy@3cpd.co.uk), (t) 01844 274830.

## **Construction & Property Lunch Club – Thursday 19 January 2017**

12.30pm – 1.00pm at the Savile Club, 69 Brook Street, London W1.

Anyone with an interest in construction and/or property is invited to attend.

**Cost:** £60pp. First timers half-price. Price includes choice of hot buffet (plus starters, puddings, cheese, and coffee).

If you wish to attend, please send a cheque (made payable to D. W. Owen) to Dave Owen, Pengaron Mediation Services Ltd, 70 Fleet Street, London EC4Y 1EU. If you would prefer to pay electronically, please e-mail Dave Owen ([dwo@pengaron.co.uk](mailto:dwo@pengaron.co.uk)) to obtain bank account details.

## **Glyndebourne Backstage Tour – Wednesday 1 February 2017**

10.00am-11.45am at Glyndebourne, Lewes, East Sussex.

A 90-minute walking tour to discover the fascinating history behind this world-class opera house. The beginning of the tour will start with coffee and tea in the famous Organ Room and then the tour will take us through the theatre, backstage, dressing rooms, rehearsal spaces. *Limited places still available.*

**Cost:** £20pp for PPN members and UCEM student members, £25 for non-members/guests

Book online or contact: [Madeleine@ppnonline.co.uk](mailto:Madeleine@ppnonline.co.uk)

## **SEM factory tour at Bridge Technology Park, nr Dartford, Kent – Wednesday 22 February 2017**

SEM manufactures high performance electric motors and has recently relocated to a more spacious purpose-built facility. The brand new factory and office complex will allow SEM's success to continue by providing a "state of the art" home for production of its current permanent magnet servomotor and asynchronous spindle motor ranges as well as encouraging the development of new technologies and further refined products for years to come. With a surface area of more than 12,000m<sup>2</sup>, SEM's new headquarters, will more than double the floor space of its current facility providing much needed capacity to expand its production. *Details to follow shortly.*

## **Five Counties Conference 2017 (a 3CPD event) – Wednesday 22 February 2017**

350 people attended Five Counties Conference 2016 in February 2016 at the Wycombe Swan Theatre in High Wycombe. Mostly general practice surveyors, working in the commercial and residential sectors - they were presented with a wide-ranging CPD programme from planning law to defects in Victorian and interwar years housing. The conference presentations are available to download. *Details of 2017 Conference to follow shortly.*

## **Tate Modern Architecture Tour - Spring 2017**

*Details to follow shortly.*

## **PPN Spring Golf Day – Thursday 20 April 2017**

Tandridge Golf Club, Godstone Road, Oxted, Surrey. 8:30am-3:00pm (approx)

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

*Further details to follow shortly.*

**Here East**, Queen Elizabeth Olympic Park, London E20  
*Thursday 15 September 2016*

In September, a small group of members enjoyed a tour with Roger Hawkins, from architects Hawkins/Brown, around the new innovation centre, Here East. Situated in Queen Elizabeth Olympic Park, the previous Olympic Press and Broadcast centre now comprises 1.2 million sq ft of commercial space. As London's new 'Home for Making', the three buildings have been transformed to house creative and digital industries.

In the new marketing suite, Roger gave an insight into the vision of the project. Developers Delancey's underlying commitment to the legacy of the Olympic Games drove the move to re-use and re-create the space for a positive contribution and sustainable impact. The focus in Here East is creation and innovation, Hawkins Brown concentrated on creating an open space which would foster a creative community. It is envisaged that this community will encourage collaboration and digital exchange. Each tenant will be provided with an app, which will provide information on current projects, encouraging collaboration.

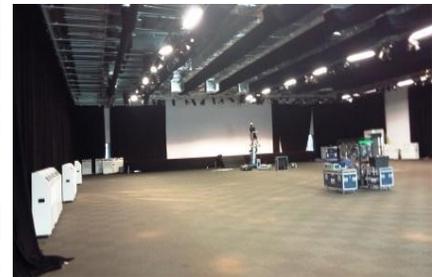
We began our tour in the old press office, newly renovated to incorporate restaurants on the canal side, studios and flexible work space. This space will soon be home to the Hospital Club and Wayne McGregor Studios. Due to the nature of the building, the space available is vast, yet flexible. Roger described how tenants can manipulate the space to incorporate features such as meeting pods and mezzanines. There is an incredible roof terrace overlooking the canal (photo below), an environment which has turned out to be perfect for harvesting cherries!



We were then led into the theatre, overlooking the yard. The theatre will provide a mix of uses including performance, conference and exhibition centres. The yard



*Roger Hawkins of Hawkins/Brown  
with Phil Villars of Indigo Planning*



*The theatre will provide a mix of uses  
– performance, conference and  
exhibition centres.*

space outside will also act as an exhibition venue (above right) alongside a social area. The future tenant, UCL are planning on exhibiting one of their robotics projects here.

*Broadcast Centre*



The Broadcast Centre is an incredibly large and now attractive space. The building, which originally had no windows is now entirely clad in digitally printed glazing panels. These panels were inspired by World War I Dazzle ships, the aim being to reduce the mass and scale of the building by manipulating the perspective. The glazing provides an insight into what Roger described as the 'crust' of the building. The aim of which is to provide flexible workspace, studios and retail. The 'core' of the building however will be a data centre and broadcasting facilities. BT Sport is currently occupying this space. .../...

## Here East talk and tour (contd)

The interior of the broadcast centre encapsulates the innovative nature of the project as much as the exterior. There are three reception areas, each with an individual theme: steel, timber and fabric. Hawkins/Brown used innovative technology to develop meeting pods mirroring the reception themes and suspended above the reception (photos below).



The tour concluded at the very busy canal side, which is now home to a variety of restaurants and bars (photo above). The up and coming nature of Hackney Wick and surrounding transport links will ensure Here East becomes a destination. With such a commitment to legacy and innovation, Here East is definitely somewhere to keep an eye on.

**Isabelle Joyce**  
Indigo Planning

## Autumn Golf Day at Harewood Downs Golf Club

20 October 2016

On the 20<sup>th</sup> October PPN 16 PPN members and guests had their Autumn Golf Day at Harewood Downs Golf Club near Amersham in Buckinghamshire. The course was built in 1907 and was originally established for members of the House of Commons and the legal profession. Originally a private establishment, it is now a members' club that enjoys superb views over the Misbourne Valley and the rolling Chiltern Hills. A chilly day started with bacon rolls and coffee, which set us up for golf on the 6,036 yard course, which was challenging but hugely enjoyable with very fast greens.

Prize-giving followed a superb three course lunch. In third place for the guests was Dylan Hughes with a stableford score of 26. In second place on countback was Mike Dear also with 26 points and the winner with 27 points was Chris Adams.



*Chris Adams (middle)  
– Guest winner*

*Members' Winner –  
John Edgcumbe (right)  
with David Ross*



The members fared slightly better with Jeremy Mortimer in third place on 28 points, in second was Andrew Bidgood with 29 points and the winner with a magnificent 31 points was John Edgcumbe.

Our Spring Golf Day will take place at Tandridge Golf Club on Thursday 20 April 2017. Please keep an eye on our website for further details and registration.

**Jeremy Mortimer**  
Treasurer

## Annual Lunch at House of Lords

21 October 2016

After joining the Property People's Network earlier in the year I was very much looking forward to the annual lunch at the House of Lords, it's always a slightly surreal feeling to pass through the throng of tourists to enter the Palace of Westminster, especially so when it's for pleasure rather than for business!

Thankfully the weather was kind to us, and the welcome drinks on the terrace went down very well. Hard to beat a bit of networking on the banks of the Thames with a glass of red wine in hand!



*Guests enjoying drinks on the Terrace*

After 30 minutes, or so, of networking, and mingling with the 100+ guests from every facet of the property sector it was time to make our way inside, find our tables, and sit down for our 3 course meal.

Unfortunately it didn't take long for that dreaded family-dividing B-word that has blighted dinner table conversations for the last year was uttered; things went downhill from there. I think we eventually reached a place of mutual understanding and acceptance, despite some pretty contentious views being aired. I guess that's the nature of [The Great British] Bake Off...



*Mo Fahey and Carolyn Smith of UCEM with Hugh D'Alton, & their table*

I had the pleasure of sharing my table with a number of staff from the University College of Estate Management (*photos above*). The University, for a long time, has encouraged students and alumni to

play an active part in the activities of PPN, supporting students with free membership. We had some very interesting discussions about the remote learning sector, with traditional bricks and mortar institutions branching out into the sector, new remote learning colleges popping up without a track record, UCEM stands unparalleled with nearly 100 years of experience delivering remote professional education. We're at an interesting time where UCEM's reputation must be cemented (pardon the pun) and built upon, for the benefit of the institution, current and future students, and alumni. I believe PPN will come to play a vital role in achieving this goal in the coming years.

Many thanks to Lord Carrington of Fulham for being such a gracious host, and for an interesting speech. And also to Madeleine for managing to pull together such a successful event despite the hurdles thrown in her way.



*Lord Carrington (far left)*



*Treasurer with guests*

Following the meal those who had booked left to enjoy a tour of the House of Lords which I'm led to believe was very engaging and informative, the rest of us departed having had a thoroughly lovely experience.

I hope those of you that attended had a wonderful time, and I hope those of you who did not can make it next year, it really is an event not to be missed.

**Hugh D'Alton**  
*Student Committee Member*

Further photos of the above events, including the recent Wine Tasting, can be found in the Gallery under Recent Events on the newly updated PPN website - [www.ppnonline.co.uk](http://www.ppnonline.co.uk)

## 3CPD - News

### Oxford Briefing 2016

This year's Building Surveyors' Oxford Briefing conference on 7 October 2016 attracted almost 120 delegates, the highest ever attendance in 35 years of the event. The conference, held once again at Culham Science Centre in Oxfordshire, had a packed programme of professional and technical talks, including fascinating talks on stonework and timber-framework repair and restoration.

Next year's conference will be held on Friday, 13 October 2017.

### Five Counties Conference 2017

Looking ahead, the Five Counties Conference 2017 will be taking place on Wednesday, 22 February 2017 in High Wycombe. If there's an increase in numbers similar to that of the Oxford Briefing, we'll be seeing over 400 delegates next year. Among the speakers will be Peter Bill, the former editor of Estates Gazette, Tom Pugh talking about the latest steps in IPMS and Blake Penfold on business rates. Details are available at [www.3cpd.co.uk/fc17](http://www.3cpd.co.uk/fc17)

For some last minute CPD before the end of the year, why not come along to our **Planning Law Update** with Tony Bowhill FRICS FRTPI on Wednesday, 7 December at Maidenhead Golf Club? Tony presents a comprehensive review of planning law, including recent cases, brought to life with his own experiences and anecdotes." More details at [www.3cpd.co.uk](http://www.3cpd.co.uk).

Further details of all 3CPD events are available at [www.3cpd.co.uk](http://www.3cpd.co.uk)

**Guy Pullen**  
3CPD Ltd  
01844 274830  
07814 499299

## University College of Estate Management (UCEM)

### Course Start Dates

*Postgraduate courses will start on 6<sup>th</sup> March 2017. Application deadline is the 6<sup>th</sup> February 2017*

*Undergraduate courses will start on 3<sup>rd</sup> April 2017. Application deadline is 6<sup>th</sup> March 2017.*

- For updated course information and future dates please visit UCEM's website [www.ucem.ac.uk](http://www.ucem.ac.uk)
- Please contact Student Services with any queries  
Tel 0800 01 99 697 (UK) or +44 (0)118 921 4696 (international) or e-mail: [enquiries@ucem.ac.uk](mailto:enquiries@ucem.ac.uk)