



# newsletter

## Viewpoint

The one thing we can be sure of is that we have absolutely no idea what the political or financial situation will be next year. 2016 saw us vote to leave the EU and Donald Trump becoming USA President. 2017 has seen a surprise election with results no-one predicted, followed by a trail of scandals.

Whether you are a supporter of the Monarchy or not, a Royal Wedding in May next year might offer some relief from the 'blow by blow' reporting of the Brexit negotiations and the constant repeating of Trump's tweets, but what other surprises might be around the corner?

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Despite 'the decision' there is NO decision on Heathrow expansion, with the financial arguments in favour of Gatwick appearing to be gaining ground. Large areas around both airports are frozen due to safeguarding, and local businesses live with uncertainty.

I know of many businesses who are similarly "waiting to see what happens" before making decisions on expansion or relocation.

Similarly, the good words of successive Governments has not resulted in the delivery of the substantial increase in house building that is undoubtedly required. The planning process is becoming more and more expensive and politicized, consequently deterring many small and private

developers, who in the past have probably built the majority of homes in the country.

Couple all this with the associated infrastructure requirements of a rapidly growing population, and it is easy to see the challenges that will be faced by the Property and Construction Industry to meet these huge demands. Unfortunately, since the financial crash of 2008 and the subsequent recession in the Construction Industry, there is a lack of experience across all areas of the industry, and less opportunities to gain broad knowledge and contacts.

PPN's growing relationship with UCEM provides the opportunity through a combination of social and educational events, mentoring and employment opportunities, to provide graduates and younger professionals with a broader knowledge base. It will also increasingly provide a platform for members to network with the emerging 'talent'.

The injection of graduate members onto our Committee is already proving positive and no doubt more targeted events will arise in the forthcoming years.



**David Ross**  
**Chairman**

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

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## University College of Estate Management Mentoring Programme

UCEM's Mentoring Programme is about to celebrate its second birthday and we wanted to share some of our successes and learning with PPN members.

Mentoring brings together professionals to work with those in the early stages of their career. In UCEM's case we are matching alumni with students in need of support and advice from someone in the industry of their choice.

Successful mentors enjoy connecting with a new generation of the Built Environment workforce, they are interested in developing others, prepared to listen, advise and sometimes be challenged. In return, being a mentor promotes diversity, develops management skills and is excellent preparation for acting as an RICS Supervisor.

Each mentoring partnership is different; students might need advice on the development of a work portfolio, an informed opinion on a dissertation topic or industry insight to make the transition from one work environment to another. Mentors report that students often just need a little support, guidance or reassurance as they find their way.

As we look back over two years of mentoring at UCEM, what have we learnt? We know that long distance mentoring can work surprisingly well; sharing your expectations right at the start will help both mentor and mentee know if they can work well together and being flexible in how you communicate in this global world can make all the difference. This year, we have updated the mentoring software to make it easier for new users to navigate and we are working on more training materials to help participants develop effective mentoring partnerships.

We are growing our mentoring programme carefully, targeting certain groups of students who might need a helping hand. If you are interested in being a mentor we would love to hear from you. Please contact Bridget Wells at [careers@ucem.ac.uk](mailto:careers@ucem.ac.uk)

**Bridget Wells**  
**E-Careers & Employability Advisor**  
**UCEM**

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### **UCEM Course Start Dates – Spring 2018**

*Postgraduate courses will start on 5<sup>th</sup> March 2018. Application deadline is 5<sup>th</sup> February 2018.*

*Undergraduate courses will start on 2<sup>nd</sup> April 2018 (Easter Monday Bank Holiday). Application deadline is 5<sup>th</sup> March 2018.*

- 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)
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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 University College of Estate Management (UCEM), 3CPD Ltd, the Lunchtime Comment Club (LCC) 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.*

### **Brunel Building, Paddington: Presentation by Derwent London – Tuesday 16 January 2018**

12.45pm-1.45pm on the Brunel Marketing Barge, Paddington Central, London W2

This 240,000 sq ft office scheme in the heart of the Paddington Basin regeneration area is due to be completed in 2019. Find out more about this innovative project and also the marketing strategy direct from the developers, Derwent London. CPD eligible.

### **Diagnosing Defects in Roofing (a 3CPD talk) – Wednesday 17 January 2018**

6:30pm at Kings Hotel, Oxford Road, Stokenchurch, Buck HP14 3TA (*2 mins from M40 Jn 5*)

Diagnosing defects in roofing is a CPD talk by Mark Sulik of Durrant Consulting. Further details will be published shortly.

### **Construction & Property Lunch Club – Wednesday 31 January 2018**

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:** £70pp. First timers half-price. Price includes choice of hot buffet (plus starters, puddings, cheese, and coffee). If you wish to attend please e-mail Dave Owen - [dwo@pengaron.co.uk](mailto:dwo@pengaron.co.uk)

### **ORNC Painted Hall Ceiling Tour – ~~Tuesday 6 February 2018~~ – NEW DATE TO BE ADVISED**

1.00pm – 2.00pm at the Old Royal Naval College, Greenwich, London SE1.

PPN has organised a private guided tour during which the group will ascend 67 steps to a special observation deck and experience up close the drama of the vast lower hall ceiling, learning about the conservation work taking place during 2017 and 2018.

**Cost:** £15pp. **Limited number of 20 places.** *Booking details to be available shortly.*

### **Dilapidations, including the Dilapidations Protocol (a 3CPD talk) – Wednesday 21 February 2018**

6.30pm. Refreshments from 6.00pm at Maidenhead Golf Club, Maidenhead SL6 2PZ

This CPD talk will provide a legal update on dilapidations, use of the Dilapidations Protocol, and recent case law. The speakers will be David Haines and members of his team at Charles Russells Speechlys. More details will be published shortly. FREE to PPN members, 3CPD subscribers, APC candidates and students, £20 to non-subscribers/non-members.

### **Five Counties Conference – Wednesday 28 February 2018**

**9.00am start – Wycombe Swan Theatre, St Mary Street, High Wycombe HP11 2XE**

The programme has an attractive programme of technical and professional talks for surveyors in commercial and residential practice, providing up to 6 hours of formal CPD for RICS members. For full details and to book visit [www.3cpd.co.uk](http://www.3cpd.co.uk)

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## **Future Events (Continued)**

**Talk by Professor Tony Travers, Director of LSE London, about London Government and Transport, followed by Q&A – Wednesday 28 February 2018 – DATE YET TO BE CONFIRMED**  
5.30pm. Tea & biscuits from 5.15pm at Freemasons' Hall, London WC2. Further details to follow shortly.

### **Lunchtime Comment Club – Thursday 8 March 2018**

The Royal Air Force Club, 128 Piccadilly, London W1

Guest Speaker to be announced. *Further details to be published shortly.*

### **PPN Spring Golf Day – Thursday 19 April 2018**

Tandridge Golf Club Oxted, Surrey RH8 9NQ. 8.00am Coffee and bacon rolls on arrival, tee off from 9.00am for 18 holes of golf, followed by a four course carvery lunch and prize-giving. *Further details to be published shortly.*

### **Tideway presentation – London's 'Super Sewer' – Tuesday 26 June 2018**

5.45pm-6.30pm at Tideway's offices, Cottons Centre, Cotton Lane, London Bridge, London SE1 2QG  
The presentation will give an overview of the sewerage system in London, the condition of the River Thames today and the work that Tideway is doing to stop pollution entering the Thames, which will include the background of the project, the work that is currently taking place and the methods they are using. There will be an opportunity for Questions & Answers.

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For up-to-date information on all events please visit [www.ppnonline.co.uk/events](http://www.ppnonline.co.uk/events)

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## PPN events

### **Networking Drinks Evening**

*15 June 2017*

Over 40 UCEM students attended PPN's networking drinks evening at the Institute of Directors in June, along with some of the UCEM staff and PPN members. This was a great opportunity to meet and network with other property professionals in a relaxing atmosphere. We hope to hold a similar event in the near future.



# Bristol City Hall Renovation – Presentation and Tour of the building

Thursday 5 October 2017

City Hall is a Grade 2\* listed building in the centre of Bristol. Designed by Vincent Harris in the 1930's, it was built for Bristol City Council in the 1950's and has recently been subject to a substantial £14m renovation as part of the Council's Bristol Workplace Programme, creating a space fit for a 21st Century workforce. In October, a group of PPN members and students visited City Hall with the Architect, Nigel Dyke, to tour the building and learn about the project.

Nigel explained that the project wasn't just about the actual building but the creation of a new, modern and highly efficient working environment. Such a project needed a range of different expertise so a multi-skilled collection of Bristol based specialist workplace consultants and designers, architects and engineers came together to form a consultancy, "ADAPT". Work was paid for in Bristol's own currency too, "Bristol Pounds".

Creating a modern, collaborative shared working environment in a listed building brings a unique set of challenges and a constructive relationship with Historic England was essential to the success of the project. Visitors could see how the removal of large corridors to create space had been done so that the original layout could still be seen. Original doors and furniture were restored and natural ventilation maintained. The needs of an agile workforce are reflected in a layout of 50% collaborative working



space and the group visited "The Cash Hall" now a light, elegant space with a café and connectivity to encourage workers and local groups to meet and work informally and to encourage the Community in to the City Hall.

The group found the visit interesting and informative; with many cities looking at how they use their civic space it was a great opportunity to see how this historic building has been adapted to meet the 21st century and to see how the skills and expertise of the construction industry have contributed to this achievement.

PPN would like to thank Nigel Dyke of Alec French Associates, Bristol City Council and PPN Committee members, Louise Georgi and Kenwyn Brown who organised the visit.

**Bridget Wells**  
**E-Careers & Employability Advisor**  
**UCEM**

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## Annual Lunch at the House of Lords

20 October 2017

The much anticipated annual lunch at the House of Lords did not disappoint. On arrival there was a welcome opportunity to network over drinks on the impressive terrace, followed by an excellent three course meal of stilton & fennel salad, slow cooked pork belly & mulled wine pear, and chocolate, cherry and hazelnut cremeux for dessert.



As a current student at UCEM it was great to see so many professions within the property industry represented amongst the members and guests, including surveyors, planners, architects, solicitors,

asset managers as well as those employed in financial services. Enabling everyone to grow their network and keep up to date with the commercial dynamics of the industry.

Our host Lord Ramsbotham spoke earnestly, from his experience as HM Chief Inspector of Prisons, of the need for greater accountability and reform within the Justice system and the management of the prison estate. A sentiment that could easily be applied to governance in general.

Following the speeches the lunch concluded with a very informative and enjoyable tour of the Palace of Westminster. An excellent way to end a very successful event; I hope you will all be able to join us next year for another special occasion.

**Anthony Andrew**  
**UCEM Student**

## Autumn Golf Day at Harewood Downs Golf Club

26 October 2017

On Thursday 26th October PPN held their Autumn Golf Day at Harewood Downs Golf Club set in the Chiltern Hills and overlooking the Mishbourne Valley. Alas the weather let us down a little bit with mizzle most of the day. However, this did not spoil the day, playing on a challenging 6,036-yard course which was in excellent condition and with very fast greens.

Prize-giving followed a three-course lunch. For the Guests, in third place was Tristram Philpott with a very creditable 32 points. In second place with a superb 37 points was David Henderson-Williams, with a back nine score of 14 points. The winner this year, also with 37 points but with a back nine score of 18 points, was Jack Scrutton (*left in photo below*).



This year the Members were not as good, with John Edgcombe in third place with 24 points. Second place went to Andrew Bidgood on 31 points but the winner on 32 points was Richard Hair (*left in photo above*).

The **Spring Golf Day** is at Tandridge Golf Club on Thursday 19<sup>th</sup> April 2018.

**Jeremy Mortimer**  
Treasurer

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## Wine Tasting

16 November 2017

Nineteen 'wine enthusiasts' gathered for the PPN's annual wine tasting event at London's first real wine bar, the Boot and Flogger. Located in Southwark, it was opened by John Davy in 1964.

Sat within a private room, we were surrounded by an elegant wood-panelled interior and were separated into teams of five and six. The boot and the flogger were ceremoniously placed upon the table and we soon discovered the leather boot was used to hold a bottle of wine whilst the flogger 'flogs' in the cork. The sommelier gave a brief introduction on how to taste wine and introduced us to three white and three red wines from around the world.

These included Old World wines such as that from the great growing region of Bordeaux, as well as New World wines from countries like South Africa.

As we tried each of the wines, we were quizzed about their smell, grape variety and places of origin. The questions which seemed reasonable to begin with, began to challenge even the more knowledgeable of the group. It seemed our focus dwindled almost as quickly as we ran out of crackers. It was only when we noticed the sommelier reach for the flogger that we were able to compose ourselves and complete the quiz! The winning team quite literally drank themselves to victory despite the final question of 'guess the origin of the mystery wine' being left unanswered by all teams.

The team at The Boot and Flogger hosted a fantastic evening having been enjoyed by all. We look forward to the next annual wine tasting event in 2018 and hope to see you all there

**Anthony Metelerkamp**  
MSc Student and Quantity Surveyor

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## 3CPD - News

The Building Surveyors' Oxford Briefing 2017 conference, held on Friday, 13 October 2017, attracted more delegates than ever before. There was a packed timetable of technical topics, some of which we'll expand upon with evening talks or half-day workshops during 2018. The conference finished on a motivating high with Dr David Jones (pictured below) demonstrating what one can achieve by improving one's communication.



The Five Counties Conference 2018 will be held on Wednesday, 28 February 2018 in High Wycombe. Topics include Red Book valuations, permitted development, commercial and residential legal matters, the Energy Act and the looming deadline of April 2018, and more. Full details and a booking form are available at [www.3cpd.co.uk](http://www.3cpd.co.uk).

Did you know that all APC candidates may attend our evening CPD talks for free? It's just one of the ways in which 3CPD works to support younger surveyors on their journey to becoming chartered. Details of our evening CPD programme are available on our website 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**  
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### Memorial Service in memory of Clifford Dann

The Memorial Service for Clifford Dann MBE – Past President of the RICS, PPN co-founder and member, and chairman of many charities – will be held on **Tuesday 10<sup>th</sup> April 2018 at 2.30pm** in St Margaret's, Westminster, London SW1, followed by tea in the RICS afterwards.

**PPN Members proposing to attend should please advise Patricia Dann direct, or alternatively Madeleine, PPN Secretary, for both printing and catering purposes.**

*A copy of this Newsletter can be found on the PPN website, along with further photos of recent events in the Gallery.*

*The website is regularly updated. Any queries please contact:*

*[Madeleine@ppnonline.co.uk](mailto:Madeleine@ppnonline.co.uk)*

*PPN website - [www.pponline.co.uk](http://www.pponline.co.uk)*

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