

Connected Clients in Connected Buildings - The Future

Thursday 12 November 2015, One New Ludgate, Ludgate Hill, London EC4

Moderator: Matthew Flood, Land Securities

Speakers: Paul Harrington, PwC

William Newton, WiredScore

Held just below St Paul's Cathedral, in what was once the western fringe of the old City of London, this event saw us meeting in LandSec's brand new One New Ludgate building, showcasing the latest wireless connectivity.

Sitting as a panel, the three protagonists discussed the question of availability, or not, of the latest technology and how a tenant can tell, when taking on a new building or refurbishing an old. Each gave an opinion and then questions were opened to the floor.

It is fascinating stuff and made for a lively session.

Matthew Flood provided the developer/landlord's point of view - the huge challenge presented by connectivity and the need to ensure maximised flexibility. And that, with the lengthy lead time involved in the planning and construction of any new building. As it was subsequently pointed out - this brand new building received planning permission just as the i-Pad was launched.



Star guest **William Newton** of WiredScore explained the origins of a new scheme, designed to rate the digital connectivity of commercial buildings, launched in New York in 2013 and in the UK at the end of October this year. WiredScore examines a building for the number and type of ISPs, resilience of connections based on the building's infrastructure and readiness of the landlord to work with ISPs. The result is a Wired Certification rating the building at one of four different levels.

This, he claimed, is equally important for both landlords and tenants.

Putting the tenant point of view, **Paul Harrington** recounted some of PwC's experience in its various buildings from the newest to the oldest. 'Certification is great' he said, 'but what am I getting?' He cited the increasing use of hand held devices, 6-metre zones within buildings, the worsening of signals to increasingly powerful mobiles and the generally mobile nature of office occupants which means that a building is rarely used to its full capacity. And, he asked, if there are so many ISPs - what about cyber crime?

The following lively discussion threw up, among others, these points:

- Every tenant needs to check their buildings at least every two years for connectivity;
- Landlords and developers need to be aware of their responsibility;
- WiredScore certification will become as important as a BREEAM certificate;
- A certificate will last for two years only - because of the speed of developing technology;
- That older buildings can be retrofitted to take account of new technology;
- But architects of new buildings need to take potential technology developments into account.

The Wired Certification rating standard has been selected through a competitive process by the Greater London Authority and is endorsed by the Mayor of London. The Certified information will be made publicly available for tenants, agents and the general public to identify commercial spaces that meet their connectivity needs.

Thanking sponsors, organisers and speakers, Chapter President **James Maddock** summed up saying that this was an excellent event and a most important subject - one that we should perhaps return to!

ENDS

