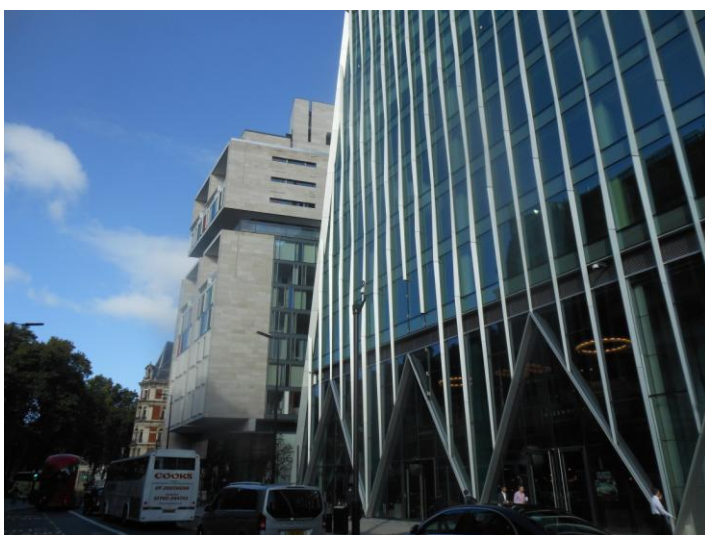


Victoria Transformation: 80 Victoria Street and Nova

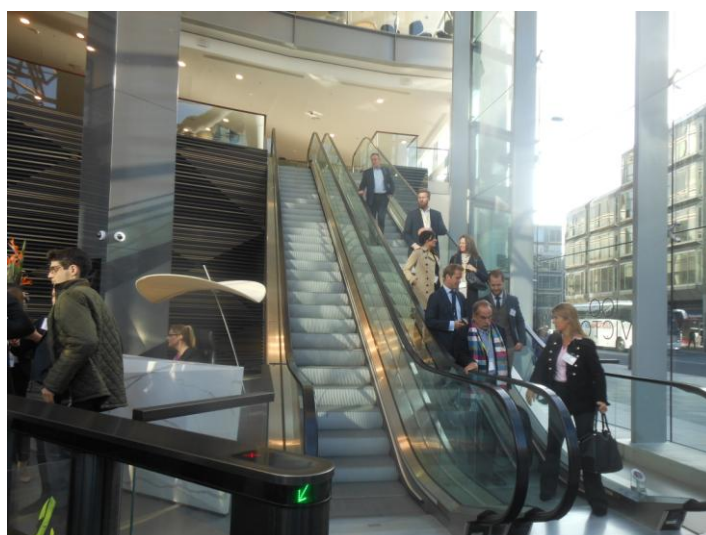
Tuesday 3 October 2017, 80 Victoria Street, London SW1

Moderator: Brent Evans, Capita Real Estate
Speakers: Matt Flood, Commercial Director, Land Securities
 Carissa Kilgour, Workplace Director, Land Securities
 Neil Pennell, Head of Engineering and Design, Land Securities



To one of Land Securities' spanking new buildings on Victoria Street, part of the planned regeneration of the area which has seen this district transformed into a vibrant mixed-use destination, a transformation in which Landsec has been a driving force. Brent Evans, of the UK Chapter's programmes committee and moderator, introduced a brief lecture session before the tour of the buildings, explaining that we were to hear about the transformation from three perspectives: the macro view, workplace theories driving change, and the technical story.

First Matt Flood described the 10-year regeneration of the area into somewhere to live, work, shop, play and enjoy, starting in 2006 with the launch of Cardinal Place. Government's decision to move part of the civil service out of central London was the catalyst for change, freeing up large amounts of Landsec's real estate. Working closely with Westminster City Council, plans were drawn up for a £2.2billion transformation. After Cardinal Place with its mix of different occupiers: offices, restaurants and recreation space, came, in 2012, the completed refurbishment of 123 - on the opposite side of Victoria Street. Close to the conservation area surrounding Westminster Cathedral, refurbishment seemed most appropriate and 123 now hosts Jimmy Choo, John Lewis and Intuit. 2013 saw the completion of 62 Buckingham Gate, home to Rolls Royce and the Curzon cinema. Then in 2015 The Zig Zag Building - 187,000 sq ft of office space, with cyclepark, and showers, and a BREEAM 'Excellent' rating. Finally Nova, the last part of the jigsaw, opposite Victoria Station: three buildings surrounded by the new food quarter and two acres of public space



Next Carissa Kilgour explained the thinking behind the transformation - how technology is changing and will change even more the way we work with one in three jobs in London at risk of being automated. So jobs will change, and to add value to businesses workers will need to focus more on problem solving. 'Will you be sitting at a desk?' she asked - 'probably not!' Predicting an improving work/life balance she suggested that 65% of children in primary education today will do jobs that don't yet even exist. The gig economy means a drop in full time employees and how, she demanded, can buildings engage with that? She talked about creating welcoming spaces for guest workers, being fully wireless and cloud enabled, providing vibrant spaces to eat and meet, and the right spaces for creative activity.

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Finally head of engineering and design Neil Pennell gave us an insight into some of the details of Landsec's own headquarters move from traditional offices in the Strand, occupied since 1992, to this vibrant new quarter with its very different work spaces.

'We had a move management plan and used multiple communication channels to bring the staff with us' he said, 'in preparing them for the move'. New agile and activity-based working practices means no dedicated desk phones - everyone uses Skype for Business and their mobiles, different types of meeting areas support formal and informal meetings, and since the move there has been a 60% drop in paper usage - representing a saving of around £100,000 pa. On design, a key element was the removal of ceilings and exposure of the engineering services systems. The net result is the first workplace in the world to achieve both WELL Certified™ Silver and BREEAM Outstanding, setting a global benchmark for healthy, sustainable office space. It also achieved the top score on the well-respected Leesman Index which measures employee satisfaction levels for workplace wellbeing and productivity.



A brief Q&A session elicited the information that the biggest challenge was Victoria itself - one solution had been the installation of an electricity substation designed to ensure continuity of supply. And then we were off on a rapid tour of the building before exiting onto Victoria Street. A brief march along the pavement led to Sir Simon Milton Square, Nova South and The Nova Building (170 luxury apartments) Matt pointed out the possibilities offered by this new open space for all visitors to use and enjoy before leading us into Nova North with its striking bubble artwork in reception. From here we were whisked up to the eighth floor with stunning views across London. Here there was an opportunity for further questions and networking before we gradually departed to take up our normal working lives.