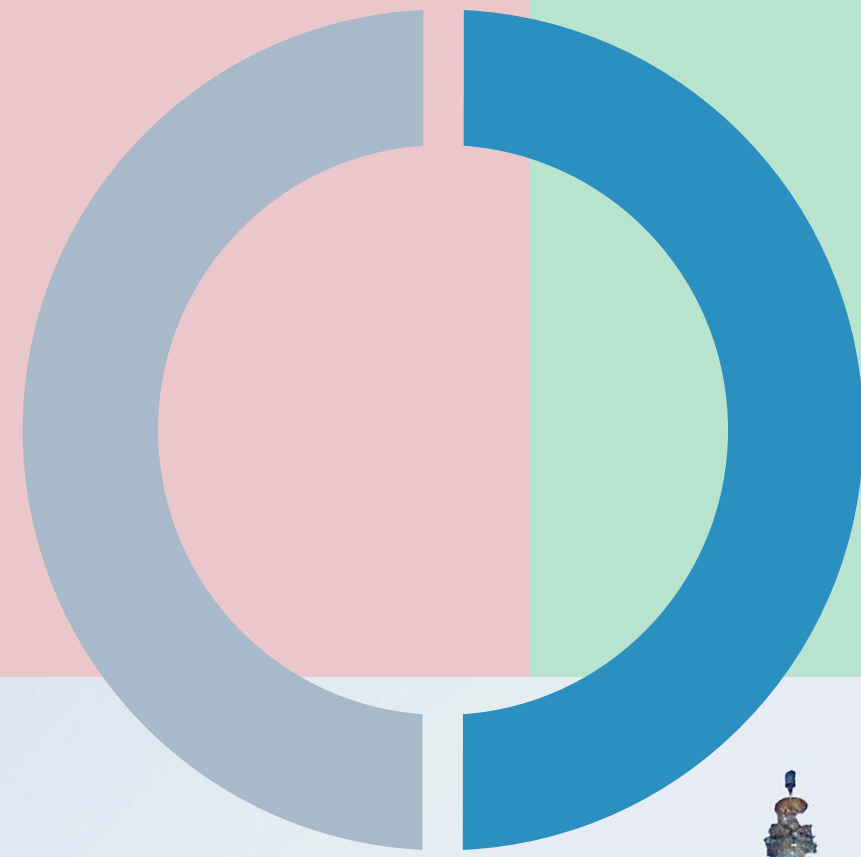


# EDINBURGH BCO ANNUAL CONFERENCE

## A festival of enlightenment

A new era for the  
office – inspired by ideas,  
knowledge & experiences.



17—18  
JUNE  
2026

2 DAYS IN  
EDINBURGH +  
GLASGOW

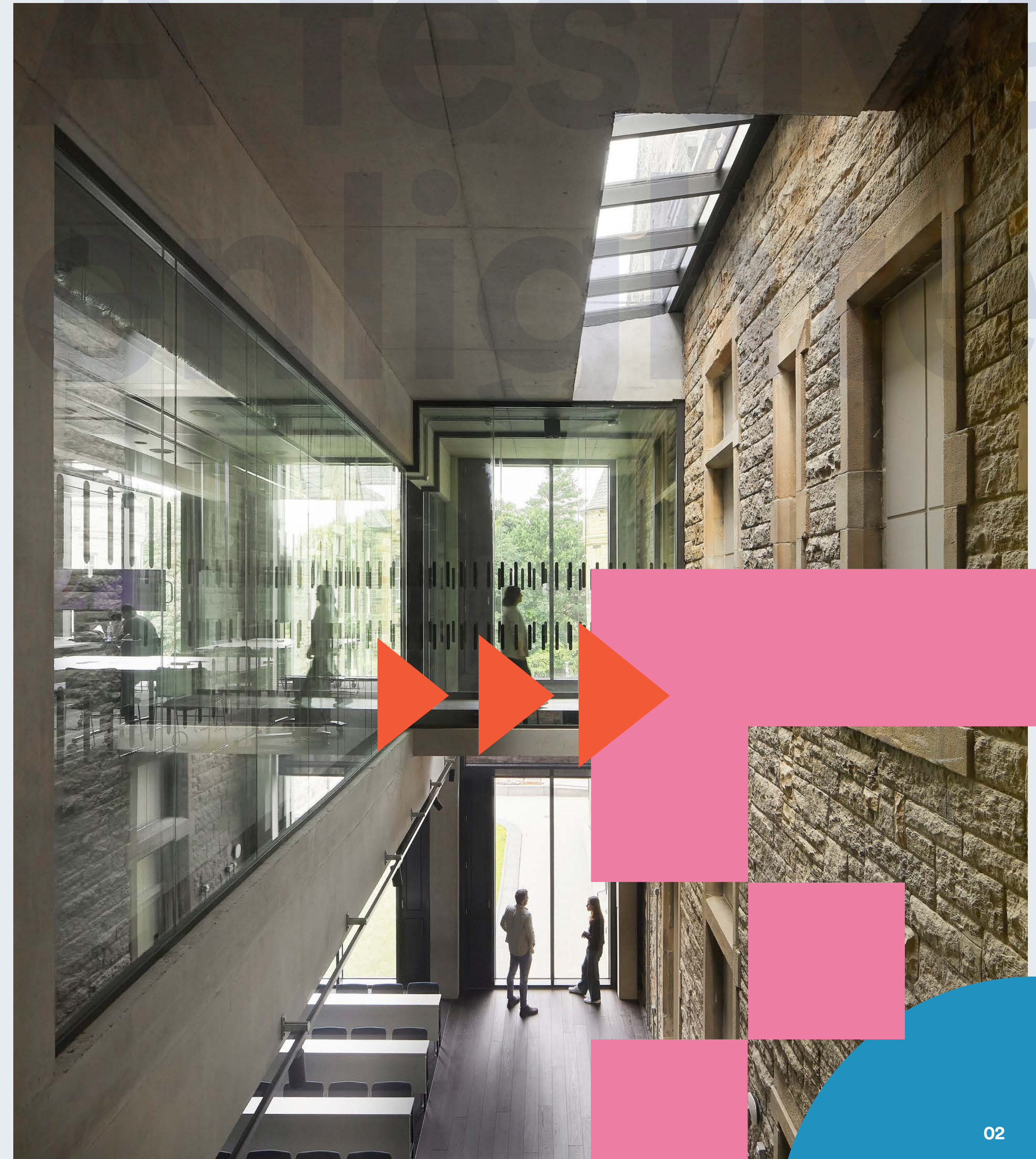
Be part of the experience  
[bco.org.uk/edinburgh2026](https://bco.org.uk/edinburgh2026)

# Contents

03	Chair's welcome	18	Glasgow Tours
04	Sponsors	20	Workshops
05	Spifox	22	NextGen
06	The Conference Fringe	23	Drinks Reception & The Party
07	Annual Cycle Challenge	24	Photography Competition
08	BCO Golf Cup 2026	25	The Venue - EICC
09	How to Book	26	What is the BCO?
10	Programme Planner	27	Edinburgh Map
12	Plenary Sessions	28	Glasgow Map
13	Plenary Workshops	29	Conference Project Team
14	Edinburgh Tours	30	Contact

Book online on the BCO website  
See BCO website for updates  
on the conference programme  
and useful information.

Conference enquiries  
Tel: +44 (0)1722 339811  
Email: [bco@sasevents.co.uk](mailto:bco@sasevents.co.uk)



# Welcome to a festival of enlightenment

Following successful visits to Scotland in 1999, 2002 and 2009, the BCO annual conference is back, this time in not just one of the nation's great cities but two – Edinburgh and Glasgow.

The 2026 conference is designed as a **Festival of Enlightenment** and has the ambition to inspire, challenge and connect delegates across both cities over two inspiring days, with plenaries, tours and workshops designed to showcase expertise, knowledge and industry insights from across the BCO membership.

The BCO's membership has an unbeatable mix of senior wisdom, brilliant young minds, multi-disciplinary knowledge and world-class expertise and at this once-a-year opportunity we're going to maximise the amazing diversity of talent with a packed agenda of BCO National and Regional award-winning offices, workplaces and developments as well as debate and deliberation.

2026's tours will be a festival of the new, refurbished, ancient, historic,

repurposed and rejuvenated. They include four BCO National Award winners from the last three years, workplace innovations, engineering masterpieces, some of the UK's largest urban masterplans and best-in-class case studies across ESG. The tours will also highlight stories about local communities and will showcase the mixology of the retail, office, university and hospitality sectors.

Our conference plenaries and workshops have been purposely designed to spark debate, challenge thinking, drive conversations, educate, and to spark future possibilities for conference delegates.

Ten incredible workshops will ignite the minds of the industry's greatest thinkers and problem solvers. We want you to be enlightened.

Across the event we'll make sure you're set up to not just learn and be inspired, but to celebrate and socialise. Scotland's rich tradition of music, arts, history and the enjoyment of great company with fab food will be

blended across the conference agenda, supported by local refreshments, tonics and nips.

We're creating fresh opportunities to connect, mingle, chat, meet and share stories melded together with local character, traditions and amazing surroundings.

And finally, we're adding a new level of social purpose across the conference. The conference charity is Spifox, which supports amazing work through its donations to deliver life-changing charity projects that have a tangible and lasting impact, turning practical support into real change for young people.

Throughout the build-up to the conference and through June 2026 we'll be setting a stretching fundraising target and we appreciate all the support you can give.

The BCO's **Festival of Enlightenment** has been inspired by the great festivals that give Edinburgh its global stage every summer. It's also set

against the backdrop of the world-leading innovations and inventions that emerged across Glasgow and Edinburgh during the European Enlightenment of the 18th and 19th centuries in arts, architecture, science, medicine, philosophy and economics.

We look forward to welcoming you to Edinburgh & Glasgow for the BCO's **Festival of Enlightenment** on 17 & 18 June.

We'll provide the festival, the tours, the debate, the gatherings and the party. All we ask from you is to bring your expertise and creative energy so that together we can spark discussions, opportunities and the new enlightenment.

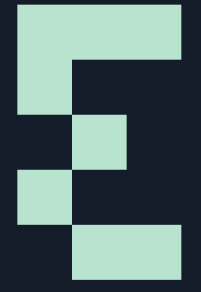
Regards,



**Andy McBain**  
BCO Annual Conference 2026 Chair



“...designed to spark debate, challenge your thinking, drive the conference conversations, educate and share future possibilities for the conference delegate.”



# EDINBURGH BCO ANNUAL CONFERENCE

Thanks to all our sponsors

GOLD



MULTIPLEX



NatWest



TROUP  
BYWATERS  
+ ANDERS



SILVER

Bennetts Associates

boss



HARLEY  
HADDOW

Hawkins\Brown

John F Hunt



MAX FORDHAM



PARABOLA

RAMBOLL



There are a range of sponsorship opportunities available for the 2026 conference. If you would like to discuss further please contact [victoria@sasevents.co.uk](mailto:victoria@sasevents.co.uk)



Spifox (Scottish Property Industry Festival of Christmas) unites Scotland's property and construction community to raise funds that help transform the lives of disadvantaged children and young people across the country.



Each year, Spifox hosts fundraising events, bringing together more than 2,500 people who raise both funds and awareness for children's charities. Since its inception, our charity has awarded more than £7m in grants to organisations across Scotland. These grants enable charities to deliver projects that have a tangible and lasting impact, turning practical support into real change - from adapted minibuses and specialist play equipment to essentials like beds and underwear.

[Visit the JustGiving page](#)



Spifox is delighted to be supported by the 2026 BCO conference. This partnership will help even more children and young people benefit from essential support, and it gives everyone involved the chance to turn generosity into action and create lasting, life-changing impact.

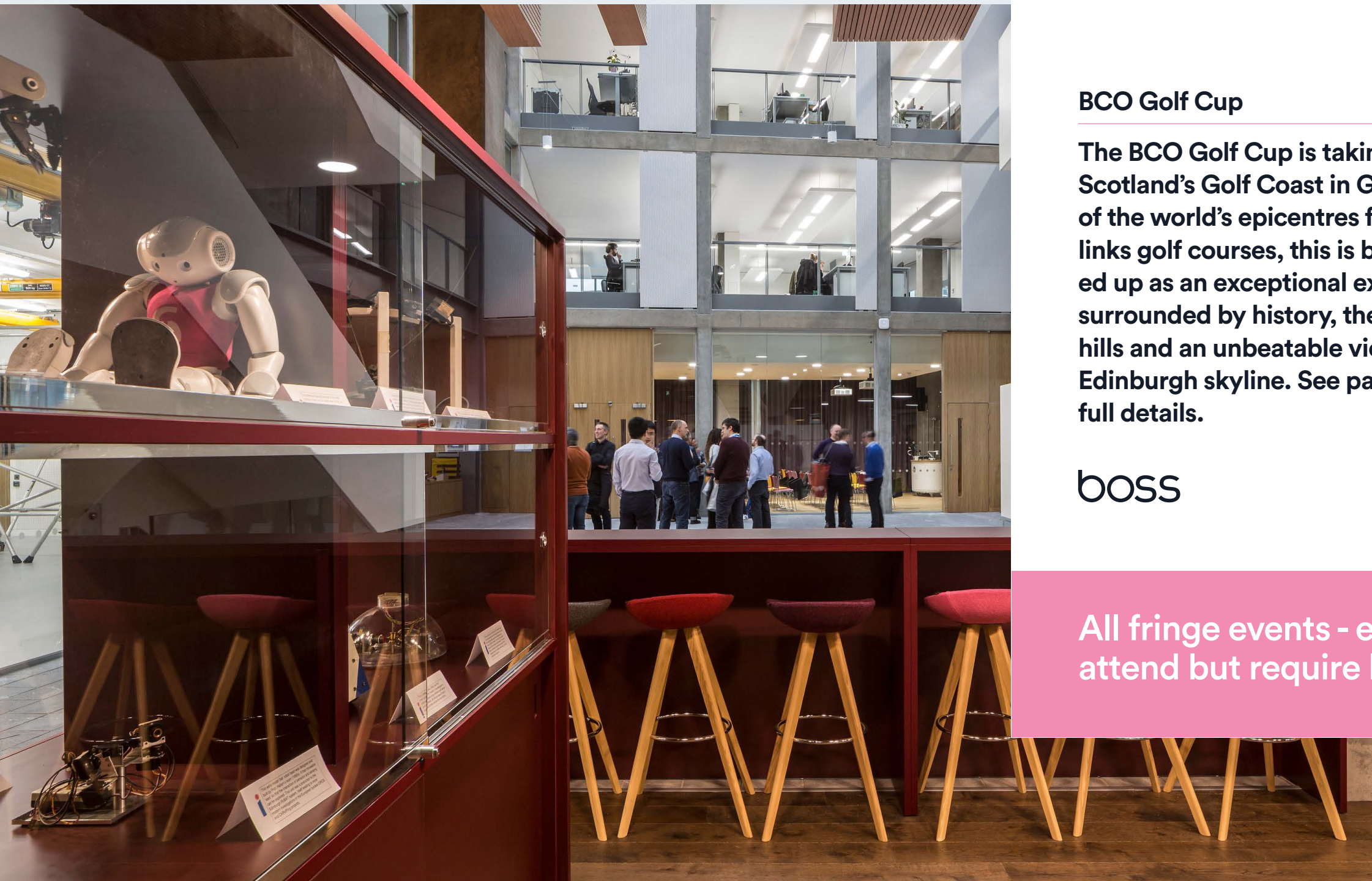


**Our charity has awarded more than £7m in grants to organisations across Scotland.**

# The Conference Fringe

Tuesday 16 June

Throughout 16 June several established and some new Fringe events are being planned to help delegates arriving in Edinburgh connect and get themselves set up for the conference kick-off at 09:00 on 17 June.



## Annual Cycle Challenge

The cyclists will be finishing their three-day charity cycle ride having covered 300km and more than 3,000m of ascent as they arrive into Festival Square, Edinburgh in mid-afternoon. See page 7 for full details.

**M<sup>MA</sup> LA** HARLEY HADDOW **John F Hunt**

## 5km morning run

Join the group and connect while running across Edinburgh's ancient cobbled streets and around the UNESCO World Heritage Site. The 5km morning run is taking place on 16, 17 & 18 June.

TROUP  
BYWATERS  
+ ANDERS

## BCO Golf Cup

The BCO Golf Cup is taking place on Scotland's Golf Coast in Gullane. One of the world's epicentres for exceptional links golf courses, this is being teed up as an exceptional experience surrounded by history, the sea, the hills and an unbeatable view of the Edinburgh skyline. See page 8 for full details.

boss

## Padel Competition

When: 14:00 - 17:00  
Where: Game4Padel, Edinburgh Park

Join the first BCO conference padel competition! The event will include court hire, racket and balls hire, light snacks and refreshments.

 Founders Faction

## NextGen Scavenger Hunt

When: 14:00 - 18:30  
Where: Cundall, New Clarendon, 114-116 George Street, EH2 4LH (and around the city centre)

An interactive BCO NextGen event hosted by Cundall, bringing together learning, teamwork, networking and a bit of friendly competition. The afternoon will kick off with a short introduction to BCO NextGen Scotland, followed by an insight into Cundall's office fit out and workplace approach. Attendees will then take part in a fast-paced Scavenger Hunt around the city in small teams, before regrouping at the Cundall office for refreshments and networking.

## Photography Masterclass

When: 14:30 - 16:30  
Where: Meeting Point: JLL, 7 Exchange Crescent, Conference Square EH3 8LL.

To support the 2026 BCO conference photography competition we're running a workshop & walking tour so you can understand how to get the best out of the amazing camera technology in your mobile phone. The workshop will start by going over key settings on your device to make the most of your mobile camera. We will set off from the financial district onto the historic West Port and the Vennel, where you can capture shots such as the iconic castle framed by the narrow alley and old buildings. You will learn how to use the available light to your advantage and understand how to compose your shots. At the end of the walk, we'll share photos and discuss editing tips to take your images to the next level.

PARABOLA

All fringe events - excluding the cycling and golf - are free to attend but require booking and are subject to a charity donation.

# The 2026 Annual Cycle Challenge

Saturday 13 June - Tuesday 16 June

The 2026 Annual Cycle Challenge will take place from Saturday 13 June to Tuesday 16 June and takes the riders on an exciting and scenic journey across Scotland, arriving in time for the start of the BCO conference in Edinburgh.

Riders will arrive in the Scottish highland capital of Inverness before being transported to Aviemore in time for welcome drinks, rider briefing and dinner.

Rolling out from Aviemore on 14 June, riders will head south from the Cairngorms National Park over the Drumochter Pass, before descending towards Pitlochry to finish day one. A stunning route truly immersed within the Scottish Highlands.

The route on day two navigates around several Scottish lochs and includes a

climb from the Etape Caledonia, before finishing the day in the historic market town of Crieff at Crieff Hydro.

Refreshed from the healing waters at Crieff Hydro, the final day takes the riders from the highlands of the Grampians into the lowlands. A final couple of climbs and a ride across the Forth Road Bridge, the route passes country estates before winding its way into the heart of Edinburgh.

The riders will arrive on Tuesday afternoon having covered a distance of approximately 300km and 3,000m

of ascent over three days. The ride is varied in terrain and accessible to a wide-ranging ability of riders.

The ride is fully supported. We ride as a single group or peloton of a maximum 60 riders, with the emphasis being on completing the challenge.

The conference starts at 09:00 on 17 June in the Edinburgh International Conference Centre



## The Route

Cycling approx. 300km over three days, from Aviemore to Edinburgh. Final route planning is still ongoing.

Rider jerseys, bike and luggage labels will be provided when you check in at the start.

## Finish

On Tuesday 16 June the ride will arrive in Edinburgh at approx. 15:00 to a welcome reception. Bikes will be packed and driven back to London for collection on Monday 22 June. Riders' luggage will also be stored in Edinburgh prior to the ride arriving.

## Support

The ride is fully supported with a lead motorbike, medical support, mechanical support (you pay for spare parts), physiotherapist, luggage transfers while on the event, hotel check-in and catering/ride snacks available at each stop.

## Costs & Fundraising

The cost of the Cycle Challenge for 2026 will be £1,650 and we encourage all riders to raise £500 sponsorship for the conference charity, Spifox.

Donations should be made to conference charity Spifox via the BCO's JustGiving page.

Visit the [JustGiving page](#)

## What's included

- The cycling fee includes the following;
- Lead motorbike
  - Medical support
  - Mechanical support (but not parts)
  - Sports physiotherapists
  - Luggage transfers each day
  - Hotels (Sat, Sun & Mon night)
  - Meals for the duration of the ride (Saturday evening meal, through until and including lunch on Tuesday)
  - Refreshments and snacks whilst riding
  - Ride jersey
  - Medal
  - Bike transfer from London to Aviemore and Edinburgh to London

## What's NOT Included

- Travel to and from the Start/Finish
- Travel insurance
- Any spares required for your bike (inner tubes etc)
- Alcoholic refreshments
- Bike hire (if required)

The cycling is non-refundable, delegate substitutes will be accepted at any time.

Sponsored by



HARLEY HADDOW

John F Hunt



# BCO Golf Cup 2026

Tuesday 16 June

Golf has been played over the links at Gullane since the 1700s and today Gullane Golf Club is one of Scotland's most prestigious members' clubs.

### The Champion's Links

The 6,600 yard par 71 links course Gullane No.2 was designed in 1898 by Willie Park Jnr who was Open Champion in 1885 and 1887 and a renowned golf architect, designing other high-profile courses such as Sunningdale Old and Olympia Fields.

Named because it was the second course to be created at Gullane, No.2 is also a championship links, having hosted national amateur championships and The Open Final Qualifying.

From Babe Zacharias to Peter Thomson, many great champions have competed and won on No.2 and it is regarded by many members as their favourite course.

Gullane No.2 is a major challenge for golfers of all levels and abilities. Each nine can play easy or hard depending on the wind direction and the views are simply stunning.

The par 4 4th hole is one of the best holes at Gullane and not only for its view down over the courses to the Firth of Forth. A challenging downhill drive sets up a medium-to long-iron approach over five cross bunkers to a generous green with a deep swale on the right. Par here is always a good score!

### Itinerary

- 07:15 Coach from EICC to Gullane Golf Club
- 08:00 Arrive Gullane Golf Club  
Welcome briefing and breakfast
- 08:45 Opportunity to warm up on driving range and putting green
- 09:28 First tee-off from the 1st tee with a rolling start
- 15:30 Lunch in the Club House
- 17:00 Coach return to EICC

Buggies, trolleys and club hire, if required, can be booked directly with Gullane.

### Format

Full handicap stableford for individual prizes BCO Cup, 2nd and 3rd.

Team Prize stableford, best two scores out of four on each hole.

Nearest the pin, longest and straightest drive competitions.

The Golf Cup is non-refundable, delegate substitutes will be accepted at any time.



Sponsored by



BCO Annual Conference 2026

# How to book

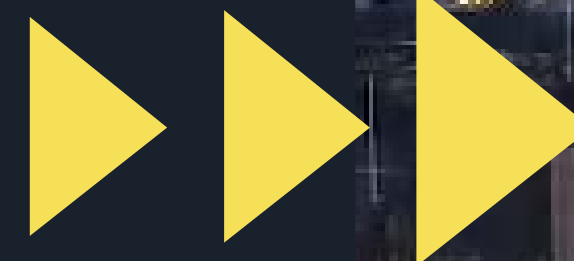
**From 28 November 2025** Booking open for BCO members via the BCO website. Book your conference ticket and sign up for the annual Cycling Challenge or the Golf Cup.

**From 3 February 2026** Early access to tour and workshop choices for early bookers. Pre-booked delegates are given exclusive early access to choose their tour and workshop programme.

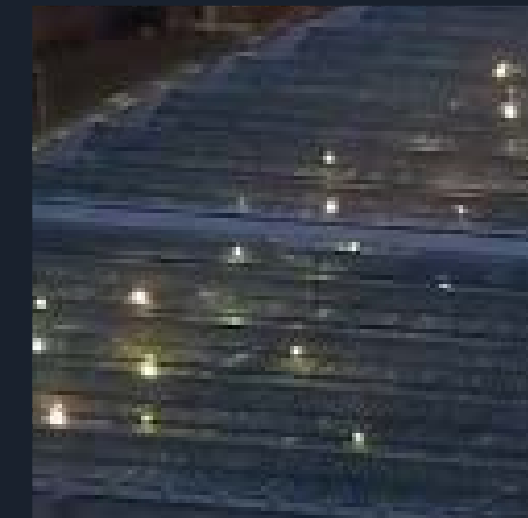
**From 11 February 2026** Booking reopens for members with ability to choose tours & workshops.

**From 3 March 2026** Booking open for non-members with ability to choose tours & workshops.

For any registration queries please contact [registration@sasevents.co.uk](mailto:registration@sasevents.co.uk)



**EDINBURGH  
BCO ANNUAL  
CONFERENCE**



# Programme Planner

## Saturday 13 June

### Annual Cycle Challenge

Riders meet on Saturday 13 June, depart on 14 June and arrive in Edinburgh on 16 June.

## Tuesday 16 June **Fringe Events**

07:30	BCO conference 5km run	
08:00 - 17:00	BCO Golf Cup	
14:00 - 17:00	Padel competition	
14:00 - 18:30	NextGen scavenger hunt	
14:30 - 16:30	Photography masterclass	PARABOLA
Mid-afternoon	Annual Cycle Challenge arrives in Edinburgh	 

## Wednesday 17 June

07:00 - 08:00	BCO conference 5km run	
08:00 - 09:00	Conference registration	
09:00 - 09:30	Conference welcome	
09:30 - 10:30	Plenary 1 Opportunities for cities in 2026	
10:30 - 11:15	Networking break NextGen Mentoring	
11:15 - 12:15	Plenary 2 Navigating office development in UK regional cities	
12:15 - 12:30	BCO Annual Conference 2027 announcement	
12:30 - 13:30	Lunch	
13:30 - 17:00	Edinburgh tours	
13:45 - 15:00	Workshop session 1	
15:00 - 15:45	Networking break	
15:45 - 17:00	Workshop session 2	
18:30 - 20:00	Conference drinks reception	
20:00 - 23:00	NextGen social All delegates welcome from 21:30	

## Wednesday workshops

Workshop 1	Why is social value so confusing?
Workshop 2	It's about people, not architecture
Workshop 3	Unlikely bedfellows: creative mixed-use development partnerships
Workshop 4	The BCO data revolution

Four workshops running concurrently in each session.  
See page 20 for full details.

## Edinburgh tours

TE1	West Edinburgh & business park evolution
TE2	Haymarket Square & Port Hamilton
TE3	The city centre: Charlotte Square Collection, St Andrew Square & Waverley Gate
TE4	The Edinburgh Futures Institute & Quatermile
TE5	Bayes Centre & Cirrus Logic
TE6	Leith mixology: the blended office experience
TE7	Engineering wonders

All Edinburgh tours will return to the EICC for a networking lunch.  
See pages 14 - 17 for full details.

# Programme Planner

## Thursday 18 June

07:00 - 08:00	BCO conference 5km run	TROUP BYWATERS + ANDERS
08:30 - 12:30	Glasgow tours	
08:45 - 12:30	Edinburgh tours	
09:15 - 10:30	Workshop session 3	
10:30 - 11:15	Networking break NextGen Mentoring	KIER
11:15 - 12:30	Workshop session 4	
12:30 - 13:30	Lunch	TROUP BYWATERS + ANDERS
13:30 - 17:00	Glasgow tours	
13:30 - 17:00	Edinburgh tours	
13:45 - 15:00	Plenary workshop 1 Operational excellence - customer experience best practice	
15:00 - 15:45	Networking break	KIER
15:45 - 16:45	Plenary workshop 2 How understanding generational differences will win you business	
16:45 - 17:15	Conference reflections	
19:00 - 23:30	Conference party	HR

## Thursday workshops

Workshop 5	Science and technology: what's the big idea?
Workshop 6	Wellbeing by design: the focus space revolution
Workshop 7	BCO: fit for the future
Workshop 8	The opportunity across UKNZCBS and NABERS

Four workshops running concurrently in each session.  
See page 21 for full details.

## Glasgow tours

TG1	Barclays & JP Morgan
TG2	Bothwell Street: the challenges & opportunities of development
TG3	The merchant city

All Glasgow tours will meet for a networking lunch at the The Social Hub.  
See pages 18 - 19 for full details.

## Edinburgh tours

TE1	West Edinburgh & business park evolution
TE2	Haymarket Square & Port Hamilton
TE3	The city centre: Charlotte Square, St Andrew Square & Waverley Gate
TE4	The Edinburgh Futures Institute & Quatermile
TE5	Bayes Centre & Cirrus Logic
TE6	Leith mixology: the blended office experience
TE7	Engineering wonders

All Edinburgh tours (except TE7) will return to the EICC  
for a networking lunch. See pages 14 - 17 for full details.

# Plenary 1

Date: Wednesday 17 June  
Time: 09:30 - 10:30

## Opportunities for cities in 2026

Economy is about community, and communities are the foundations of prosperity. Thriving communities attract people to places and to places of work. But what choice should people have about where and how they work, and how do their decisions impact on the health, prosperity and viability of our cities and citizens?

Cities like Edinburgh and Glasgow differ from each other and from the 40 miles of towns and villages between them. Geography, history, culture, politics, density, complexity, connectivity, wealth and attractiveness determine the different types and scales of experience these two cities offer compared with each other and with cities across the UK.

The cost of participation in cities for workers, businesses, investors and developers is considerable. For some, the additional cost of building and being part of a workplace community is a

worthwhile overhead, for others it drives alternative ways of working.

This session aims to show us how offices might return to their roots and create places of work that build communities that can enrich and sustain our cities.

### Chair

Professor Janice Kirkpatrick OBE FRSE  
Director & Co-founder, Graven

### Panellists

Sir John Curtice  
Professor of Politics, University of Strathclyde; Senior Research Fellow, National Centre for Social Research

Paul Lawrence  
CEO, City of Edinburgh Council

Gillian Docherty CBE FRSE  
Chief Commercial Officer, University of Strathclyde; President, Glasgow Chamber of Commerce

Professor Sir Jim McDonald GBE FEng FRSE  
Chair, Scottish Enterprise; Principal and Vice-Chancellor, University of Strathclyde 2009-2025; President, Royal Academy of Engineers 2019-2024



# Plenary 2

Date: Wednesday 17 June  
Time: 11:15 - 12:15

## Navigating office development in UK regional cities

Join us for a critical examination of the challenges facing office development across the key UK regional markets. This debate will tackle the perfect storm of factors undermining project viability: soaring construction costs, elevated borrowing rates and uncertain occupier demand.

Our expert panel will consider how hybrid working patterns have fundamentally altered space requirements and how ESG compliance adds significant cost pressures. We'll also explore the widening gap between development costs and achievable rents and yields, highlighting case studies where projects have stalled and exploring what is needed to reactivate them.

This session will dig into emerging strategies for unlocking viable development, from innovative financing models to alternative use concepts. Whether you're a developer, investor, occupier or adviser, this session offers essential insights for navigating today's challenging market and positioning for tomorrow's opportunities in regional office development.

### Chair

Cameron Stott  
Head of Scotland, JLL

Dr Ken Shuttleworth FRSA  
Founder, Make Architects

Paul Curran  
CEO, Qmile Group

Helen Hare  
Director of Project, GPE; President, BCO

Watch this space  
Final speaker to be announced soon

## Plenary Workshop 1

Date: Thursday 18 June

Time: 13:45 - 15:00

# Operational excellence: customer experience best practice

What does great customer experience look like in hospitality, retail and visitor experience?

Outstanding customer experience starts with a people-first mindset, prioritising responsiveness to create engaging and productive environments. Best practice across the hospitality, visitor experience and retail sectors often means delivering an exceptional, often invisible, support model that customers and end users never see. Data and technology both play a vital role, from research and design to operations, but the human touch remains essential.

This session will explore how leading organisations from these sectors are redefining customer experience and will also showcase the BCO's 2025 Customer Experience Award winners, sharing real-world case studies, insights and proven models of excellence.



## Plenary Workshop 2

Date: Thursday 18 June

Time: 15:45 - 16:45

# How understanding generational differences can win you business

From B to A: Why understanding generational differences will help you design, develop and operate better workspaces and win more business

In this fully interactive session, keynote speaker Rebecca Robins, author of *Five Generations at Work*, will share insights on the challenges and opportunities firms face today in managing, inspiring and housing five different generations within a single business culture.

This session seeks to deliver an inspirational scene-setter before you, the audience of office and workplace experts, gets to work on unlocking the secrets to designing, developing and operating workspaces that deliver for every generation, today, tomorrow and forever.

Only by understanding the differing needs, skills, biases and talents of all five generations that we'll see working in the places we design, develop and operate over the next five to ten years, from the Baby Boomers to Generation Alpha, will we be able to deliver best-in-class product.

To see details of the panelists, visit the conference website.

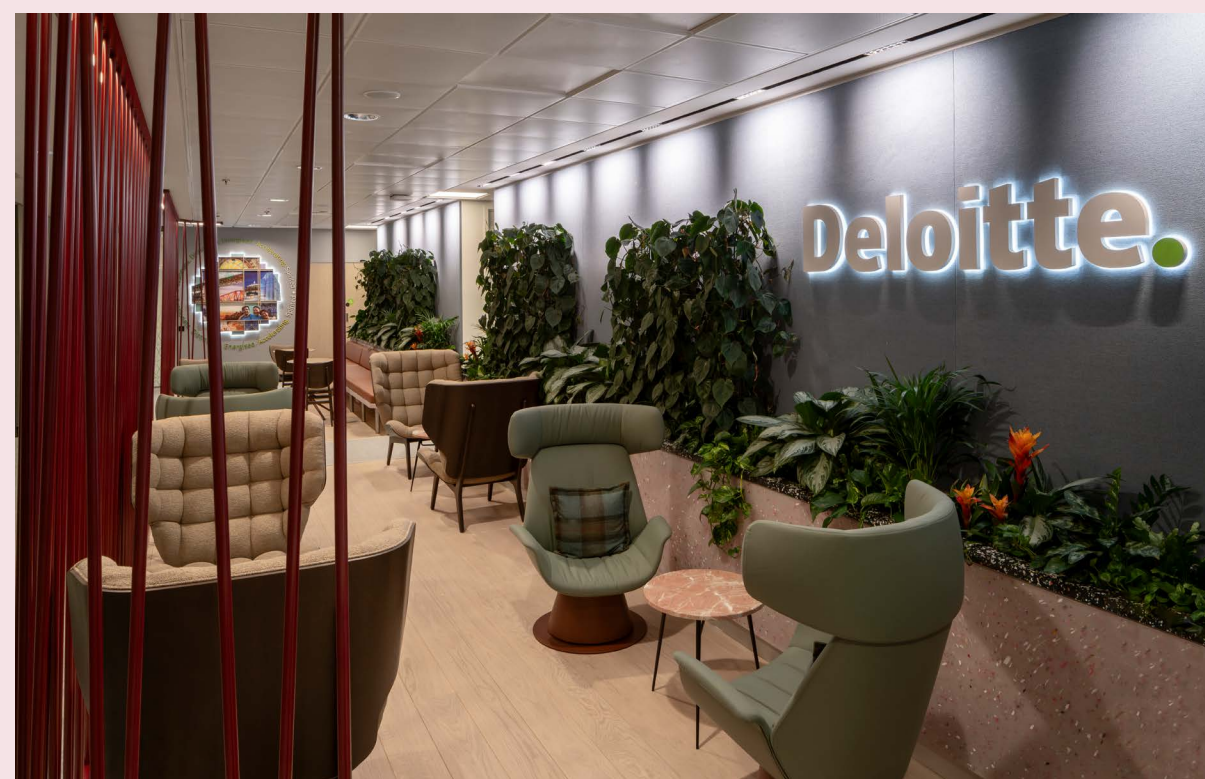
# TE1

Date: Wednesday 17 June PM  
Thursday 18 June AM & PM

## West Edinburgh & business park evolution

An exploration of West Edinburgh's transformation, focusing on innovative placemaking that is reshaping Scotland's capital and serves as a case study for successfully regenerating UK business parks.

The tour, featuring a 2024 BCO National Award-winning office development, will showcase strategic masterplans that exemplify excellence in placemaking and community-centred design.



# TE2

Date: Wednesday 17 June PM  
Thursday 18 June AM & PM

## Haymarket Square & Port Hamilton

A vibrant urban quarter in Edinburgh's popular West End, Haymarket Square is a major new development designed by Foster + Partners for QMile Group.

Featuring offices, hotels, shops, student accommodation and public space, this is an impressive mixed-use area. Next, you'll visit Port Hamilton, the largest Cat A refurbishment project in Scotland, demonstrating a best-practice approach to sustainable design and energy efficiency. An active site, due for completion in December 2027, this significant upgrade of Lloyds' HQ is more than half complete.



# TE3

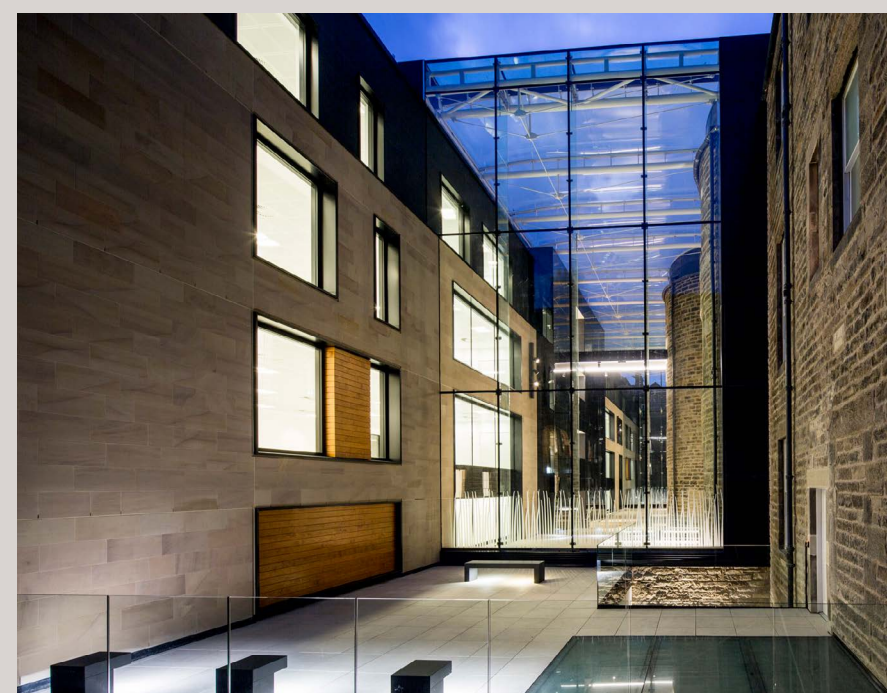
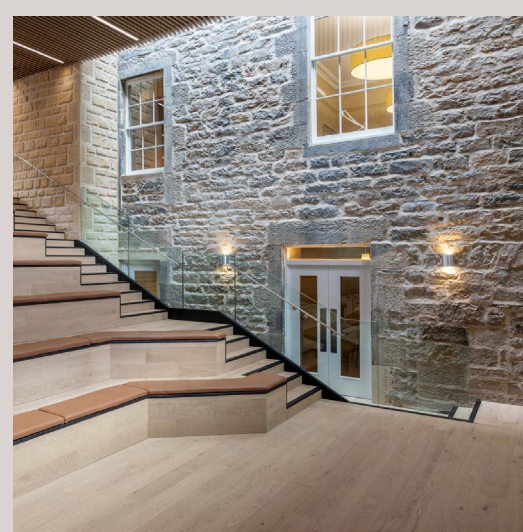
Date: Wednesday 17 June PM  
Thursday 18 June AM & PM

## The city centre: Charlotte Square Collection, St Andrew Square, Waverley Gate

Located in Edinburgh's New Town UNESCO World Heritage Site, the Charlotte Square Collection showcases a full-scale redevelopment of 22 Category A-listed buildings.

At Glenmorangie's new offices in the striking modern development in St Andrew Square, we'll explore how this iconic Scottish brand is leveraging innovative workplace design to enrich the experience of both employees and clients.

At Waverley Gate we'll focus on how amenity, accessibility, design and user experience converge to create a compelling proposition for Royal London and other occupiers.



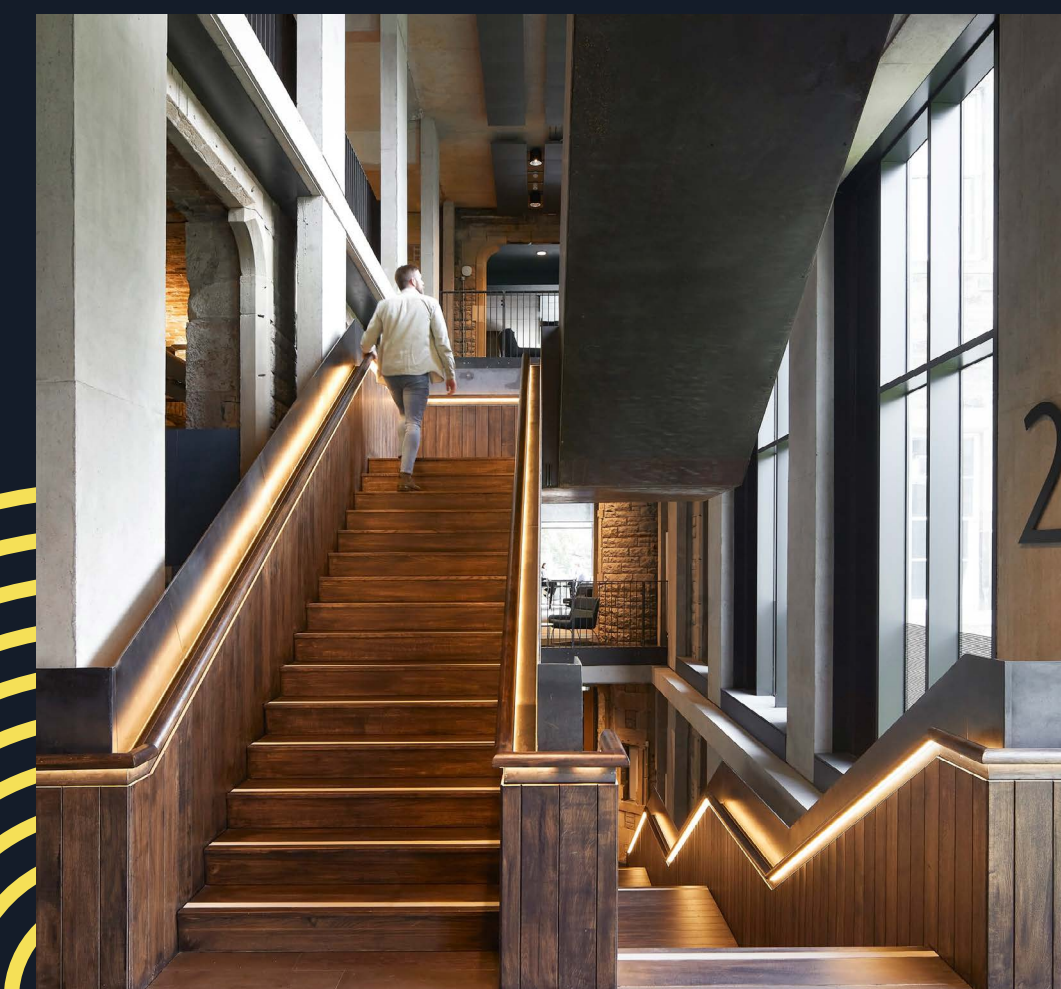
# TE4

Date: Wednesday 17 June PM  
Thursday 18 June AM & PM

## Edinburgh Futures Institute & Quatermile

This tour offers delegates an exploration of innovation, heritage and placemaking in the heart of Scotland's capital. The 2025 BCO National Award-winning Edinburgh Futures Institute brings new life to the former Royal Infirmary after years of dereliction.

The Category A-listed Victorian hospital was in poor condition when the University of Edinburgh bought it in 2015. The project removed unsympathetic extensions, repaired extensive dry rot, restored key elements to their former glory and stitched together new accommodation alongside the existing hospital wards and corridors to create a building that is now a world-class workplace and hub for data-driven collaboration, sustainability and public engagement.



# TE5

Date: Wednesday 17 June PM  
Thursday 18 June AM & PM

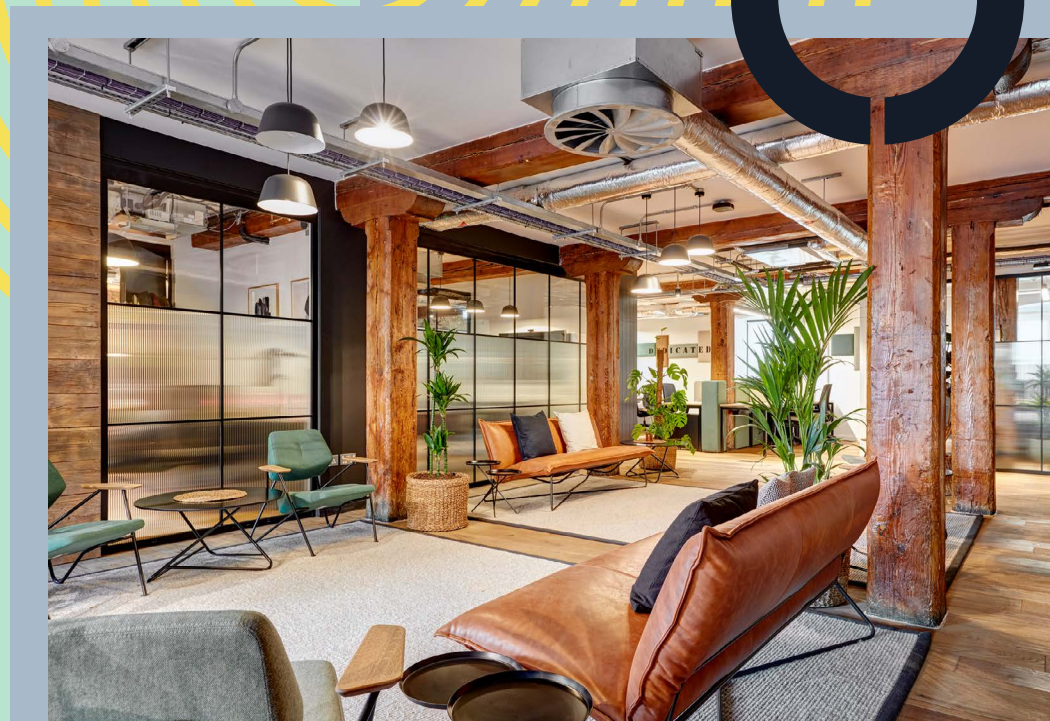
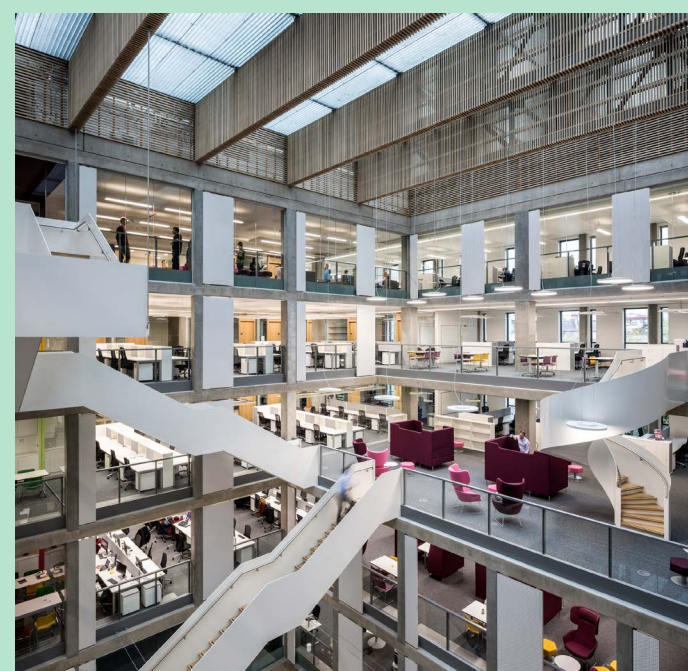
## Bayes Centre & Cirrus Logic

### The Bayes Centre

The Bayes Centre is the University of Edinburgh's flagship innovation hub for data science and artificial intelligence. It is the final phase of the BCO National Award-winning Potterrow development, following the completion of the much-lauded Informatics Forum and Dugald Stewart Building.

### Cirrus Logic

Cirrus Logic is a unique urban laboratory and workspace in Edinburgh's popular Quatermile development. The lab is successfully integrated with flexible office space for both collaborative and focus work and includes 'jam rooms' to encourage employee creativity.



# TE6

Date: Wednesday 17 June PM  
Thursday 18 June AM & PM

## Leith mixology: the blended office experience

The perfect office is a bit like the perfect cocktail – it's all about balance, story and craft.

This unique tour explores how the principles of hospitality and mixology can shape the modern workplace, creating spaces that are both functional and full of character.

The tour will trace a narrative of design and experience – from the Foot of the Walk to the Port of Leith Distillery. Stop at inspiring workplaces including Lind & Lime Gin Distillery, Custom Lane and Clockwise. You'll also visit the renowned whisky bar on the ninth floor of Port of Leith Distillery, where you'll learn to mix the perfect drink – and blend the same principles to build innovative, spirited workplaces.



© Simon Messer Photography



TE7

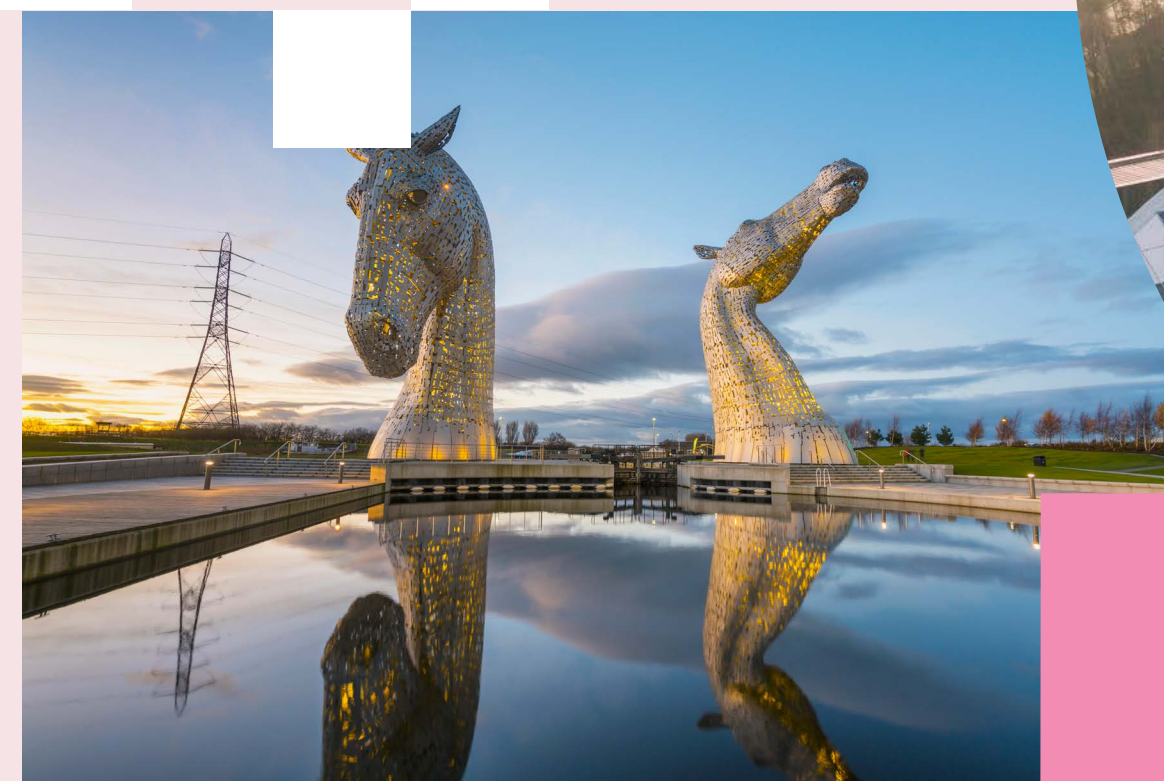
Date: Wednesday 17 June PM  
Thursday 18 June ALL DAY

# Engineering Wonders

A tour of European and world firsts where engineering and regeneration meet art and architecture.

Wednesday and Thursday's tours will visit Lost Shore, the world's first inland surf resort, and Europe's largest indoor climbing arena, set in a disused quarry and enclosed by a transparent ETFE roof to let in daylight.

The full-day tour on Thursday will include the two locations from Wednesday and in addition we'll visit the iconic Kelpies sculpture, the Falkirk Wheel and lunch at the multi-award-winning Rosebank Distillery.



# Barclays & JP Morgan

## Barclays

Barclays' Glasgow campus is a mixed-use development that won both the Corporate Workplace and Best of the Best categories at the BCO National Awards in 2023. The 495,000 sq ft campus transformed a brownfield area of redundant buildings and a derelict car park into a new city centre district, including indoor and outdoor spaces for staff and community events.

## JP Morgan

JP Morgan's 270,000 sq ft headquarters, which opened in April 2024, is one of the UK's most advanced workspaces, embodying a commitment to people, sustainability and the local community in a way that strengthens and supports Glasgow's future growth.

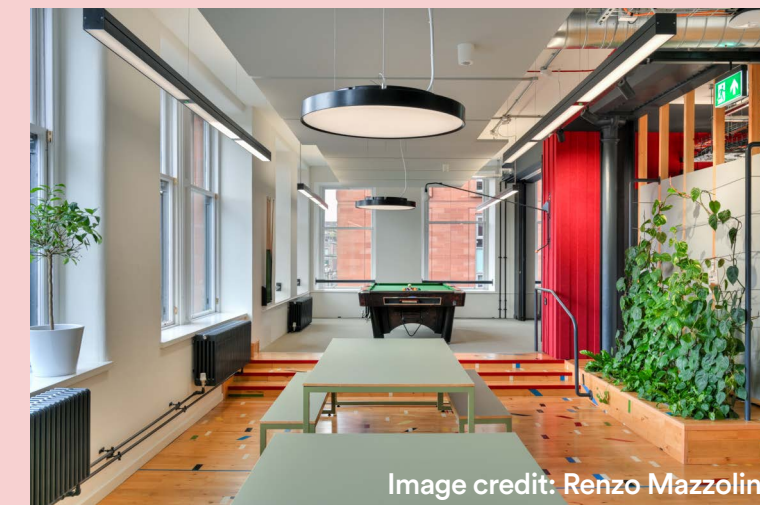


# Bothwell Street

Office development is rarely straightforward. Balancing design, sustainability and commercial viability is complex, especially amid shifting work patterns and economic pressures.

Yet within these challenges lies opportunity – to reimagine the workplace, set new standards for sustainability and redefine the city’s commercial heart.

Within a few city blocks on Bothwell Street stand three of Glasgow’s finest workspaces, each showing what ambition and innovation can achieve. Their success has attracted leading occupiers such as Virgin Money, Pinsent Masons and PwC, which are using these inspiring spaces to build community, boost collaboration and bring their people back into the workplace.



# The merchant city

The Merchant City neighbourhood emerged when Glasgow became a centre for the European trade in sugar and tobacco in the 18th century.

Initially characterised by the grand homes of the city’s wealthy ‘Tobacco Lords’, as trade flourished the area saw the construction of factories and warehouses. However, by the late 20th century, the markets and factories had moved elsewhere, and the soot-blackened buildings were dismal.

You’ll see the seeds and maturation of the regeneration that followed the post-war decline and how work, education, shops, homes and creativity have combined in a slow evolution that has created a mixed economy of mutual benefits.



## Workshop 1

Date: Wednesday 17 June  
Time: 13:45 - 15:00 & 15:45 - 17:00

### Why is social value so confusing?

Bringing together expert panellists from a range of disciplines, including consultancy, design and delivery, this workshop will unpack how social value is interpreted in different contexts, what it takes to align intent with impact and offer practical ways to make it more meaningful and actionable.

Attendees will be encouraged to challenge assumptions, share perspectives and contribute to shaping a more coherent approach.

## Workshop 2

Date: Wednesday 17 June  
Time: 13:45 - 15:00 & 15:45 - 17:00

### It's about people not architecture

This workshop explores how placing people at the heart of workplace design leads to more engaging, sustainable and future-ready environments. Rather than starting with architecture, we focus on how innovative engineering solutions, such as circadian lighting, circular economy principles and sustainable materials, can enhance colleague wellbeing and performance.

## Workshop 3

Date: Wednesday 17 June  
Time: 13:45 - 15:00 & 15:45 - 17:00

### Unlikely bedfellows: creative mixed-use development partnerships

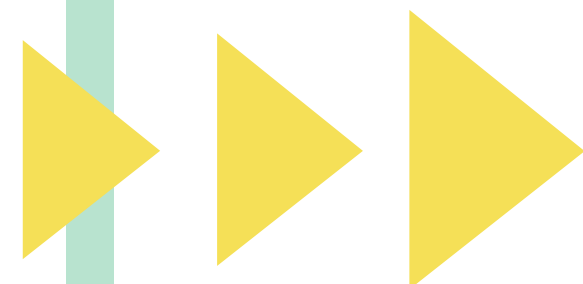
Conventional development strategies won't solve the viability crisis. Increasingly, forward-thinking developers are forging innovative partnerships to unlock their workspace schemes. Blending diverse expertise and networks creates unexpected opportunities, from cultural anchors to live-work campuses, and from neighbourhood data centres to embedded universities. In this session we'll explore the 'unlikely bedfellows' phenomenon, helped by some of most interesting operators in the field. We'll discuss what this might mean for our future workspaces within rich, unconventional mixed-use developments.

## Workshop 4

Date: Wednesday 17 June  
Time: 13:45 - 15:00 & 15:45 - 17:00

### The BCO's data revolution

Through its market-leading awards, the BCO has a huge and comprehensive source of best-in-class industry insights but, until now, this data has never been harnessed. Help shape the future by influencing our approach to the data lake, defining key data points and setting the agenda for what matters in office excellence. Whether you're interested in regional trends or national benchmarks, help prioritise the metrics that matter most to our industry.



## Workshop 5

---

Date: Thursday 18 June  
Time: 09:15 - 10:30 & 11:15 - 12:30

### Science and technology: what's the big idea?

The emergence of science and technology real estate as an institutional asset class means increasing numbers of BCO members are engaged in the design, construction and occupation of these highly technical workplaces. The BCO has formed a specialist technical committee to help inform and represent the membership and to increase the opportunities to participate in some of the most ground-breaking projects in the country. This workshop will look at what is driving occupational and investor demand for innovation real estate, consider the occupier dynamics, construction/operational challenges and the impacts of AI on traditional wet-lab and research operations.

## Workshop 6

---

Date: Thursday 18 June  
Time: 09:15 - 10:30 & 11:15 - 12:30

### Wellbeing by design: the focus space revolution

Workplaces are evolving, designed around people and powered by community, productivity and wellbeing, but are we truly crafting environments that fuel both collaboration and deep focus? Focus is where great work begins, yet everyone finds their flow differently. The spaces we create can either help that focus thrive or quietly chip away at it. This workshop invites you to reimagine what focus feels like, blending science and imagination to craft more inclusive environments where deep-thinking can truly flourish.

## Workshop 7

---

Date: Thursday 18 June  
Time: 09:15 - 10:30 & 11:15 - 12:30

### BCO: fit for the future

This workshop is your chance to get involved and help shape the next chapter of the BCO. This interactive session will focus on opportunities, challenges and membership feedback to influence and shape the BCO's five-year business plan. You'll hear from speakers across the presidential team, NextGen and BCO's regional and expert committees as we shape an engaging workshop where we want to hear your thoughts and ideas.

## Workshop 8

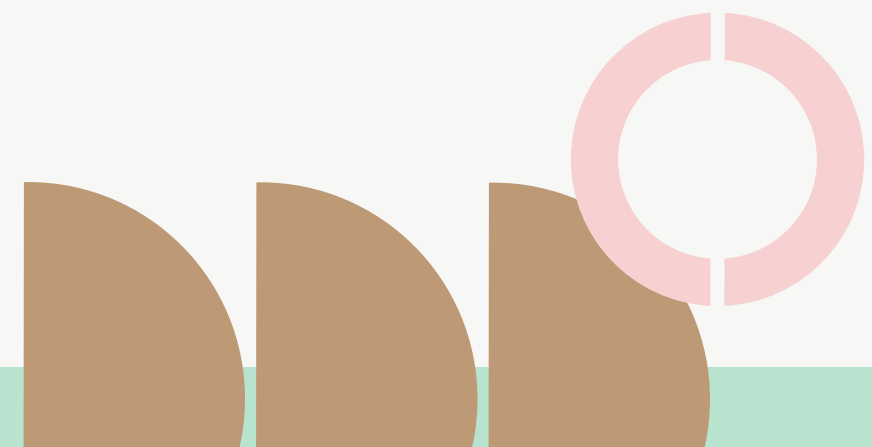
---

Date: Thursday 18 June  
Time: 09:15 - 10:30 & 11:15 - 12:30

### The opportunity across UKNZCBS and NABERS

This workshop aims to lift the lid on two of the most significant sustainable building standards driving the built environment sector towards a net-zero-carbon future. The UK Net Zero Carbon Building Standard provides a unified approach to carbon emissions, treating embodied and operational carbon as inseparable components. NABERS has two product offerings available in the UK for office buildings: Design for Performance to drive energy-efficient new buildings, and the NABERS UK Energy for Offices ratings to measure how energy-efficient new and existing buildings are in operation.

The workshop will inform you of the very latest status of the UKNZCBS and the NABERS UK rating scheme, discuss their impact on the specification and procurement of office space, as well as allow for a healthy discussion on the challenges and opportunities they provide for the workplace and office sector.



# NextGen

The 2026 conference puts NextGen right at the heart of the discussion, where we'll continue to question and provoke industry norms.

With NextGen membership growing in both numbers and influence, the conference programme has expanded significantly. It now features dedicated Next-Gen only events and activities, while NextGen voice are embedded across workshops, seminars and tours, ensuring our perspectives are heard and contribute to every discussion.

## NextGen Scavenger Hunt

**When:** Tuesday 16 June 14:00 - 18:30  
**Where:** Cundall, New Clarendon, 114-116 George Street, Edinburgh (and around the city centre)

An interactive BCO NextGen event hosted by Cundall, bringing together learning, teamwork, networking and a bit of friendly competition. The afternoon will kick

off with a short introduction to BCO NextGen Scotland, followed by an insight into Cundall's office fit out and workplace approach. Attendees will then take part in a fast-paced Scavenger Hunt around the city in small teams, before regrouping at the Cundall office for refreshments and networking.

## NextGen Social

**When:** Wednesday 17 June 20:00  
**Where:** Lane7, St James Quarter, Edinburgh EH1 3AD

Compete with your peers at bowling, darts, pool, mini golf and more at the NextGen social! Enjoy pizza, hot dogs and the full bar whilst networking and connecting with the NextGen cohort. We'll then be opening the doors to all conference delegates later in the evening.



Focus on

## NextGen Mentoring

The hugely successful NextGen Mentoring programme is now in its seventh year and has supported more than 100 mentors and 60 mentees from across the UK.

In Edinburgh we're going to celebrate the NextGen mentoring programme by welcoming mentors, mentees and those curious to learn more about this brilliant BCO initiative.

The events offer a chance to connect, celebrate and explore mentoring's many benefits, as we share and highlight the positive impact NextGen mentoring has had on both the mentors and the mentees.

Attendees will gain insights into how to get involved, what the mentoring engagement looks like and how to prepare for a rewarding experience.

The informal and engaging coffee gatherings are taking place on both Wednesday and Thursday morning at the EICC and will fit seamlessly into the busy conference schedule.

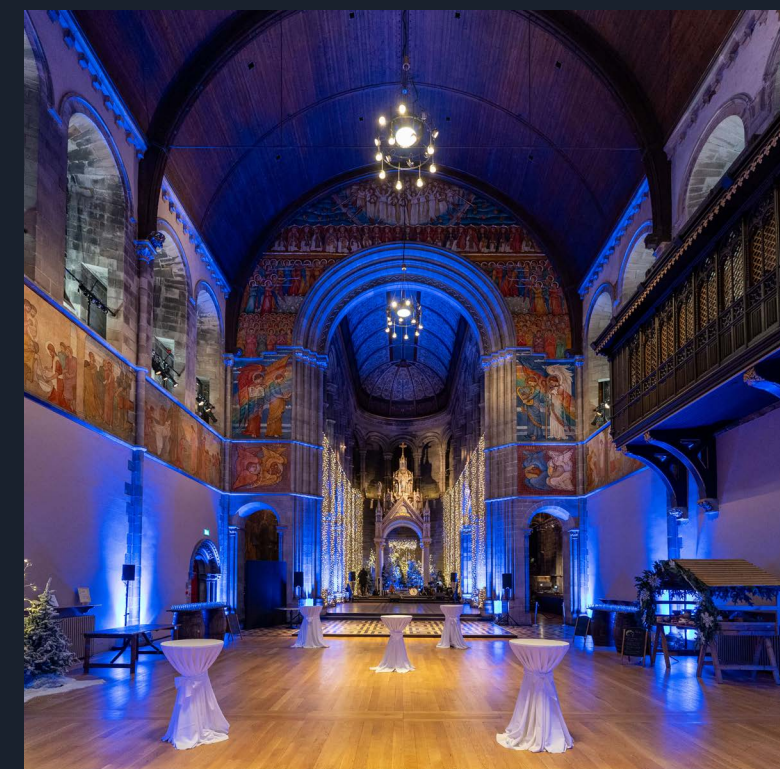
# Be curious, join us and be part of the journey.

# Drinks Reception

Wednesday 17 June 18:30 - 20:00

Mansfield Traquair, 15 Mansfield Pl, Edinburgh EH3 6BB

On Wednesday evening the drinks reception will be hosted in Edinburgh's 'Sistine Chapel', a simply extraordinary space where you can connect, celebrate and enjoy the conversation.



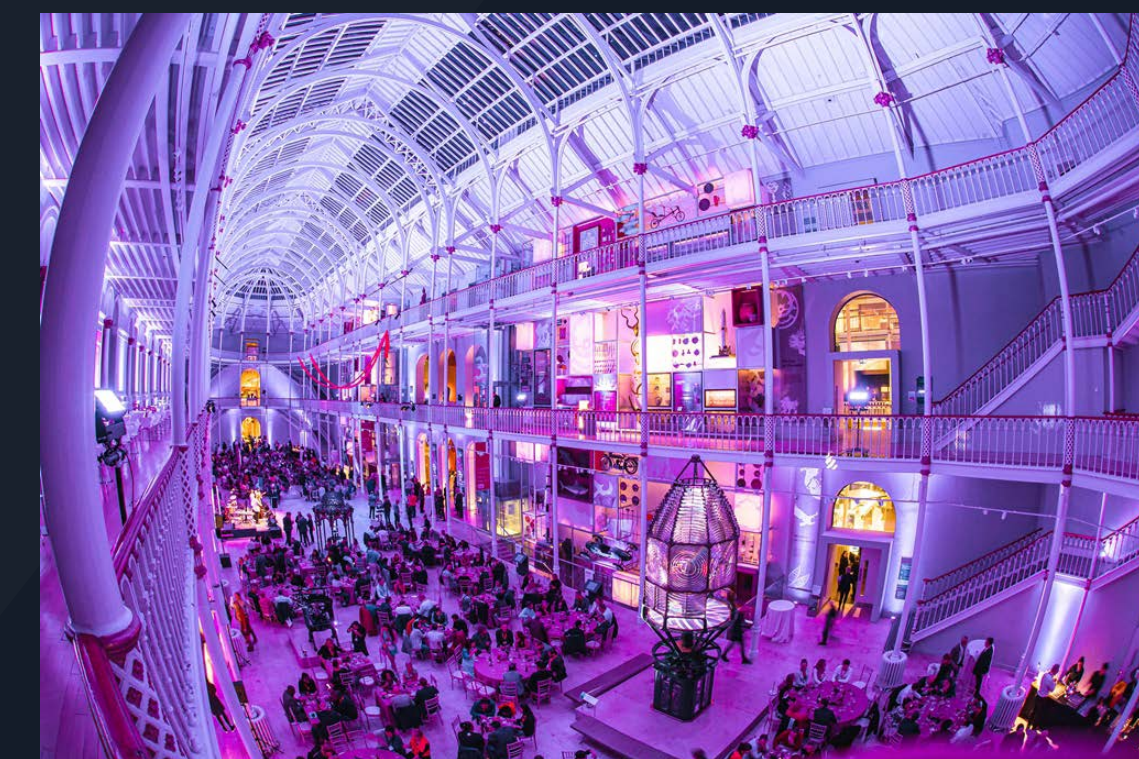
# Conference Party

Thursday 18 June 19:00 - 23:30

National Museum of Scotland, Chambers St, Edinburgh EH1 1JF

Closing out the Festival of Enlightenment we'll gather at the National Museum of Scotland - a celebration of historic and world-class achievements across communications, transport, industry, engineering, energy and medicine.

You'll join Dolly the sheep, world record breaking bicycles and Watt's steam engine as we enjoy great company, Scotland's larder of exceptional food and refreshments and entertainment from a band that has had sold out tours across the UK, USA, Europe, India, Saudi Arabia and Malaysia.

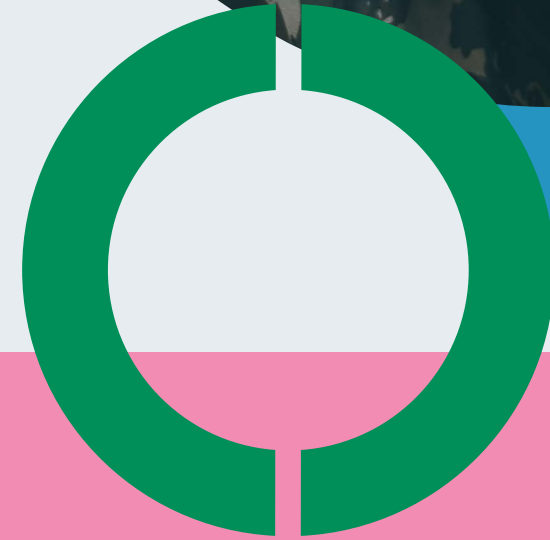


# Photography Competition

The BCO Conference photography competition returns - inviting delegates to put their creative eye to the test for a chance to win. This year's photography competition challenges you to capture how light, space, colour and design come together to inspire ideas and connection.

From the play of light across buildings to details that define design excellence, we're looking for images that embody clarity, creativity and enlightenment.

Open exclusively to conference attendees, with cash prizes up for grabs.



Enter by 24 June 2026. Terms and conditions apply.

Sponsored by  
**PARABOLA**

# Conference App

The conference app will be available to download from Google Play or App Store ahead of the conference.

Sponsored by



# Edinburgh International Conference Centre

Located in central Edinburgh, the EICC is an impressive and welcoming venue that will be the hub for the BCO's Annual Conference 2026.

## Travelling to the EICC

### By Train

Edinburgh has two railway stations:

Waverley Station: 1.3 miles from EICC, with direct routes nationwide.

Haymarket Station: Just 0.4 miles from EICC.

Walk from Haymarket Station: Exit Haymarket Station, head east towards pedestrian crossing, walk straight up Morrison Street to find EICC on the left.

### By Bus

Edinburgh's primary bus terminal is at St Andrews Square, offering connections across the UK. For routes, visit: National Express or City Link. For local services, check Lothian Buses.

### By Tram

Edinburgh Trams operate between Airport and York Place. The closest stop to EICC is at Haymarket Station. Visit Edinburgh Trams website for details.

### From Edinburgh Airport by Tram

Recommended: avoid the queues and the traffic congestion with the tram that takes you directly to the city centre. The return ticket is less than £10.00.

### From Edinburgh Airport by Bus

Take Airlink 100 for a frequent service to the city centre. Disembark at Haymarket Station and follow signs to EICC (5-minute walk). Visit Lothian Buses for more info.



## Hotels

The conference hotel is the five-star Sheraton Grand. Located next to the EICC, the Sheraton offers luxury rooms, excellent dining at the One Square Restaurant and a renowned spa.

The BCO have secured preferential rates at a number of city-centre hotels, including the Sheraton Grand. To view these rates and book, please visit the conference website.

[Go to conference website](#)

# Edinburgh Locations

## Hotels

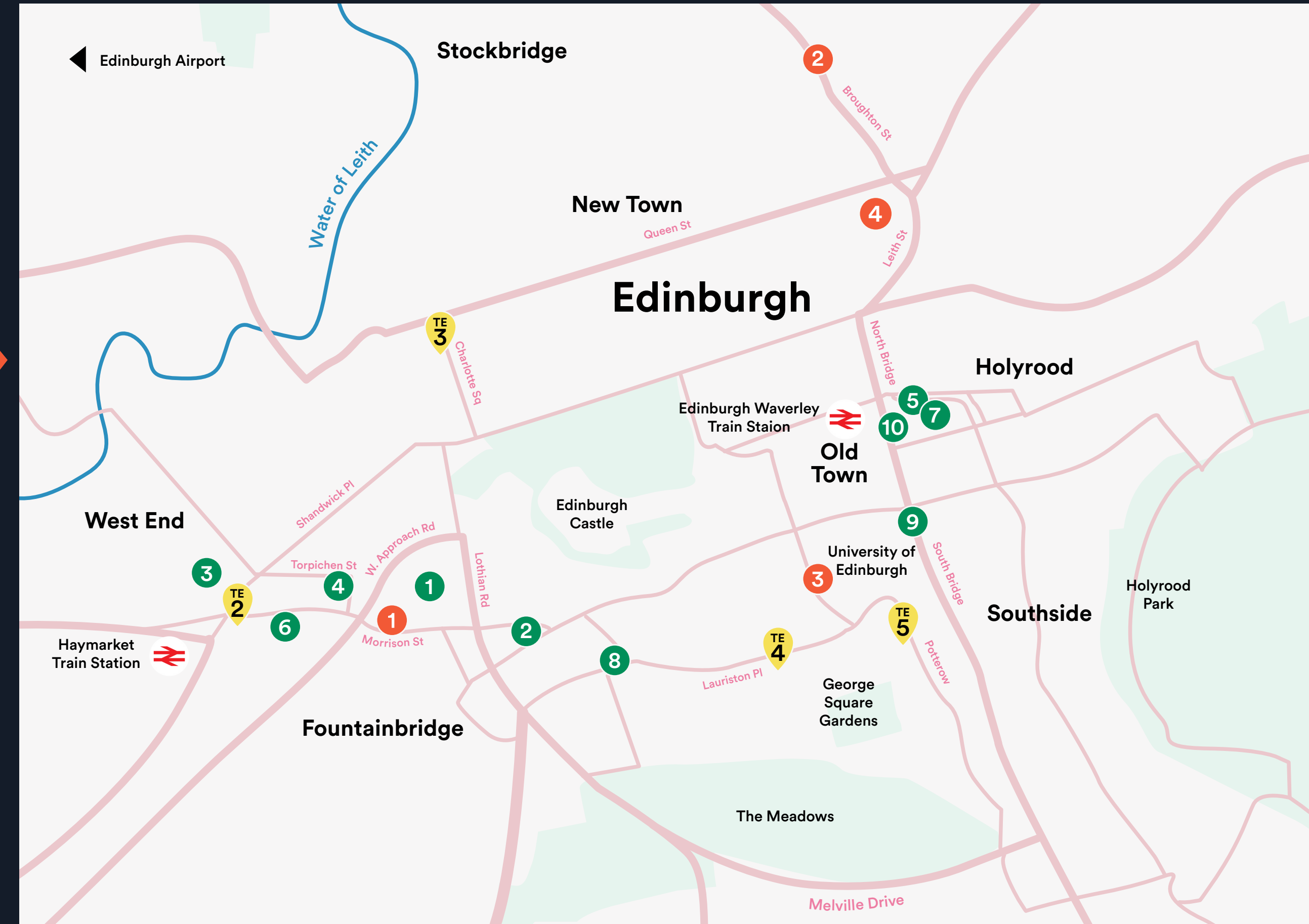
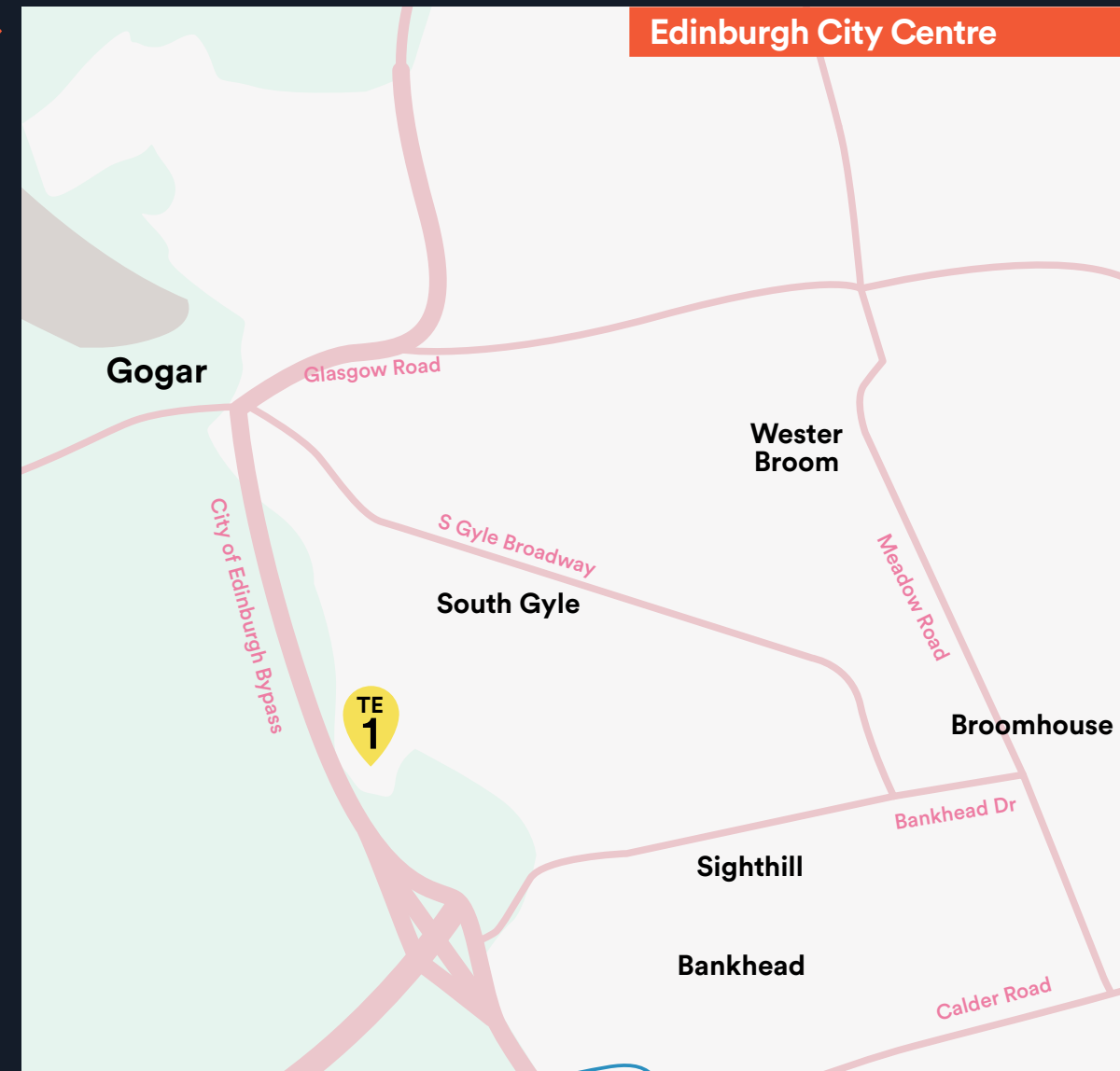
- 1 Sheraton Grand Hotel & Spa, Edinburgh
- 2 DoubleTree by Hilton Edinburgh City Centre
- 3 The Hoxton, Edinburgh
- 4 voco Edinburgh - Haymarket by IHG
- 5 NYX Hotel Edinburgh
- 6 Leonardo Hotel Edinburgh Haymarket
- 7 Leonardo Royal Hotel Edinburgh
- 8 Novotel Edinburgh Centre
- 9 ibis Edinburgh Centre South Bridge - Royal Mile
- 10 Hilton Edinburgh Carlton

## Tours

- TE 1 West Edinburgh & business park evolution
- TE 2 Haymarket Square & Port Hamilton
- TE 3 The city centre: Charlotte Square Collection, St Andrew Square & Waverley Gate
- TE 4 The Edinburgh Futures Institute & Quatermile
- TE 5 Bayes Centre & Cirrus Logic
- TE 6 Leith mixology: the blended office experience
- TE 7 Engineering wonders

## Venues

- 1 Edinburgh International Conference Centre
- 2 Mansfield Traquair - Drinks Reception
- 3 National Museums of Scotland - Party
- 4 Lane7 Edinburgh - NextGen Social



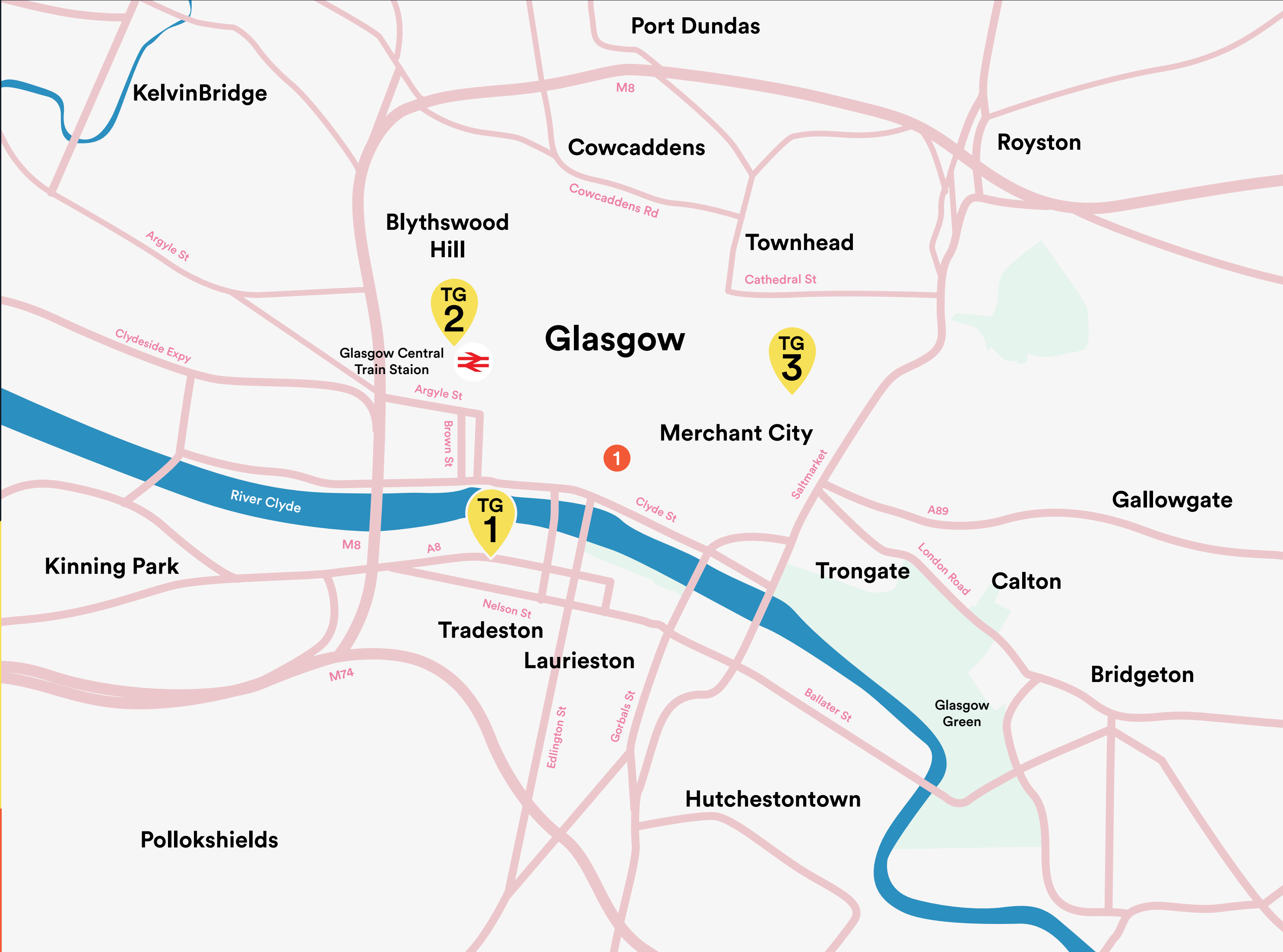
# Glasgow Locations

## Tours

- TE 1** Barclays & JP Morgan
- TE 2** Bothwell Street: the challenges and opportunities of development
- TE 3** The merchant city

## Venues

- 1** The Social Hub - Glasgow networking lunch



# What is the BCO?

At the BCO we're committed to providing the very best insights, intelligence and opportunities to collaborate and learn for anyone active in the workspace sector.

Our mission is to enable our members to design, deliver and operate the finest, most sustainable and most productive workplaces in the world. We connect, we enable, we celebrate and we elevate.

The BCO logo consists of the letters 'BCO' in a bold, white, sans-serif font, centered within a white square.

## Who belongs to the BCO?

The BCO is for anyone and everyone involved in the design, development, fit-out, construction, operation and re-use of workspace. If you care about the future of our workplaces and want to make sure you are equipped to deliver better solutions for your customers and the ultimate consumers of workspace – human beings – then the BCO is the place for you.

If you've not already joined us, find out more about membership at [www.bco.org.uk/membership](http://www.bco.org.uk/membership) or email us a [mail@bco.org.uk](mailto:mail@bco.org.uk)

## How to stay connected

Knowledge is power and sharing is caring and at the BCO we're all about showcasing the vast talent and intelligence that sits within our membership and the wider commercial real estate sector. If you want to stay on top of all the latest news, views, research and insights impacting the workspace sector, make sure you are connecting with us across the socials, our website and have signed up for the BCO's newsletter Office Matters.

## You can find us on

LinkedIn

<https://www.linkedin.com/company/british-council-for-offices>

Instagram @bco\_uk

And online at [www.bco.org.uk](http://www.bco.org.uk)



# Conference Project Team

<b>Project Team</b>	<p>Andy McBain                  Rob Cargill                  Bernie Carr                  Robin Ellis                  Stuart Falconer                  Michael Gallagher                  Keiron Goodman                  Tim Griffin                  Oliver Hall                  Neal Hemingway                  Hazel Houlston                  Ross Hunter                  Peter Kerr                  Sarah Lawson                  Jim McKinstry                  Ben Reed                  Gillian Stewart                  Craig Watson                  Hayley Wright</p>	<p>2026 Conference Chair; BCO Senior Vice President; Natwest                  Troup, Bywaters &amp; Anders                  Cameron Kerr                  Graven; BCO Scotland NextGen Committee                  MLA                  Abstract Securities                  360 Architecture                  MLA                  Make Architects; Chair, BCO NextGen Committee                  360 Architecture                  Natwest                  Graven                  Cameron Kerr; Chair, BCO Scotland                  MLA; BCO Scotland NextGen Committee                  Turner Townsend                  JLL                  MLA                  JLL                  Reid Mitchell HD; BCO Scotland NextGen Committee</p>
<b>Golf</b>	Penny Vinten	Overbury
<b>Cycling</b>	Sandy Anderson Carl Giles	MLA Turner Townsend
<b>Photography Competition</b>	Chané Scallan	British Council for Offices
<b>Design &amp; Marketing</b>	Loaf Agency Chané Scallan Robert Hayman	British Council for Offices British Council for Offices
<b>Sponsorship</b>	Victoria Armstrong	SAS Event Management
<b>Event Organisation</b>	SAS Event Management	





British Council for Offices  
74 Coleman Street  
London EC2R 5BT

E: [mail@bco.org.uk](mailto:mail@bco.org.uk)  
T: 020 7283 0125  
W: [bco.org.uk](http://bco.org.uk)

