



## **The London Constructing Excellence Club's 2017 Annual General Meeting**

*2016 Annual Report to Members*

University of Westminster, 309 Regent Street, London W1B 2HW  
6pm Tuesday 17th January 2017

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<b>CONTENTS</b>	<b>PAGE</b>
Meeting Agenda	1
Minutes from LCEC AGM in January 2016	2
LCEC Committee	4
Chairperson's Report	7
Treasurer's Report	10
Secretary's Report	15
Events Report	16
2017 Events Programme	25
Membership Report	27
Social Media (Twitter) Report	30
Meeting Feedback Report	32
Membership Form 2017	38

## **Meeting Agenda**

### **ORDINARY BUSINESS**

1. To appoint a Chairperson for the meeting
2. To receive the Annual Report for the year 2016
3. To receive the Treasurer's Report for the year 2016
4. To elect persons to hold the following posts:
  - Chairperson: Simon Cash (who is willing to be re-elected)
  - Treasurer: David Hucker (who is willing to be re-elected)
  - Events Secretaries: Adrian Wilkins and David Churcher (who are willing to be re-elected) and Aine Kelly (who is willing to be elected as the Post Event Evaluation officer)
  - Membership Secretary: Barry Dobbins (who is willing to be re-elected)
  - Website procurement: Simon Cash (who is willing to be elected)
  - Social media: Paul Greenwood (who is willing to be re-elected)
  - Club Secretary: Paul Brampton (who is willing to be re-elected)
  - Committee members without portfolio: Richard Sherwood, Phil Shortman, Rob Garvey, Paolo Boccacci, Eva Aftab, Michael Bryant, and Washington Chidawanyika (who are willing to be re-elected).

## Minutes from LCEC AGM in January 2016



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promoting



### Minutes for The London Constructing Excellence Club's Annual General Meeting (AGM)

**Venue:** The University of Westminster, 309 Regent Street, London W1B 2HW

**Date:** Wednesday 12<sup>th</sup> January 2016 commencing at 6:37 p.m.

**Minutes taken by:** Paul Brampton

#### 1.0 Ordinary Business

- 1.1 The AGM was opened by the current London Constructing Excellence Club (LCEC) Chairman, Simon Cash, at 6.37pm.
- 1.2 The first item of business was to elect a Chairperson for the AGM. Simon Cash was proposed and seconded from the floor.
- 1.3 Simon Cash thanked the University of Westminster for hosting the LCEC's AGM.
- 1.4 Simon Cash thanked the departing club officers and welcomed new club officers. Reference was made to the exciting events schedule for 2016.
- 1.5 LCEC's 2015 Annual Report to Members, was tabled by Simon Cash. The report was proposed and seconded from the floor.
- 1.5 Simon Cash tabled the 2015 Chairman's Report contained in the 2015 Annual Report. The report was proposed and seconded from the floor.



- 1.6 LCEC's Treasurer, David Hucker, tabled the Treasurer's Report for 2015. David Hucker summarised the key points in the report including the reference to the transfer of funds to the business reserve account. The report was proposed and seconded from the floor.
- 1.7 Simon Cash invited nominations from those gathered to come forward for election as LCEC officers. There were no nominations from the floor on this occasion.
- 1.8 The following were unopposed from the floor in the election of Officer's posts. Consequently proposed, and seconded by those present were:
- Simon Cash**, as Chairperson for the next 12 months
- David Hucker**, as Treasurer for the next 12 months
- Paul Brampton**, as Club Secretary for the next 12 months
- Barry Dobbins** as Membership Secretary for the next 12 months
- Adrian Wilkins, and David Churcher** as Events Secretaries for the next 12 months
- Paul Greenwood** as Social Media Secretary for the next 12 months
- Phil Shortman, Rob Garvey, Paolo Boccacci, Eva Aftab, Michael Bryant, Richard Sherwood, Washington Chidawanyika, Aine Kelly and Rytis Vaiksnoras** as officers without portfolio for the next 12 months

## **2.0 Special Business & Any Other Business**

- 2.1 There was no special business.
- 2.2 The Chairman invited items of "Any Other Business" from the floor but none were received.

The Chairman declared the meeting closed at 6.45pm.

## The LCEC Committee



Chairman  
**Simon Cash**  
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Committee Member

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Committee Member

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## Chairperson's 2016 Report

What a fantastic year 2016 was for London Constructing Excellence Club. The year got off to a great start with Tony Bingham reflecting on managing those "inevitable differences of opinion....and managing how to avoid those differences of opinion". This was the first of our eleven regular evening events which culminated in the ever popular wine tasting evening, hosted by Julia Trustram Eve, who tested our taste buds with some excellent and surprisingly different wines.

We have also has some superb site visits earlier in the year to London Bridge Station, Farringdon Crossrail, Wood Wharf and the new Francis Crick Institute building. My thanks to goes to all those who made these visits possible and the people who gave up their time to show us around amazing projects.

In addition to our regular evening events, we have introduced an early morning networking session, which now regularly attracts forty or more people. I hope that as we go into 2017, we will see numbers continue to steadily grow. My thanks goes to David Evans of Blake Morgan, who instigated the idea and has been instrumental in setting the breakfast sessions up.

Throughout 2016, we continued to use the good facilities of the London Capital Club, which has remained extremely good value for money and proved to still be a popular venue from the feedback we have received. However, there has been a change in regime and for 2017 the costs of using LCC will rise substantially. As a result we will be looking at testing out alternative venues through next year. So, do check the venues when booking on Eventbrite and also let us have feedback as this will help in identifying you particular preferences in terms of venue type and location.

Again a very big thank you to the University of Westminster for allowing us to use their facilities for tonight's AGM and January event.

As with the previous two years we have kept a tally of consumption at the ten LCC events, which is shown in the 'bar'-ometer table below. It is interesting to note the increase in soft drink and water vs wine and beer. IS this assign that people are taking things more seriously!!

	2016	2015	2014
Bottles of Wine	100	119	121
Soft Drinks	227	188	173
Bottles of Beer	193	368	211
Bottles of Water	144	123	104
	664	798	609

As can be seen from the Treasurer's report, the financial position has continued to remain positive throughout 2016. However, this needs to be tempered against the backdrop of what I have mentioned above regarding the London Capital Club and cost of putting on events, either there or at other locations.

Once again membership has shown a healthy increase on 2015, rising from 73 members last year to 85 as at the beginning of December this year. This represents a whacking increase of just over 16%. I hope that we can continue this trend into 2017 and even break the 100 barrier.

Having considered the cost of putting on events in 2016 and the fact that we have held subscription rates steady over the past couple of years, with the potential of increased costs of events, we have made a nominal increase in subscriptions for 2017. However, if invoices are paid prior to the February event 14<sup>th</sup> February 2017, then the Early Bird Discount reduces the amount payable to the equivalent of the 2016 subscription rate. So, look to pay early and take advantage of the benefit!

With such excellent value for money and with even more events, I would encourage everyone to pass on the good word and promote London Constructing Excellence Club.

Having launched a new dedicated website in 2014, we decided that it needed a bit of a makeover. So, another milestone was the launch of the re-vamped LCEC website, which has been received exceedingly well. It has been set up in such a way as to make it quicker and easier to update and also navigate around. Many thanks to Brett Winstone, who has done an amazing job to transform the website into this new format. Sadly, Brett will be heading back to Australia later this year and whilst he has said he is happy to carry on posting to the website for us, it would be great if we could recruit someone a little more locally when he heads off.

In conjunction with the website, we are still using Eventbrite to promote and manage bookings for events and Mailchimp for mailshots and I apologize for occasional blips in the system. I guess it's a case of more speed and less haste.

Responding to surveys is not everyone's idea of fun, but when we do get responses to the Survey Monkey after each event, the feedback has proved to be very helpful. So, please keep it coming and if you don't currently respond, then please do. It takes literally a few minutes.

I would like to thank all my fellow officers and committee members for their continuing hard work and dedication over the last year and thank you to all the members for their continued support to LCEC and making it the success that it is. Thank you to Rytis Vaiksnoras who has been a dynamic addition to the committee in 2016, but due to a decision to head home he will not be standing for 2017, but hopefully we will still see Rytis when he comes over to UK to visit.

In terms of officers and committee members, we are always looking for new blood who can bring a fresh perspective to the committee, with fresh ideas that will appeal to and attract a greater audience. So, if you would like to join us then please seek me out or any one of the other officers and have a word with us.

We are working on developing an exciting programme 2017, with the next event scheduled for Tuesday 14<sup>th</sup> February (important for some!), when we have Brian Green, an Independent Analyst and frequent contributor to Building Magazine and Dr Noble Francis, Economics Director Construction Products Association leading a panel discussion on the impact of Brexit.

So, going into 2017, I am confident that the Club will continue to grow and look forward to being able to continue as your Chairman, with the support of Barry Dobbins as Deputy Chairman and the whole of the LCEC committee.

I look forward to seeing you throughout 2017.

**Simon Cash**

Chairman, January 2017



Chairman

**Simon Cash**

Cost Consultant

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## Treasurer's Report for the year ending 31<sup>st</sup> December 2016

### Executive Summary:

The **London Constructing Excellence Club (LCEC)** commenced 2016 with positive cash in the bank and has closed the financial year at the 31<sup>st</sup> December 2016 with a positive gain against monies actually collected via subscription throughout the year.

This coupled with the cash donations received both on the door and via pre-registration through 'Eventbrite,' combined with monies collected through the newly introduced monthly breakfast networking meetings, provides an excess income sum of £3,455.37 (£3,931.00 for 2015) compared against expenditure for the subscription year.

As Treasurer, I am therefore pleased to announce that despite a difficult year with increasing operational costs, particularly from our regular venue the London Capital Club, **LCEC** continues with positive cash in hand. **LCEC** will continue to be solvent and will carry forward to 2017 the sum of £14,816.68 (£11,361.31 for 2015).

Details relating to these above mentioned monetary sums are identified within the following report and within the attached 'Income and Expenditure Account' and separate 'Balance Sheet' documents for the **London Constructing Excellence Club** for the period ending 31<sup>st</sup> December 2016.

### General Details:

The membership subscription rates for 2016 were agreed by the Officer's to be retained at the same level as 2015.

To encourage early payment of subscriptions, an Early Bird Discount ('EBD') has again been offered to members and future members if their subscription fee is paid prior to the February club meeting. Corporate EBD for 2016 was £20 and the Individual EBD was identified at £5. Thirty-three organisations and individuals benefited from the application of this EBD (2015 at 25) against their subscription. Eighty five subscriptions were received throughout 2016 (2015 was 73)

As required by our Constitution, the funds of the Club, including all donations contributions and bequests, are paid into an account operated by the Club Officers in the name of the Club. This has been chosen as a Business Current Account at NatWest Bank, Holborn Circus branch. **LCEC** also hold a Business Reserve Account at the same establishment.

The Club does not have a credit card facility so all payments are completed via cheque withdrawals on the Business Current Account. All drawn cheques must be counter signed by two of the Club authorised signatories. Additional signatories have been added to the account during 2016 to allow greater flexibility of cheque signatory requirements.

The average cost incurred in providing each of the twenty number events during 2016 was £694.08.

The Club has previously registered in accordance with the requirements of HM Revenue & Customs (HMRC) "Clubs, Societies, Voluntary Associations and other



similar bodies” classification, and was previously categorised under the collective HMRC “Small Club” designation which was set as “dormant.”

A new application has to be made and it is anticipated that this should achieve a similar rating and as such the Club will not have any liability to Corporation Tax.

Please note that no reserves have been set aside specifically to address this unlikely probability.

## **LCEC Treasurer’s Report for year ending 31 December 2016 (Continued)**

### **Income Details:**

Club **income** for the year ending 31<sup>st</sup> December 2016 was £19,022.07 (2015 £17,609.05)

Corporate subscription constituted 66% of this income whilst Individual membership brought in 10% of the total income. A nominal sum of £3.12 was received via interest from the Reserve account. A further 10% of the annual income came via ‘door donations’ and non-members pre-registration fees.

A new initiative of a breakfast networking event was introduced in May 2016 and that meeting, plus a further five meetings held through 2016, brought an additional £1,141.71 of income from the fifty new non-members introduced to **LCEC**.

Eventbrite proved to be a very successful ‘administration tool’ during 2016 and has successfully been used for accumulating and refunding where appropriate, deposits to members.

This works particularly well at the December Club meeting where an advance fully refundable deposit is requested.

This action is free of charge from Eventbrite, thus incurring no costs or fees to **LCEC**.

### **Expenditure Details:**

Club **expenditure** for the year ending 31<sup>st</sup> December at £15,566.70 (2015 was £13,678.05 ) has been accrued principally from the cost of supporting each of the Club meetings; speaker expenses; speaker thank-you gifts; miscellaneous Officer’s expenditure on lapel badges and the updating and operational costs associated with the new look web site. The cost of providing the breakfast networking events is a new expenditure for 2016 and was £1,938.15. The London Capital Club venue at which nine of the Club’s regular meetings have been held, incurred the Club in £9,628.90 (2015 was £9,074.95) or 66% of the total expenditure for 2016.

**David Hucker**

Treasurer, January 2017



Treasurer  
**David Hucker**  
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## LONDON CONSTRUCTING EXCELLENCE CLUB

### **BALANCE SHEET** for the period ended 31st December 2016

#### **Current Assets**

Cash at bank:		
Reserve account (31 December 2016)	£7,804.03	
Current account (31 December 2016)	<u>£7,012.65</u>	<u>£14,816.68</u>


#### **Current Liabilities**

Accruals		
None outstanding	<u>£0.00</u>	<u>£0.00</u>
		<u><u>£14,816.68</u></u>

#### **Net Assets**


Represented by:		
Retained income brought forward from 2015		£11,361.31
Add: Excess income / ( <del>expenditure</del> ) for year 2016		<u>£3,455.37</u>
		<u><u>£14,816.68</u></u>

Signed:



**David M Huckler**  
Treasurer  
06th January 2017

Signed:



**Simon Cash**  
Chairman  
06th January 2017

## LONDON CONSTRUCTING EXCELLENCE CLUB

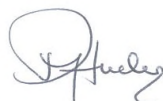
### **INCOME and EXPENDITURE ACCOUNT for the period ended 31st December 2016**

	<u>2016</u>		<u>2015</u>
<b>INCOME</b>			
Membership Subscriptions		Qty	Qty
Corporate - full subscription income	£7,750.00	31	£7,000.00 28
Corporate - "Early Bird Discount" benefit	£3,910.00	17	£2,760.00 12
Corporate x2 - "Early Bird Discount" benefit	£880.00	2	£860.00 2
Corporate - via Constructing Excellence reduced rate	£150.00	1	£150.00 1
Corporate - via reduced part year rate	£0.00		£225.00 2
Educational & Not for Profit establishments	£1,225.00	7	£1,050.00 6
Educational & Not for Profit establishments reduced rate	£0.00		£150.00 1
Individual - full subscription income	£975.00	13	£750.00 10
Individual - "Early Bird Discount" benefit	£910.00	13	£630.00 9
Individual - via reduced part year rate	£50.00	1	£55.00 2
'Cash on the door' meeting collection from non members	£115.00		£155.00
Eventbrite' income collection from non members	£1,882.24		£2,542.09
Breakfast networking event income from the' Happenstance' <sup>Note 1</sup>	£1,141.71	6	£0.00
Reserve Account interest	£3.12		£1.96
Constructing Excellence income	£0.00		£1,100.00 11
Other cash income <sup>Note 3</sup>	£30.00		£180.00
<b>Total INCOME:</b>	<u>£19,022.07</u>		<u>£17,609.05</u>
<b>EXPENDITURE</b>			
Web domain name purchase from Zen Internet Ltd & maintenance	£1,167.63		£57.46
University of Westminster venue costs (January & May meetings)	£1,199.85	2	£289.45 1
Club venue meeting costs (London Capital Club)	£9,628.90	9	£9,074.95 10
Speaker's travelling / costs	£1,114.62		£1,102.00
Breakfast networking costs at 'The Happenstance'	£1,938.15	6	
Operational costs providing Club events and administration	£156.15		£267.15
Officers' meetings costs & CE Annual Awards attendance fees	£0.00		£1,815.00
Outgoing Officers' gifts	£0.00		£100.00
Lapel badges for meetings	£131.40		£104.88
CE rebate subscription refund	£0.00		£100.00
Meeting attendance refunds <sup>Note 2</sup>	£50.00		£117.16
Other Refunds <sup>Note 3</sup>	£180.00		£650.00
<b>Total EXPENDITURE:</b>	<u>£15,566.70</u>		<u>£13,678.05</u>
Excess Income/(Expenditure)	<u>£3,455.37</u>		<u>£3,931.00</u>

#### **Notes:**

- 1 2016 introduced breakfast networking events held at the end of May, June, July, September, October and November 2016 (6nr)
- 2 Relates to organisation who have paid via Eventbrite to attend, but are already paid members of LCEC. Refunds issued by cheque
- 3 Cash income/refund relating to February site visit. NB! Refunds are now completed via Eventbrite if processed within one week of the event thus not incurring the Club in any expenditure.

Signed:



**David M Hucker**  
Treasurer  
06th January 2017

Signed:



**Simon Cash**  
Chairman  
06th January 2017

## Club Secretary's 2016 Report

2016 was a very, very 'quiet' year in terms of the secretarial and governance matters. This is a brief overview of the matters that arose, of which there were very few.

There is nothing significant to report from the **January** and **February** meetings.

At the **March** meeting, the AGM minutes were formally issued and approved.

At the **April** meeting, it was agreed that the AGM minutes would be circulated to all members.

There is nothing significant to report from the **May** or **June** meetings.

The **July** meeting was cancelled due to low levels of availability.

The Club Officers took their annual holiday in **August**.

There is nothing significant to report from the **September**, **October** and **November** meetings.

At the **December** meeting, it was agreed that the AGM notice would be sent to the membership electronically before the Christmas break. The Club Secretary confirmed that the AGM Report would be collated in the New Year in readiness for the AGM on 17<sup>th</sup> January 2017.

### Paul Brampton

Club Secretary, January 2017



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Solicitor  
Partner  
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## Events Report for 2016

During 2016, the Club held 15 events (excluding August for the customary holiday). Most of these were at our usual venue at London Capital Club, but as in previous years we held the 2015 AGM/January meeting at the University of Westminster, and we also had 4 member-only site visits during the year in February, March, April and June.

The Club has continued to use Survey Monkey to canvass feedback after events and also to seek suggestions for future topics to be covered. This is a very useful way for the Club to keep in touch with event attendees and the Committee would urge everyone attending an event to complete the short survey that is circulated after every meeting.

Registrations at this year's events have continued to be high, with some events being full to capacity. Satisfaction with both the speakers and the venues for meetings continued to be high. Also, as usual, networking between attendees was a key aspect of each event, and because of the increase in numbers attending we have been using additional space at London Capital Club to help circulation and networking.



In addition, this year LCEC has started hosting Networking Breakfasts on the 4<sup>th</sup> Tuesday of each month at The Happenstance Bar near St Paul's Cathedral. Our thanks to David Evans and his colleagues at Blake Morgan for taking the lead on these events. The Networking Breakfasts have proved increasingly popular as 2016 has progressed and we look forward to welcoming more LCEC members (free) and non-members (fee payable) to these in 2017.



Many of the presentations from the evening meetings are available for download from the LCEC website: <http://www.londonconstructingexcellence.org.uk>. From the Events menu, select the 2016 Events.



**January: AGM +  
An Excellent Way  
of Managing  
Disputes in  
Construction**

The 2016 AGM was chaired by Simon Cash. Simon summarized the activities of the previous year and the committee was proposed for 2016. As in previous years, volunteers to join the committee were still being sought.



Tony Bingham, barrister and well-known columnist on legal matters in construction gave an entertaining and lively talk about disputes in construction, the importance of collaborative working in avoiding disputes and what can happen when contracts go wrong.

**February:  
Improving our  
Work Winning  
Success Rates**

Philip Collard presented the results of research on what clients consider important in selecting winning consultants and contractors. Clearly price comes into this, but surprisingly the enthusiasm of the tenderers is one of the most significant indicators of success.






**February: Site  
Visit to London  
Bridge Station  
Reconstruction**

Thanks to Costain and Network Rail, LCEC members were provided with an opportunity to visit the London Bridge Station Project site.



The visit started on Tooley Street with an overall review of project program to date and the future program planning. The tour involved seeing back of house areas for station services: the main, street level, concourse where the stair and escalator connections were underway and the bellies of the platforms could be seen in various stages of construction, from cast concrete to fully clad.


A logistical explanation on the process of forming the connection between the new station and the old station was provided, a connection that is due to open in August 2016. Costain also explained the casting process for the columns, replicas of the originals, including the formwork, design and the result of the original trial cast,





	<p>which is still standing on site.</p> <p>The highlight of the tour was being taken to the see the excavation cut, where demolitions were underway, alongside Platform 3: the full section of the cut was visible from the newly built platforms.</p>
<p><b>March: The legal challenges posed by the adoption of BIM</b></p>	<p>This was a joint presentation from Christopher Howard and Barham Darya at the Centre of Construction Law at Kings College London.</p>   <p>Part of the presentation covered the recent survey by KCL on BIM implementation. Some of the findings were:</p> <ul style="list-style-type: none"> <li>• BIM models not referenced in the majority of contracts</li> <li>• In only a minority of cases were BIM documents (MIDP, EIR, BEP) used to set delivery deadlines for the team</li> <li>• The CIC BIM Protocol was only being used on a small number of projects</li> <li>• The role of Information Manager was still unclear in the majority of cases.</li> </ul> <p>The legal issues of BIM centered around: Obligations to create/contribute to BIM models in agreed (compatible) forms, and by agreed deadlines; Liability for and insurance of work on BIM models; Ownership of BIM models and data, and licensing for agreed purposes; Integrity of models and data, and responsibility for successful transmission/integration; Contractual status of BIM models, and priority by reference to 2D documents; Storage of BIM models and data, and “cyber-security”.</p> <p>The conclusions seemed to be that many of the legal issues concerning BIM are not very different from those around any type of project information including duty of care and ownership of intellectual property.</p>
<p><b>March: Site visit to Farringdon Station</b></p>	<p>Thanks to BFK (BAM Ferrovial Kier) for hosting this visit to the CrossRail works at Farringdon Station.</p> <p>The site visit started with a site induction and a presentation on the background to the project and progress to date. The project consists of the Eastern Ticket hall and the Western Ticket hall linked by the twin bore tunnels.</p>  <p>After the induction, the members were organised into 2 groups to visit the tunnels and the station building works in turn. It was interesting to note that 3 different types of first stage sprayed concrete lining (SCL) were used, namely plain concrete, fibre reinforced concrete and steel mesh reinforced concrete, depending on location and ground conditions.</p>





	<p>Two of the TBM machines (Phyllis and Ada) are buried at Farringdon (eastern side), which turned out to be cheaper than recovering them.</p>
<p><b>April: What about the Health in Health and Safety</b></p>	<p>Clive Johnson, Group Head of Health Safety &amp; Security at Land Securities, gave us an extremely enlightening presentation on the health challenges within construction, the measures that Land Securities is taking, and challenged LCEC members with a health-based quiz from the Health in Construction Leadership Group.</p> <div>  <p><b>Are you sitting comfortably?</b></p> <ul style="list-style-type: none"> <li>Up to 12 hours a day sitting</li> <li>Include 7 hours sleeping = a remarkable 19 hours a day being sedentary.</li> <li>Even regular exercise wont undo the damage done by prolonged sitting.</li> <li>Sitting for over 6 hours a day for a decade or two can cut away about seven quality adjusted life years. It increases your risk of dying of heart disease by 64 percent and your overall risk of prostate or breast cancer increases 30 percent.</li> <li>Sitting has become the smoking of our generation.</li> </ul> <p>Shaping the future for good</p> <p>LandSecurities</p> </div> <p>Some of the health statistics in construction were truly shocking:</p> <ul style="list-style-type: none"> <li>Construction industry deaths from occupational cancer each year is in the thousands</li> <li>1.7 million days lost due to occupational ill health (more than three times the number lost due to injury)</li> <li>The Return on Investment from occupational hygiene is between 5x and 10x (based on a study of the 2012 Olympic Park).</li> </ul> <p>Clients have the opportunity to set the right tone for occupational health to be taken seriously on their projects, and the supply chain has the moral and legal duty to respond, engage and protect their workforce.</p>
<p><b>April: Site visit to The Crick Institute</b></p>	<p>Thanks to Laing O'Rourke and The Francis Crick Institute for giving LCEC members the opportunity to visit this site.</p> <p>In April 2011 Laing O'Rourke was awarded the £450 million Francis Crick Institute Project (formerly known the United Kingdom Centre of Excellence for Medical Research Institute) to be constructed adjacent to Kings Cross St Pancras and the British Library.</p>  <p>The building is 980,000 sqft comprising four blocks rising maximum 8 floors above ground covered by a vaulted roof and atria with a third of the overall building area situated below ground in a four storey basement.</p> <p>The facility has been designed to be highly interactive and open, with seven floors of laboratories that have the ability to adapt to future scientific demands through innovative laboratory planning. The four blocks are connected by bridges for people and material movements along with large communal spaces located centrally between the</p>

	<p>blocks creating an area on each floor for collaboration and interaction between the scientists.</p> <p>The Francis Crick Institute will accommodate over 1,500 employees, including 1,250 scientists and will keep the UK at the forefront of innovation in medical research as well as attracting high level investment into London and the UK.</p>
<b>May: The Government Construction Strategy Debate</b>	<p>Don Ward, Chief Executive Constructing Excellence and Dr Stephen Grunberg, Reader in Construction Economics at the University of Westminster pitched their wits against each other in a debate on whether the governments latest publication Government Construction Strategy 2016 – 2020 will result in change in the industry.</p> <p>The evening started with Don putting forward the the case that well founded targets are not a problem and set a goal for hte industry to aim for. He highlighted that this is not the first time that reports have been issued quoting targets. Reports such as Latham 1994, Egan 1998 and 2002, Never Waste a Good Crisis 2010 and Construction 2025 had all set targets in the past and resulted in change that made the industry look at the way it delivered construction projects. And if the industry is going to continue to improve it's reputation, there need to be targets to which it needs to works.</p> <p>Conversely, Stephen put forward the argument that the targets that are set out in the Government Construction Strategy 2016 – 2020 are not the sort of targets that will help to create a construction industry that we want to work in. However there are other metrics that we should look at and consider.</p> <p>Stephen's arguments were very sound and at the end of the day on a show of hands there was overwhelming support for his ideas, but at the same time there was a recognition that some targets, albeit realistically achievable is not a bad thing either.</p> <p>Out thanks to both Don and Stephen for giving up their time to take part in the debate.</p>
<b>June: Site visit to Canary Wharf New Phase</b>	<p>Thanks to Michael Bryant and Canary Wharf Contractors a small group of LCEC members were given the opportunity to visit the site of their latest venture. Currently an enormous hole in the ground, one might have thought that there would not be a lot to look at – not true. The engineering that has gone into the construction so far is breath-taking. The New Canary Wharf development sits on a site of some 22 acres and when all phases are complete will deliver:</p> <ul style="list-style-type: none"> <li>• 4.9 million sq ft mixed use development</li> <li>• 1.9 million sq ft of commercial offices</li> <li>• 275,000 sq ft of retail space including shops, cafés and restaurant</li> <li>• 3,277 residential units.</li> </ul> 

	<p>The construction so far has involved the creation of a coffer-dam to allow water to be pumped out and land be reclaimed, as well as an element of over water construction. The retaining structures to prevent collapse of the dock walls themselves are a sight to be seen – huge steel tubular braces so long that they required a piled support in the middle. It all adds up to a very complex project.</p> <p>After a talk from David Tomlin, we ventured out to the site, starting off looking down into the big hole from the safe height of the made up levels. We then ventured down to the bottom the excavation, some 8m below the level of the water in the dock. We had been assured that if the alarms did sound we would have plenty of time to get out!</p>
<b>June: Wellbeing in the Workplace</b>	<p>The Sweett Lecture this year was on a somewhat different topic – wellbeing in the workplace. Adam Mactavish from Sweett Group explained how important wellbeing is to organisational performance and how expensive an unhealthy workplace can be in terms of staff turnover and lower productivity. The comparison between the business costs of recruitment and retention and the costs of energy efficiency are very stark, when set against the large sums spent on improving energy efficiency and the relatively small sums spent on making offices healthier for their occupants.</p> <p>Alan Fogarty of Cundall presented a case study of their London office fit out which has achieved the WELL standard, an international benchmark of wellbeing in the workplace. The costs of changes to materials (to reduce VOCs), to lighting (to improve biorhythms) and to air quality (to reduce pollution and CO2 levels) have all been quite minor (£30k out of £850k). The changes in staff reaction are promising but are still to be measured fully.</p>
<b>July: Advancing Concrete</b>	<p>Elaine Toogood, Senior Architect for the Concrete Centre presented on the advances that are being made in design and manufacture using concrete. These are contributing to many of the hot topics in the industry including BIM, Low Carbon, Sustainably sourced materials, Collaboration.</p>  <p>Some of the innovations described included alternative cements and aggregates, waterproof and porous concrete, self-cleaning concrete, ultra-high strength and thin concrete, light emitting concrete and many more, finishing up with 3D printed concrete! Elaine's obvious enthusiasm and galloping pace both entertained and informed everyone. In addition, she had brought along a bag of samples to support some of the ideas she spoke about.</p> <p>For the second half of the evening Simon Harold, BD Director for PCE limited presented a case study for a project that he had been involved with that demonstrated how some of these new technologies were used to great effect in delivering a 15,468m2 flagship car showroom building. This led to significant savings in both time and costs (£300k on preliminaries alone), as well as reduction in site</p>

	<p>deliveries, fewer on-site trades, less waste and improved certainty of delivery.</p> <p>Our thanks to both Elaine and Simon for an excellent double act presentation that hopefully made those who attended think again when considering alternative methods of construction.</p>																																				
<p><b>September: A Year Beyond the Demise of the Code for Sustainable Homes</b></p>	<div><p>Andy von Bradsky gave a presentation to LCEC in 2015 outlining what proposed changes would be put in place to replace the Code. Now some eighteen months later, the changes should have been fully implemented and Andy returned to LCEC to talk about what progress had been made.</p><p><b>Summary</b></p><p><b>The Good</b></p><ul style="list-style-type: none"><li>• some simplification of regulatory framework with more in Building Regulations</li></ul><p><b>The Bad</b></p><ul style="list-style-type: none"><li>• no compulsion for space standard (any tenure), or HQI's for affordable housing</li><li>• no national guidance for those wanting to go further than baseline minimum (ie higher energy efficiency, flood protection)</li><li>• uncertainty – subject to need &amp; viability</li><li>• reliance on enhanced client briefs</li></ul></div> <div><table><tr><th colspan="4">CHANGES TO CURRENT REGULATIONS</th></tr><tr><td>M</td><td>ACCESSIBILITY</td><td>1 2 3</td><td>Bas anc suk</td></tr><tr><td>G</td><td>WATER</td><td>1 2</td><td>Bas Op</td></tr><tr><td>H</td><td>WASTE</td><td></td><td>Arr wa</td></tr><tr><td>L</td><td>ENERGY</td><td></td><td>The Als in c sta</td></tr></table><table><tr><th colspan="4">NEW REGULATION</th></tr><tr><td>Q</td><td>SECURITY</td><td></td><td>Ne do</td></tr></table><table><tr><th colspan="4">NEW PLANNING STANDARD</th></tr><tr><td>NdSS</td><td>SPACE</td><td></td><td>Nu lev to</td></tr></table></div>	CHANGES TO CURRENT REGULATIONS				M	ACCESSIBILITY	1 2 3	Bas anc suk	G	WATER	1 2	Bas Op	H	WASTE		Arr wa	L	ENERGY		The Als in c sta	NEW REGULATION				Q	SECURITY		Ne do	NEW PLANNING STANDARD				NdSS	SPACE		Nu lev to
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	<p>Previously chairman of PRP Architects, Andy is now a consultant to the practice and is Chairman of the Housing Forum, an industry wide membership network that represents the entire housing supply chain.</p> <p>While the Code for Sustainable Homes still exists, there is no longer a contract between BRE and the Government to make it the housing standard. Thus if a Local Authority makes reference to the Code, it is not the legal standard to which designs should adhere. However, all the required standards have been incorporated into a series of updated Building Regulations, together with new space standards, which Local Authorities may impose through their Local Plans.</p> <p>In addition, there is a new Building Regulation coming – Part R for Digital Infrastructure, which covers broadband installations.</p>																																				
<p><b>October: Driving Sustainable Development – A Client's Perspective</b></p>	<div><p>Phil Birch Sustainable Development Manager for John Lewis Partnership presented on how John Lewis as a client organisation drive their sustainability agenda. John Lewis Partnership is a Gold Leaf member of the Green Building Council and Phil's role is to reduce the environmental impact of their built environment in terms of construction, operation and disposal, whilst enhancing social benefit and long term economic value of the business.</p><div></div><p>PropertyServices•</p></div> <p>Phil said that there has been a real change in the business since early 2015, with a real drive on sustainability through the businesses projects. There are now 35 BREEAM Excellent buildings within the company. Tips from Phil included: communicate with store managers</p>																																				



	using the most relevant language; focus on business outcomes and avoid the 'sustainability' tag; assess ideas holistically to reduce the risk of unintended consequences.
<b>November: Social Value – The Changing Landscape in Construction</b>	<p>Whilst Social Value may be familiar to a few in the construction industry, there are many of us who have not seen the impact of the Public Services (Social Value) Act 2012. Our speaker was Dr Michelle Brennan who has been working with organisations to help them recognise the power the industry has to tackle some of the more complex challenges arising from this legislation.</p>  <p>Michelle introduced the Act and its objectives. While it applies to all public services contracts over the OJEU thresholds, it is not mandatory to follow. Some 45% of councils follow the Act to the letter. However, its key aim is to address the 'more for less' agenda. Chris White MP said "If properly applied the Social Value Act has the potential to recoup public bodies an additional £8bn per year in 'Social Value', and yet another £3.6bn if including Social Value into their capital projects budget".</p> <p>Michelle went on to show how public bodies are incorporating Social Value into their evaluation criteria and how companies should consider responding to the requirements.</p>
<b>December: Wine tasting</b>	<p>Julia Trustram Eve, Marketing Director of English Wine Producers, gave another taste of different wines at the Festive LCEC event on 13 December. 44 LCEC members, non-members and guests enjoyed red, white and sparkling wines from around the world.</p>  <p>The wine-tasting evening provided the usual excellent introduction to new wines and Julia's tasting notes summarised the key features of each wine and the crucial details of where they could be bought and how much they cost. Your correspondent took this straight round to one of the suppliers named and stocked up for Christmas!</p>

**Adrian Wilkins & David Churcher**

Events, January 2017



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## 2017 Event Programme

Month	Event	Speakers	Venue
17 <sup>th</sup> January	AGM & Soft Landings	Deborah Rowland, Sodhexo Isabelle Beaumont, Workplace Futures	Fyvie Hall, University of Westminster, 309 Regent Street, London W1B 2HW
24 <sup>th</sup> January	Networking Breakfast		The Happenstance, Ludgate Hill, London EC4M 7AA
14 <sup>th</sup> February	Brexit Panel discussion	Brian Green, Independent Analyst and contributor to Building Magazine Dr Noble Francis, Economics Director Construction Products Association	London Capital Club, 15 Abchurch Lane, London EC4N 7BW
28 <sup>th</sup> February	Networking Breakfast		The Happenstance, Ludgate Hill, London EC4M 7AA
14 <sup>th</sup> March	Generation Z and the Construction Industry	Robert Firth, President RSAW & RIBA Councillor	AluK Studios, 5-11 Worship Street, London EC2A 2BH
28 <sup>th</sup> March	Networking Breakfast		The Happenstance, Ludgate Hill, London EC4M 7AA
11 <sup>th</sup> April	CLOCS/FRORS (LCEC/SECBE joint Event)		London Capital Club, 15 Abchurch Lane, London EC4N 7BW
25 <sup>th</sup> April	Networking Breakfast		The Happenstance, Ludgate Hill, London EC4M 7AA
9 <sup>th</sup> May	Mayors Vision for London Q&A Session	Jules Pipe, Deputy Mayor for Planning, Regeneration & Skills	London Capital Club, 15 Abchurch Lane, London EC4N 7BW
30 <sup>th</sup> May	Networking Breakfast		The Happenstance, Ludgate Hill, London EC4M 7AA
13 <sup>th</sup> June	Comparison of Construction Practices between UK & US	Provisional	
27 <sup>th</sup> June	Networking Breakfast		The Happenstance, Ludgate Hill, London EC4M 7AA
11 <sup>th</sup> July	New Models of Procurement/Contract	Provisional	
25 <sup>th</sup> July	Networking Breakfast		The Happenstance, Ludgate Hill, London EC4M 7AA
12 <sup>th</sup> September	Subject to be confirmed		
26 <sup>th</sup> September	Networking Breakfast		The Happenstance, Ludgate Hill, London EC4M 7AA
10 <sup>th</sup> October	Subject to be confirmed		

<b>24<sup>th</sup> October</b>	Networking Breakfast		The Happenstance, Ludgate Hill, London EC4M 7AA
<b>14<sup>th</sup> November</b>	Subject to be confirmed		
<b>28<sup>th</sup> November</b>	Networking Breakfast		The Happenstance, Ludgate Hill, London EC4M 7AA
<b>12<sup>th</sup> December</b>	Annual Wine Tasting		London Capital Club, 15 Abchurch Lane, London EC4N 7BW

## Adrian Wilkins & David Churcher

Events, January 2017



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## Membership Secretary Report for 2016

### Who attended in 2016

2016 saw the number of member organisations remain similar to 2015. There were 83 corporate or individual companies. The split was as follows:

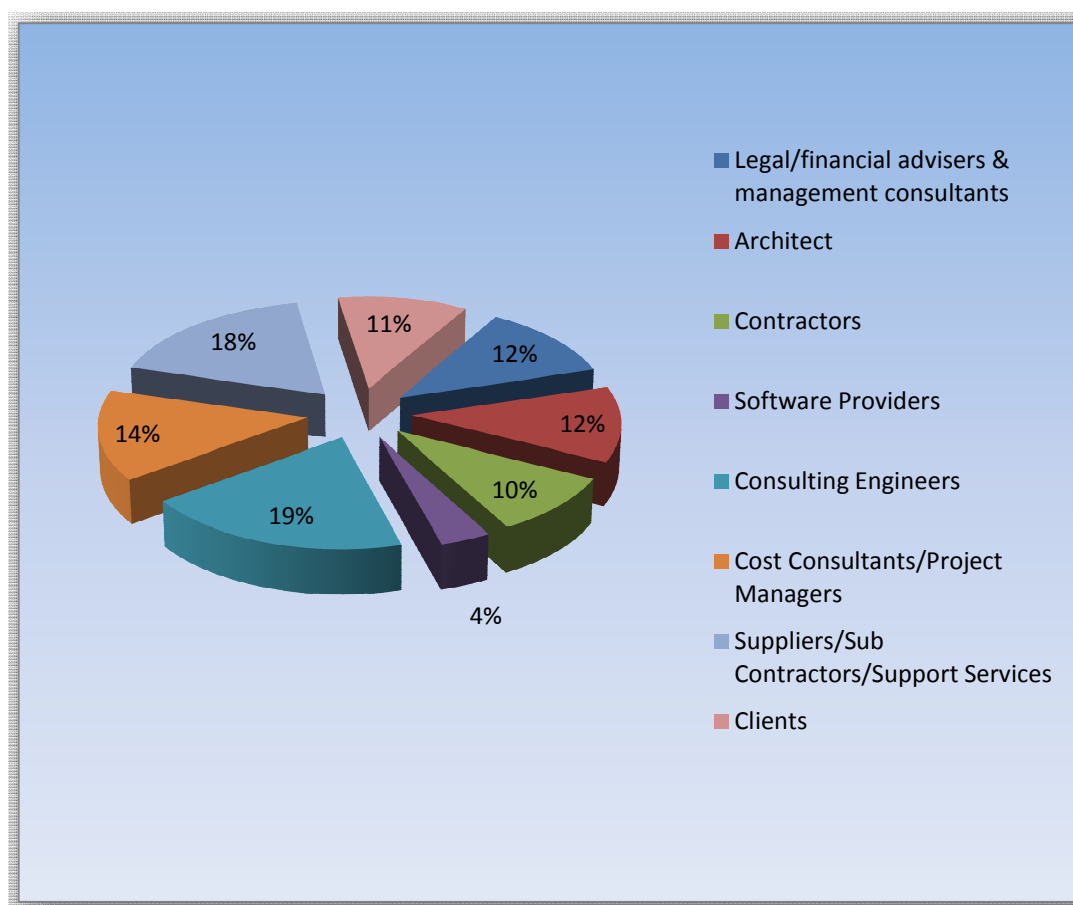
- 49 companies took up corporate membership.
- 27 individuals took up personal membership.
- 7 institutional establishments took up educational and not-for-profit membership.

There was a high level of attendance at events from member organisations with multiple representatives taking benefit of the corporate membership rates and two companies took out a second corporate membership to enable greater than six attendees per event. From organisations who did not renew membership in 2016, individuals continued to attend, choosing to provide door donations.

The event flyers are circulated to around 2,000 individuals who have either attended in the past or expressed a preference to attend.

### Membership by Sector

The mix of members for 2016 was split as follows:



## National Constructing Excellence Members

New rules came into effect in 2012 from National Constructing Excellence. These rules are included this year as a reminder. You will recall that in past years, National CE fully funded corporate membership out of your national subscription fee. This no longer applies and they will only part contribute to regional clubs. Their new rules are summarised below.

Constructing Excellence seek to create attendance at a wider number of clubs. Therefore, Constructing Excellence will now pay up to £100 per club toward the membership fee of a Constructing Excellence National member at Corporate member grade of a Club, and there will be up to 5 such payments available according to National member grade, as follows:

National Member Grade	Clients Grading (Value of work procured pa)	Suppliers Grading (Full time employees)	Maximum No. of Club membership Contributions of £100 each
Huge	£1bn	1001+	5
Large	£501m to £1bn	251 to 1000	4
Medium	£101m to £500m	51 to 250	3
Small	£51m to £100m	11 to 50	2
Micro	<£50m	<10	1

For National members to pursue payment by Constructing Excellence, you need to advise the Club of your membership requirement and confirm your requirement to:

Colm Quinn at Constructing Excellence [colm.quinn@constructingexcellence.org.uk](mailto:colm.quinn@constructingexcellence.org.uk)

Colm will be able to advise whether the member has any funds left, or whether uptake has been already taken in other regions.

We are still trying to recover fees for 2016 from National CE for some of you, even though National CE have confirmed eligibility and agreed to pay. Payment recovery is proving difficult. National CE are not automatically making payments as in previous years.

In the first instance, National members should provide full payment to the LCEC to suit membership requirements. When payment from CE has been received, the balance for the fee reimbursed by National CE will be reimbursed.

## New Faces

We were pleased to see many new faces and non-members at the events, who we thank for providing both door donations to the club and to broaden the marketing network that the club offers. It is good to see that some of the new faces have become regulars over the recent few months and we will continue to offer the club benefits to non-members over the year ahead. We would also like you to consider whether it would be worth joining as an individual member or corporate member, especially if you are a regular attendee.

## Spread the Word

The club continues to offer a diverse series of topical events and visits which we hope you have found interesting, as well as providing a venue to meet fellow professionals that is not too formal and conducive to friendly networking. We are sure you will agree with us that the quality of the speakers has been of a very high standard and that they have brought to you different areas of excellence which we have all taken something away from to apply in our own businesses, or at least provided food for thought.

As a non-funded club, we would like to take this opportunity to ask you to promote your club and what you have taken from it to your colleagues and fellow work friends from other areas of the business, so that we can continue to grow and promote excellence in London. It is your club and increased membership is key to its future.

We look forward to seeing you all again in 2017 and hope you can help us by spreading the word to your colleagues and your wider teams on your various construction related projects, who will no doubt appreciate looking for ways to provide better services from the lessons you and they can take away from these events. 2016 was highly successful in our capital and 2017 looks set to be similar with all of us experiencing moderate growth in this cautious post-Brexit era. 2017 will be an excellent time to make new contacts and network with like-minded, forward-thinking professionals.

## Barry Dobbins

Membership Secretary, January 2017



Membership  
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## Social Media (Twitter) Report

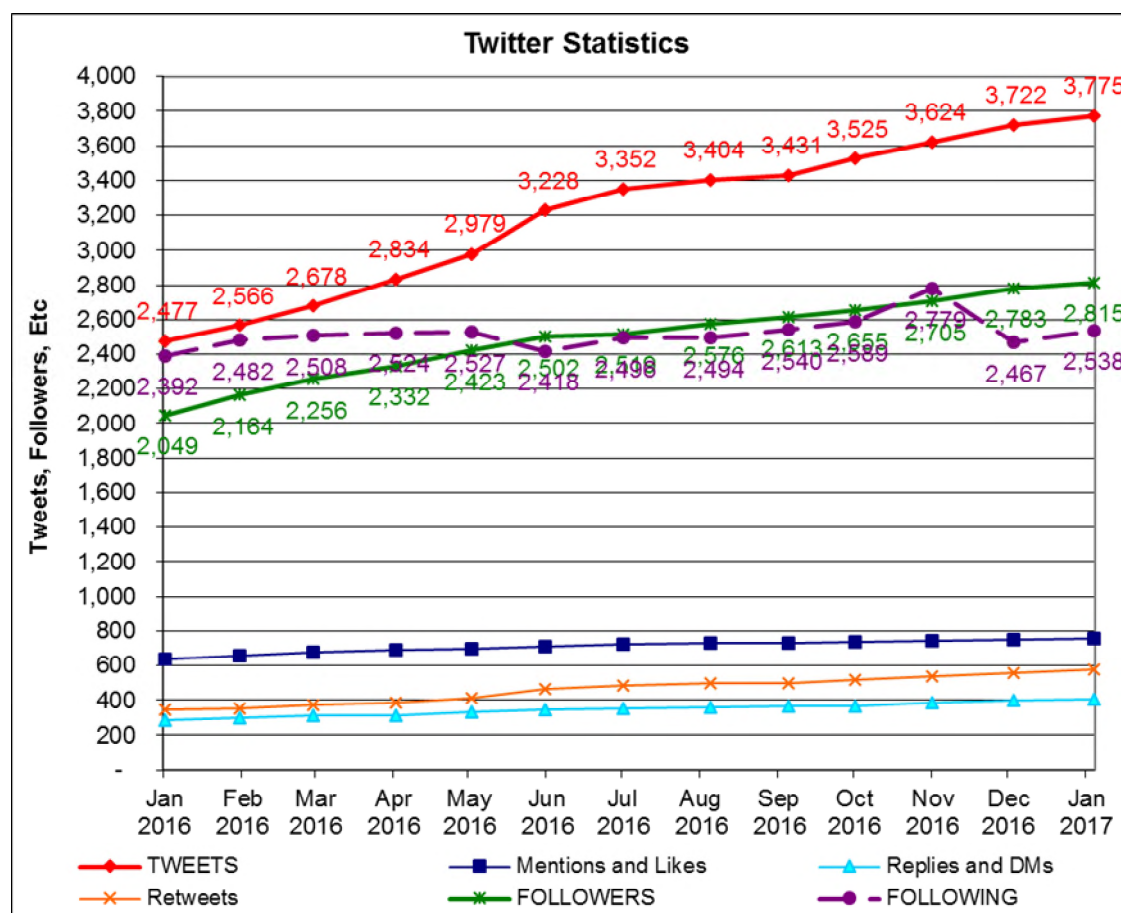
### Introduction

The Committee established @LondonCEClub, in late 2013, to help: publicise events, provide feedback to speakers, and rebroadcast pertinent messages from Constructing Excellence, local CE Clubs and related sources, to followers in London and the South-East. We do not seek to provide a comprehensive pan-industry news service, as provided by some other CE Clubs, since more comprehensive news feeds are available.

### Overall Analysis

The Club continues to attract a steadily increasing number of followers by targeting organisations/people in London and the South-East who, it is hoped, will follow the Club's twitter feed.

The number of followers has grown by c40% in the last year, to c2,800, from c2,000, at the end of 2015. However, it is expected that the rate of growth will decline as it becomes more difficult to attract new followers.



### Monthly Analysis

The Twitter account is regularly, but not particularly actively, maintained. The performance of our Twitter feed is analysed and reported each month, to the Committee, using conventional output measures (eg. number of followers, mentions, replies), as used in this report.

Followers are attracted by any particularly well broadcast event – see ‘thanks’ below. A-periodically, a burst of administrative action is used to attract larger numbers of new followers, typically, organisations/people that are already followers of Constructing Excellence, BIM, architecture, property, housing, infrastructure and engineering Twitter feeds, are targeted.

### ***Mentoring and Support***

Thank you to all who have followed us, or RT'd our messages, this year. In particular, thanks to the following for their advice and/or Twitter feeds before/during our meetings:

- @Rob\_Garvey
- @EEPaul
- @SuButcher.

### **Paul R Greenwood**

Social Media, January 2017



Social media  
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## Meeting Feedback Report

### *Introduction*

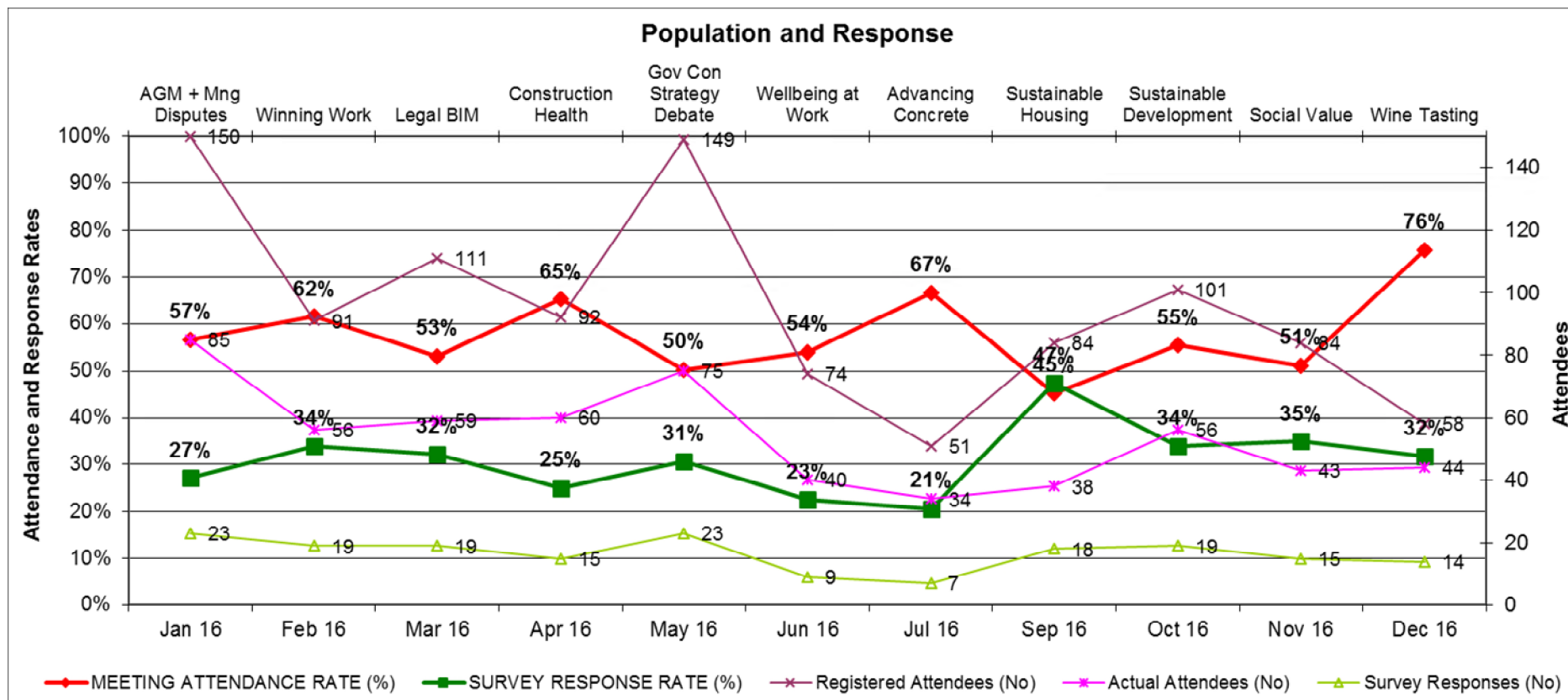
Following each event, we undertake a survey in order to capture attendee satisfaction, improvement items and ideas for future events.

### *Meeting Attendance and Survey Response*

On average, c95 [85, 2015] people register for each meeting and c54 [61, 2015] people attend, giving a mean attendance rate of c64% [c68%, 2015]. The highest turnout this year, other than for the AGM, was in May, for a debate on 'The Government Construction Strategy', with Don Ward and Stephen Gruneberg, where 75 people attended. In contrast, the highest attendance rate events this year, were in April and May, for presentations on 'Construction Health', with Clive Johnson, and 'Advancing Concrete', with Elaine Toogood and Simon Harold, respectively; where c66% of registered attendees turned out for events.

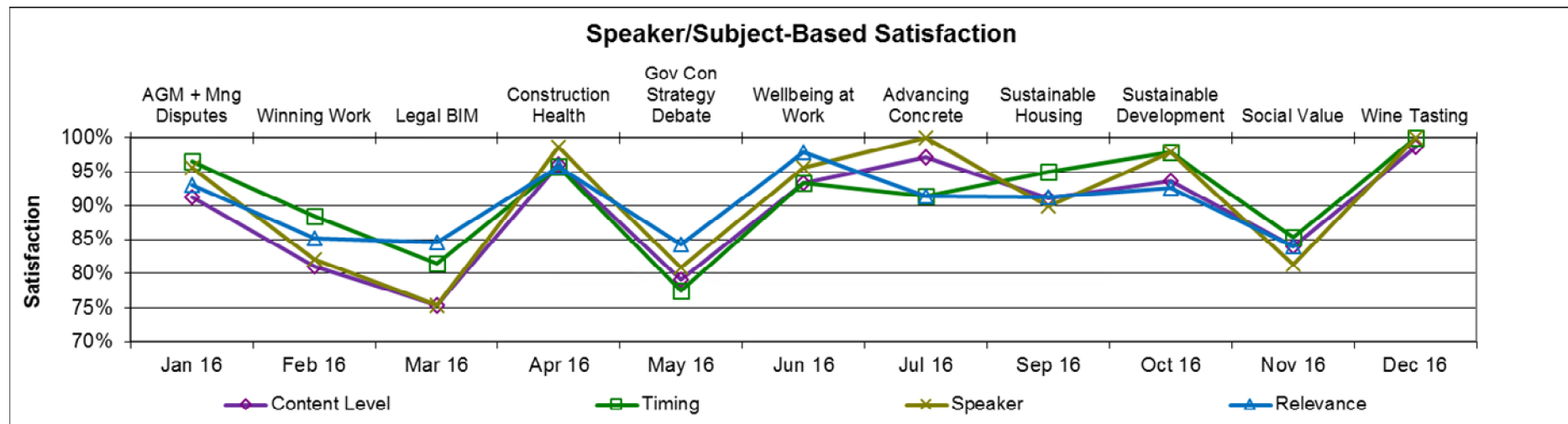
Following disappointing attendance rates for the Christmas wine-tasting event in previous years, in 2015, the Committee decided to impose a booking deposit, which was refunded to members who actually attended the event. This approach was continued this year, preventing the Club from incurring unacceptable costs and disappointed members (who were unable to book for this limited capacity event), when people who had registered did not turn up.

On average, 16 [18, 2015] people complete the survey after each meeting, giving a mean response rate of c31% [c30%, 2015]. Whilst, the survey response rate is acceptable, the Committee is conscious that a higher response rate always provides greater credibility to the reported results.



## Speaker/Subject Performance

The Club remains fortunate in continuing to attract high-calibre speakers to speak on up to the minute managerial/technical topics. On average, survey respondents scored their satisfaction with the Content of meetings at c89% [c88%, 2015], and with the Speakers at c91% [c89%, 2015]. Other than the Christmas wine tasting, the highest scoring events for Content were on 'Construction Health', with Clive Johnson, and 'Advancing Concrete', with Elaine Toogood and Simon Harold, achieving satisfaction scores of 96% and 97%, respectively.

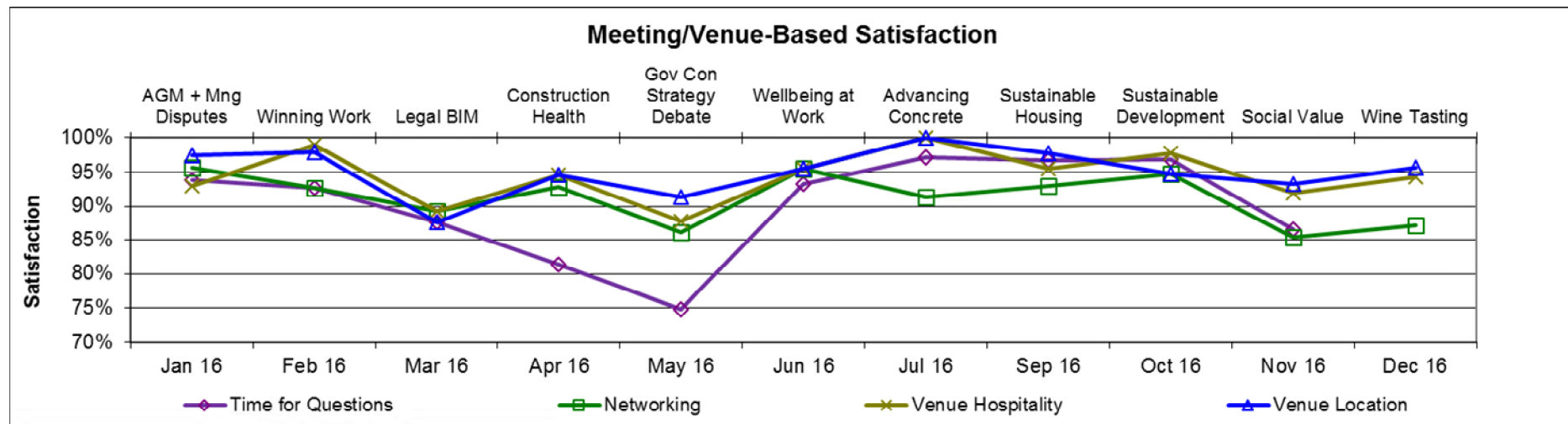




## Meeting/Venue Performance

The Committee continues to review and learn from meeting feedback. On average, survey respondents scored their satisfaction with the Time for Questions at c90% [c89%, 2015] and with the Networking at c91% [c89%, 2015].

The Committee expects to continue to hold the majority of Club meeting at the London Capital Club, providing that event fees do not increase any further. On average, survey respondents scored their satisfaction with the Venue Hospitality at c94% [c94%, 2015], and with the Venue Location at c95% [c94%, 2015].

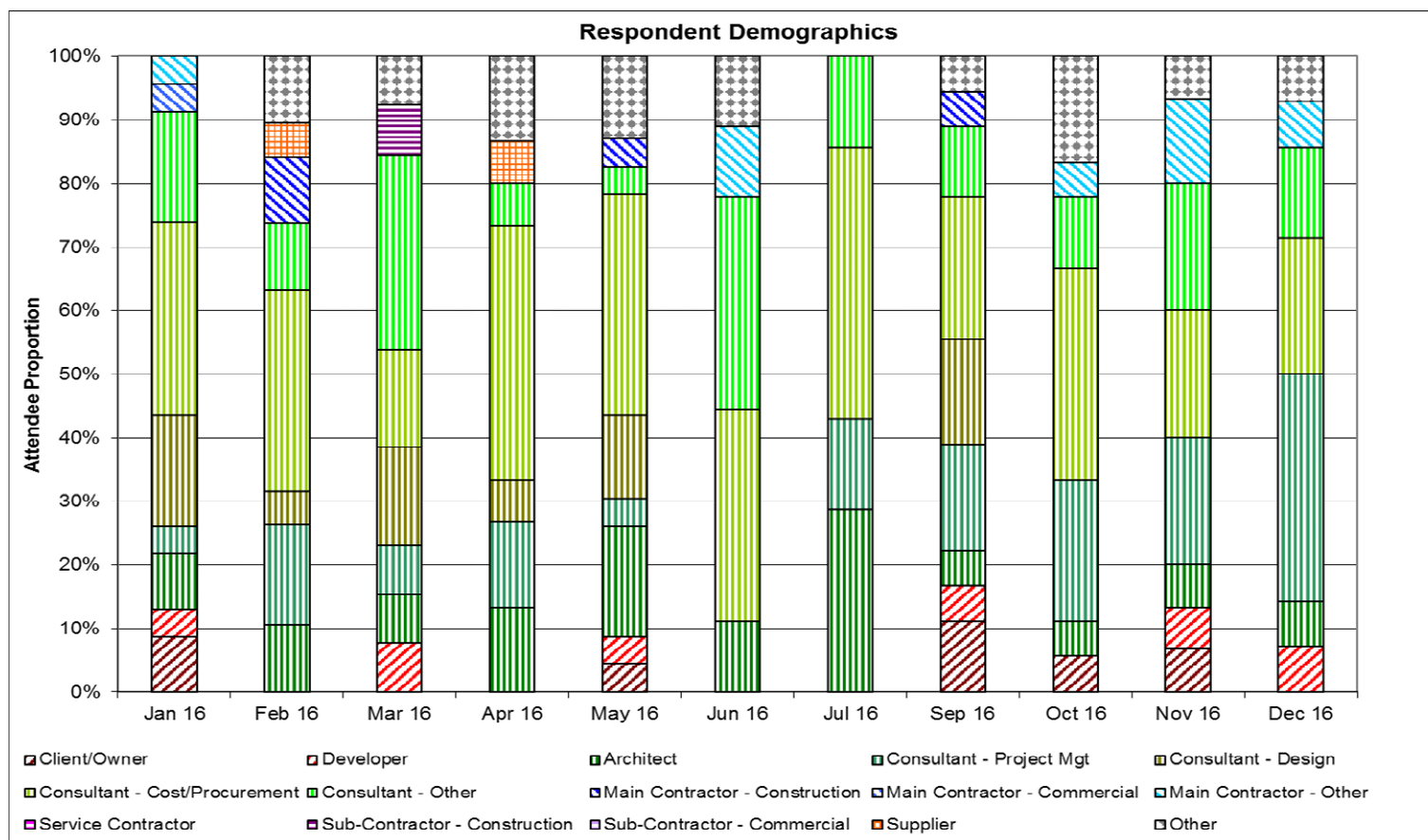


## Respondent Demographics

Constructing Excellence is a "cross-sector, cross-supply chain, member led organisation operating for the good of industry and its stakeholders". Thus, as a CE Club, we monitor the demographics of our membership, through our post-meeting surveys.

Survey respondents, who include both members and non-members, identified themselves as belonging to the following generic industry groupings: clients and developers, c7% [c10%, 2015]; architects and other consultants, c76% [c76%, 2015]; main contractors, c6% [c4%, 2015]; sub-contractors, suppliers and other supply-chain members, c2% [c1%, 2015]; and others, c9% [9%, 2015].

The Committee remains highly aware that the Club needs to attract a greater variety of attendees from main contractors and the supply-chain.



## Paul R Greenwood

Social Media, January 2017



Social media  
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Tel: 0207 928 7888

[www.londonconstructingexcellence.org.uk](http://www.londonconstructingexcellence.org.uk)

## Membership 2017

I / We:

Name: .....

Organisation: .....

Address: .....

e-mail Address: .....

Telephone No: .....

Wish to join the London Constructing Excellence Club, and enclose a cheque made payable to the "London Constructing Excellence Club".

The cheque is for the sum of £..... in payment for an Individual\* / Corporate\* / University\* annual membership subscription (\* delete as appropriate).

Alternatively, payment can be made through BACS to Club Treasurer [david.hucker@curriebrown.com](mailto:david.hucker@curriebrown.com)

For corporate and University membership only, please indicate details for up to five other contacts who you would like information on forthcoming events to be distributed to:

Name	e-mail address

I / We do / do not\* wish to have our company name\* / address\* / logo\* published on the LCEC web site at [www.londonconstructingexcellence.org.uk](http://www.londonconstructingexcellence.org.uk) (\*delete as applicable).

### **Membership Subscription Rates (for the period 1<sup>st</sup> January to 31<sup>st</sup> December):**

Corporate = £270 (£250 EBD); Corporate Members with National CE Discount = £170\*; Individual = £80 (£75 EBD)  
University & Not for Profit Organisations = £200 (£180 EBD)  
(EBD represents an early bird discount if paid prior to the February 2017 club meeting)

Attendance to events is free for members for the following numbers of attendees:

- Individual membership: The named individual.
- Corporate, University & Not for Profit members: 6 employees per event.

For larger companies with members who bring more than 6 attendees, a second subscription is applicable for a further £200, covering a further 4 attendees. No EBD applies to the second subscription.

\* The London Constructing Excellence Club (LCEC) is a membership organisation running events for the benefit of the members. Corporate members of Constructing Excellence (CE) may nominate any CE Club (including the LCEC) as their club. In return, CE will pay a £100-part contribution to their club membership fee. For further details, please refer to [Colm.Quinn@constructingexcellence.org.uk](mailto:Colm.Quinn@constructingexcellence.org.uk) who looks after CE's membership information. LCEC encourages members of CE (particularly London based members) to nominate LCEC. LCEC can only grant free admittance to LCEC events to those members of CE who have formally notified the LCEC treasurer ([david.hucker@curriebrown.com](mailto:david.hucker@curriebrown.com)) that LCEC is their nominated club. We hope that you will take up this excellent offer and look forward to seeing you at future events. Individuals may attend LCEC events by making a £30 donation on the door with a discount to £25 for those paying through Eventbrite. For more information, please click [www.londonconstructingexcellence.org.uk](http://www.londonconstructingexcellence.org.uk) or contact: Adrian Wilkins on 020 7121 3003 [adrian.wilkins@fgould.com](mailto:adrian.wilkins@fgould.com)