

Progress against long term vision

for year ended March 2019



Creating sustainable spaces

Commitment

Provide flexible spaces that work for all generations.

Provide smart spaces to allow occupiers the flexibility to occupy in diverse and productive ways.

Work with local community representatives to understand their aspirations to inform our proposals.

Provide spaces and opportunities to live, communicate and network.

Work with local authorities, the community and our neighbours to contribute to urban greening measures.

Continue to develop our core wellbeing measures for refurbishments and developments.

Maximise the provision of building facilities for daily exercise and low-carbon commuting.

Progress made

During the year we completed co-working spaces and cafés at 200 Gray's Inn Road and at 160 Old Street. We always consider flexibility of space. Our current on-site developments all have aspects of flexible design, co-working and public realm included.

Our occupier app launched during the year along with our Lifestyle Manager and concierge service. The occupier app is currently being rolled out across our portfolio. The app can provide real time information on energy consumption, air quality, noise and occupancy when fully enabled.

We are working closely with a number of community organisations in Southwark and Westminster to inform our development proposals.

▶ See our Community impact report for more.

Regular pop-up events are held in our buildings to help communities develop amongst our occupiers. Through our co-working spaces we are providing space for occupiers, and where possible the local community to communicate and network. We are developing extensive public realm at Hanover Square.

Through our membership of Wild West End we are working to create and improve the effectiveness of green corridors across the West End.

We have installed extensive terraces at 160 Old Street. Through our Hanover Square development we are improving public realm and at Oxford House significant green infrastructure will be installed.

Through our support of the charity Groundwork London we have supported London schools on air quality programmes.

▶ For more see our Community impact report.

We consider wellbeing during the early design stages. Features in recently completed buildings include: access to outside space through terraces and courtyards, urban greening features, indoor green walls, co-working and flexible spaces, accessible staircases and our occupier app and concierge service.

We have installed extensive cycle store and shower facilities in all our new developments and provide facilities well beyond local planning policy requirements.

At 160 Old Street, 258 bike spaces with 261 lockers and 20 showers were provided.

Cycle stores and shower facilities have also been retrofitted into a number of buildings including: 200 Gray's Inn Road, City Tower and Elsley House.

Our developments currently on site at Hanover Square, Oxford House and The Hickman in Whitechapel will also provide substantial facilities.

-  Progress as anticipated or ahead of target.
-  While good progress has been made, increased focus during the forthcoming year.
-  Programme adjusted to increase pace of change.

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Creating a sustainable footprint

Commitment

Reduce operational carbon emissions from our existing buildings.

Progress made

During the year our carbon intensity decreased by 10% from 65kg to 58kg (kgCO₂e per m²). Our energy intensity went up from 205 (kWh per m²) to 220, an increase of 8%. This was largely due to increased occupancy at 160 Old Street, Elm Yard, 54 Jermyn Street and Elsley House. All energy for landlord supplies is procured from renewable, zero carbon sources. Recognising the need to drive energy efficiency improvements despite increased occupancy we have set new energy and carbon targets.

▶ For more see www.gpe.co.uk/sustainability

Design our projects to be as low carbon as practicable.

We design all our buildings to outperform Building Regulations energy efficiency requirements by some margin. EPC A ratings are targeted for all our new build developments with EPC B targeted for refurbishments. At 160 Old Street we reduced embodied carbon through the reuse of the existing concrete frame. We undertake embodied carbon reviews for all our developments as part of the design process. We have set a new target to ensure that all our new build developments are net zero carbon from 2030 onwards.

Minimise water use through water saving measures and water harvesting.

Whilst we install water saving devices in all washrooms and consider water usage in our cooling and building services strategies, our water intensity (m³/m²) has increased by 11% during the year. This is largely due to the installation of shower facilities within our buildings. We will be setting water consumption targets during the next financial year to help drive behavioural change and will look to consider greater use of rainwater and greywater harvesting.

Aim for 100% of waste from our development sites to be reused or recycled.

98.9% of construction and demolition waste was diverted from landfill during the year.

Aim for 100% of waste from our occupied buildings to be reused or recycled.

0% of our waste was sent to landfill. 57% of our waste was recycled, with the remaining waste going to incineration with energy recovery or anaerobic digestion. We are currently retendering waste contracts to help drive improved performance.

Contribute to local air quality improvement.

Through our work with Groundwork London on air quality we have funded the development of the Air Quality Toolkit for schools and provided funding for two London schools to support green infrastructure projects. Through our partnership with Wild West End we are working on greening projects to benefit the West End. All our developments incorporate greening measures. With our construction partners, we are working to consolidate deliveries, take advantage of prefabrication opportunities to reduce vehicle movements and are introducing measures to prevent vehicles idling during deliveries and collections. At our occupied buildings we are working with our occupiers to reduce deliveries.

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Creating sustainable relationships

Commitment

Work with industry bodies and support our supply chain to maximise apprenticeship opportunities.

Promote the property and construction industry through engagement with local schools.

Work with colleges and universities to develop the knowledge and skills of the future workforce.

Working with our contractors to eradicate modern slavery from the supply chain.

Progress made

Six apprentices have been employed at our construction sites.
Three apprentices have been employed at our occupied properties.
Fifteen work placement opportunities were secured for Centrepont young people within our supply chain.

[▶ See our Community impact report for more.](#)

Through our relationship with Groundwork London we are working with two primary schools.
At Hanover Square we worked with the Construction Youth Trust's Budding Brunel's scheme.

[▶ See our Community impact report for more.](#)

We continue to collaborate with the University of Westminster Construction Programme and have provided:
Lectures on BIM, Smart Buildings and Sustainability to 135 students.
Access to Hanover Square and The Hickman to provide real life case study examples for 80 students.
A BIM award for 12 students resulting in the provision of mentoring opportunities for the winning student.

We continue to undertake worker engagement audits on our construction sites with audits undertaken at all our active sites during the year.
Our team undertake site visits to verify the origin of materials used at our construction sites.
We require all our developments to achieve FSC Project Certification.
All our regular suppliers for our occupied buildings pay the London Living Wage, with the majority members of the Living Wage Foundation.
Through our construction sites we are working with our Principal Contractors to understand payment rates across their subcontractors.

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