

The Time Is Now

Our sustainability
statement of intent for 2030





Toby Courtauld
Chief Executive

“The world of sustainability is complicated, but at GPE, our approach is simple.

We will decarbonise our business and ensure our spaces are adaptable and resilient to climate change by 2030. We will create a lasting positive social impact, whilst putting health and wellbeing front and centre.

Working with our supply chain partners who share our vision, we’re using the latest technology and innovation to put our ideas and plans into practice, to help London to thrive.”

The Time Is Now



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We will

**Decarbonise
our business to
become net zero
by 2030**

See page 4

**Design
climate change
resilient and
adaptable
spaces**

See page 6

**Create a lasting
positive social
impact in our
communities**

See page 8

**Put health
and wellbeing
front and
centre**

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How

- Reduce energy intensity by 40% across our occupied portfolio by 2030
- Reduce our carbon intensity by 69% across our occupied portfolio by 2030
- Reduce our embodied carbon by 40% by 2030 across our new build developments and major refurbishments
- Offset residual carbon only once above measures have been addressed
- Increase biodiversity net gain across our portfolio by 25% by 2030 through nature-based solutions
- Prioritise renewable energy technologies and transition away from fossil fuels across our portfolio
- Put climate change resilience at the centre of our business strategy
- Future-proof our developments by creating adaptable buildings
- Create at least £10 million of social value in our local communities by 2030
- Support local charitable organisations focused on issues that directly benefit London communities
- Partner with education, employment and skills initiatives within our communities
- Support initiatives that support our supply chain in eradicating Modern Slavery
- Integrate wellbeing considerations into the design of our spaces
- Support improved internal and external air quality across our portfolio and communities
- Promote initiatives to support the health and wellbeing of our people, occupiers and supply chain partners



The Time Is Now

**We will
decarbonise
our business
by 2030**





We will decarbonise our business by 2030

Reduce energy intensity* by 40% across our occupied portfolio by 2030.

By working with our occupiers to improve energy efficiency, we will reduce energy intensity across our portfolio by 40% by 2030, from our 2016 baseline. We will mandate Design for Performance across our major refurbishments and new developments and use the latest technology to monitor and manage energy use.

Reduce our carbon intensity** by 69% across our occupied portfolio by 2030.

Continue to buy 100% of landlord purchased electricity and gas on zero carbon tariffs. To reduce the carbon intensity across our portfolio by 69% by 2030 from our 2016 baseline we aim to retrofit renewable energy solutions where space allows, reduce reliance on fossil fuels for hot water and heating and reduce our energy intensity.

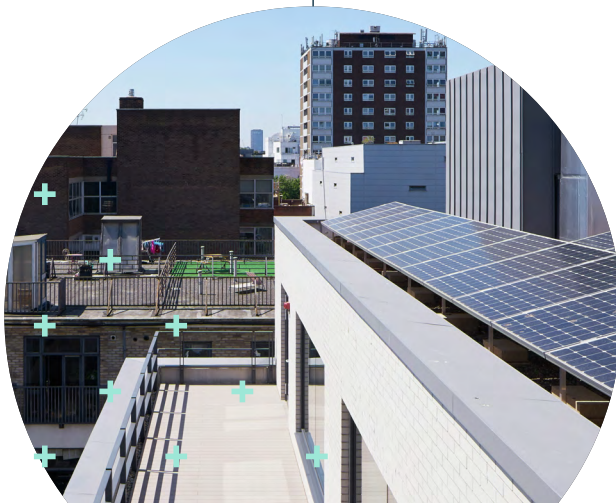
Reduce our embodied carbon*** by 40% by 2030 across our new build developments and major refurbishments.

In response to the World Green Building Council's call to action, we will reduce the embodied carbon of our new build developments and major refurbishments by 40% by 2030. We will do this by using the latest technology and alternative materials, applying considered design, and using efficient construction techniques and circular economy principles.

Become a net zero carbon business by 2030, offsetting residual carbon only once preceding measures have been addressed.

We will disclose our annual progress against our net zero carbon roadmap and plot an energy intensity reduction trajectory for each asset. We will offset residual carbon once all other measures have been addressed and provide transparency on the quantity and type of offsets chosen.

Reducing carbon intensity at 160 Old Street, EC1 through the use of renewable energy using photovoltaic cells.



- * Energy intensity is measured by calculating kWh of energy used per m².
- ** Carbon intensity is calculated by multiplying the energy intensity figure by the appropriate greenhouse gas conversion factor appropriate for the fuel type.
- *** Embodied carbon is the total greenhouse gas emissions generated to produce a built asset. This includes emissions caused by extraction, manufacture/processing, transportation and assembly of every product and element in the asset.

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The Time Is Now

**We will design
climate change
resilient and
adaptable spaces**





We will design climate change resilient and adaptable spaces

Increase biodiversity net gain* across our portfolio by 25% by 2030 through nature-based solutions.

We will do this through the installation of external green walls, living roofs, planting on terraces and courtyards, garden areas and sustainable urban drainage features such as rain gardens. Increasing biodiversity across our portfolio will improve air quality as well as supporting ecosystem development and the climate resilience of our buildings.

Prioritise renewable energy technologies and transition away from fossil fuels across our portfolio.

At major developments we will transition towards electric-based heating systems. As part of our ongoing refurbishment programme, we will also review opportunities to replace fossil fuel systems in our existing buildings.

Put climate change resilience at the centre of our business strategy.

By 2022 we will have a Climate Change Resilience Strategy that considers physical, financial and transitional risks to our business. We will implement our Climate Change Resilience Strategy by 2025.

Future-proof our developments by creating adaptable buildings.

We will continue to focus on creating adaptable buildings, to reduce the need for demolition as occupier needs change. Using façades that can be replaced, an adaptable building structure and by embracing circular economy principles, we will ensure the longevity of our spaces.



Responding to changing occupier needs GPE created a new dynamic reception and amenity space at 200 Gray's Inn Road, WC1 incorporating a green living wall.

* Where habitats for wildlife are left in a measurably better state. Biodiversity net gain is measured using Defra's Biodiversity Metric 2.0.

UN Sustainable Development Goals



[Sustainable development brief](#)



The Time Is Now

**We will create
a lasting positive
social impact in
our communities**





We will create a lasting positive social impact in our communities

Create at least £10 million of social value in our local communities by 2030.

Through the continued implementation of our Social Value Guidelines and by maintaining long-term community relationships, we will create at least £10 million of social value and disclose our progress against this target annually.

Support local charitable organisations focused on issues that directly benefit London communities.

We will continue to develop our Community Strategy ensuring that we support local issues such as youth homelessness and biodiversity.

Partner with education, employment and skills initiatives within our communities.

By continuing to support work placements, apprenticeships, schools and universities, we will promote skills and awareness of the property and construction industry. Ultimately, we want to increase innovation and new talent in the sector.

Support initiatives that support our supply chain in eradicating Modern Slavery.

Identifying slavery risk in our supply chain is critical. All our projects require a risk assessment for procurement materials, and all new build and refurbishment projects over £5 million require Labour Practice audits. FSC project certification is required for all new build and major refurbishment projects. We will also support awareness initiatives across the industry.



The GPE team working at Burgess Park with the charity Groundwork London as part of GPE's annual corporate Community Day.

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> Community strategy: Creating Sustainable Relationships



The Time Is Now

We will put
health and
wellbeing front
and centre





We will put health and wellbeing front and centre

Integrate wellbeing considerations into the design of our spaces.

We are integrating measures from our Wellbeing Brief to create flexible, inclusive and accessible spaces that benefit the wellbeing of our occupants and the community.

Support improved internal and external air quality across our portfolio and communities.

By partnering with our suppliers during construction, and introducing biodiversity measures, we are improving local external air quality. Inside, we are improving air quality through good design, management and maintenance of our building systems. Improved air quality enhances the health and wellbeing of our occupants and communities.

Promote initiatives to support the health and wellbeing of our people, occupiers and supply chain partners.

We continue to promote health and wellbeing programmes for our employees, and arrange health and wellbeing initiatives for our occupiers. Upstream, we will continue to work with our suppliers, supporting mental health initiatives and ensure ethical labour practices, including payment of the London Living Wage to our Occupier Services partners.



Promoting health and wellbeing of our supply chain and GPE team through our annual bike ride, whilst raising funds for our long-term charity partners, Centrepont and Groundwork London.

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> Sustainable development brief

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