An Introduction to Land Securities and Sustainable Development
Who are we?

- Largest quoted property company in the UK
- No operations outside of UK
- Currently own assets valued at £12.9 billion (19 billion Euros)
- Currently manage and/or provide FM services to around 2,000 properties
- Large development programme
What is our business?

- London Offices – approx 50 managed sites plus others on FRI leases

- UK Retail
  - Investment/development; property management
  - 30 shopping centres
  - Over 20 retail parks
  - Town centre retail
LAND SECURITIES TRILLIUM

- Property Outsourcing
- Development; refurbishment; hard & soft FM services; churn; risk transfer; H&S; environmental support

- Department for Work & Pensions
- DVLA
- Norwich Union
- Barclays Bank
- Telereal
URBAN COMMUNITY DEVELOPMENT

- Kent Thameside
- Over 1200 acres – exhausted quarry land
- New “city”
- Sustainable principles
- 25-year project
Environmental Management

Design, Construct, Refurbish, Decorate, Maintain & Repair using low-impact materials:

- Paints/Finishes with low VOC content; ideally water-based
- Sustainable timber (new UK Govt. policy)
- Materials with a high recycled content (WRAP)

Energy Efficiency, Biodiversity, Pollution, Legislative Compliance

Waste

- Minimise waste production (work with suppliers – also consider packaging)
- Re-use (e.g., furniture refresh)
- Recycle
- Compost
- Energy from Waste
- Landfill as option of last resort
Sustainable Development considers all of the aspects discussed.

Exemplar regeneration considers opportunities for mixed-use schemes, incorporating office space, retail and residential in close proximity has environmental benefits but also social ones: somewhere to go during lunch break or after work; somewhere to shop; area stays vibrant into the evening more people, less crime. Green spaces, new habitats, lines of sight-reduced crime
Our Standard Approach to Sustainable Construction

- Environmental Impact Assessment
- Good Practice checklists
- EMS
- Environmental Compliance Registers
- Corporate Social Responsibility in Procurement
- Auditing
Key considerations

- Recycling of demolition waste
- Recycled content in materials
- Embedded generation
  - Co-generation and/or renewables
- High levels of insulation & airtight construction (use of pre-fabrication ?)
- Low VOC content
- Rainwater harvesting
- Sustainable timber (FSC preferred)

- We keep hearing that waste is a major issue
Future Risks

- Climate Change
  - Higher Flood Risks: Increased sea level, more frequent, heavier rain storms
  - Extended periods of drought: Reliability of water supplies, subsidence
  - Structural damage: More frequent storms, higher wind speeds
  - Greater extremes of temperature: Harder to maintain internal conditions

- Security of Energy Supplies
  - Flexible design solutions to allow for embedded and renewables generation now or in the future

- Flexible Buildings
  - Demand profile may change over course of contract