

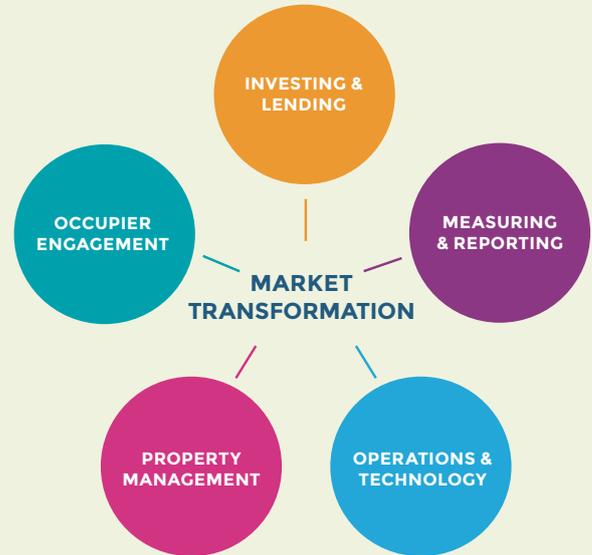
**THE BBP IS A COLLABORATION OF THE UK'S LEADING  
COMMERCIAL PROPERTY OWNERS WHO ARE WORKING  
TOGETHER TO IMPROVE THE SUSTAINABILITY OF  
EXISTING COMMERCIAL BUILDING STOCK.**



Our aim is to enable market transformation through sustainability leadership and knowledge sharing across the property industry. Using the collective strength of our members, we achieve this by:

- **Enabling knowledge sharing** and delivering practical guidance that overcomes common sustainability challenges.
- **Demonstrating leadership** through the development and implementation of consistent approaches that can be shared across the industry.
- **Promoting innovation** and developing thought leadership that contributes to market transformation.
- **Stimulating and influencing** the wider commercial property sector to follow the BBP's example, by disseminating the BBP's work across the UK and globally.
- **Supporting collaboration** and developing relationships across the industry by providing a platform for engagement with leading players.

## Our priorities



### INVESTING & LENDING

Helping investors and lenders understand the sustainability risks associated with their investment decisions and supporting initiatives which encourage the transparent reporting of risks and performance to investors.

### MEASURING & REPORTING

Developing practical tools and guidance that promote standardisation and common approaches to measuring, benchmarking and reporting sustainability performance.

### OPERATIONS & TECHNOLOGY

Identifying and showcasing the opportunities that exist for the efficient operation of commercial buildings.

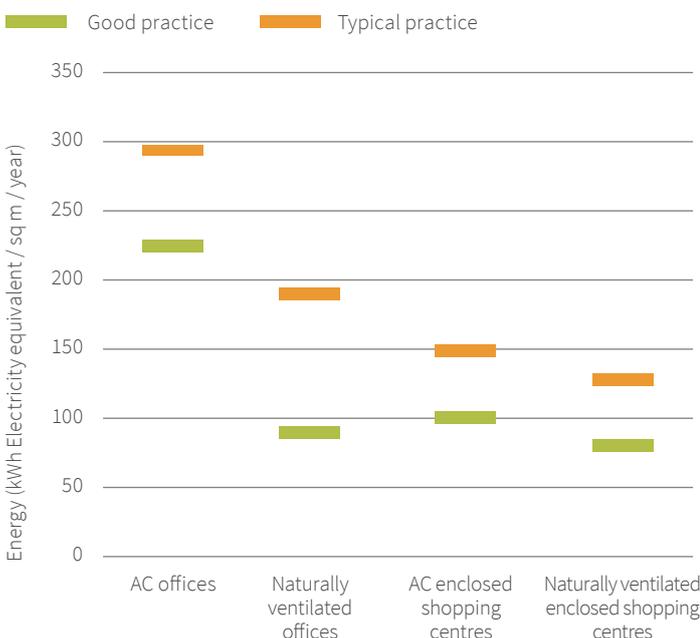
### PROPERTY MANAGEMENT

Supporting asset managers and property agents in the management of existing properties and the delivery of sustainability on the ground.

### OCCUPIER ENGAGEMENT

Promoting engagement between owners and occupiers and developing tools which help them realise the opportunities and benefits of greater collaboration.

## Latest Real Estate Environmental Benchmarks



# KNOWLEDGE SHARING, LEADERSHIP, INNOVATION, INFLUENCE, COLLABORATION

On a regular basis, the BBP publishes case studies, toolkits, blogs and industry insights which can be accessed online for free for the benefit of the wider industry. For access to all of our resources please go to our website: [www.betterbuildingspartnership.co.uk](http://www.betterbuildingspartnership.co.uk)

## Industry insights

INDUSTRY INSIGHT **BBP** BETTER BUILDINGS PARTNERSHIP



### SUSTAINABILITY BITES?

The impact of Minimum Energy Efficiency Standards for commercial real estate lending

NOVEMBER 2015

INDUSTRY INSIGHT **BBP** BETTER BUILDINGS PARTNERSHIP



### 2015 GREEN CONSULTANTS

Response to Reforming the Business Energy Efficiency Tax Landscape Consultation

NOVEMBER 2015

## Case studies

**TH Real Estate's PV Installation at Whitefriars**

17/11/2015  
Tom Swales (Sales) | Gae O'Leary | TH Real Estate

TH Real Estate installed solar panels on Whitefriars Shopping Centre in Canterbury in 2013. This PV (photovoltaic) array is helping to future proof the centre against energy price rises and supply shortages, generating renewable energy, cutting CO<sub>2</sub> emissions, reducing energy costs for occupiers and delivering a stable income stream for TH Real Estate.

**90,000 KWH OF RENEWABLE ENERGY EACH YEAR**  
**94 TONNES LESS CO<sub>2</sub> SINCE 2013**  
**£40,100 INCOME AND SAVINGS FOR TH REAL ESTATE**  
**20% DISCOUNT ON ELECTRICITY COSTS FOR OCCUPIERS**

**Situation**  
TH Real Estate is an investment management company, specialising in real estate investment worldwide. The Real Estate's Residential Property Investment (RPI) programme includes energy, water and recycling targets, benchmarking and annual asset sustainability action plans. Whitefriars Shopping Centre has 15,000 m<sup>2</sup> open shopping space in the heart of the city of Canterbury.

**Drivers for the Whitefriars PV installation included:**

- Supporting TH Real Estate's RPI programme, cutting CO<sub>2</sub> emissions and generating financial benefits for TH Real Estate and its occupiers.
- Whitefriars was a strong applicant for PV as it has a substantial roof area, significant energy consumption on site and is located in Kent, which benefits from high solar levels. In addition, TH Real Estate controls the roof space.

**Actions**  
The Real Estate commissioned Energy Renewables to complete the planning submissions, liaise with the local authority and technical specifications, and manage the tendering process and installation period. Anderson Energy won the contract to supply and install the panels. The teams worked with the Whitefriars Centre Manager throughout.

Two PV arrays were installed at Whitefriars in 2013:

- 10 kWp supplying the common parts, with energy bills paid to occupiers through the service charge.
- 41 kWp connected to the car park lighting, an area where the property owner pays for energy supplies that are non-recoverable through the service charge.

In addition to the PV arrays, which reduce National Grid electricity use on site, initiatives to improve energy efficiency at Whitefriars include replacing traditional light fittings with LED alternatives across the car park, service corridors, basement and customer stairs. Saving on electricity bills, lighting replacement costs and maintenance will deliver payback on the £17,500 investment in LED equipment within three years.

**Benefits and financials**  
The Real Estate's UK Shopping Centre Fund invested £48,000 in PV at Whitefriars, including all surveys, installation fees and associated costs, with forecast payback within eight years. Results to November 2015 include:

- £40,100 income and savings for TH Real Estate, comprising £5,700 savings on car park electricity costs, £3,200 income on electricity for common parts and £31,200 from Government Grant in Tuft.

**TH Real Estate**

**Related Resources**

Savills Launches Food Waste Digesters at Princesshay  
11/01/2016  
Tape Cook (Sales) | Hales | The Green Guide

20 Fenchurch Street: Sustainability in an Urban Centre  
03/03/2016  
Tape Cook | Energy Partner | Land Securities

Savills Rolls Out BREEM in Use After Results at 5 Aldermanbury Square  
03/03/2016  
Tape Cook (Sales) | Property Management

Land Securities Creates Green Walls in Central London  
14/01/2016  
Tape Cook (Sales) | Sustainability | Land Securities

See all resources

**Land Securities Creates Green Walls in Central London**

04/01/2016  
Tape Cook (Sales) | Sustainability

Land Securities has created a series of flourishing green walls at its properties and developments in recent years, working with green wall specialist Biodiversa. Green walls at New Street Square, 40 Burlington Gate and 20 Fenchurch Street are improving the experience for office workers, shoppers and pedestrians, and providing important plant and food resources in the urban environment.

**12,900 SQ FT OF GREEN WALLS IN CENTRAL LONDON**  
**ONE OF THE UK'S LARGEST GREEN WALLS AT 20 FENCHURCH STREET**  
**CREATING GREAT SPACES, ATTRACTING FOOTFALL AND SUPPORTING WELLBEING**  
**85,000 PLANTS, INDIAN ENHANCING USE**

**Situation**  
Land Securities has been among the most commercial and residential landlords in the world to be recognised as an Environmental and Socially Responsible Investor (ESRI) by the Institute of Business Ethics (IBE) in the 2015 Environmental and Socially Responsible Investor (ESRI) Awards.

**Actions**  
At 20 Fenchurch Street, a 12m concrete wall from the 1980s is being replaced with green walls. The new wall will create a green wall of 12,900 sq ft. The new wall will include 85,000 plants. The new wall will be a mix of climbing plants, including ivy, and other plants. The new wall will be a mix of climbing plants, including ivy, and other plants. The new wall will be a mix of climbing plants, including ivy, and other plants.

**BREEM VERY GOOD IN A 1900S BUILDING**  
**ENERGY PERFORMANCE CERTIFICATE (EPC) B**  
**HEALTHY AND CONTEMPORARY ENVIRONMENT**  
**ENHANCED OCCUPIER APPEAL**  
**INCREASED RENTAL VALUE**  
**EXTENDING THE BUILDING'S USEFUL LIFE**

**Situation**  
Shaftesbury is a family-owned company, which has been located on the West End of London. 22 Ganton Street is an existing, well-off London town Centre Street in the heart of the West End. It has been converted into a well-used office space and is now a well-used office building, which includes Shaftesbury's new office.

**Actions**  
The project has involved Shaftesbury's project management firm Single Point Project Management, local contractor Balfour Beatty Construction, and mechanical and electrical contractor Balfour Beatty Construction. Together, they have transformed the existing building, creating a healthy, vibrant, modern office space, with an environmental and social focus. The project has involved Shaftesbury's project management firm Single Point Project Management, local contractor Balfour Beatty Construction, and mechanical and electrical contractor Balfour Beatty Construction. Together, they have transformed the existing building, creating a healthy, vibrant, modern office space, with an environmental and social focus.

**Shaftesbury**

**Related Resources**

Savills Rolls Out BREEM in Use After Results at 5 Aldermanbury Square  
03/03/2016  
Tape Cook (Sales) | Property Management

Land Securities Creates Green Walls in Central London  
14/01/2016  
Tape Cook (Sales) | Sustainability | Land Securities

Land Securities Creates Wildlife Corridor at Crystal Palace  
02/02/2016  
Tape Cook (Sales) | Sustainability | Environment

## Toolkits

**Green Lease Toolkit** **BBP** BETTER BUILDINGS PARTNERSHIP

Introduction | Key messages | Who is this Toolkit for? | Why is sustainability important?

Green lease principles | Best practice recommendations | Model form green lease clauses | Case studies

Model form MOU | Glossary

**Managing Agents Sustainability Toolkit**

Enter

**Transactional Agents Sustainability Toolkit**

A guide for commercial property sales and lettings

Enter

**Better Metering Toolkit**

A guide to improved energy management through better energy metering

Enter

## Members of the BBP benefit from:

- Participation in any of the BBP Working Groups
- Roundtables on industry hot topics
- Participation in the Real Estate Environmental Benchmark
- Networking and knowledge sharing with commercial real estate lenders, owners and industry experts
- The opportunity to feed into government policy development
- The opportunity to contribute to industry leading publications
- Receiving weekly updates on industry events, news and regulatory changes
- Quarterly updates on BBP activities
- Promotion of sustainability related blogs, news, reports and case studies through the BBP website
- Access to member only resources

*“The BBP provides a platform from which we, as an industry, can work together to drive our performance in sustainability, placing it at the top of the agenda.”*

Bill Hughes, Head of Real Assets, Legal & General Investment Management

*“Our reward is working with leading UK property companies on current operational issues and developing solutions which not only benefit Workspace but the industry as a whole. The BBP is not just a ‘talking shop’; we are providing tangible results.”*

David Whiter, Head of Building and Surveying, Workspace Group

If you are interested in joining please contact  
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