



IMPACT REPORT 2018/19

Introduction

Against a backdrop of youth climate strikes, declarations of a climate emergency, and increased business leadership on sustainability issues, the rise and rise of the demand for the sector to address sustainability issues means it has been another busy year for the BBP.

The BBP continues to grow in both influence and impact. Working closely with our members, we have retained our focus on supporting our members by delivering practical tools in response to key sustainability challenges faced by the real estate sector. At the same time, the BBP and its members have demonstrated the industry leadership needed to accelerate progress towards a net zero carbon economy.

This leadership was perhaps nowhere better illustrated than at our gathering of 18 CEOs and CIOs for a Directors Dinner. The leaders within our members' businesses listened intently as climate scientist Professor Chris Rapley outlined the scale and pace of climate change and the potential impacts for the real estate sector. A palpable silence was followed by a swift move by these members to discuss how they could collaborate to demonstrate collective commitment and drive action that would mobilise the whole industry. We will report on the outputs from this in next year's Impact Report.

In addition to its role in facilitating industry leadership, we have continued to enable our members to share knowledge on a wide range of sustainability challenges and have developed tools to encourage greater industry consistency. Initiatives this year include the Responsible Fit-Out Toolkit for Offices, The Acquisitions Checklist (also translated into French) and the use of the NABERS Waste Management Rating Tool by our Managing Agents. The Real Estate Environmental Benchmark again played a vital role in enabling the industry to understand the performance of commercial real estate assets. Now any owner can compare their performance using an online tool developed this year; we will be working hard in the coming year to develop a new platform to gather and analyse the data more efficiently, focusing on data quality. And, after many years of highlighting the importance of addressing the 'performance gap' and establishing the theory of Design for Performance (DfP), we launched our Pioneer Programme, with nine property owners signing up to implement DfP on at least one major office development in their pipeline.

In order to ensure that our influence extends beyond the BBP membership, our stakeholder engagement programme remains a vital part of our work, with the BBP facilitating

engagement with over 60 organisations this year, including industry bodies, NGOs and government.

The work of the BBP is always a truly collaborative effort and we believe this is one of the reasons it remains highly relevant and respected within the industry. In the past year, our members contributed over 850 hours towards the work of the BBP and attended 55 meetings, highlighting their commitment not only to the BBP, but also to embedding sustainability right across the industry. We are extremely grateful for their engagement and vital insights and will continue to work hard to ensure that our outputs reflect their priorities, their different business models and their desire to influence the rest of the industry

I always hesitate to quantify our impact using numbers such as those above; whilst we can count the number of meetings, the downloads of our guidance and the increased number of 'followers' through social media, we can never really be 100% certain that these have resulted in the necessary action to improve the sustainability performance of real estate portfolios. What we do know is that is that an increasing number of real estate organisations are looking to the BBP to support them. BBP membership increased to 31 property owners and MAP membership increased to ten managing agents—the highest number of members in the BBP's 10-year history.

On that note, this year marked 10 years since the start of the BBP. Initially conceived as an initiative to improve the energy performance of London's commercial buildings, the scope and influence of the BBP has evolved to cover a wide range of sustainability issues in properties across the UK and beyond.

I am proud to have been part that journey and privileged to work with the dedicated and talented BBP Executive team who consistently produce the high-quality outputs that enable the BBP to meet its objectives and deliver real impact across the industry. We have much more planned for 2019/20 and I'm excited about what the next year has in store for the BBP and its members. The response of the real estate industry to sustainability will come into sharp focus over the next decade. As always, the BBP stands ready to support its members in addressing challenges with the ultimate aim of providing better buildings for all stakeholders in the built environment.



Sarah Ratcliffe
CEO, Better Buildings Partnership

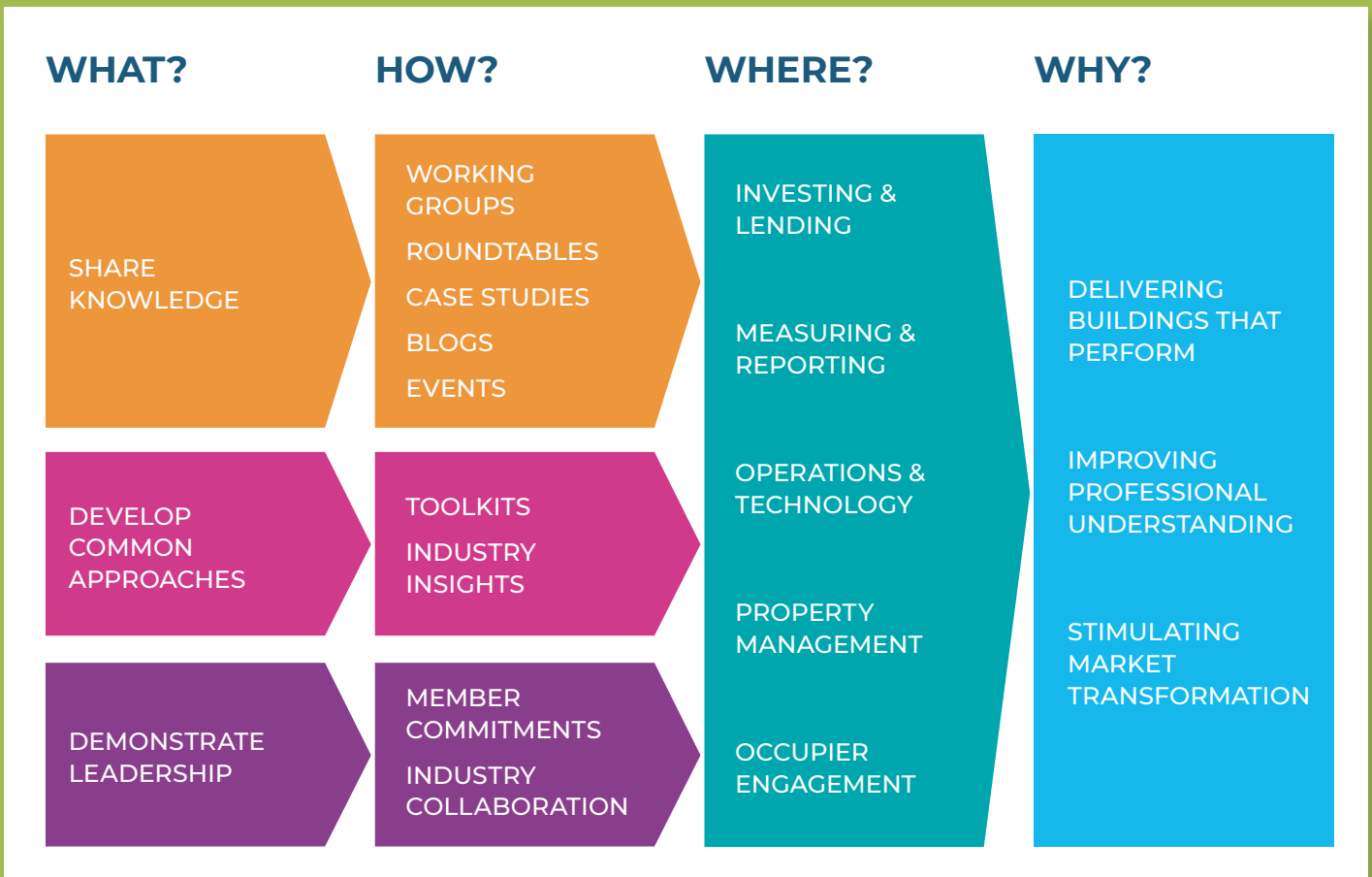


Introduction

The Better Buildings Partnership is a not-for-profit collaboration of the UK's leading commercial property owners committed to working together to improve the sustainability of the existing commercial building stock.

Our new Impact Framework allows us to evaluate our achievements against our aims and objectives. This Impact Report is structured to demonstrate how the BBP has contributed to: Improving Building Performance, Advancing Professional Understanding, and Stimulating Market Transformation.

We do this by working with our members to address key sustainability challenges, share knowledge and develop practical tools that can be used by the wider industry.



BBP Impact at a Glance

OUR IMPACT

- 26% increase in LinkedIn Followers
- 10% increase in Twitter Followers
- 14% increase in Quarterly Newsletter Subscribers
- 10% increase in website views
- 20 blog posts
- 16 case studies
- Over 290 event attendees
- 4 industry events
- 55 meetings
- >850 Member hours contributed

OUR MEMBERS

Better Buildings Partnership Members

- 31 Members
- > £250 billion AUM
- > 600 million m²

Managing Agents Partnership Members

- 10 Members
- Over 29,000 assets in the UK
- Over 90 million m² of commercial property

850+
HOURS CONTRIBUTED
BY MEMBERS

290+
EVENT ATTENDEES

55
MEMBER MEETINGS

All figures 01/04/2018 - 31/03/2019 for Managing Agents Partnership members and Better Buildings Partnership Members

This year, we were delighted to welcome two new members to the BBP:

"... we share the Better Buildings Partnership's mission. Improving the sustainability of the UK's existing commercial building stock will require continual focus, innovation and collaboration from stakeholders across the sector. We joined our peers to work together on shaping our industry's practices and tools for a sustainable future."



Ed Dale-Jones, Head of Sustainable Investing at CBRE Global Investors UK

"... Being a member of the Better Buildings Partnership, gives us an opportunity to collaborate with other property owners on ESG factors, contribute to the BBP Real Estate Environmental Benchmark and also ensure that we continue to demonstrate leadership in sustainability."

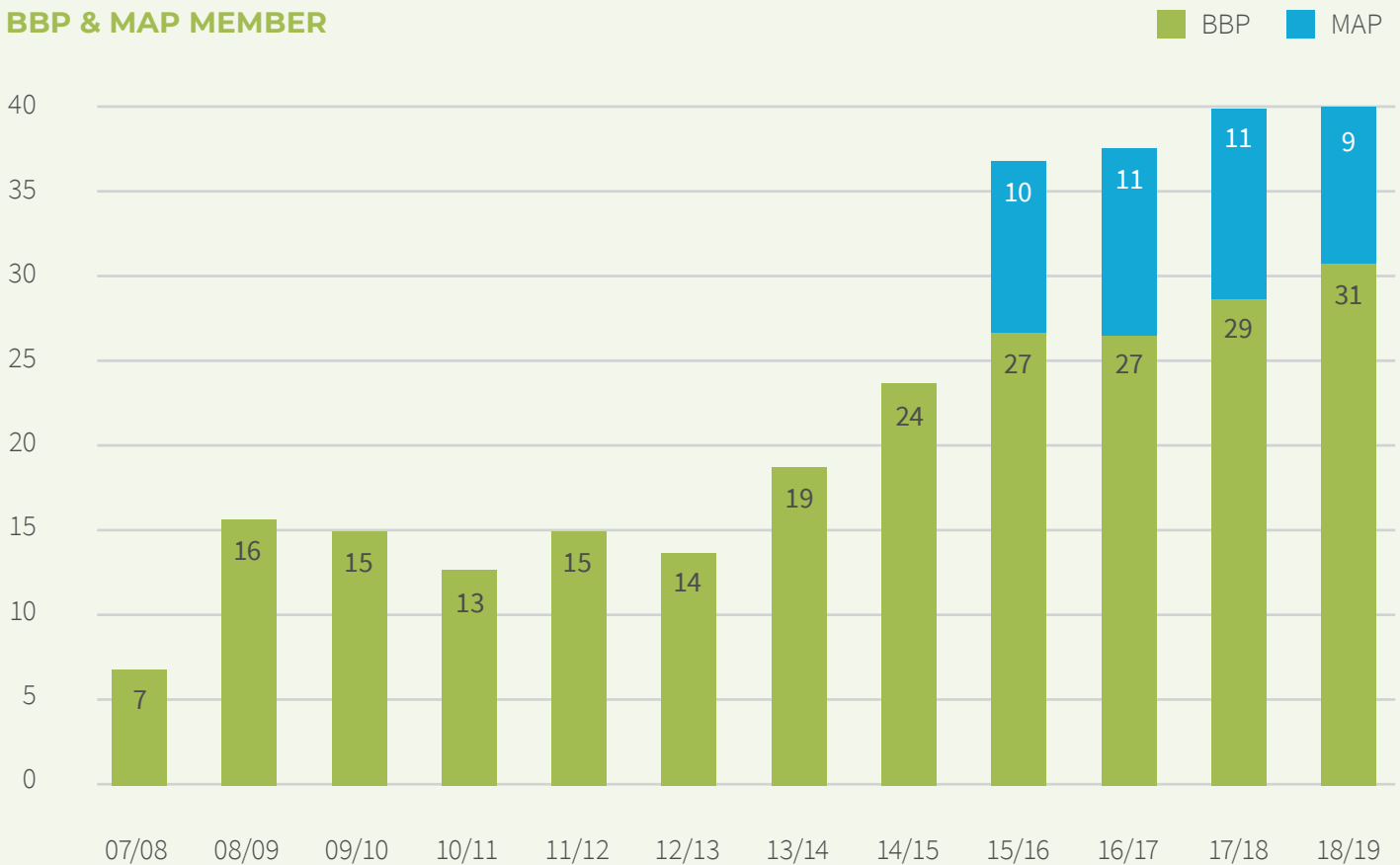


Victoria Quinlan, Managing Director of Investment Management for Lendlease Europe:

Timeline

The BBP has grown from strength to strength over the last 10 years. Originally founded and supported by the GLA and focused on improving the energy performance of London's commercial buildings, the BBP is now an entirely membership funded organisation. The BBP membership base has more than quadrupled since its inauguration. It has radically expanded its scope to cover the UK and increasingly European and global assets, in addition to a wider range of sustainability issues.

BBP & MAP MEMBER



"The Better Buildings Partnership is a fabulous example of collaboration amongst commercial property owners and managers. They have been enormously successful in bringing like-minded companies together to facilitate knowledge transfer and demonstrate leadership in both the strategic and practical aspects of making our building stock more sustainable."

Quinten Babcock, Transport for London & BBP Board Member

Timeline



“Aberdeen Standard Investments has benefitted hugely from being a member of The Better Buildings Partnership. The work on climate resilience and the further development of Real Estate Environmental Benchmark (REEB) initiative has been of particular importance to us and helped us further develop our approach to ESG integration.”

Dan Grandage, Head of ESG, Real Estate, Aberdeen Standard Investments

Sharing Knowledge

A key focus of the BBP is sharing knowledge and disseminating information. Our aim is to: improve our members' understanding of sustainability challenges and opportunities; enable the wider commercial property sector to benefit from best-practice approaches and the lessons learnt by our members; and stimulate and influence market transformation.

Collaborative Knowledge Exchange

This year we ran 12 roundtable sessions covering a vast range of emerging challenges and opportunities highlighted by our members, keeping them up to date with the latest developments in the field and enabling continued leadership.

In response to the rising attention focused on climate change and complexity of risks its poses to the built environment, our members asked us to prioritise this topic with the introduction of new regular 'Climate Risk and Resilience' meetings. These provide a unique setting for the group to share their own experiences, learn from each other, and keep track of the fast-paced evolution of work in this area. So far, these meetings have included insightful presentations from Nuveen Real Estate and LaSalle Investment Management on assessing financial value at risk from climate change.

"The BBP roundtables are invaluable in terms of sharing information on new and emerging topics in an area which evolves at a rapid pace. For example, the Climate Change Resilience Roundtables that we have held have been key in supporting members to understand both the challenges and possible solutions to the challenge."

Sophie Carruth, Head of Sustainability, LaSalle Investment Management

33 Glasshouse Street Achieves European First for Air Quality

08/03/2019

Tags: Measurement & Reporting | Case Study | Health and Wellbeing | Air Quality | Hermes Investment Management

Hermes Investment Management, JLL and Carbon Credentials have collaborated to bring RESET Air to Europe. 33 Glasshouse Street in London has become the first Certified RESET™ Air - Core & Shell project in Europe and the third in the world. This empowers the facilities team to identify ongoing opportunities to improve indoor air quality and certifies it to an international standard.

INDOOR AIR QUALITY AT 33 GLASSHOUSE STREET EXCEEDS INDUSTRY BENCHMARKS

PROVIDING A HEALTHIER WORK ENVIRONMENT

AIR SAMPLES TAKEN EVERY 15 MINUTES TO OPTIMISE MANAGEMENT

REAL-TIME DATA DISPLAYED TO OCCUPIERS

Members have also had the opportunity to discuss with one another how they are responding to the increased demand for greater transparency and reporting on climate changes risks, including responding to the Task Force on Climate related Financial Disclosure (TCFD).

To support members with growing residential portfolios, we also ran a specialist session on certification schemes for this property type. These collaborative cross-sector gatherings allow members to discuss and identify the practical steps they can take collectively to engender market transformation.

Throughout 2018/19, we held a number of highly engaged sessions tailored to our members' needs, including indoor environmental quality, BREEAM In-Use, waste management practices, electric vehicle charging, freight consolidation and single-use plastic. Members shared their experiences tackling emerging issues and integrating new technologies and approaches. Cundall and Hermes Investment Management provided a deep-dive on indoor environmental quality and certification scheme RESET™. They outlined their recent success with 33 Glasshouse Street in London, the first Certified RESET™ Air - Core & Shell project in Europe and the third in the world. To ensure the information shared at these sessions benefitted the wider property sector, we also published a number of detailed case studies on the topics discussed.

Reaching Beyond our Membership

As part of our aim is to disseminate information and ensure the wider commercial property sector benefits from the lessons learned by our members, we are committed to both developing detailed case studies and sharing the BBP's collective knowledge / practical guidance tools at numerous conferences and events throughout the year.

This year we published 16 comprehensive case studies from across our membership. These in-depth articles share learnings from the approaches, challenges, and achievements of our members within the wider industry, showcasing members' best-practice initiatives and innovative projects across a breadth of topics including: health and wellbeing, indoor air quality certification, heritage buildings, innovative waste management and recycling schemes, biodiversity, energy management, the use of the Soft Landings Framework, electric vehicle charging and carbon neutral funds.

To advance professional understanding and support the integration of sustainability know-how into professional competencies, the BBP works hard to ensure that its work and outputs are shared with and utilised by the wider industry.

This year the BBP Executive participated in a wide range of conferences and industry events to ensure the invaluable insights we gather from our members reach far beyond the membership.

For example, the BBP Acquisitions Sustainability Toolkit and BBP Responsible Fit-Out Toolkit were shared at UKGBC and BCO events and work on Design for Performance was shared with attendees at Future Build and CIBSE Build to Perform.

We also contributed towards more than 22 task groups and project outputs with wide-reaching impact across the sector. These include:

- **The RICS Lease code** which references the BBP Green Lease Toolkit.
- **The BCO's 2019 Guide to Office Specification** which advocated designing for operational performance heavily based on the work of the design for performance initiative.
- **The Green Finance Task Force's Accelerating Green Finance report** which references our Industry Insight, Beyond Risk Management: How sustainability is driving innovation in commercial real estate finance.



SPREADING THE WORD IN NUMBERS

10%

INCREASE IN
TWITTER
FOLLOWERS

14%

INCREASE IN
QUARTERLY
NEWSLETTER
SUBSCRIBERS

20

BLOGS

290+

EVENT
ATTENDEES

26%

INCREASE IN
LINKEDIN
FOLLOWERS

16

CASE STUDIES

10%

INCREASE IN
WEBSITE VIEWS

4

INDUSTRY
EVENTS

Developing Common Approaches

The BBP strives to support the integration of sustainability throughout the building life cycle, across a diversity of portfolios and for a range of stakeholders. We regularly produce guidance notes and detailed toolkits that help our members and the sector develop common approaches and industry standardisation to a wide variety of issues that impact sustainability decision making.



Raising the Bar on Sustainability in Acquisitions

In July 2017, the BBP Investment Working Group raised industry standards with the hugely successful launch of the [BBP Acquisitions Sustainability Toolkit](#). Shared with over 70 attendees at a launch event and endorsed by 13 leading property owners from the membership, the Toolkit stimulates market transformation by integrating sustainability considerations into the acquisition process.

Aimed at investment managers, the Toolkit provides a checklist of items that should be reviewed as part of the due-diligence process and sets out the key questions that should be considered post-acquisition to ensure a smooth transition into ongoing management. A first of its kind on sustainability considerations, the Toolkit helps standardise the type of information being requested of vendors and their advisors within the acquisition process.

Moving into 2018, the BBP extended the impact of the Toolkit into Europe with its translation into French. The BBP worked closely with our French counterparts, Observatoire de l'Immobilier, to make the Toolkit applicable for the French real estate market. [Acquisition: le guide pour la due diligence responsable](#) is publicly available via the OID website. This has helped ensure that the common approaches recommended by the BBP extend well beyond the UK to influence wider European property investment.

Fit-Outs for the Future

In July 2018, we were delighted to publish the [Responsible Fit-Out Toolkit: Offices](#), at a much-anticipated launch event. The Toolkit provides detailed guidance on the integration of sustainability and wellbeing principles into office fit-outs and outlines key intervention points for successful owner and occupier engagement throughout the whole fit-out cycle. It also provides occupiers with a suite of design principles to support conversations with design teams and contractors.

As the first interactive on-line resource developed by the BBP, this Toolkit can be easily updated to continually reflect evolving standards and best practice. We therefore welcome any additional examples and recommendations from the industry.

"ESG is becoming increasingly important to our investors... This Toolkit, developed by the industry, for the industry, is of huge value in helping owners approach this subject."

Robert Cass, Head of UK Property Transactions,
Aberdeen Standard Investments

Managing Agents Clean Up Rubbish Data

In late 2017, the Managing Agents Partnership took on the challenge of reimagining waste management practices in the UK by developing two Industry Insights. The Partnership forged a close collaboration with leading waste management service providers to develop practical guidance that would bring greater clarity and consistency to the industry. By enabling property managers and owners to gain a far more accurate understanding of the environmental impacts of their building waste, the guides ultimately allow them to drive real improvements across the industry. The guidance notes included:

- [The Standardised Reporting Framework](#) which drives improved building performance and standardisation through a reporting template and volume to weight conversion factors.
- [The Procurement Specifications'](#) guidance which improves professional understanding amongst non-sustainability professionals on best-practice procurement for new waste management services.

"... CIWM welcomes this partnership initiative. Accurate data benefits both client and contractor, helping to identify areas where improvements can be delivered and ensuring that progress and performance can be tracked effectively. Procurement is another important driver for change and these specifications will help to mainstream good practice and ensure waste is firmly on the agenda."

Chris Murphy, deputy chief executive of CIWM, professional body for the resource and waste management sector.

Piloting NABERS Waste Rating Tool

Throughout 2018/19, we continued to support members in embedding the recommendations into their waste management practices and assess options to rate the waste performance of properties by piloting the NABERS Waste Rating Tool. The Managing Agents Partnership was delighted to collaborate with the Office of Environment and Heritage, NSW, to support the development of an online NABERS Waste Rating Tool.

The group submitted waste data from 13 properties to assess the tool's applicability for use in the UK and assess whether this could unlock radical improvements in understanding performance and subsequently drive progress in waste management practices.

Following feedback from the Managing Agents Partnership, the NABERS Waste Rating Tool launched in June 2018. The tool rates the waste management performance of office buildings in Australia via an online interactive platform. The Managing Agents Partnership will continue to collaborate with NSW to develop a tool for the UK that increases transparency of waste data and encourages improvements in performance.

Mitigating Risks to Heritage Properties

The recent introduction of Minimum Energy Efficiency Standards brought the importance of EPC ratings sharply into focus. The BBP responded rapidly to a growing challenge highlighted among our membership, delivering specialist [guidance for heritage buildings' EPCs](#). This detailed industry insight helps property owners mitigate the risks posed by MEES compliance to their heritage properties. It outlines the risks of installing inappropriate improvement measures that compromise the historic value of such properties and offers expert advice on alternative solutions.

"This Toolkit proves a valuable source of best practice that we can freely share with our customers, helping them to sustainably fit out their space and improve the occupier experience for their staff."

Neil Pennell, Head of Design, Innovation and Product Solutions, Landsec

Comparing and Assessing Building Performance

As pressure on the sector to disclose performance grows, the BBP's work on developing common approaches to measuring, reporting and benchmarking continues to provide a critical resource for members and the industry alike.

With data on over 1 million m² of floor area, the BBP's Real Estate Environmental Benchmark (REEB) is the largest benchmarking tool of its kind and provides invaluable insight into the latest energy performance of commercial property in the UK.

Our detailed member feedback, as well as the publicly available [Benchmarks](#) and [Data Snapshot](#) analysis—used widely by the industry—support property owners in comparing their assets' performance. They also provide decisive insights that drive improvements in building performance.

Annual data collection and regular review of the benchmarking methodology earn REEB its distinction as one of the most up-to-date and comprehensive datasets concerning performance in-use that is freely available to the industry. In 2018, work started on the future development of REEB into a bespoke online platform for data collection and analytics.

How does your building compare?

As the use of REEB across the industry continues to expand, the BBP chose to develop a new online tool to allow anyone seeking to understand the performance of their assets relative to the REEB benchmark. Launched in 2018, the easy-to-use, 'quick comparison' tool on the BBP website provides easy access to the publicly available methodologies to calculate their building's performance and compare it to the benchmarks.

KEY REEB FACTS

7.1M M ² OF FLOOR AREA	+25% COMPARED TO 2016
683 PROPERTIES	+30% COMPARED TO 2016
1,238 GWH ENERGY CONSUMPTION	+14% COMPARED TO 2016
£130M GWH ENERGY CONSUMPTION	+14% COMPARED TO 2016
235 NEW PROPERTIES	+6% COMPARED TO 2016
948 GWH LIKE-FOR-LIKE ENERGY CONSUMPTION	-0.4% COMPARED TO 2016

Demonstrating Leadership

The BBP membership consists of many of the UK's largest property owners and one of the BBP's core objectives is to enable our members to demonstrate sustainability leadership in the real estate sector.

This leadership can be seen in how members support and contribute to the development of the BBP's wide range of tools and guidance, but also through the work of the BBP to encourage significant and transformational shifts in the market. Leadership can take many different forms; it not only involves engaging senior leaders within the industry, but also requires an unwavering focus on practical delivery. The two initiatives below are both excellent examples of how the BBP is engaging with its membership to lead and drive the transformation of the sector.

"I outlined the scientific evidence that the situation is serious, and that transformational change is urgently required... This opened up a vigorous discussion of the ways in which property owners can drive genuine progress in mitigating climate change risks... My strong impression was that those present recognised the need for a quantum leap in the scale and rate of action and were actively seeking to respond to the challenge."

Professor Chris Rapley, CBE, University College London



Directors Dinner on Climate Change

To galvanise engagement on the mounting climate crisis, we brought together 18 CEOs, CIOs and Directors from across the BBP membership to hear insight from renowned climate scientist, Professor Chris Rapley CBE on the urgency for action on climate change and discuss the collective actions they can take to make a significant change in the sector. At a unique [event](#) celebrating the 10th Anniversary of the BBP, members made clear their willingness to work collectively to accelerate progress in de-carbonising the UK's built environment.

Delivering Better Buildings by Designing for Performance

This year, the pioneering collaborative industry Design for Performance (DfP) initiative gained momentum with numerous major announcements. Following the success of the 18-month pilot projects, the initiative is another step closer to realising its ambitious aim of addressing the 'Performance Gap' and the UK's 'Design-for-Compliance' culture by introducing operational energy performance targets into the development process of new office buildings.

These pilot studies demonstrated the significant benefits to be gained from adapting the hugely successful NABERS Commitment Agreement used in Australia to a UK market, which were outlined in the [Pilot Programme: Technical Report](#).

The BBP’s instrumental role in this project saw seven members—Great Portland Estates, Grosvenor Britain & Ireland, Landsec, LGIM Real Assets, Lendlease, Nuveen Real Estate and The Crown Estate—commit to this innovative approach to building performance as the first seven DfP Pioneers. This was followed later in the year by non-members Derwent London and Stanhope.

The vast engagement from the sector on Design for Performance necessitated two industry events this year, one held at Nuveen Real Estate and the other held in partnership with the British Council for Offices.

Through extensive industry engagement the BBP has broadened the reach of the Design for Performance initiative, embedding the trailblazing DfP principles within industry standards and core professional competencies including:

- [BCO’s 2019 Guide to Office Specification](#)
- [BREEAM New Construction 2018](#)
- [BSRIA’s Soft Landings and Design for Performance Report](#)
- [CIBSE’s TM39 Building Energy Metering](#)
- [RIBA’s Plan of Work](#)



“We recognise that the development of an accurate rating to reflect the operational energy performance of buildings is key to addressing carbon emissions generated from the built environment. Great Portland Estates plc is delighted to be supporting this initiative as a Design for Performance Pioneer.”

Andrew White, Development Director, Great Portland Estates plc.

“The Crown Estate is pleased to be a pioneer for the Design for Performance programme... This is an important step towards driving collaboration across industry and to ultimately delivering better performing buildings which benefit our customers.”

Matthew Giles, Head of Development and Project Management at The Crown Estate

The DfP initiative has also engaged with a number of organisations who have been keen to draw on the project’s research to help inform energy policy and market transformation. The initiative was referenced in the following:

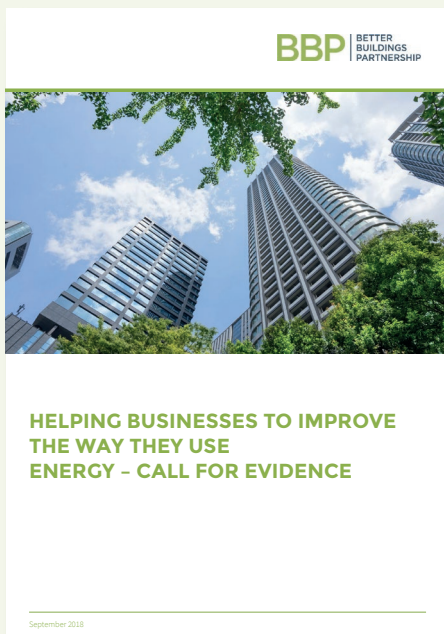
- Government’s response to the Call for Evidence on [Helping Businesses to Improve the way they use Energy](#)
- Committee on Climate Change’s [Reducing UK emissions 2018 Progress Report to Parliament](#)
- Aldersgate Group’s [Help or Hindrance? Environmental Regulations and Competitiveness](#)
- UK-GBC’s [Net Zero Buildings - A Framework Definition](#)
- [London Energy Transformation Initiative \(LETI\) Declaration for air-conditioned offices](#)

“The Design for Performance initiative creates an opportunity for collaboration between industry partners to influence the way building performance is benchmarked...”

Victoria Quinlan, Managing Director, Investment Management at Lendlease

Answering the Call

The BBP is dedicated to utilising the collective expertise of our members to demonstrate leadership and support sector-wide improvement of building performance, regularly responding to government Calls for Evidence. This year was no exception, with the BBP publishing two responses to government Calls for Evidence. Not only did we respond to [Helping businesses to improve the way they use energy](#) highlighting the importance of integrating DfP principles into energy policy, but we also collated detailed feedback from our members for the Call for Evidence [Energy Performance Certificates for Buildings](#). In both these papers, we highlight how the current regulatory framework is creating a ‘design-for-compliance’ culture in the industry and the importance of placing greater emphasis on performance of buildings in-use—a key objective of our work with the Real Estate Environmental Benchmark and Design for Performance Initiative.



‘...approaches such as Design for Performance, led by the Better Buildings Partnership, point to the importance of being able to split out metered energy between the ‘base building’ which is the responsibility of the landlord, and additional demands (e.g. computing) which is the core responsibility of the tenant. Government should support further work in this area.’

Department for Business, Energy & Industrial Strategy, Helping Businesses to Improve the Way They Use Energy - Government Response

‘The Government will continue to work with the Better Building Partnership (BBP) on this project. One of the overriding messages from respondents to this CfE was that making use of operational performance data will be key to meeting current and future ambitions. The Government agrees with respondents and will use the findings from the BBP project to review the ways in which operational performance can be measured and utilised across the diversity of the building stock to drive improved energy efficiency through current and future policy.’

Committee on Climate Change, Reducing UK Emissions 2018 Progress Report

Industry Collaboration

In order to deliver its extensive programme of work, the BBP works with a wide range of organisations across the industry. The BBP always looks for opportunities to collaborate and support the work of other organisations before embarking on new

projects. It is also keen to mobilise its members to contribute to other programmes of work which are consistent with its objectives. This year, the BBP collaborated with over 60 organisations to deliver its work programme.

IN 2018/19 THE BBP COLLABORATED WITH OVER 60 ORGANISATIONS TO DELIVER ITS WORK PROGRAMME

ENGINEERING AND CONSULTING

AECOM
Arup
Atkins
Built Physics
BuroHappold Engineering
Cundall
Hoare Lea
KJ Tait
Ramboll
TFT
Watkins Payne

REAL ESTATE OWNERS, LENDERS AND OCCUPIERS

Derwent London
Stanhope
Costa
RBS
Lloyds Bank
ABN AMRO

ADVISORY

EVORA
GWP Project Services
Verco Global
WSP
Carbon Credentials
Elina Grigoriou Interiors
CMS-CMNO
Practical Law Company
Pinsent Masons
FutureGround
New Star
BPR Group
Don't Waste
Pod point
Benefacto
Arbnco

GOVERNMENT, CAMPAIGNS & ACADEMIA

BEIS
University of Delft
University College London
NABERS
Hubbub
A Plastic Planet
LETI

INDUSTRY BODIES

UKGBC
BCO
BRE
BSRIA
CIBSE
ULI
Building Performance
Network
Society of Property
Researchers
UNEP FI
GLA
EPRA
National Social Value Task force
Construction Leadership Council
WGBC
OID
GRESB
RICS
Environment Agency
Energy UK
GPA
IPF
CIWM
CREFC Europe
UNEP

Looking Forward

In 2019/20 the BBP's extensive operational plan includes a wide range of activities that will continue to support our members and further our organisational objectives. These will continue to span a wide range of issues and asset types, but over the coming year, we will be placing particular emphasis on three key themes.

1. THE CLIMATE CRISIS

Following the Directors' Dinner on Climate Change the BBP will be working with members to develop a pioneering Climate Commitment which acknowledges long-term challenges and takes an ambitious approach to defining long-term targets. We will be supporting members in putting this commitment into practice, developing industry guidance to encourage greater clarity and consistency on the pathways to zero carbon buildings. The BBP has provided a key forum for industry leaders to debate and agree on the urgency of the challenge. The Commitment and subsequent monitoring of members' progress by the BBP will ensure that this rhetoric is backed-up by industry-leading action.

2. BUILDING PERFORMANCE

Improving building performance has always been a consistent theme throughout the BBP's work. One of the key industry challenges in this regard is a lack of transparency and disclosure of asset-level building performance. The BBP-led Real Estate Environmental Benchmark (REEB) and Design for Performance Initiatives both tackle this issue by providing greater understanding and disclosure of in-use performance of commercial real estate buildings. This will continue to drive both improvements in performance and the industry upskilling that is required to deliver them. The upcoming update of the Responsible Property Management Toolkit will provide comprehensive practical guidance on how to improve building performance across a wide range of sustainability issues. In combination, these projects will provide property owners and managers with the practical tools they need to deliver better building performance.

3. OCCUPIER ENGAGEMENT

Action on sustainability in the real estate sector has for some time naturally focused on the critical role of property owners, developers and managers. In this work, it is becoming increasingly evident that a significant proportion of a building's environmental impact is associated with the occupiers' activities. To improve the performance of 'whole' buildings, occupier engagement must therefore feature much more strongly in policies and actions for commercial assets. It is for this reason that we will be focusing our efforts on occupier engagement in the coming year. This will include work to update one of the BBP's most successful tools—the Green Lease Toolkit—and other initiatives to support and encourage owner-occupier collaboration.



Thank You

Aberdeen Standard
Investments

AVIVA
INVESTORS

Blackstone

BMO Real Estate Partners
BMO Global Asset Management

British
Land

bruntwood

CANARY WHARF
GROUP PLC

C&R
CAPITAL &
REGIONAL

CBRE
GLOBAL
INVESTORS

CLS Holdings plc

CORDING
REAL ESTATE GROUP

DWS

DERWENT
LONDON

GREAT
PORTLAND
ESTATES

GROSVENOR

Hammerson

HERMES
INVESTMENT MANAGEMENT

intu

Landsec

LaSalle
INVESTMENT MANAGEMENT

Legal &
General
INVESTMENT MANAGEMENT

lendlease

LOW
CARBON
WORKPLACE
Partnership

M&G
REAL ESTATE

NORGES BANK
INVESTMENT MANAGEMENT

nuveen
REAL ESTATE

Schroders

SEGRO
WHERE BUSINESS WORKS

Shaftesbury

THE CROWN
ESTATE

Transport
for London

WORKSPACE

AVISON
YOUNG

CBRE

CUSHMAN &
WAKEFIELD

JLL

Knight
Frank

Lambert
Smith
Hampton

MAPP

MONTAGU
EVANS

savills

workman
retail