

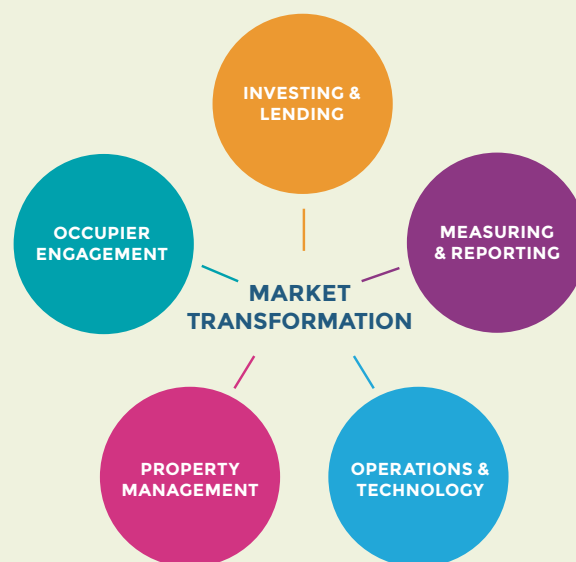
THE BBP IS A COLLABORATION OF THE UK'S LEADING
COMMERCIAL PROPERTY OWNERS WHO ARE WORKING
TOGETHER TO IMPROVE THE SUSTAINABILITY OF
EXISTING COMMERCIAL BUILDING STOCK.



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.

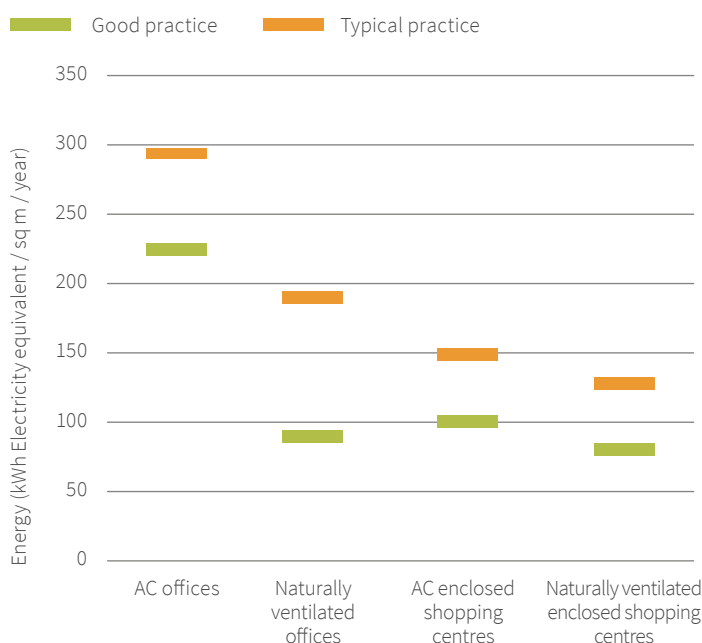
PROPERTY MANAGEMENT

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

Industry insights








SUSTAINABILITY BITES?

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

NOVEMBER 2015





2015 GRESB CONSULTATION

NOVEMBER 2015

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 Gossard (Sales) | Sue Doherty | 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 CO₂ 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 CO₂ 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 is a 150,000 sq ft open shopping district in the heart of the city of Canterbury.

Drivers for the Whitefriars PV installation included:

- Supporting TH Real Estate's RPI programme, reducing CO₂ emissions and generating financial benefits for TH Real Estate and its occupiers.
- Whitefriars was a strong option 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 Turley Renewable to complete the planning submissions, technical specification and technical specifications, and to project manage the tendering process and installation period. Anderson Energy won the contract to supply and install the panels. The team worked with the Whitefriars Centre Manager throughout.

Two PV arrays were installed at Whitefriars in 2013:

- 50 kWp supplying the common parts, with energy bills paid by occupiers through the service charge.
- 41 kWp connected to the car park lighting, in 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, basements and customer car parks. Savings on electricity bills, lighting replacement costs and maintenance will deliver payback on the £17,500 investment in LED replacement 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 £9,700 savings on car park electricity costs, £9,200 income on electricity for common parts and £21,200 from Government Grant in Tuft.

Related Resources

Savills Launches Food Waste Digesters at Primroseway

20 Fenchurch Street: Sustainability in an Urban Context

Savills Rolls Out BREAM in Use After Results at 3 Aldermanbury Square

Land Securities Creates Green Walls in Central London

See all resources



Land Securities Creates Green Walls in Central London

14/11/2015

Tom Gossard (Sales) | Land Securities

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, 42 Buckingham Gate and 20 Fenchurch Street are improving the experience for office workers, shoppers and pedestrians, and providing important plant and insect habitats in the urban environment.

12,500 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 is the largest commercial landlord in the UK, with a portfolio of over 100 million sq ft of office space. In 2014, the company announced its commitment to creating green walls at its properties and developments in recent years, working with green wall specialist Biodiversa. Green walls at New Street Square, 42 Buckingham Gate and 20 Fenchurch Street are improving the experience for office workers, shoppers and pedestrians, and providing important plant and insect habitats in the urban environment.

Actions

At 20 Fenchurch Street, a 10m x 10m x 10m green wall was installed, creating a green wall that is 10m high, 10m wide and 10m deep. The green wall, which is made of concrete and steel, is 10m high, 10m wide and 10m deep. The green wall, which is made of concrete and steel, is 10m high, 10m wide and 10m deep.

BREAM VERY GOOD IN A 1900S BUILDING
HEALTHY AND CONTEMPORARY ENVIRONMENT
ENHANCED OCCUPANT APPRAISAL
INCREASED RENTAL VALUE
EXTENDING THE BUILDING'S USEFUL LIFE

Situation

Shaftesbury is a property investment company, which has a portfolio of over 100 million sq ft of office space. In 2014, the company announced its commitment to creating green walls at its properties and developments in recent years, working with green wall specialist Biodiversa. Green walls at New Street Square, 42 Buckingham Gate and 20 Fenchurch Street are improving the experience for office workers, shoppers and pedestrians, and providing important plant and insect habitats in the urban environment.

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Toolkits



Green Lease Toolkit

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

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 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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 [better-buildings-partnership](https://www.linkedin.com/company/better-buildings-partnership)

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