

Creating sustainable spaces

Our long-term vision for sustainability

See how we:

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Front cover:
30 Broadwick Street, our most
sustainable building yet
– BREEAM Excellent
– EPC A Rating
– FSC Chain of Custody
Project Certification

“The way we live and work is rapidly changing. From climate change to urbanisation and the mass digitisation of markets and behaviours, never before has there been such a need for our cities to adapt and evolve.

As the creators and managers of £3.1 billion of property assets across London, we are invested in shaping a sustainable future. Our vision for sustainability is based on unlocking the current and future potential of our buildings to meet the needs of today and tomorrow.”

Toby Courtauld Chief Executive





Creating sustainable places

With London's population predicted to hit ten million by 2030, the interaction between people and place is key to the success of our buildings.

We must be able to adapt our built environment to ensure that our spaces encourage maximum productivity and provide the flexibility our occupiers need.

We will:

Provide flexible spaces that work for all generations.

Provide smart spaces to allow occupiers the flexibility to occupy their workplace in diverse and productive ways.



Work with local community representatives to understand their aspirations to inform our proposals.

Provide spaces and opportunities for occupiers to live, communicate and network.

Work with local authorities, the community and our neighbours to contribute to urban greening measures.

Continue to develop our core wellbeing measures for refurbishments and developments in line with changes to best practice.

Maximise the provision of building facilities for daily exercise and low-carbon commuting.



A photograph of a modern architectural courtyard. In the foreground, a long, narrow, rectangular water feature with a textured surface reflects the surrounding environment. The water is dark and still, creating a clear reflection of the sky, the courtyard's path, and the planters. The courtyard path is made of light-colored, rectangular paving stones. On either side of the path are raised, dark-colored planters filled with various green plants and small purple flowers. In the background, a modern building with large glass windows and a light-colored facade is visible. The overall atmosphere is serene and contemporary.

Creating a
sustainable
footprint

By minimising our use of natural resources and improving the efficiency of our assets, we reduce the footprint of our portfolio and contribute to a more sustainable London.

We will:

Reduce our operational carbon emissions from our existing buildings in line with the Paris Agreement on climate change through the:

- Purchase of 100% renewable energy for all landlord purchased energy supplies
- Installation of proven energy efficient technologies across our portfolio.

Design our projects to be as low carbon as practicable by:

- Maximising the energy efficiency of the building envelope.
- Providing low carbon energy generation solutions using the most appropriate mix of renewable or low carbon energy technologies and local energy generation solutions.
- Seeking to reduce through the design and manufacture of our buildings embodied carbon for all projects.



Minimise water use through water saving measures and water harvesting.

Aim for 100% of waste from our development sites to be reused or recycled.

Aim for 100% of waste from our occupied buildings to be reused or recycled.

Contribute to local air quality improvement measures by:

- Supporting electric vehicle use.
- Implementing measures to minimise deliveries and collections from our buildings.

A photograph of two men in dark blue suits standing outside The Ivy restaurant. The man on the left is seen from the side, looking towards the man on the right. The man on the right is facing him, smiling, with his hands clasped. They are standing in front of the restaurant's outdoor seating area, which features wicker chairs and tables. A green awning with 'THE IVY' in gold letters is visible above the entrance. The building has a mix of brick and modern glass panels. A tall, silver patio heater is positioned to the right of the men. The text 'Creating sustainable relationships' is overlaid in white, centered on the image.

Creating sustainable relationships

In order to ensure the long-term success of our business it is essential that we create sustainable relationships with our occupiers, supply chain, employees, local government and surrounding communities.

We will:

Work with industry bodies and our supply chain to maximise apprenticeship opportunities at our developments and managed buildings.

Promote the property and construction industry through engagement with local schools.

Work with colleges and universities to develop the knowledge and skills of the future workforce.



Help the existing workforce to adapt to new ways of working.

Work with our contractors to eradicate modern slavery from the supply chain.

Support our employees in contributing to the local community.



The background of the entire page is a photograph of a park. In the foreground, there is a grassy hill. To the left, several large trees with dense foliage are visible. In the distance, the London skyline is visible, including the BT Tower. A person is sitting on the grassy hill, looking towards the city. The sun is shining brightly from the top right corner, creating a lens flare effect.

GREAT
PORTLAND
ESTATES

Great Portland Estates plc
33 Cavendish Square
London W1G 0PW
Tel: 020 7647 3000
www.gpe.co.uk