Landsec

Sustainable Development Toolkit

Contents

Foreword from CEO Mark Allan

Collectively, our industry has a significant responsibility. We need to ensure that through our developments we act to safeguard the planet for future generations while still meeting the needs of our customers and communities today.

Like all such statements, the above is easy to write but difficult to deliver.

Landsec has made a lot of commitments to tackling the big issues – enhancing social mobility by creating jobs and opportunities, transitioning to net zero by decarbonising our portfolio, supporting sustainable design and innovation, and ensuring efficient use of natural resources across our assets. But these commitments are only as good as the plans in place and the collaboration of our teams and their partners to deliver them.

And that is where this Sustainable Development Toolkit comes in. It follows a year's work considering and reviewing our approach to sustainability across all aspects of our business which resulted in our new framework, Build Well, Live Well, Act Well.

The framework sets out our corporate commitments in sustainability, focusing our actions on the areas where we can make the most impact as well as embedding our approach to sustainability across Landsec.

This new Toolkit is one of the ways in which we are seeking to embed sustainability in everything we do and particularly in development. translating our corporate commitments into a comprehensive guide for our development teams and external partners.

I hope you find it useful in understanding and delivering on Landsec's commitment to Build Well, Live Well and Act Well.

Introduction to Landsec

Who we are

Landsec is one of the leading real estate companies in the UK. We create places that make a lasting positive contribution to our communities and our planet. We bring people together, forming connections with each other and the spaces we create.

What we do

To create value, we buy, develop, manage and sell property, drawing on a range of financial, physical and social resources.

We have the potential to add significant value through our portfolio and activities, and we match our capital and capabilities to ensure we focus on areas where we can add the most value.

Our approach to sustainability:

Build Well, Live Well, Act Well

At Landsec, everything we do is driven by our purpose:

Sustainable places, connecting communities, realising potential.

Our purpose is the why underpinning our actions and business decisions. Our approach to sustainability enables us to deliver our purpose by anticipating and responding to the changing needs of our customers, communities, partners and employees. We plan for the long term but have the flexibility to respond to opportunities and challenges as they arise.

Our sustainability vision is therefore to design, develop and manage buildings in ways that will enhance the health of our environment and improve the quality of life for our people, customers and communities now and for future generations.

We will achieve this vision through three pillars.

We will Build Well, by creating, operating, and investing in low-carbon, restorative places as we transition to net zero, and we will support our customers do the same. Where possible, we will build up instead of taking down, enhance green spaces, improve air quality and partner to pioneer new models of sustainable design and innovation.

We will enable people to Live Well, by improving wellbeing, and creating spaces where shoppers are happy and workers productive. We will support communities to thrive - building inclusive places and opening up job opportunities for those who need them most.

We will Act Well, by continuously evolving and embedding our commitment to sustainability in everything we do. Developing local action plans so that everyone (from colleagues to suppliers) and every building (from Timber Square to Gunwharf Quays) has a role in delivering our vision, ensuring that the places we create and care for stand the test of time.

We are focusing our actions on the Environmental, Social and Governance (ESG) risks and opportunities relevant to our business and stakeholders through eight ESG themes.

Build Well	Live Well	Act Well
Decarbonising our portfolio and transitioning to net zero	Creating opportunities and tackling local issues	Embedding ESG
Enhancing nature and green spaces	Inclusive places	Doing the basics brilliantly
Using resources efficiently	Improving wellbeing	

Under each theme, we have a suite of targets to demonstrate the actions we are taking to address each of our issues. These targets will evolve as we continue to develop our approach.

Our Build Well, Live Well, Act Well framework enables all our colleagues to focus our actions on the issues where we can have the biggest impact, ensuring we all have a clear understanding of the role we play in supporting our commitments and targets.

How to use this document

The Sustainable Development Toolkit translates this framework into a comprehensive guide for our development teams and all our external partners. This ensures that we design and develop our new schemes and major refurbishments in line with our sustainability vision, corporate commitments and targets. It also sets out a systematic approach for us to achieve sustainable development, culminating in a scheme-specific Sustainability Strategy and Social Value Strategy being developed.

The nature and scale of the development will determine the level of ambition and actions required for each area of our framework. As a minimum, we expect that sustainability is considered from the outset and that a Sustainability Strategy and Social Value Strategy is prepared for each scheme.

At Landsec, we are continually striving for the highest sustainability standards, and we therefore expect this toolkit to evolve over time to reflect changing standards in society, the environment and the economy. As these updates occur, we will continue to engage with our external partners to make them aware of any material changes.

The Sustainable Development Toolkit is to be used as follows:

1) Our development teams will ensure all relevant stakeholders are made aware of this toolkit at the inception of any new development or major refurbishment. The document is available on our website Landsec.com for external partners to access.

2) Representatives from our sustainability team will be appointed at the start of each scheme to work alongside our development team to assess the need for external support and if required, help shape the scope of work for environmental and social value partners.

3) The toolkit will be used to set out a scheme-specific sustainability vision and ambition against the Build Well, Live Well, Act Well framework culminating in the publication of a Sustainability Strategy and Social Value Strategy. These strategies are to be developed in collaboration with our development and sustainability teams and external partners.

4) The Sustainability Strategy and Social Value Strategies for each scheme will be translated into a Sustainability Action Plan that confirms the agreed targets and sets out the key performance indicators (KPIs) that will be used to monitor and track progress throughout the scheme lifecycle.

5) The Action Plans are monitored on a regular basis by our development teams, working closely with our sustainability team to ensure that the actions being taken are supporting the delivery of Build Well, Live Well, Act Well.

Please note, a glossary of key terms has been included in the appendix at the end of this document. Terms in the glossary have been indicated with an asterisk. (*)

Landsec development stages

We have set out this document with a view to embedding Build Well, Live Well, Act Well across the lifecycle of our schemes, ensuring that we are speaking to our vision of designing, developing, and managing places for the betterment of our environment and communities.

Each of the successive sections will speak to the following development stages which are analogous to **RIBA stages 0-7.**

Roles and responsibilities

To create outstanding experiences across our developments, we rely on diverse roles, skills, and talents. This section outlines who our key partners are, both internally and externally, as well as their roles and responsibilities.

Landsec colleagues

Role	Description
Development	Development have overall responsibility for delivering our schemes. They work closely with our customers, liaise with planning authorities, and manage development costs. They're responsible for the section 106 application and manage relationships with community groups. They also make sure the Sustainability Action Plan is compiled pre-planning, and that the objectives of the plan are delivered by the end of the first year of occupation.
Project	Project have overall control of construction costs and delivery. They're responsible for ensuring that green and healthy building certifications like Home Quality Mark*, BREEAM*, and WELL* are undertaken and completed and that compliance with our environmental management system is achieved.
Engineering & technology	Engineers ensure that the design of the development meets our requirements. They focus on sustainable design and operational energy efficiency ensuring the aspirations of our energy management system are achieved. Our technology solutions team work together with the engineers to design building systems and security. The engineers stay involved in every scheme throughout the soft landings* phase, where we handover the building while ensuring that we optimise its operational performance, which occurs during the Commissioning / Post-construction stage.

Role	Description
Leasing	Leasing work with customers to agree on sustainability objectives through the leasing process. Leasing managers also help our customers with their sustainability challenges. They draw upon the expertise of the engineering and sustainability teams to do this.
Operations	The operations team take over the site at completion. The team are responsible for training the main contractors, facilitated by the engineers. This includes training the Technical Services Manager who is responsible for the upkeep of the building services.
Sustainability	The sustainability team guide and advise our development and operations teams to ensure that ESG risks and opportunities are considered at all stages of the process. The team are involved in creating the Sustainability Strategy and Social Value Strategy, working with various teams and partners to ensure their successful delivery.
Health, safety & security	Our health, safety and security managers make sure schemes are delivered safely, with the health and wellbeing of the workforce in mind. They also ensure our developments are designed for safe operation and are resilient to security threats.

Landsec partners

Role	Description
Community engagement	Community engagement teams are usually based alongside our principal contractors. They lead on neighbourly relations, whilst ensuring Landsec's employment and skills, section 106 and social value commitments are achieved during the procurement and construction phase of a development.
External design team	Our consultants (including sustainability consultants) are responsible for designing and delivering a scheme ensuring compliance with the scheme-specific Sustainability Strategy and Social Value Strategy. Sustainability consultants are responsible for liaising with the Landsec team, external design team and contractor to ensure that the sustainability plan is on track and targets are met at practical completion and during operations.
Contractors	Contractors are responsible for delivering the scheme in accordance with the intended design. They are tasked with finding carbon reduction opportunities throughout the procurement and construction process by prioritising local sourcing of materials, engaging with their suppliers for low carbon alternatives and operating their site in the most efficient manner.
Social value consultants	Social value consultants work with Landsec and external design teams throughout the planning process to help put a Social Value Strategy in place to generate the most social and economic benefits through the design, construction, management, and occupation of a development.

BUILD WELL

Build Well

Build Well is our commitment to design, develop and manage buildings to tackle climate change, and enhance the health of the environment by achieving net zero and going beyond.

We will achieve this commitment by focusing on the environmental issues that matter most:

- Decarbonising our portfolio & transitioning to net zero
- Enhancing nature and green spaces
- Using resources efficiently

What it means to Build Well

We want to create, operate and invest in low-carbon, restorative places, enhancing green spaces, improving air quality and working to pioneer new models of sustainable design.

Our targets aim to drive action, specifically on:

- **Reducing operational carbon emissions meeting our science-based target by 2030 and investing £135m to decarbonise our portfolio, transitioning to net zero;**

- **Designing and developing net zero schemes, reducing embodied carbon by 50% across our developments compared to a typical building by 2030.**

In this section

This section provides guidance around how to ensure Build Well targets are met throughout the development stages of each of our schemes.

We will monitor and report progress throughout the lifecycle of the development.

Embedding Build Well throughout our development stages

In order for our schemes to apply the principles of Build Well into the production of the Sustainability Strategy, design teams and their contractors must use the following checklist to guide the development of this strategy for each scheme. We will continue to monitor and report against these targets to provide a quantifiable understanding of our performance.

Our nature strategy is delivered in our development stages through our core nature requirements (CNRs) which are embeded in the below checklist.

These requirements are denoted by the icon. Whenever a Green Intervention is mentioned, please refer to Appendix 4.

Topic	Focus area	Process	Target		Landsec development stages					
			Commercial	Residential	Feasibility	Pre-planning	Detailed design	Procurement & construc-tion	Commission-ing/post-construction	Building occupation
Embodied and Whole Life Carbon	RICS Whole Life Carbon* Modules A1-A5	• An embodied carbon consultant must be appointed during the feasibility stage • The consultant will provide live optioneering of elemental options in the early design to ensure that the scheme stays on target • A full RICS Whole Life Carbon assessment* must be completed by the end of RIBA stage 2, covering modules A-D • Embodied carbon must be tracked throughout the scheme lifecycle and further reduction opportunities should be identified throughout detailed design, procurement and construction • A carbon tracker will run parallel to any value engineering tracker • During construction, an updated model must be produced every 6 months based on as-built information • An internal target will be set to further reduce embodied carbon from a RIBA Stage 3 baseline, which will be included in the contractor Employer's Requirements	• For schemes designed up until 2024 (delivered between 2024- 2028): <600kgCO_2e/m^2(GIA) • For schemes designed from 2025 up until 2029 (delivered between 2029-2034): <500kgCO_2e/m^2 (GIA)	• For schemes designed up until 2024 (delivered between 2024-2028): <500kgCO_2e/m^2 (GIA) • For schemes designed from 2025 up until 2029 (delivered between 2029-2034): <400kgCO_2e m^2 (GIA)	✓	✓	✓	✓	✓	
	RICS Whole Life Carbon Modules B-C	• Whole life carbon will be calculated alongside upfront carbon to ensure that design decisions do not result in unintended increased carbon emissions from Modules B-C. Of particular relevance is refrigerant leakage during the operation of all electric buildings	• For schemes designed up until 2024 (delivered between 2024- 2028): 370kgCO_2e/m^2 (GIA) • For schemes designed from 2025 up until 2029 (delivered between 2029-2034): 300kgCO_2e/m^2 (GIA)	• For schemes designed up until 2024 (delivered between 2024-2028): 300kgCO_2e/m^2 (GIA) • For schemes designed from 2025 up until 2029 (delivered between 2029-2034: 225kgCO_2e/m^2 (GIA)	✓	✓	✓	✓	✓	✓
	Carbon offsetting	• At practical completion of a scheme, a full as-built embodied carbon model will be produced which will be used to offset emissions in accordance with the 8 principles of the UK Green Building Council's (UKGBC) Renewable Energy Procurement & Carbon Offsetting Guidance • Landsec has signed up for The Lowering Emissions by Accelerating Forest finance (LEAF) Coalition* to offset these emissions						✓	✓	

Topic	Focus area	Process	Target		Landsec development stages					
			Commercial	Residential	Feasibility	Pre-planning	Detailed design	Procurement & construc-tion	Commission-ing/post-construction	Building occupation
Operational energy and carbon	Energy Use Intensity (EUI)	In our office developments: • Design for Performance* (DfP) modelling must be undertaken to set a NABERS UK* target rating • The design must align with the interim and 'Paris Proof' energy performance targets of the UKGBC which are detailed in the target columns In our residential developments: • Passive House Planning Package modelling (PHPP)* must be undertaken pre-planning and updated in detailed design Across all other developments: • For use types where DfP is not appropriate, advanced modelling based Chartered Institution of Building Services Engineers (CIBSE*) TM54 methodology must be used, and EUI targets must be set	For buildings designed up until 2024 (delivery between 2024 and 2028): • NABERS UK 5 star rating or 90 kWhe/m² (GIA) whole building For buildings designed up from 2025 up until 2029 (delivered between 2029-2034): • NABERS UK 5.5 rating or 70 kWhe/m² (GIA)	For buildings designed up until 2024 (delivered between 2024-2028): • 45kWhe/m² (GIA), with <20 KWhe/m² (GIA) heating demand For buildings designed up from 2025 up until 2029 (delivered between 2029-2034): • EUI of 40kWhe/m² (GIA) with <20 KWhe/m² (GIA) heating demand		✓	✓	✓	✓	✓
	EPC	• Modelling must be compliant with Minimum Energy Efficiency Standards (MEES) legislation at a minimum and look to exceed targets wherever possible	• EPC A >1000m² • EPC B <1000m²	• EPC B with an aspiration of A		✓			✓	✓
	Operational carbon emissions	• Schemes must follow the Energy Hierarchy (Be Lean, Be Clean, Be Green, Be Seen) approach to prioritise passive design measures, optimise low carbon solutions and the use of on-site renewables. Teams should also refer to local planning policies				✓			✓	✓
	Onsite renewable energy generation	• Schemes should target maximum use of renewables in the development	• All new developments to be 100% electric with no energy generated from fossil fuels • 40% of available roof space to include Solar PV			✓	✓		✓	
	Energy procurement	• Schemes will procure 100% of operational energy through REGO backed renewable sources, moving towards Power Purchase Agreements (PPA) where possible • During construction, principal contractors should connect to the grid as early as possible to avoid on-site emissions • Residential schemes will encourage tenants to adopt a renewable energy tariff						✓	✓	✓
	Energy resilience and peak	• Energy peak demands should be reduced from the grid wherever possible and provide increased energy resilience for sites, through greater energy storage capacity with demand response capabilities • Diesel backup systems should be avoided wherever possible and alternatives investigated				✓				✓
	Reducing energy use through nature-based solutions	• All new development should consider how to reduce operational energy consumption through greening (via cooling and thermoregulation) e.g. facade and rooftop greening for and/or tree planting for facade cooling; and /or provide carbon sequestration and storage e.g. large green walls / roofs or tree planting.	• All new development should provide at least 1 GI typology, which has 'climate mitigation' as a listed benefit			✓	✓	✓		

Topic	Focus area	Process	Target		Landsec development stages					
			Commercial	Residential	Feasibility	Pre-planning	Detailed design	Procurement & construc-tion	Commission-ing/post-construction	Building occupation
Climate change resilience	Heat stress and overheating risk	• Thermal comfort and overheating analyses should be undertaken pre-planning to inform the orientation and massing of the buildings • The design must reduce the risk of overheating to an acceptable level by prioritising passive measures that prevent heat gain from overactive removal • Industry best practices will be followed, currently BREEAM HEA 04, CIBSE Guide A and CIBSE TM59 processes. • Risk will need to be reduced using relevant climate files (CIBSE TM49 DSY 1, 2 and 3 – 2020 or others for outside London) • Overheating risk and retrofit measures will be identified for future weather (CIBSE TM49 DSY 1, 2 and 3 – 2050 or others for outside London)	Undertake thermal comfort modelling in line with: • CIBSE TM52 if naturally ventilated • CIBSE Guide A if cooled or mixed mode Current weather files (2020): • 100% of spaces comply with PMV and PPD or Criterion 1 Future weather files (2050): • 90% of spaces comply with PMV and PPD or Criterion 1 and retrofit measures identified to meet 100% • Meet optimum indoor environment quality in line with BREEAM, WELL, CIBSE and other professional guidance	Undertake thermal comfort modelling in line with: • CIBSE TM59 Current (2020): • 100% of spaces comply with Criterion 1 Future (2050): • 90% of spaces comply with Criterion 1 and retrofit measures identified to meet 100%		✓	✓		✓	
	Cooling and shading through nature	• Proposals should account for increased risks of extreme temperatures and the need for localised air cooling/heat stress alleviation. This could be done by incorporating planting including 3D greening/covered walkways and entrances, green façades, tree planting and greened surfaces to provides local air cooling and shading for site users.	• At least 2 GI typologies should be provided (1 of which must which have 'Cooling and shading' as a listed benefit)			✓	✓	✓	✓	✓
	Physical risks	• A climate change mitigation and adaptation workshop should be held to assess any existing physical risks to the locality and future proof against climate change. This should include (but is not limited to) changes in winter rainfall, windstorms, heat stress, inland and flash floods, and subsidence			✓	✓				✓
	Future-proof landscaping	• UKGBC's Nature-Based Solution Framework must be considered when designing landscaping and planting	• Plants to be sourced and grown in UK nurseries to reduce biosecurity risk • Peat-free compost to be used as part of landscaping • Prioritise species showing drought tolerance, hardiness to weather extremes, low irrigation requirements • Street tree networks are designed to provide shade and favour species with increased urban and climate resilience			✓		✓		✓
	Urban Heat Island (UHI) effect	• All new development should consider the need for UHI effect reduction and incorporate greened surfaces/features including biodiverse façade and roof-based greening, ground level planting and tree canopy cover to minimise reflective, hard surfaces.	• At least 2 GI typologies should be provided (1 must have 'UHI Effect' as a listed benefit). All typologies must comprise drought tolerant planting.			✓	✓	✓	✓	✓

Topic	Focus area	Process	Target		Landsec development stages					
			Commercial	Residential	Feasibility	Pre-planning	Detailed design	Procurement & construc-tion	Commission-ing/post-construction	Building occupation
Biodiversity and ecology	Biodiversity Net Gain (BNG)	• Appoint an ecologist at the start of pre-planning, to ensure early consideration of BNG and UGF • All new developments must use the latest version of the Defra Biodiversity metric and UGF methodology available at the time • Recommendations should be embedded into the contractor's Employer's Requirements; • Recommendations from a Habitat Management Plan should be produced for adoption by the Facilities Management team.	• Target: For Sites with a baseline biodiversity unit value of <1 units target 2 biodiversity units per hectare (2 unit/ha) OR • For sites with baseline biodiversity unit value of ≥1 target an uplift of 20% BNG over the pre-development baseline or exceedance of local policy targets if higher.			✓	✓	✓	✓	✓
	Urban Green Factor (UGF)		• Minimum 0.3 UGF	• Minimum 0.4 UGF		✓	✓	✓		
	Habitat Creation	• All new development must include provision for priority species through habitat created specifically for UK, regional or local authority Biodiversity Action Plan priority species.					✓	✓		✓
	Ecological Connectivity	• All new development must provide new features which feed into local ecological networks/surrounding green grid (ecological corridors and steppingstone habitats), where possible.	• All new development should provide at least 1 GI typology, which has 'Ecological Connectivity' as a listed benefit.			✓	✓	✓		✓
	Environmental Benefits of Nature	• All new developments must result in an increased ecosystem service provision, measured using the current version of Natural England's Environmental Benefits of Nature (EBN) tool.	• Sites nearing a '0' unit baseline (baseline biodiversity unit value of less than 1), such as dense urban sites, to target 10 EBN points per hectare (10 EBN points/ha). Sites with existing greening (baseline biodiversity unit value of 1 or more) to target an uplift in the EBN score of 10% over the pre-development baseline.			✓	✓	✓	✓	✓
	Supply chain	• Consideration should be given to biodiversity impact in the sourcing of materials. NB: biodiversity impact from supply chain is covered in the materials sourcing section of the Sustainable Development toolkit (BES 6001).	• Use local suppliers of landscaping and plant and/or those with sustainability credentials in order to reduce carbon footprint • Plants to be sourced and grown in UK nurseries to reduce biosecurity risk					✓		
	Management and Maintenance	• All new development should produce a Landscape Habitat Management Plan (LHMP) in accordance with BS 42020:2013 or latest BS available. • This must be written at detailed design guide and incorporate management of the specific landscapes and habitats proposed for the site. • Monitoring of greening on site should be established at project handover and carried out at 2 yearly intervals to ensure habitats are maintained.	• LHMP to include, but not limited to: - Horticultural best practice and low carbon management: - Peat-free compost to be used as part of landscaping - No pesticides/herbicides - Reduced pruning/mowing, naturalistic growth, retaining leaf fall					✓	✓	✓

Topic	Focus area	Process	Target		Landsec development stages					
			Commercial	Residential	Feasibility	Pre-planning	Detailed design	Procurement & construc-tion	Commission-ing/post-construction	Building occupation
Water consumption and surface water runoff	Internal water consumption	• Water efficiency must be incorporated into the design, exploring the use of water recycling strategies • Use the BREEAM Wat 01 calculator (Office) and Appendix A of the Approved Document G calculation methodology (Residential) • A water metering strategy must be devised including an auto shut off and leak detection strategy for water systems in the buildings • A Post Occupancy Evaluation (POE) must be carried out after 12 months of occupation to understand and minimise water consumption	• 18L/person/day with a target of 16L/person/day (freshwater resource including fixed uses as per Wat 1) • Minimum 50% reduction in water consumption compared to a BREEAM 2018 baseline • Wat 2 and 3 credits achieved	• Maximum of 105L/person/day • Target of 90L/person/day without the reliance on water recycling			✓	✓	✓	✓
	External water consumption and irrigation	• Onsite water recycling and reuse must be explored • Options should be outlined and considered pre-planning	• Optimise rainwater harvesting and greywater recycling for use in external irrigation • Proposals should include combined attenuation and irrigation systems where feasible		✓	✓				
	Flood risk	• Carry out a Flood Risk Assessment (FRA), in line with current best practice and national planning guidance, as part of a Climate Change Adaptation Risk study alongside relevant project-specific technical assessments • The FRA must assess flood resistance and ensure flood resilience measures are implemented into the design, accounting for increased rainfall due to climate change	• 1 in 100-year flood events considered within the design • Compliance with BREEAM 2018 Pol 03 Requirements 1-24 based on site conditions	• 1 in 100-year flood events considered within design • Appropriate design measures incorporated, based on risk	✓	✓				✓
	Surface run-off	• Developments must be designed to minimise surface water runoff • Sustainable Drainage Systems (SuDS) hierarchy must be followed as per the GLA guidance or other relevant local guidance • Drainage and SuDS systems must be designed for future climate resilience • Annual surface run-off should be estimated pre-planning and improvements made over the existing site conditions	• >15% permeable surface proportion of all public realm hard surfaces (considering hard surfaces only, excluding building footprints) • >25% of the site area is permeable with an aspiration of >50% (total site area, including soft and hard landscaping, and green roofs excluding building footprint) • Runoff rates will be improved over existing sites and will target to achieve greenfield run-off rates if feasible			✓	✓			
	Nature Based Sustainable Drainage Systems (SuDS)	• All new development to use green infrastructure and/or soft landscaping as a way of reducing surface flood risk and improving water quality. This could be done by incorporating permeable ground cover and/or specific biodiverse SuDs/attenuation features (e.g. raingardens, living roofs)	• Provide run-off rates comparable to a green field site. At least 3 GI typologies should be provided (1 of which must which have 'Nature based SuDS' as a listed benefit).			✓	✓	✓		✓

Topic	Focus area	Process	Target		Landsec development stages					
			Commercial	Residential	Feasibility	Pre-planning	Detailed design	Procurement & construc-tion	Commission-ing/post-construction	Building occupation
Health and wellbeing	Daylight	• Our developments must maximise natural daylight, improve health and wellbeing, as well as reduce energy demands resulting from artificial lighting • Parametric modelling must be undertaken during pre-planning to balance daylight with overheating risk to minimise negative knock-on effects	• Meet all WELL Light feature pre-conditions	• Meet an Average Daylight Factor (ADF) of 2% for kitchens, 1.5% for kitchen/living and 1% for bedrooms, in line with BRE guidance and BS 8206		✓	✓			
	Acoustics	• An acoustician must be appointed to undertake site noise assessments, in conjunction with overheating and ventilation strategies, using best practice industry guidance, such as the ANC Acoustics Ventilation and Overheating* (AVO) guide • Developments must utilise acoustic treatments to minimum noise break-in, transmission, and reverberation between spaces	• Relevant WELL acoustic features to be targeted based on building/ project type and occupancy profile	Compliance with HQM credit 4.4 for the following levels: Airborne noise: • DnT,w + Ctr of no less than 50 dB with aspiration of 53 dB Impact sound insulation: • L'nT,w 54 dB	✓	✓	✓		✓	
	Thermal comfort	Please refer to the climate change resilience section			✓	✓	✓		✓	
	Inclusive design	• Projects must comply with the Landsec Inclusive Design Principles, available on request from Landsec team				✓	✓	✓	✓	✓
	Noise reduction through nature	• Where need is identified, landscaping should include one or more green infrastructure intervention which, reduces the impact of anthropogenic noise, such as provision of physical barriers to local noise pollution (for example, tall, wide hedgerow or layered boundary planting) or creation of natural soundscape to reduce the perception of background noise (for example, bird friendly planting to encourage bird song or use of running water features).	• Provide at least 1 GI typology with 'Noise reduction' as a listed benefit			✓	✓	✓	✓	✓
	Recreation, social interaction, sense of place	• All new development should provide high quality green space which encourages social interaction within landscaping (including accessible terraces and roof gardens, courtyards, building surround), relating to needs identified on site. These should provide a sense of place and encourage connection with nature and enhance health and wellbeing, for example through planting with diversity, colour, texture, smell, movement; provision for views of nature.	• Provide at least 2 GI typologies with 'Recreation, social interaction, sense of place' as a listed benefit.			✓	✓	✓	✓	✓
	Communication, awareness / education and engagement with nature	• All developments to provide public information boards to raise public awareness of biodiversity features and issues and, where possible, opportunity for an interactive feature(s) which encourages engagement with nature, for example through urban farming, herb gardens, greened or nature themed play spaces.				✓	✓	✓		✓

Topic	Focus area	Process	Target		Landsec development stages					
			Commercial	Residential	Feasibility	Pre-planning	Detailed design	Procurement & construc-tion	Commission-ing/post-construction	Building occupation
Mobility	Walking and cycling	• The opportunity for site occupants and visitors to walk, cycle, and use public transport must be maximised as a priority • The design team must consult with the local authority and identify improvements the development could make to existing infrastructure • All developments are required to maximise secure cycle storage as well as provide facilities for those cyclists • Public covered cycle parking hubs should be provided where possible and appropriate for development use (i.e. next to a large transport hub)	• Provide cycle parking provision in line with local planning requirements • Shower facilities for 1/150 building occupants • Covered outdoor cycle parking provided	• Provide cycle parking provision in line with local planning requirements • Separate cycle lanes away from heavily trafficked areas of larger sites	✓	✓		✓		✓
	Access to public transport	• Schemes should encourage site occupants to use public transport networks by prioritising sites with high accessibility to public transport and designing landscape and public realm. In this case, best practice guidance from the Department for Transport and local transport providers is to be followed • Project teams should work with Transport for London or other local transport providers to add aadditional bus stops, station access or transport infrastructure where required. Sites should also include a public transport information system, to allow building users to access up-to-date information on the available public transport and transport infrastructure where relevant			✓	✓				✓
	Parking spaces and electric vehicle charging	• Car-free developments should be prioritised by providing good public transport access and minimising private parking through our development design and operation • Blue badge parking must be provided alongside shared-use electric vehicle car clubs where appropriate • Electric vehicle suitability and infrastructure requirements should be reviewed to maximise the provision of charging points • The speed of charging should be determined based on predicted building and occupier use • A strategy to support the use of zero-emissions delivery vehicles should be considered during pre-planning	• Minimum 100% passive EV charge points for parking spaces provided	• Active EV charge points for 100% of parking spaces provided • SMART load management system integrated into charging points		✓	✓			✓

Topic	Focus area	Process	Target		Landsec development stages					
			Commercial	Residential	Feasibility	Pre-planning	Detailed design	Procurement & construc-tion	Commission-ing/post-construction	Building occupation
Air quality	Demolition and construction impacts	• All construction sites must carry out an Air Quality Assessment in line with local air quality management plans from Local Authorities • Air quality monitors must be installed during demolition and construction to monitor Particulate matter (PM 2.5 and PM10), as well as Nitrogen oxides (NO_x) and Sulfur oxides (SO_x) if appropriate • Landsec will work with contractors and the supply chain to limit dust and pollution levels by following best practices in the GLA 'The Control of Dust and Emissions During Construction and Demolition' Supplementary Planning Guidance • The need for fossil fuel use must be mitigated on-site by connecting to the grid as early as possible and using electric machinery • Where fossil fuel use is required, all plants will follow the GLA Non-Road Mobile Machinery (NRMM*) requirements • Sites located outside of London must hold an NRMM inventory and target to meet GLA NRMM requirements • WELL Feature A04 must also be followed to mitigate pollution during construction • A strict zero idling policy must be in place on all sites			✓			✓		
	Operational impacts - External air quality and impact on building users	• External air quality levels must be evaluated around the site, measuring base levels of air quality, noise, and light pollution • An External Air Quality Plan should be commissioned to mitigate the impacts of air quality, noise and light pollution				✓				✓
	Operational impacts – internal air quality	• An Indoor Air Quality plan must be commissioned • Landsec Materials Brief must be followed • Paints and varnishes with low Volatile Organic Compounds must be used in line with the latest best practice • Air Quality sensors and monitors must be installed in offices as per the Core requirements of the WELL Building Standard				✓	✓	✓		✓
	Air quality improvements through nature	• All new developments to use green infrastructure and/or soft landscaping to minimise and remove air pollutant concentrations through infrastructure such as green facades, layered boundary planting, green barriers & enveloping green spaces between people and the source of air pollution.	• At least 2 GI typologies should be provided (1 must have 'air quality' as a listed benefit).			✓	✓	✓	✓	✓

Topic	Focus area	Process	Target		Landsec development stages					
			Commercial	Residential	Feasibility	Pre-planning	Detailed design	Procurement & construc-tion	Commission-ing/post-construction	Building occupation
Circular economy & material efficiency & waste	Building and structural reuse	• An embodied carbon consultant must be appointed at the feasibility stage to assess the possibility of re-using and/or retaining structures wherever possible • Landsec's internal price of carbon in investment appraisals must be used to support the reuse of existing structures and low carbon design decisions	• Determine percentage of structure (by GIA) which is reused/retained/refurbished		✓	✓				
	Design for adaptability and disassembly	• Principles of Design for Adaptability and Disassembly should be embedded into the scheme brief, noting that any solutions should not be at the expense of upfront embodied carbon (RICS A1-A5) • Material information and data must be included in the sustainability information requirements of the contractor BIM model	• Prioritise reversible structural connections and avoid chemical fixings and composite products wherever possible			✓	✓	✓	✓	✓
	Circular economy principles	• A Pre-Deconstruction/Pre-Refurbishment Audit should be undertaken pre-planning. The findings of the audit must be shared with the design team • Circular Economy Strategy to be devised pre-planning. A more detailed strategy should be developed in detailed design, guided by the Landsec Materials Brief • A Circular Economy Workshop should be carried out by the contractor with their supply chain to explore further circularity through material selection, including sourcing materials with cradle-to-cradle certification			✓	✓	✓	✓		
	Responsible sourcing	• All suppliers to commit to Landsec's Supply Chain Commitment and Landsec's Materials Brief to be complied with • Information requirements must be embedded in the consultant specifications • Contractors are responsible for tracking compliance on-site and flag any issues to the Landsec project team	• 100% compliance with Landsec prohibited materials brief unless specifically agreed otherwise • 100% of core construction materials are responsibly sourced • Source materials with Environmental Product Declarations (EPD) wherever possible • Achieving FSC Project Certification for all schemes other than those using structural timber • Source all core construction materials from UK and Europe			✓	✓	✓	✓	✓
	Construction waste	• A contractor must be engaged as early as possible to undertake a material inventory before the start of any works on-site. Reuse targets must be set • Schemes should work with reuse platforms and secondary markets for unwanted items/materials, donating items to good causes • Contractors are to provide a site-specific waste management plan and set a target for the percentage of surplus and waste materials removed from the site by the original manufacturer	• Zero non-hazardous waste to landfill • A minimum of 75% of waste is recycled or reused (excluding energy recovery) • Reduce construction waste to 6.5 tonnes/100m² and to target 3.2 tonnes/100m² (GIA) by 2030 • Collect data on off-site waste generation wherever possible			✓		✓	✓	

Topic	Focus area	Process	Target		Landsec development stages					
			Commercial	Residential	Feasibility	Pre-planning	Detailed design	Procurement & construc-tion	Commission-ing/post-construction	Building occupation
Certifications	BREEAM Offices	• A BREEAM assessor must be appointed pre-planning and include the BREEAM AP role • A pre-assessment must be completed for planning purposes and embedded into the design, securing any early-stage credits • The BREEAM assessor will guide the design team throughout the development stages to achieve the targeted rating for the Design and Post construction assessments	• BREEAM 'Outstanding'			✓	✓	✓	✓	
	BREEAM other use types		• <500 m²: Minimum of 'Very Good' • >500 m²: Minimum 'Excellent'			✓	✓	✓	✓	
	Home Quality Mark	• A Home Quality Mark (HQM)* assessor must be appointed pre-planning and a pre-assessment undertaken • The assessor will guide the team throughout the development stages to achieve the targeted rating for Design and Post Construction Assessments		• Home Quality Mark certification of minimum 3 Stars		✓	✓	✓	✓	
	WELL Certification	• A WELL consultant must be appointed at the earliest stage possible to help influence early design decisions with health and wellbeing consideration • If a certification is sought, a pre-assessment must be completed pre-planning and incorporated into the design • The WELL consultant will guide the design team throughout the development stages, ensuring the relevant requirements have been set in policies and operation schedules	• WELL Core Certification 'Gold' for office spaces over 1000m²			✓	✓	✓	✓	✓
	NABERS UK: Office	• The 'Design for Performance' process must be undertaken on all office designs • An Independent Design Review must be undertaken during detailed design to verify the targeted star rating with an aim of registering the scheme with the BRE	For buildings designed up until 2024 (delivered between2024-2028): • NABERS UK 5 Star Rating For buildings designed up from 2025 up until 2029 (delivered between 2029-2034): • NABERS 5.5 rating			✓	✓	✓	✓	✓
	Wired Score	• Engage with Wired Score at the detailed design stage and verify that the design meets the criteria for targeted rating	• Wired Score - Platinum Level			✓			✓	

LIVE WELL

Live Well

Live Well is Landsec's commitment to creating opportunities and inclusive places to change lives, supporting communities to thrive.

We will achieve this commitment by focusing on the social and economic issues that matter most:

- Creating opportunities and tackling local issues
- Inclusive places
- Improving wellbeing

What it means to Live Well

We aim to create added value in terms of social and economic benefits at each stage of the development lifecycle, delivering on our commitment to create opportunities and tackle local issues as well as deliver inclusive places and improve wellbeing.

Our targets aim to drive action, specifically on:

- **Delivering £200m of social value in our local communities which takes into consideration our operational assets and our developments**

- **Supporting 30,000 people facing barriers into employment with the skills and opportunities to enter the world of work**

In this section

This section provides guidance on how to ensure each of our developments and major refurbishments contribute to our Live Well targets at each stage of the development cycle. A checklist is provided to assist with the creation of a robust scheme-specific social value strategy. We will continue to monitor and report against our social value delivery using the National Social Value Measurement Framework, known as the National TOMs, to provide a quantifiable understanding of our performance.

Defining social value

In the context of Live Well, and understanding how added value can create opportunities for communities, there are two components:

Social value.

This is defined within the Social Value Act as the 'economic, social and environmental wellbeing'that is created by a service (or development) and is delivered as both direct and indirect outcomes or benefits arising from an intervention over a period of time. Our approach to Social Value focuses on the social and economic aspects as the environmental component is covered in Build Well. Social value in this context includes the value that can be generated by us and our delivery partners going over and above their business as usual to benefit people, communities, and society as a whole.

Local economic value.

This is value that is generated for a local area. It is through proactively sourcing people and suppliers from the local area generating economic value through the life cyle of the development.

Putting a value on social value

Landsec measure the social value contributions of our developments and corporate activities using the National Themes Outcomes and Measures Framework, known as the National TOMs*. The framework started as a solution for the UK's Social Value Act and has evolved into a social value measurement standard across the UK. It enables organisations to measure the social value delivered by a service (or development) applying financial 'proxy values' to specific interventions. See the Appendix 1 for more details.

Themes	Outcomes
Jobs Promoting local skills & employment	• More local people in employment • More opportunities for disadvantaged people • Improved employability of young people
Growth Supporting growth of responsible regional business	• More opportunities for local SMEs and VCSEs • Improving staff wellbeing and mental health • Reducing inequalities • Ethical procument is promoted • Social value embedded in the supply chain
Social Healthier, safer & more resilient communities	• Creating a healthier community • Vulnerable people are helped to live independently • More working with the Community

The Framework is called the National TOMs as it is made up of Themes, Outcomes and Measures. In real estate, the TOMs Matrix allows an organisation to measure the benefits of a specific development that reflect the needs of the immediate neighbourhood. Landsec use the National TOMs to measure the economic and social benefits of our developments.

Embedding Live Well across our development stages

Feasibility

At the beginning of the scheme, as we begin to define the brief and vision, it is essential that social value is embedded from the outset. By engaging in tasks that allow us to understand the needs and opportunities of our local communities, we can start to identify where the development can make a meaningful and long-lasting difference.

Stage Ambition	Focus Area	Process
Identify where the development can make a real and long-lasting difference	✓ Conduct a Local Needs Analysis	This should be completed as early as possible in the feasibility stage and include the following: • **Policy review:** A comprehensive review of relevant policy documents to understand the key priorities of the local councils as well as how social value is currently being delivered for local communities. • **Needs & opportunities analysis:** Quantitative and qualitative analysis of economic, social and environmental research and data to understand the key needs and opportunities and inform the delivery of social value. • **An overview of the support ecosystem:** Including the identification of potential local community partners that could be collaborated with to achieve lasting change as well as building on Landsec's existing relationships with community partners.
	✓ Engage in social value consultation with key stakeholders	• Community engagement from the beginning of a scheme is important in order to build trust and understand local needs beyond statutory consultation requirements. This could include surveys and workshops informed by the local needs analysis to add depth and insight to local challenges as well as identify place-based interventions. • Ensure all community engagement activity adhere to the principles set out in Landsec's Community Charter.

Pre-planning and planning

As we continue to engage both internal and external stakeholders throughout the planning process, it is important that social value is a central aspect of this. We want to ensure project teams consider social value while we continue to engage surrounding communities and the local authority. A robust social value strategy must be submitted at the end of this stage in order to demonstrate our commitment to addressing local needs.

Stage Ambition	Focus Area	Process
Develop a place-based Social Value Strategy with targets and commitments based on local need	**Understand the social value created to date**	If the social value of the asset has been measured so far, then understand how it has been created and how we can improve through redevelopment.
	Conduct a Social Value Assessment	This includes setting stretching targets for each stage using the National TOMs.
	Develop a social value statement and infographic	A Social Value Statement should include: • A description of the Social Value Strategy for the development, including targets from the social value assessment alongside place-based initiatives. • Key issues arising from the needs analysis and community consultation as well as local initiatives that have been identified through this process. • A summary of the potential value add from the Social Value Assessment as well as the approach for how it will be unlocked through specific activities, interventions and local partnerships.
	Measure project team social value	Measuring our project teams' social value is important in order to demonstrate our commitment to supporting local people's needs and priorities from the outset.
	Measure the social value of meanwhile use	Meanwhile use refers to the interim use of land or a building for which the long-term plan is uncertain. Meanwhile use and the approach to temporary, flexible, and interchangeable uses generally unlocks underused or underutilised space with the aim of adding genuine community value and long-term benefit.

Detailed design

It is important that social value influences design decisions in a way that will facilitate social value creation long-term. Including local people in the design process will also ensure that our design teams create places that promote diversity and inclusivity and meet the needs of the community.

Stage Ambition	Focus Area	Process
Embed social value into the asset legacy through design	**Co-design aspects of the scheme with local people**	In order for a development to truly meet local people's needs then they must be included in the design process. This could include workshops, surveys, community review panels and more.
	Design inclusive and accessible spaces by identifying opportunities to include local culture and heritage in the design	Including these aspects is only possible if we have a genuine understanding and relationship with local people.
	Develop a 'Design for Social Value Statement'	Prepare a statement to be submitted with planning applications that will include how the design has taken into account local needs and creates a legacy for social value creation. This could be included in the wider Social Value Statement.

Procurement and construction

Construction organisations and their supply chain are well-placed to deliver social value at this stage through opportunities created for local businesses and new and temporary employment. It is important that these partners are procured with social value weightings and monitored throughout delivery to unlock the greatest benefits for local people.

Stage Ambition	Focus Area	Process
Embed social value into contracts in order to measure and monitor social value commitments in construction	✓ Embed social value weightings in tenders	Procure our construction partners with social value weightings where possible to ensure they are committed to working with us and the local community. • Construction management procurement route: The project team will agree to a social value strategy and supervise the delivery of social value across all appointed trade contractors. • Design and Build procurement route: The main contractor will submit a social value strategy as part of their bid, and embed social value targets in the procurement of their subcontractors.
	✓ Provide bidders with needs analysis and tender guidance	Where we have conducted a Local Needs Analysis and conducted a Social Value Assessment with targets in the Pre-Planning stage, we will share resources with potential bidders and provide relevant ITT wording so that they can respond appropriately and focus on interventions that will bring the most value.
	✓ Commit winning bidders to targets and compliance with our supply chain commitment	
	✓ Support construction partners to report against social value commitments	After procuring the construction partners, it is important that we support them and their supply chains to measure and report against the social value commitments agreed. We will provide them with the necessary training and resource required to add their contributions to the Social Value Portal for measurement.
	✓ Collaborate with construction partners to share community groups and unlock social value	
	✓ Measure and improve	Particularly for our larger schemes, it is important that we consistently address how needs are being addressed and how they might be changing as the scheme is delivered.

Commissioning / post-construction

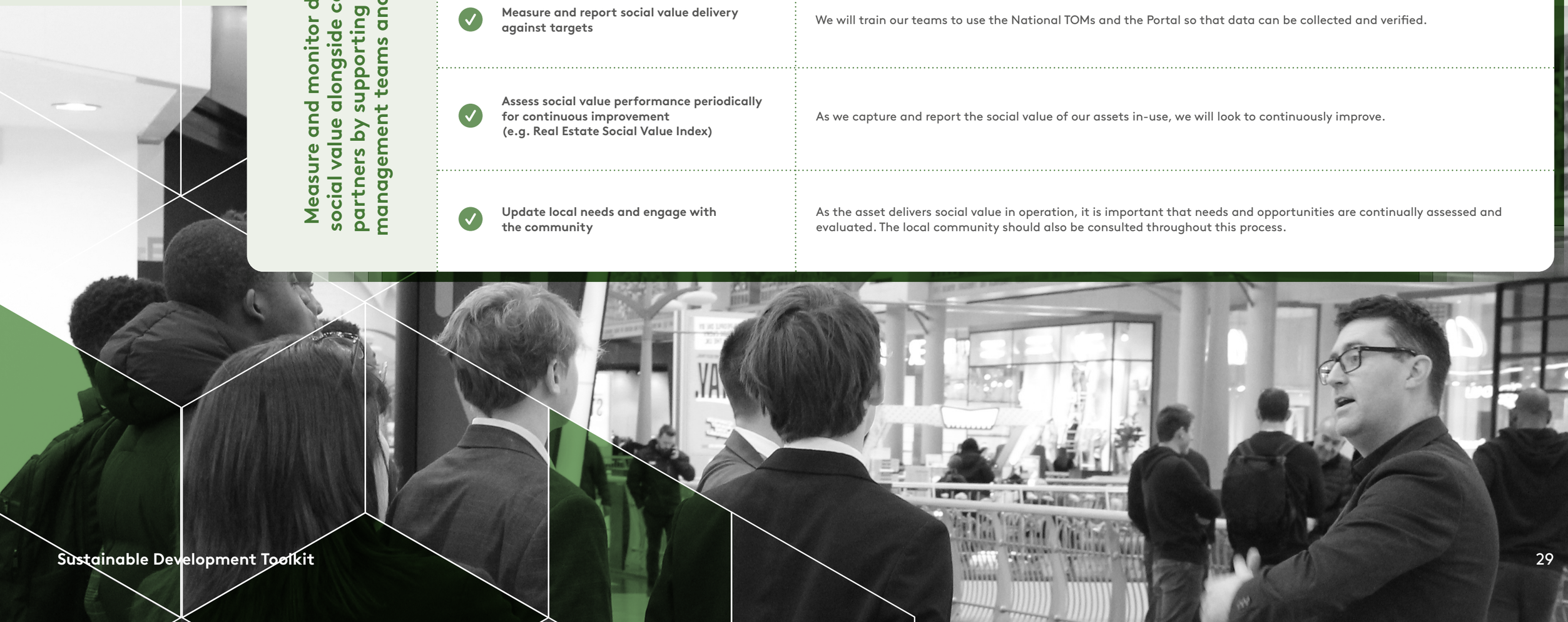
Following construction, the strategy must be prepared for management and occupation to create social value in-use. During this stage, commitments and targets must be handed over to estate management teams and potential tenants and responsibilities should be made clear. Where possible, this should be contractualised, particularly for estate management supply chains.

Stage Ambition	Focus Area	Process
Share social value strategy and targets with in-use delivery partners	✓ **Transfer responsibilities for social value targets in-use**	It is important that the social value strategy for the asset is delivered as it moves into operation. We will prepare a handover for all of our estate management teams to understand how needs may have changed throughout the construction stage and what our targets should be going forward as well as who is responsible for delivery in-use.
	✓ **Procure estate management team and service partners with social value weightings**	Revisiting targets will also help to inform how we procure any potential suppliers for estate management. We will add a social value weighting and share relevant targets and resources to ensure our suppliers understand the local context and are committed to adding value.
	✓ **Develop a social value charter for occupiers**	We will encourage our tenants to sign up to a 'Social Value Charter' with the aim of bringing occupiers and community groups together to address local challenges. The estate management teams in place at Landsec will be expected to engage the occupier base with opportunities to deliver social value in-line with the strategy. We will also consider adding social value commitments to tenancy agreements for commercial tenants where this is possible.

Building occupation

We estimate that the majority of all social value generated by a property comes at the in-use phase when considering the full life cycle. Therefore, building occupation is an important stage to unlock meaningful impact for local people. The generation of social value during this stage stems from the activities of the property management team, suppliers and tenants at the property.

Stage Ambition	Focus Area	Process
Measure and monitor delivery of social value alongside community partners by supporting our estate management teams and occupiers	✓ **Facilitate opportunities for occupiers and management teams to work with the community**	We will use the contracts and programmes to support our estate management teams and occupiers to deliver opportunities. This could include establishing volunteering and employment programmes or strategic community partnerships to support the local community.
	✓ **Measure and report social value delivery against targets**	We will train our teams to use the National TOMs and the Portal so that data can be collected and verified.
	✓ **Assess social value performance periodically for continuous improvement (e.g. Real Estate Social Value Index)**	As we capture and report the social value of our assets in-use, we will look to continuously improve.
	✓ **Update local needs and engage with the community**	As the asset delivers social value in operation, it is important that needs and opportunities are continually assessed and evaluated. The local community should also be consulted throughout this process.



ACT WELL

Act Well

Act Well is our commitment to being a fair and responsible business in everything we do.

We will achieve this commitment by focussing on the ethical issues that matter most:

- Embedding ESG throughout our business
- Doing the basics brilliantly

What it means to Act Well

Acting Well means being a fair and responsible business in everything we do. Collaboration is a key enabler of our sustainability vision and that's why we're building stronger relationships with our partners, customers, suppliers, communities and colleagues - developing plans so that everyone and every building has a role in delivering our vision.

Our targets aim to drive action, specifically on:

- **Ensuring all Landsec colleagues have individual targets to support the delivery of our Build Well, Live Well, Act Well vision with a proportion of our remuneration linked to our energy and carbon targets.**

In this section

This section provides guidance around how to ensure Act Well principles and targets are met throughout the development stages of each our schemes.

Responsible procurement

Our suppliers are central to how we operate and create unique experiences for our customers. From construction to cleaning, our suppliers have far greater capacity than our business alone. What we buy, and how we choose to buy it affects our impact on others. But poor labour standards in overseas supply chains, reliance on fossil fuels for material production, and ongoing health and safety challenges all affect the work we deliver. To tackle these problems, we work closely with our suppliers, thinking carefully about what we buy, how we buy it and where we buy it from.

Our Supply Chain Commitment sets out our guiding principles, minimum requirements and our intention to strive for more ambitious objectives in the longer term in partnership with our suppliers.

It applies to all our suppliers and those working on their behalf, whether they're delivering schemes and contracts or providing goods and services across our business.

Health and safety

Landsec's Health and Safety policy and Health and Wellbeing policy detail how we are committed to managing occupational health and safety throughout all of our operations. It provides the foundation for our certification to the health and safety standard ISO 45001:2018*.

We are committed to providing safe, healthy and secure environments for those who work, visit, live and relax across our managed portfolio, maintaining ISO 45001 and BS 9997* certifications, as well as continually going beyond compliance by delivering data-led and risk-prioritised improvement actions and leading the industry on fire safety.
We must ensure the relevant health and safety measures are implemented across each of the development stages, as these are one of the most important considerations to be taken during the design and development of our schemes.

Our commitments encompass both the health and safety of those working on our schemes during their development, and also the health and safety of those who use or occupy our spaces once they are operational.

Our health and safety commitments

- We will endeavour to ensure that all of our schemes will be delivered on time and budget, without adverse cost to the safety or health of our colleagues, customers or partners who build or occupy our assets;
- We will collaborate with external and internal stakeholders on ensuring our developments, where possible, exceed CDM requirements;
- We will embrace innovative construction methods to realise the full potential of health and safety benefits in terms of both key design principles and on-site construction risks;
- We will collaborate with design teams to ensure developments maximise desired operational outcomes for our health and safety goals.

Business ethics

To achieve our purpose, we have to act ethically and with integrity, always making sure that we do the right thing and behave in the right way and speak up if we think others are not doing this.

Our Code of Conduct provides guidance on how to do the right thing and behave in the right way to do this, highlighting the key policies that all employees must comply with. We expect all our colleagues and partners to comply with our Code of Conduct and reflect our values and behaviour in the way we design and develop our schemes. If anyone is concerned that someone is not behaving in the way we would expect, you can raise an anonymous report via our Whistleblowing line. To raise a concern anonymously, use our Speak Up policy - where we have an independent third-party facility which can be contacted online or through a telephone hotline: 0800 0903 653.

APPENDIX

Appendix 1.
National TOMs

For more information on the National TOMs and to see the complete framework with all rationales and proxies, visit https://socialvalueportal.com/solutions/national-toms/.

Using the National TOMs, it is possible to assess the total financial benefit arising from activities and interventions that create social and local economic value by identifying the financial value of each intervention delivered in terms of:

- Fiscal savings to central or local government (e.g., social welfare payments)
- Economic flow arising from additional local spend
- Longer term social wellbeing to the individual(s) benefitting from the interventions

The measures that make up the National TOMs have each been assigned a proxy value. These have been developed by the Social Value Portal and the National Social Value Taskforce following the principles laid out by HM Treasury for monetising economic, environmental and social impact.

Landsec is supported by the Social Value Portal, who specialise in measuring and reporting social value for organisations in the public and private sectors. As members of the online Portal, we are able to measure and manage the delivery of social value through our community partnerships and assets using the National TOMs. The development process presents a significant opportunity to put a social value strategy in place from the very beginning of the development process, in order to generate the greatest benefits for local people.

Appendix 2. Major refurbishments

Landsec's pipeline of major refurbishment schemes continues to grow as we look to improve our existing portfolio and decarbonise our assets in line with our targets.

Due to the varying nature of these schemes, each scheme will develop its own set of targets that adhere to the Build Well, Live Well, Act Well framework and we will work with sustainability consultants to set the most appropriate levels of ambition on a scheme-by- scheme basis.

Major refurbishments also provide the opportunity to rethink how the asset is creating social and economic outcomes for local people. It is important to consider social value through both how the asset is refurbished and how it is used following this process.

We have outlined below the minimum standard expected across each stage of our major refurbishment schemes.

Feasibility

Project teams must:

- Check with the Landsec sustainability team on whether an embodied carbon consultant is required for the works to feed into the early feasibility stage
- Determine if there is scope to decarbonise the asset within the proposed works.
- Check whether there is an existing green building certificate for the building. If there is one, consult with the sustainability team on whether it is still valid and if there isn't one, appoint a consultant to undertake one.
- Think about the needs of the local area and if refurbishment presents any opportunities to support local people and communities.

Pre-planning and detailed design

Project teams must:

- Appoint an appropriately qualified sustainability consultant to deliver the required sustainability planning documentation if a planning application is required for the works
- Appoint an embodied carbon consultant to be embedded within the design team to advise on low carbon design choices. This should include whole life carbon to account for maintenance and replacement of internal finishes.
- Appoint an ecologist should the proposed works add or alter any landscaping/ greenery.
- Consult with the sustainability/engineering team if MEP systems are being altered, to determine whether in-depth operational modelling is required
- Consult with the sustainability team on whether a WELL certification will be sought.

Procurement and construction

Project teams must:

- Consult with local people throughout the refurbishment process and confirm that the refurbishment addresses their needs.
- Consider ways to support local people and businesses through the works undertaken on-site including procuring delivery partners.
- Distribute the Landsec Sustainability Preliminaries to any bidding contractor and send the returns to the sustainability consultant and/or Landsec sustainability team for review.
- These preliminaries should include any scheme-specific sustainability requirements such as embodied carbon targets and/or green building certifications.

Commissioning / post-construction

Project teams must:

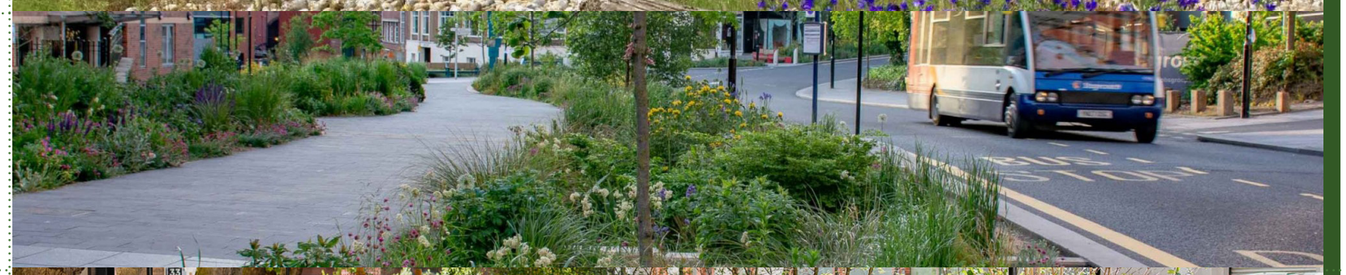
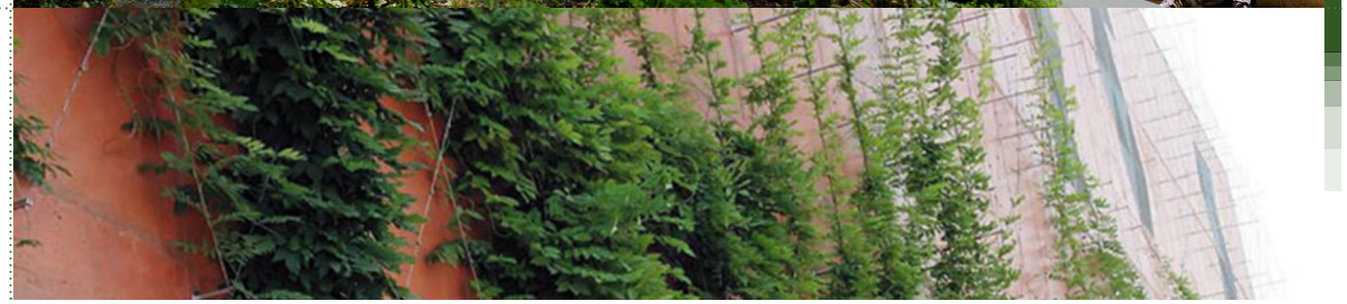
- Collate and submit post-construction evidence in and around practical completion evidence if a green building certificate is being sought.
- Produce a final embodied carbon report with as-built carbon information.
- Ensure that the building is managed and occupied in-use creating opportunities for local people.
- Following refurbishment, consider bringing in occupiers and suppliers that create social value.

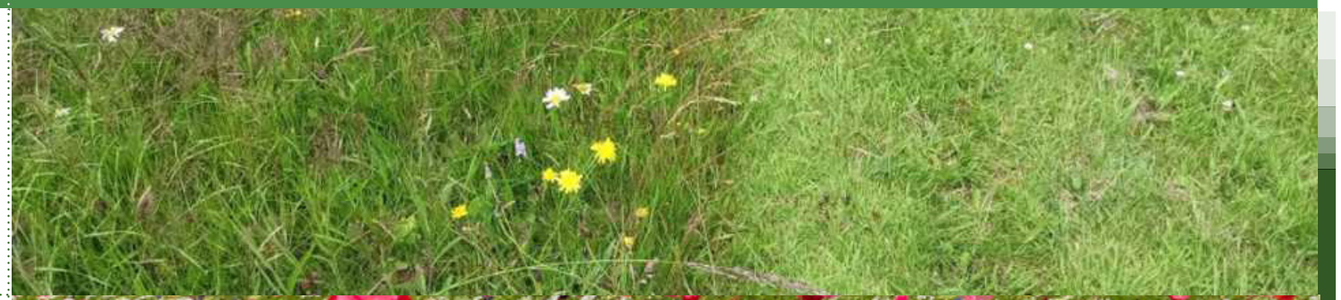
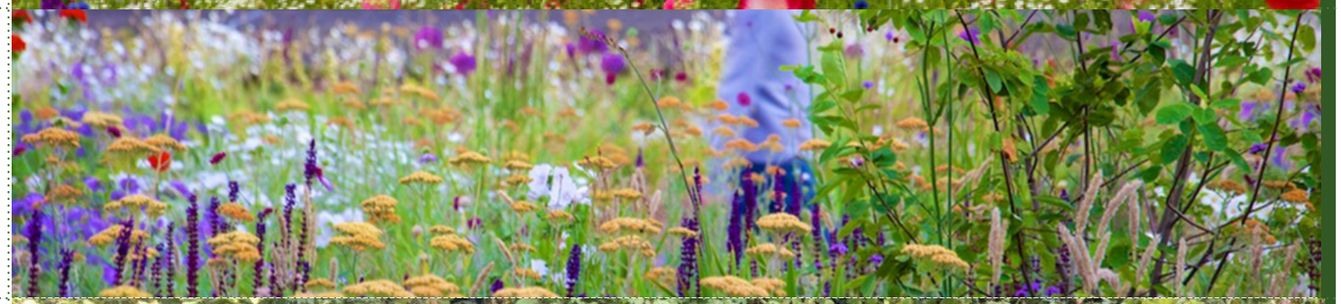
Appendix 3.
Glossary

Term	Definition
ANC Acoustics Ventilation and Overheating	The ANC Acoustics, Ventilation and Overheating (AVO) Guide is intended to be used by acoustics practitioners as well as all those involved in the planning, development, design and commissioning of new dwellings.
BREEAM	Building Research Establishment Environmental Assessment Method is a certification system for a sustainable built environment.
BS 9997 certifications	British Standard 'BS 9997:2019 fire risk management system' is an organisational management system designed to provide a framework for organisations of all sizes and types to manage their approach to fire risk in a holistic, risk-based way
CIBSE	The Chartered Institution of Building Services Engineers Guides offers comprehensive technical guidance on key areas of building services engineering.
Design for performance	Design for Performance (DfP) provides a framework where a developer or owner commits to design, build and commission a building to achieve a targeted NABERS UK Energy rating.
HQM	The Home Quality Mark (HQM) is an independently assessed certification scheme for new homes assessing a scheme's quality and sustainability
ISO 45001:2018 certifications	ISO 45001 is the world's international standard for occupational health and safety.
LEAF Coalition	The Lowering Emissions by Accelerating Forest finance (LEAF) Coalition is a group that aims to halt deforestation by financing large scale tropical forest protection.
NABERS UK	NABERS UK is a simple, reliable and comparable system for rating the energy efficiency of office buildings across England, Wales, Scotland and Northern Ireland.

Term	Definition
NRMM	Non-Road Mobile Machinery (NRMM) is a broad category which includes mobile machines and transportable industrial equipment or vehicles which are fitted with an internal combustion engine and not intended for transporting goods or passengers on roads.
PHPP modelling	The Passive House Planning Package (PHPP) is a planning tool for energy efficiency for the use of architects and planning experts.
PPA	Power Purchase Agreements (PPA) are a contractual agreement between energy buyers and sellers. They come together and agree to buy and sell an amount of energy which is or will be generated by a renewable asset.
REGO	The Renewable Energy Guarantees of Origin (REGO) scheme provides transparency to consumers about the proportion of electricity that suppliers source from renewable generation.
RICS Whole Life Carbon assessment	Royal Institution of Chartered Surveyors (RICS) Whole Life Carbon assessment is an assessment of the sum of all building-related emissions over a building's entire lifecycle.
Soft Landings phase	A 'Soft Landing' is a strategy for the gradual handover of a new or refurbished building, where a period of professional aftercare by the project team is a client requirement, planned for and carried out from scheme inception onwards, and for up to three years post-completion.
SuDS	Sustainable Drainage Systems (SuDS) are drainage systems that are considered to be environmentally beneficial, causing minimal or no long-term detrimental damage.
Value engineering	Value engineering is a systematic, organized approach to providing necessary functions in a project at the lowest cost
WELL	The WELL Building Standard is an international assessment method for building standards that focuses exclusively on human health and wellness. It marries best practices in design and construction with evidence-based medical and scientific research – harnessing the built environment as a vehicle to support human health and wellbeing.

Appendix 4.
Core Nature Requirements - Green infrastructure types

GI Typology and Description	CNR Focus Area Benefits	
Living Roofs • Must take the form of deep biodiverse extensive roofs with substrates at least 150mm deep, ranging up to 250mm. • At least 2 substrate types must be used. • Must include additional habitat features such as log piles and sandy piles.	• Ecological Connectivity; • Climate Mitigation; • Nature based SuDS; • UHI Effect; • Cooling and shading (where accessible); • Air Quality improvements (where accessible); • Recreation, social interaction, sense of place (where it is functioning as an accessible roof garden)	
SuDS/Rain Gardens • Must provide year round invertebrate interest through flowering plants between April to October • Must have two 'habitat layers' with both a herbaceous perennial layer and shrub/tree layer. • Can provide added social value if associated with seating.	• Ecological Connectivity; • Nature based SuDS; • UHI effect; • Cooling and shading; • Air Quality improvements; • Recreation, social interaction, sense of place	
Street Trees • Must be in appropriately sized tree pit with understory planting provided • Must have evidential biodiversity value and be resilient to risks caused by climate change. • Provides added social value if associated with seating	• Ecological Connectivity; • Climate Mitigation; • Nature based SuDS; • UHI Effect; • Cooling and shading; • Air Quality; • Noise reduction; • Recreation, social interaction, sense of place	
Vertical Greening • Ground/planter based climber based vertical greening should be favoured unless modular system can be irrigated through grey water. • Must include at least 3 species of climber if ground based, or support pollinator friendly plants that given spring to autumn flowering interest	• Ecological Connectivity; • Climate Mitigation; • UHI Effect; • Cooling and shading; • Air Quality; • Noise reduction; • Recreation, social interaction, sense of place	

GI Typology and Description	CNR Focus Area Benefits	
Species rich grass (amenity) • Amenity grassland must be species rich including low growing forbs amongst the grass mix	• Nature based SuDS; • UHI Effect; • Recreation • Social interaction • Sense of place	
Species rich grass (meadow) • Areas managed as meadow must be sown with perennial meadow mix and subject to annual hay cut and removal to manage nutrient contents • Can provide added social value if associated with walkways or cut pathways	• Ecological Connectivity; • Nature based SuDS; • UHI Effect; • Recreation • Social interaction • Sense of place	
Herbaceous perennial and shrub planting • Can be in ground or in raised beds • Must include plants of known value for pollinators with broad seasonal flowering interest. • Provides added social value if associated with seating	• Ecological Connectivity; • Nature based SuDS; • UHI Effect; • Cooling and shading; • Air quality; • Noise reduction; • Recreation, • Social interaction • Sense of place	
Multi-species boundary hedgerow • Using multi-species hedgerow for perimeters/ boundaries on site. A diverse mixed-species hedge using a variety of broadleaf shrub and small tree fruiting and flowering/nectar rich species, providing year-round structural habitat. Species should be native or of known benefit to wildlife and ideally drought tolerant. Should be subject to minimal management intervention to encourage wide, tall hedgerows, with associated multi-layered ground planting to provide a more effective air pollution barriers.	• Ecological Connectivity; • Cooling and shading; • Air quality; • Noise reduction	

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