

SUSTAINABILITY

Sustainability has always been at the heart of Derwent London's business model. We endeavour to create buildings that not only offer best-in-class design, but are also efficient and flexible.

Paul Williams
Executive Director



We look at each property individually on its merits, and attempt to retain as much of the building as possible through the regeneration process. This approach not only saves embodied carbon but development cost as well.

We also look beyond the bricks and mortar to ensure our designs have a positive impact on the surrounding community. To this end, we have explored what impacts our developments have from both a social and economic perspective. In 2012, we commissioned a report looking at the socio-economic benefits from one of our recently completed projects, the regeneration of the Angel Building EC1. Details of this are set out in a case study in the preceding pages.

We always look to improve and we value the feedback received from our stakeholders on sustainability matters. In addition to ongoing informal feedback in 2012, we commissioned formal surveys of our employees and tenants to understand more about what is important to them in the sustainability arena and help us shape our evolving sustainability agenda.

We set out below how we have performed against our 2012 targets and what our principal targets for the year ahead will be. I believe that we have performed well and have a solid baseline to work from in 2013. To this end, we welcome our sustainability manager, John Davies. His arrival presents us with the opportunity to redefine our vision and approach and further integrate sustainability into our business model.

In 2013, we are also launching a number of initiatives to reinforce our already strong relationships with the communities in which our buildings are located. For example, we are investing in a community engagement programme in Fitzrovia to support a number of community initiatives in Camden. In addition, we are taking part in a programme with the London Borough of Camden through Fitzrovia Youth In Action providing work experience for two young people aged between 15-19. Moreover, we are supporting the London Evening Standard's "Ladder for London" campaign by taking on an apprentice at one of our buildings.

As with previous years, 2012 has seen us garner external recognition for our sustainability efforts. We received a silver award in the inaugural EPRA Sustainability Reporting Awards and were listed as a sector leader in the European peer group (office sector) in the 2012 Global Real Estate Sustainability Benchmark.

As well as the summary of our sustainability performance set out in the following pages, we also produce a more detailed sustainability report, which can be found online at www.derwentlondon.com/sustainability.

“There is a good reason why sustainable buildings are also known as ‘high-performance buildings’; they not only tend to save on running costs, there is also growing evidence that they can increase productivity and well-being for occupants through improved lighting and air quality.”

**Sustainable Office Design –
A white paper by Beatrice K. Otto**