

Biodiversity in the UK

In 1992 the UK Government ratified the Convention on Biological Diversity at the Earth Summit, which took place in Rio de Janeiro. The convention called for the creation and enforcement of national strategies and action plans to conserve, protect and enhance biological diversity, and in response, in 1994 the government launched Biodiversity: the UK Action Plan (UK BAP).

The UK BAP describes the UK's biological resources and commits to the protection of these resources. The UK BAP includes 391 Species Action Plans, 45 Habitat Action Plans and 162 Local Biodiversity Action Plans each with targeted actions.

Achievement of the UK BAP is only possible with the cooperation of businesses and over the last few years businesses have been encouraged by government bodies, investors and other stakeholders to engage more fully in the conservation of biodiversity.

British Land Initiatives

Biodiversity conservation is part of British Land's broader Corporate Responsibility activities. The Company has implemented an ongoing Biodiversity Programme that includes the preparation of Biodiversity Action Plans for key properties.



Teesside Retail Park & Old River Tees



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British Land

Biodiversity Programme



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Introduction

British Land aims to protect and enhance biodiversity and has developed this Programme to integrate biodiversity considerations into the Company's business.

Responsibly managing biodiversity brings benefit to the environment and British Land's business operations; reducing risk, building trust, identifying opportunities and enhancing reputation.

Early identification of key ecological features enables due consideration throughout the property lifecycle, enabling clear and effective management.

Biodiversity

Biodiversity (a contraction of Biological Diversity) means the rich variety of life on earth and the ecological communities within which these species live.

It is estimated that 1.4 million living species have been described to date but many species still remain to be identified. An estimate of the total number of species that exist on earth is 30 million!

Species live in a finely balanced and complex interconnected environment and any disruption of the balance can result in extinction of species and a loss of biodiversity.

Source: Biodiversity, E.O. Wilson, Editor; National Academy of Sciences / Smithsonian Institution, 1988.



Nature Trail, Teesside Retail Park



Triton Square, Regent's Place

Biodiversity Programme and the Property Life Cycle

During the property life cycle it is important to collect and manage information that may have an impact on biodiversity issues and ensure this is available at each of the stages of the cycle. The process by which British Land considers biodiversity issues is shown diagrammatically in the flow chart alongside.

Acquisition / Investment

The success of the Biodiversity Programme depends on early identification of features of nature conservation interest that may be affected by business activities. These issues are reviewed during the due diligence process.

Development

British Land's Sustainability Brief provides the framework for considering sustainability issues throughout all development projects. Biodiversity is an integral part of this and is reviewed at each stage of a development, including, where appropriate, Environmental Impact Assessment (EIA).

Concept Design / Pre-Planning

The nature conservation interest is reviewed through a scoping exercise and targeted surveys. Biodiversity consideration forms part of objectives and targets for a development as outlined in the Sustainability Brief. The information gathered as part of the Biodiversity Programme should be sufficient to respond to the requirements of any BREEAM assessments.

Detailed / Scheme Design

Targeted surveys assist ecological assessments and identify the presence of protected species or habitats. The surveys inform the design, the proposed mitigation or compensation and the opportunities for enhancement.

Procurement

Biodiversity issues and opportunities are taken into account when buying goods and services. Provision will be made in contracts to ensure information is passed to contractors and a responsible approach is taken during works.

Pre-construction

Advanced ecological works or investigations may be required before the main construction period and these works can also provide information for managing biodiversity during the main construction works.

Construction / Refit

Construction and refit works are monitored and reviewed to ensure appropriate protection measures are in place.

Asset Management

British Land will ensure that the appropriate post-construction monitoring is in place for developments.

For our large properties, when re-development is not planned, British Land will collate baseline ecological information. This will enable site-specific targets to be developed to enhance conditions for key habitats and species.

These targets will be recorded in Biodiversity Action Plans (BAP) either site specific or generic for similar types of properties.

British Land will also explore opportunities for tenants' participation in the implementation of biodiversity initiatives.

Monitoring and Review

British Land use only recognised experts and professionals who are members of the Institute of Ecology and Environmental Management to ensure the quality of the advice received.

Progress against objectives and targets is monitored on an ongoing basis and this is reported within the annual Corporate Responsibility Report.

Considering Biodiversity during the Property Life Cycle

