

YORK HOUSE, LONDON W1

OUR HEAD OFFICE, YORK HOUSE, IS SITUATED IN THE WEST END OF LONDON. THE BUILDING OFFERS OVER 90,000 SQ FT OF OFFICE SPACE, OF WHICH WE OCCUPY 40,000 SQ FT.

It also provides 11,000 sq ft of retail space and 22 residential units. The building was completed in early 2007 and is managed by an on-site team from Broadgate Estates, a wholly-owned subsidiary of British Land.

1.1m kWh

LESS TOTAL ENERGY USE

Total building energy use at York House reduced by 1,098,995 kWh, saving an estimated £63,000, as well as cutting carbon emissions by 416 tonnes. Broadgate Estates won our British Land Energy Reduction Award 2010 for the achievements at York House.



YORK HOUSE

RESOURCE EFFICIENCY

WE CUT BRITISH LAND CONTROLLED ENERGY USE BY 32%, SAVING US AND OUR OCCUPIERS OVER £50,000.

We achieved this by working with all our occupiers at York House, with the support of our building management team, Broadgate Estates, and sustainability consultants, hurleypalmerflatt. Gas use dropped to a mere 2 kWh over the summer from over 120,000 kWh last summer, thanks to a weather compensation system that made sure that the boiler would not activate when outside temperatures were above 15°C. A new energy management system and ongoing monitoring service is also helping to optimise the operation of central plant for heating and cooling.

With the support of hurleypalmerflatt and Broadgate Estates, our occupiers successfully reduced electricity use in their areas by a further 128,000 kWh, saving an estimated £11,000 on their energy bills, as well as cutting carbon emissions by 69 tonnes. Successful initiatives include fitting power saving software to computers and replacing traditional lightbulbs with energy saving alternatives.

British Land, Broadgate Estates, Bunzl, Government of Singapore Investment Corporation (London Office) Pte Ltd, hurleypalmerflatt and Moor Park Capital Partners, all signed a Carbon Reduction Memorandum of Understanding. We meet quarterly to review resource use performance and agree initiatives to improve energy efficiency.

We also significantly increased the proportion of our own Head Office waste recycled, from 70% during the first quarter to 83% in the final quarter. 98% of all managed waste at York House has been successfully diverted from landfill through recycling and incineration, equivalent to £5,400 in landfill taxes. This was largely thanks to a new food composting scheme and to the efforts of our Staff Environmental Working Group to raise awareness of recycling facilities.

“The success of the partnership at York House is testament to adopting a managed approach from day one, and the tremendous commitment from British Land, Broadgate Estates, hurleypalmerflatt and all of the occupiers. Even buildings that are designed to be energy efficient need to be well managed to optimise savings.”

Stuart Bowman

Divisional Director of Energy and Sustainability at hurleypalmerflatt



YORK HOUSE

MAKING A DIFFERENCE IN THE COMMUNITY

27% OF OUR HEAD OFFICE STAFF PARTICIPATED IN VOLUNTEERING PROJECTS, UP FROM 24% LAST YEAR.

During October, volunteers from British Land and Broadgate Estates participated in our annual team challenge events. For the third year running, we supported projects in the London Borough of Camden, where our Regent's Place estate is located. We offer all staff up to two days each year to participate in volunteering projects.

At Netley Primary School, our volunteers painted benches, plant containers and a play train in an array of bright colours. At Waterlow Park, our volunteers worked in the conservation area, chopping back undergrowth, clearing weeds and building log habitats.



Miles Price, volunteering at Netley Primary School.

Planning Executive, Miles Price, won British Land's Staff Volunteering Award 2010. He has been a keen champion of Capital Kids Cricket for a number of years, giving his own time and raising awareness of this good cause within the Company. British Land is pleased to be supporting Capital Kids for the fourth year. Miles is also a member of the SPACE studio in Hackney and has been actively involved in a number of volunteering projects at Netley Primary School and South Camden Community School.



Claire Lancashire and Chantelle Parson donned pond waders to clear weeds at Waterlow Park.

"On the painting day one of the children didn't want to go home because he liked the playground so much!"

Gemma Cummins
Teaching Assistant at Netley Primary School

"Nature conservation volunteering is a chance to learn new skills, enhance and create habitats for wildlife, promote health and well being, and help biodiversity. The site will directly benefit as a result of tasks carried out by volunteer groups to conserve and enhance this wild area."

Ben Genovese
Nature Conservation Officer at Waterlow Park



Our volunteers decorated a stairwell with numbers to provide children with a fun way to practice counting.

YORK HOUSE

STAFF ENVIRONMENTAL WORKING GROUP

IN EARLY 2009, MEMBERS OF OUR HEAD OFFICE TEAM FORMED A NEW GROUP TO MAKE YORK HOUSE 'GREENER'.

Their efforts have helped us to reduce electricity use in our own offices by 11% per person, and to increase recycling from 70% during the first quarter to 83% in the final quarter. They initially surveyed staff to identify priorities. They then introduced a range of initiatives, including running an ongoing recycling awareness campaign and installing new power saving software on computers.

They are also encouraging staff to sign up to the 10:10 campaign to reduce their carbon emissions by 10% by the end of 2010, as well as offering all Head Office staff free energy monitors for use at home. These monitors display how much electricity is being used in real-time, so that people can see how their behaviours affect usage, for instance when lights are switched on or when the kettle is boiling. 71 staff are now trying these out at home.



The Group put up new recycling signage and posters to make it easier for staff to recycle their waste and raise awareness of the importance of recycling. They also promoted our new food composting scheme, which is open to all occupiers at York House. Next year, our Staff Environmental Working Group will be focusing on reducing the amount of waste we generate per person. They have already reduced the delivery of selected magazines, encouraging staff to browse publications online instead.



“You are likely to be surprised by the amount of energy that some items in your house use. With very little effort and compromise you can make substantial savings. I have used an energy monitor at home for the past year and am now using 33% less electricity.”

Scott Jackson

Business Analyst Scott won British Land's Staff Environmental Engagement Award 2010.

The group is facilitated by Scott Jackson and comprises Rochelle Bailey, Michael Beeman, Ian Davies, Roger Gajadhar, Andrew Gelling, Joanne Hammond, Alison King, Jonathan Rae, Innes Smith, Mary Strudwick and Matthew Stubberfield.



YORK HOUSE

THE REAL APPRENTICE

BRITISH LAND PROVIDED TEN WEEKS OF VALUABLE WORK EXPERIENCE TO CHANTELLE PARSON, BUILDING HER SKILLS AND ENHANCING HER CV.

The Real Apprentice Scheme is a training-into-work scheme developed by the East London Business Alliance (ELBA) to help young people to gain skills and experience within a real working environment. Young people aged 18 to 24 go on an intensive two-week training programme run by ELBA, followed by a ten-week work experience placement.

Chantelle gained experience in several areas of our business, working alongside our accounts and developments teams, as well as with our building maintenance contractor, Crown House. Staff also benefited from opportunities to practice their coaching skills. At the end of her placement, Chantelle gave a presentation to the British Land team, providing feedback on her experience.

Employment and Skills Manager at ELBA, Chantell Brown, commented: "ELBA provides all successful candidates with training in communication skills, body language, work behaviours, interview techniques and CV writing. We also provide candidates with a small allowance and continuous support."



"My time at British Land has been an unbelievable experience, which I couldn't have gained anywhere else. I've learned so much about myself, my confidence has grown a huge amount. Coming from a predominately dance background it's been a huge change for me and I have gained real knowledge and insight. Thanks, British Land."

Chantelle Parson
Real Apprentice

Planning Executive at British Land, Miles Price, arranged for Chantelle to continue on to a two-week placement at Arup, specialist consultant.

This followed the success of the Real Apprentice scheme run at Broadgate earlier in the year, and is just part of our ongoing regeneration work with ELBA. In 2010, we were pleased to provide ELBA with space in The Broadgate Tower to deliver its two-week training programme. In 2010, British Land joined Broadgate occupiers, Linklaters and UBS, in supporting The Shoreditch Trust, a community-led regeneration agency dedicated to improving the Shoreditch area for all those who live or work there. Our service partners, EDCO Design, Mace and SJ Berwin, also provided the charity with pro-bono support.



ENCOURAGING BIODIVERSITY

WE RETROFITTED A 1,300 SQ FT GREEN ROOF AND SEEDED IT WITH 30 PLANT SPECIES.

This was informed by our award-winning green roof trial with Arup. The entire focus of the green roof is on biodiversity. This relatively small area of roof is already contributing to biodiversity, with common urban bird species sighted and other species expected to benefit as it matures, including bats, black redstarts, house martins and swifts. Ecological value is

expected to grow as the roof matures and additional features are added, such as small log piles, banks of sand, temporary pond areas, and nesting boxes for birds present locally, such as blue tits and great tits.

YORK HOUSE

YOUNG CARERS

BRITISH LAND FUNDED A SERIES OF CREATIVE ARTS PROJECTS FOR 19 YOUNG CARERS IN WESTMINSTER, WHERE OUR HEAD OFFICE IS BASED.

In looking after a family member, young carers assume adult responsibilities. They are often at risk of social isolation, being bullied and underachieving. The children worked with professional artists in workshops delivered by Create, in partnership with Westminster Young Carers Service.

In July, 14 young carers from Westminster enjoyed working with a professional playwright to create a play about caring. During a series of full-day workshops, participants wrote an imaginative tale about the adventures of young carer Lisa, drawing on their own experiences for inspiration. They then acted out the play to an enthusiastic audience which included the Deputy Lord Mayor of Westminster, British Land executives and Hollywood actress Eileen Essell, who is also a Patron of Create.

“We were very moved by the way in which the children felt safe to explore what it meant for them to be young carers and developed a level of trust that enabled them to share this with an audience in such a powerful way. One participant, who had been excluded from school for the previous six months, said that the project had made him realise that he needed to believe in himself more.”

Nicky Goulder
Executive Director at Create

Following the performance, Eileen presented each participant with a certificate and answered their questions about being an actor. The children were particularly keen to find out about the chocolate in Charlie and the Chocolate Factory, a film in which Eileen starred as one of the grandmothers.

In October, another group of young children worked alongside professional artists, sketching at the Natural History Museum, painting on canvases, creating a printed bag and designing and making jewellery.



Children writing about their experiences as young carers.

Young carers take on adult responsibilities such as caring for a parent or sibling who has a disability or mental illness. These projects give them a break from their caring duties and a chance to do something creative with their peers, building trust and self-confidence, as well as developing communication and teamwork skills. We also supported young carers in Camden, where our Regent's Place estate is located, and Hackney, near to our Broadgate estate.

“I learnt that I need to believe in myself and be more confident.”

Young carer

“I used to be shy before but now I'm not. I'm talking louder and not too fast.”

Young carer

“Everything was fun!”

Young carer



Hollywood actress Eileen Essell talking to a young carer.

YORK HOUSE

THE NEXT GENERATION

WE CONTINUED TO SUPPORT STUDENTS AT SOUTH CAMDEN COMMUNITY SCHOOL, NEAR TO OUR REGENT'S PLACE ESTATE IN LONDON NW1.

In November, British Land funded Learn to Earn, a maths-inspired activity day for 175 Young Enterprise students. This gave the Year 9 students a chance to learn about the cost of living, and how their education contributes directly to the way that they will live when they are in the working world. This was awarded the High Impact badge of honour from Enterprise UK, one of just 240 events out of 4,800 to receive this special status.

“Today was the best day EVER.”

Student, Mohammed

“The children had a super day today. They came into afternoon registration full of talk about the day, sharing what they had done and learnt. Everyone involved obviously worked really hard and the children gained a lot.”

Ms Williams , Year 9 Form Tutor

“I learnt so much and the people who were working with us at the tables were really helpful.”

Student, Clara

“The children loved it and the people running it were amazing. The volunteers who helped the kids in the hall were all fabulous.”

Mr Beattie , Head of Year 9



In March, British Land and Broadgate Estates provided students with an insight into the various careers in the property industry at the school's Aim High Careers Day.

Developments Executive, Mike Rayner, has been a Governor at South Camden Community School for several years. Three British Land volunteers are also mentoring sixth form students at the school, as part of an initiative set up by Camden Education Business Partnership.

Sixth form student, Sahra, would definitely recommend the British Land mentoring scheme to a friend. She commented: “It is important to have someone to motivate you and give you a helping hand. Also, having a mentor means that you get advice and feedback from a professional person other than your teachers, which is great.”

Development Executive at British Land, Alistair Martin, set up an opportunity for his mentee, Arta, to shadow two barristers, after she expressed an interest in studying law at university. SJ Berwin, one of our service partners, has also agreed to provide Arta with a one-week work experience placement in September.

“We have enjoyed a long-standing partnership with British Land, who has been supporting South Camden Community School since we first became an Arts College in 2004. The mentoring scheme has been good for the school, sixth form students and staff. All of the students participating have been motivated and inspired by their mentors, receiving insight into careers and employment opportunities in this prestigious company. The mentors are all excellent role models for our students.”

Charlotte Gilligan

Sixth Form Mentor Scheme Coordinator at South Camden Community School

YORK HOUSE

STAFF FUNDRAISING

OUR HEAD OFFICE TEAM RAISED £14,000 FOR GOOD CAUSES THIS YEAR, THANKS TO THEIR EFFORTS AND MATCH-FUNDING BY BRITISH LAND.



Left to right: Alison King, Claire Lancashire, Johannah Cox and Colleen Macallan, who together raised the most money in the 2009 Barts and the London Charity 10km Race.

Our employees collectively ran 200 miles to raise money for good causes. In October, eight British Land staff participated in the Royal Parks Foundation Half Marathon, running 13.1 miles through four Royal Parks to raise £5,500 in aid of Brainstrust, Help For Heroes, Marie Curie Cancer Care, Right To Play and the Salvation Army. Michael Beeman, Katharine Harper, Danny Jones, Colleen Macallan, Aysha Marshall, Matt Stubberfield and Simon Wood all successfully completed the race.

One of our fundraising teams, the British Land Charity Chasers, ran 10km to raise over £3,500 for London hospitals. Paul Bartlett and Jonathan Rae participated in the Ashford 10km race, raising over £2,000 for Macmillan Cancer Research. Hiten Shah is nearly two thirds of the way to his target of raising £10,000 for The Stroke Association by running 100 miles over 18 months.

On 2nd October, members of our Head Office team and many of our occupiers' employees at York House wore jeans to the office, raising over £1,500 in aid of Jeans for Genes. This national charity provides support for children and families affected by genetic disorders, as well as funding vital research into causes and potential cures.

Later in October, our Head Office team and occupiers' employees also supported Suit into Loot Week, donating 39 kilograms of good quality, unwanted clothing and shoes. These are now being sold in TRAIID (Textile Recycling for Aid and International Development) charity shops, raising funds to help needy youngsters overseas.

At Christmas time, staff donated more than 70 gifts to the toy appeal organised by the East London Business Alliance. We encourage staff fundraising, match funding money raised for good causes by up to £750 per person each year.

Download our Charitable and Community Funding Guidelines



A group of 12 BTEC Science students was taken on a tour of one of our new developments at Regent's Place, 20 Triton Street. Another group of students went on a tour of our recent developments at Broadgate, 201 Bishopsgate and The Broadgate Tower.

YORK HOUSE

SUPPORTING LOCAL SCHOOLS

CHILDREN FROM NETLEY PRIMARY SCHOOL, NEAR TO OUR REGENT'S PLACE ESTATE, JOINED READING VOLUNTEERS FOR AN END OF TERM LUNCH AT OUR HEAD OFFICE.

The children, who all receive reading support from British Land and Broadgate Estates volunteers, were greeted at our Head Office by their reading partners. They were then shown around the main office and behind the scenes by members of the building management team, even taking a trip to the roof. The children and their reading partners also enjoyed a special lunch together, with each of the children receiving a £10 book token funded by British Land.

“Reading programmes can have a massive impact on children’s reading ability, as well as really helping to boost their self-esteem and confidence. For volunteers it’s also incredibly rewarding getting to know a child and seeing them become more confident.”

Joanne Hammond

Assistant to the Business Group at British Land



Building Manager, Terry King, taking children from Netley on a rooftop tour at our Head Office, York House.

British Land also funded a new book collection for the school, with a range of carefully chosen fiction and non-fiction titles. Primary Work Related Learning Advisor at Camden Education Business Partnership, Monica Gomes, commented: “This will make a huge contribution to our reading scheme.”



Ten children from Netley performed on the opening night of our new community theatre at Regent's Place, the New Diorama Theatre. They worked beforehand with a choreographer and musician to create a play themed around 'Triton'. We also provided funding for schoolchildren to participate in Quicksilver's Primary Voices project, enabling them to work with professional actors and writers to create original plays.



Pupils from Netley used wax crayons, paints and gummed paper to create insects and animals for a 120-metre long artwork which was unveiled on hoardings at our Regent's Place development in June 2009. Titled 'A walk on the wild side', it showcased the wonders, cultural mix and variety of life in West Euston. Funded by British Land, this inter-generational community project also involved students from South Camden Community School and members of the Third Age Project for the over 50s.

“The children and myself really enjoyed participating in the community hoardings project. The children loved drawing animals, even though it was hard for them, and are very excited about their work being publicly displayed.”

Taslina Choudury

Teacher at Netley Primary School