

**DAVE FAREBROTHER  
ASSISTANT DIRECTOR,  
L.S. ENVIRONMENTAL SERVICES**



**An Introduction to Land Securities  
and Sustainable Development**

# Who are we ?



- Largest quoted property company in the UK
- No operations outside of UK
- Currently own assets valued at £12.9 billion (19 billion Euros)
- Currently manage and/or provide FM services to around 2,000 properties
- Large development programme

# What is our business ?



- London Offices – approx 50 managed sites plus others on FRI leases
- UK Retail
  - Investment/development; property management
  - 30 shopping centres
  - Over 20 retail parks
  - Town centre retail

# Property Outsourcing



## ■ LAND SECURITIES TRILLIUM

### ■ Property Outsourcing

■ Development; refurbishment; hard & soft FM services; churn; risk transfer; H&S; environmental support

■ Department for Work & Pensions

■ DVLA

■ Norwich Union

■ Barclays Bank

■ Telereal



## ■ URBAN COMMUNITY DEVELOPMENT

- Kent Thameside
- Over 1200 acres – exhausted quarry land
- New “city”
- Sustainable principles
- 25-year project

# Environmental Management



Design, Construct, Refurbish, Decorate, Maintain & Repair using low-impact materials:-

- Paints/Finishes with low VOC content ; ideally water-based
- Sustainable timber (new UK Govt. policy)
- Materials with a high recycled content (WRAP)

Energy Efficiency, Biodiversity, Pollution, Legislative Compliance

Waste

- Minimise waste production (work with suppliers – also consider packaging)
- Re-use (eg furniture refresh)
- Recycle
- Compost
- Energy from Waste
- Landfill as option of last resort

# Regeneration



Sustainable Development considers all of the aspects discussed.

Exemplar regeneration considers opportunities for mixed-use schemes, Incorporating office space, retail and residential in close proximity has environmental benefits but also social ones:- somewhere to go during lunch break or after work; somewhere to shop; area stays vibrant into the evening more people, less crime. Green spaces, new habitats, lines of sight-reduced crime

# Our Standard Approach to Sustainable Construction



- **Environmental Impact Assessment**
- **Good Practice checklists**
- **EMS**
- **Environmental Compliance Registers**
- **Corporate Social Responsibility in Procurement**
- **Auditing**



# Key considerations



- Recycling of demolition waste
- Recycled content in materials
- Embedded generation
  - Co-generation and/or renewables
- High levels of insulation & airtight construction (use of pre-fabrication ?)
- Low VOC content
- Rainwater harvesting
- Sustainable timber (FSC preferred)
  
- We keep hearing that waste is a major issue

# Future Risks



## ■ Climate Change

- Higher Flood Risks

Increased sea level, More frequent, heavier rain storms

- Extended periods of drought

Reliability of water supplies, Subsidence

- Structural damage

More frequent storms, higher wind speeds

- Greater extremes of temperature

Harder to maintain internal conditions

## ■ Security of Energy Supplies

- Flexible design solutions to allow for embedded and renewables generation now or in the future

## ■ Flexible Buildings

- Demand profile may change over course of contract