

## Land Securities - Building sustainability

'Highly commended'

*"In a sector which is fiercely competitive, Land Securities showed a real commitment to breaking the mould. The company's environmental strategy clearly goes well beyond the regulatory and planning requirements on it. By working with their building tenants, site managers, suppliers and employees to cut energy use, reduce waste and enhance biodiversity at key sites, Land Securities is making a real difference in the way it manages its environmental impacts."*

Judging panel

### **Creating a culture of continual environmental improvement and meeting the voluntary targets of emission trading schemes, leads to £33,000 in income for Land Securities.**

Land Securities is the UK's largest property company and the market leader in London offices, UK retail and Outsourced Property Services (through LSTrillium). In 2002, a dedicated Environmental Services team was established to cover all group activities from impact assessment to employee training to reporting. Its objectives are to reduce costs by improving efficiencies, differentiate Land Securities from competitors, reduce the impact of its activities, make the business more sustainable and demonstrate good corporate citizenship.

#### **Process**

Land Securities' approach is to include environmental responsibilities in the roles of appropriate staff throughout the company so that duties and actions are integrated into standard business practice. A number of initiatives – including new staff induction, ongoing training and information campaigns – help support a culture of continual environmental improvement.

In 2001, Land Securities became the first commercial property company to produce a stand-alone environmental report (now part of a wider corporate responsibility report) including full quantified disclosure of significant environmental impacts. In 2005, the company held events at each of its managed shopping centres to help promote environmental awareness to the general public, as well as a corporate environmental conference for clients, service partners and staff.

#### **Impact**

Land Securities' public commitments to impact assessment, auditing and working to a certified environmental management system provide added assurance to potential clients and business partners, and help in securing planning permission. The company has a comprehensive energy management programme and an internal Climate Change Working Group, and participates in the voluntary UK Emissions Trading Scheme (UKETS). These activities have resulted in significant CO<sub>2</sub> reductions, energy cost savings and £33,000 in income from meeting UKETS target reductions.

The company regularly recycles more than 80% of demolition waste, resulting in considerable cost savings both in terms of eliminating landfill costs and procuring new aggregate. Recycling efforts in shopping centres have more than doubled recycling rates within four years without adding to waste costs. Biodiversity aspects are considered at the design stage of development projects and procurement standards have been revised to help reduce environmental impacts in the supply chain.

[www.landsecurities.com](http://www.landsecurities.com)