



324 cubic metres of rainwater were harvested and re-used at Meadowhall in 2006

Energy use and carbon dioxide emissions

Monitoring and managing energy use reduces our carbon dioxide emissions, minimises the impact of increasing energy prices and helps us to meet existing and future regulatory requirements.

We have been working with the Carbon Trust since 2003 to develop and implement our **energy benchmarking tool**, which provides an active means of controlling energy use in the common (landlord-controlled) areas of our portfolio. In 2006 we rolled it out to managing agents. Based on initial findings, we carried out energy surveys for seven properties and developed improvement recommendations covering aspects such as management and control of services, lighting, space heating, ventilation and building fabric.

As well as benchmarking the energy performance of the common areas of our portfolio, we engaged with **occupiers at Broadgate** to monitor and manage the areas that they are responsible for. We are also evaluating the energy performance of our development projects and assessing the likely Energy Performance Certification level of two development projects, Ropemaker Place and The Leadenhall Building.

As part of the **carbon management programme** we are reviewing opportunities to reduce carbon dioxide ('CO₂') emissions by switching to no or low-carbon energy sources. 67.5% of the CO₂ emissions reported for the common areas of our portfolio in 2005/6 was from energy supplied entirely from Climate Change Levy exempt sources.

Annual CO ₂ emissions	CO ₂ (tonnes per year)		
	2005/6	2004/5	2003/4
Electricity (kWh)	17,879*	17,980	18,269
Gas (kWh)	4,648	5,173	5,998
Oil (kWh)	0.17	0.312	35
Total	22,527	23,153	24,302

Total CO₂ emissions (tonnes) are calculated by converting reported energy use into kilograms of CO₂ using DEFRA conversion factors.

*All CO₂ calculations include emissions from energy used in properties supplied by Climate Change Levy exempt sources through the National Grid. During 2005/6, 100% of the electricity supplied to properties, with a total common floor area of 422,624m², was from Climate Change Levy exempt sources, which represents 85% of the total reported CO₂ emissions associated with electricity and 67.5% of total reported emissions.

Other initiatives

324,000 litres of rainwater harvested and used for landscaping, cleaning and flushing toilets at Meadowhall Shopping Centre.

140 cycle spaces at Regent's Place as part of our sustainable Travel Plan for the area.

11% Meadowhall Shopping Centre **reduced energy consumption** by 11% in 2006, reducing carbon dioxide emissions.

Waste management

Resource recovery at Meadowhall

Responsible waste management reduces our impact on climate change, saves valuable resources and can reduce disposal and transport costs.

In 2005 Meadowhall became the first UK shopping centre to develop an on-site Resource Recovery Centre. The Centre invested £35,000 in facilities to sort, separate and send materials for recycling, including paper, cardboard, plastics and metals.

In 2006 it is estimated that the return on investment was over **£100,000**. This was due to the savings on transport and disposal costs, combined with the revenue from the segregated materials. In 2006 **92% of waste** entering the Resource Recovery Centre was **recycled**.

By working in partnership with Crown Hill Employment, adults with learning difficulties benefited from **job opportunities** at the recycling facility. They are now able to work without the support of carers from Crown Hill Employment and are extremely good at running the facility efficiently while maintaining an excellent working atmosphere.

Regeneration

Regeneration at Regent's Place

The Regent's Place Masterplan aims to help transform areas of Euston Road in London into a vibrant place, with street life, attractive landscaping, major squares and green spaces.

Following two years of consultation, detailed **planning permission** was received for our development at Osnaburgh Street in Regent's Place. This scheme will include residential units with over 50% affordable housing, high quality offices, a community theatre and shops around a new public space. We are now working with the local community to manage the project with minimal disruption to their lives.

We have also been **consulting** with stakeholders about proposals for more offices, residential units and community facilities in the north-east quadrant of the estate. The proposals include high quality offices, community facilities and new landscaped routes. Following stakeholder feedback, there will be a new community One Stop Shop, a new community arts centre and a larger performance space with increased seating at Triton Square.

In 2006 we invested £100,000 in a joint project with Transport for London and Camden Council to design **improved pedestrian access** at the Euston Road underpass. We also worked with Squint Opera, Edco, Farrells and South Camden Community School to review how the area could be improved. As part of Enterprise Week and the London Architecture Biennale, a group of 14 year olds created a video of ideas for the area.

Visit www.britishland.com/crReport/2006 to view the 'Hustle and Flow' video.