

ISSUE 2
WINTER 2014

SUS TAIN ABLE

WELCOME

Welcome to the second issue of Sustainable — Derwent London's sustainability newsletter.

Lots has happened since the first issue and, over the following pages, we want to update you on what's been happening, what's coming up and, crucially, what's in it for you.

To find out more about our sustainability agenda, take a sneaky peek at the new [Sustainability section of our corporate website](#) which spells out our approach to sustainability, what it means to us and how we go about it. You'll also find a new sustainability vlog, blog and news updates to spark your interest and keep you coming back for more.

Any feedback or comments? Please do get in touch with our Head of Sustainability, John Davies: john.davies@derwentlondon.com



In this issue:

- Smart metering, Stage 2 – how to cut wastage and save cash
- Keep cycling – cycle servicing while you work
- Introducing Paper Round – waste not want not
- Competition winner – the real cost of a cuppa at Tea
- Supporting Fitzrovia – community matters
- Win a fabulous Kindle Fire or £100 John Lewis voucher in our community competition

In recent months contractors have been busy installing more than 170 'smart meters' across all of our 43 managed buildings.

We're now moving on to the next stage, which is all about helping you to cut wastage and reduce your energy bills.

By way of a reminder, smart metering or rather Automatic Meter Reading (AMR) is the technology of automatically collecting consumption data from water, gas and electric meters and transferring that data to a central database for billing, problem-solving and analytical purposes.

HOW TO CUT WASTAGE AND SAVE CASH

Having worked our way through the first stage of our metering journey, we're now in the process of inviting you – our tenants – to install AMR electricity sub-meters, enabling you to access our energy management software and monitor your electricity consumption 24/7. It will mean an end to estimated readings and the ability to spot wastage in your space and take steps to reduce it.

So far sub-meters haven't been installed in three buildings – Tea Building, Davidson Building and Tower House – with a further 11 sites identified as suitable. Based on recent feedback, we're anticipating a big response and envisage we'll be carrying out sub-meter installations throughout 2015. Once these are completed, we'll move on to Stage 3, which will involve inviting those who settle with their energy supplier directly to access our software to help them manage their consumption more efficiently.



AN END TO ESTIMATED READINGS AND THE ABILITY TO SPOT WASTAGE IN YOUR SPACE AND TAKE STEPS TO REDUCE IT

CYCLE SERVICING WHILE YOU WORK

We are going the extra mile for our 1,000+ tenants who get on their bikes for work every day.

We have introduced on-site cycle servicing at a number of our multi-let buildings together with safety awareness events, maintenance classes and security marking and registration on the police-approved cycle database. To get the initiative off the ground, we offered a free cycle service and fettle by one of three bike specialists – Ultimate Bikes, Dr Nip Nip and Bicycle Nation.

The offer was a big hit amongst time-starved tenants who responded in droves, resulting in the technicians in many cases having to return on subsequent days to get through the huge numbers of bikes!

There have also been several safety events organised to raise awareness of cycling – how to be safe on the road, plan routes and carry out simple bike maintenance. Ultimate Bikes put on its 'Bike Event' at 1 Stephen Street, in which it joined forces with the local police in offering free bike registration on the police-approved cycle database. They also laid on free bicycle safety checks, mini-maintenance masterclasses and 'Exchanging Places'



which gives cyclists the opportunity to sit in the seat of a HGV to get a better understanding of the driver's perspective and what they can and cannot see. Old Street and Clerkenwell Road are known as the busiest cycling corridors in London. Derwent London is part of a wider campaign involving London companies, the police and building contractors to raise awareness among cyclists and construction workers about cyclist safety around the Old Street area where there's a lot of construction work currently taking place and where we are building White Collar Factory. Awareness and safety events ran on 11 June and 3 October at Old Street. Look out for more events like this in the area via social media #OldStCycleFest and local posters.

Bike servicing will be on offer at the majority of our multi-let buildings at regular intervals in 2015, and we have been able to secure discounted rates for all servicing, parts and accessories. Your building manager will let you know the dates and how you can book your bike in.

In addition to the list above, we have Dr Bike and Cycle Surgery operating at the Angel Building. Likewise Evans Cycles supporting our tenants at Holden House.



Tea Building
Qube
Whitfield Street
Network Building
Greencoat & Gordon



1-2 Stephen Street
Charlotte Building



The Buckley Building
Oliver's Yard
Morelands
Johnson Building
6-7 St Cross Street
New River Yard
Middlesex House
25 Savile Row

WASTE NOT WANT NOT

Recycling rates have soared following the appointment earlier this year of waste management firm Paper Round.

In Paper Round's first eight months, the recycling rate rose from 56% to 61%. This equates to 641,310kg of recycling and no waste going to landfill. 'Zero to landfill' was a key requirement of our new waste management scheme and has meant that 861 tonnes of CO₂ and 4,920 trees have so far been saved as a result.

Derwent London's Head of Sustainability, John Davies, says: "We wanted to perform better in our approach to waste management and increase our levels of recycling, which will give us commercial, environmental and cost efficiency gains. We knew we could do better and needed a service provider to help unlock our potential."

Paper Round's first job was to conduct a waste management audit of our entire managed portfolio to determine where improvements could be made. One of the key improvements which has been made is the introduction of more segregation bins for items such as cardboard, glass and food at every building.

On top of this, other waste streams have been added including batteries, toners, fluorescent tubes and bulky items such as furniture and waste electrical and electronic equipment (WEEE).

Building managers have been working with tenants to encourage occupiers to recycle in their own areas. Branded sacks now line internal recycling and waste bins with posters and stickers to make recycling as clear and easy as possible.

Paper Round has the ability to weigh and measure accurately all the waste generated, with details posted on their website showing waste and recycling rates per building.

John Davies adds: "With the level of data we now have, we have produced a performance league table that goes out to all our building managers every month showing how well each building is performing. It's proving to be a great motivator for our building managers."

The average recycling rate across the whole portfolio currently stands at 61% with the best performing building hitting 83%. About 95% of all waste is recyclable, so there's still plenty of room for improvement!

For help and advice about recycling please contact Derwent London's Energy & Sustainability Co-ordinator Justyna Tobolska: justyna.tobolska@derwentlondon.com



Paper Round



THE REAL COST OF A CUPPA AT TEA

Congratulations to our first ever competition winner, Matthew Edwards of ustwo based at Tea Building. Matthew received an iPod Nano for his great idea of having small digital energy monitors installed in kitchen and office areas so energy can be tracked and managed.

Energy monitors are more commonly used to display energy consumption. For example, you can discover how using different appliances like turning on the kettle to make a cup of tea affects your energy bills. The display allows you to see exactly how much energy you are using in real-time in terms of cost, units of energy used (kWh) and even CO₂ emissions.

The devices are now up and running in the ustwo space and selected other areas at Tea Building. if you would like to know more about the energy monitors and how you might be able to benefit from them, please contact Justyna Tobolska: justyna.tobolska@derwentlondon.com.

→ See p.9 for our new competition



Matthew Edwards, ustwo

THE DISPLAY ALLOWS
YOU TO SEE EXACTLY
HOW MUCH ENERGY
YOU ARE USING IN
REAL-TIME

COMMUNITY MATTERS

Seven projects are receiving a share of £75,000 in the second year of Derwent London's community funding programme in Fitzrovia.

The projects chosen for 2014 are:

Fitzrovia Noir: An art project portraying the local people in and around Fitzrovia.

Fitzrovia Neighbourhood Association: Positive Health exercise and massage project for Bangladeshi and elderly women.

Upbeat Music: Songs inspired by Dylan Thomas – music project for people with mental health issues.

All Souls Clubhouse: Supporting their ClubCare project and providing new kitchen facilities.

All Souls Primary School: Learning together through technology – photography project for children.

Women Like Us: From Playground to Payslip – supporting Fitzrovia parents to combine work and family life.

ARTfitzrovia: Taking the next steps – expanding the community project that provides a safe place for homeless and vulnerably housed people to meet and develop their art.

The Fitzrovia community funding programme forms part of Derwent London's sustainability programme. The £250,000 fund was launched in 2013 and is aimed at supporting local initiatives over a 3 year period.



All Souls Clubhouse



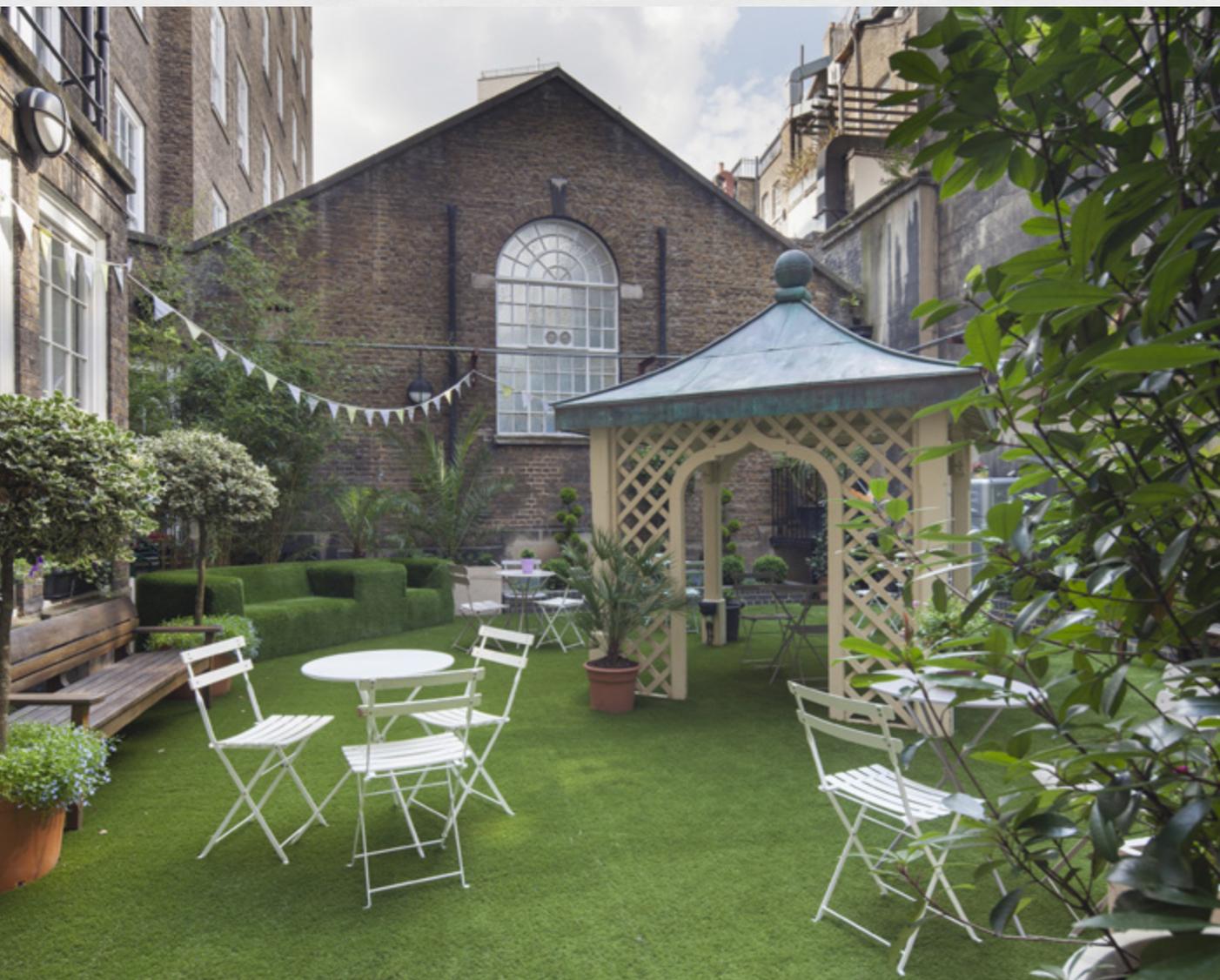
Fitzrovia Noir



Upbeat Music

The 2014 winning projects were chosen from 18 proposals submitted as part of an application process in which hopefuls were invited to attend a workshop to present their ideas, meet other community members and groups and contribute to the decision-making process.

The winning proposals were selected on the basis that they will offer a range of positive benefits – from social, cultural and employment opportunities to enhancements to the local area.



Fitzrovia Community Centre Garden

John Davies, Head of Sustainability, commented: "We are very pleased to have seen such an increase in applications this year and some really good ideas. We were once again faced with a difficult challenge of allocating the funds. Feedback at the community workshop was again invaluable in terms of informing the final decision and allowing community stakeholders to participate actively."

A number of projects funded in 2013 have now come to fruition – the Fitzrovia Community Centre community garden and street planting was launched this summer and Fitzrovia Youth in Action's project to resurface The Warren multi-use games area is nearly complete.

In addition to the funding, staff from Derwent London have been taking up volunteering opportunities with some of the Fitzrovia community organisations as part of the Group's volunteering programme, also launched in 2013.

Other smaller projects to have received funding so far are:

All Souls Primary School:

For running lunch and after-school clubs for pupils and a range of parent classes.

All Souls Clubhouse:

For continuing the Wednesday lunch club for older people, which forms part of All Souls' ClubCare programme.

Fitzrovia Trust:

For replanting the garden at the Fitzrovia Nursery on Whitfield Street.

COMPETITION

TIME



Knowing that Derwent London occupiers are a caring, kind-hearted and innovative bunch, we are offering a Kindle Fire or a £100 John Lewis voucher for the best community initiative or activity which your company has initiated – or is thinking of doing so – in or around your building.

Entries must:

- Be an original idea and something you have recently commenced or are starting soon
- Ideally involve other tenants (where the building is multi-tenanted) or ourselves
- Be achievable, easy to implement and have a genuine impact in the local community

Entries should be submitted by email to John Davies: john.davies@derwentlondon.com, no later than 30 January 2015. All entries will be judged by John Davies (Head of Sustainability), Simon Taylor (Head of Asset Management) and Susannah Woodgate (Corporate Communications Manager). The winner will be informed within four weeks of the closing date and details will be published in our next Sustainability Newsletter.



