In 2014/15 King’s Cross received a number of awards in recognition of our work with sustainability.

+ Office Agents Society Awards
  SUSTAINABLE ACHIEVEMENT

+ Sustainable Cities Awards
  OVERALL WINNER

+ Sustainable Cities Awards
  SIR PETER PARKER AWARD

+ Sustainable Cities Awards
  HIGHLY COMMENDED, SUSTAINABLE PLACES

+ BREEAM Awards 2014
  ONE PANCRAS SQUARE

+ Construction News
  SUSTAINABLE PROJECT OF THE YEAR
  FIVE PANCRAS SQUARE

+ RIBA London Awards
  SUSTAINABILITY AWARD
  FIVE PANCRAS SQUARE

+ Building Awards
  SUSTAINABILITY PROJECT OF THE YEAR
  FIVE PANCRAS SQUARE

+ TVE Sustainable Film Awards
  INSPIRING GOOD GOVERNANCE
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King's Cross Central Limited Partnership
4 Stable Street
London
N1C 4AB

December 2015
We have the great privilege at King’s Cross, to create a new part of London from what was an under-used industrial site. The scale and nature of the project presents an exciting opportunity and also a great responsibility. From the very first stages of planning and consultation, sustainable values have informed and underpinned what is being built here.

The new neighbourhood is planned, and is being developed and managed, based on a framework that encompasses environmental themes as well as social and economic aspirations, all of which are fundamental to realising our goals and vision for King’s Cross.

In the six years of development over 65% of buildings have been submitted to planning and 55% of the public realm completed. This, our second sustainability report, outlines our performance in 2014/2015 as well as our goals for the coming period.

A commitment to environmental sustainability is a cornerstone of our philosophy. Two combined heat and power (CHP) engines now provide hot water and heat to over 1m sqft of occupied space through a District Heating Network – one of the largest of its kind in the UK. In 2014, the London Borough of Camden opened its new community building at Five Pancras Square and was credited with the highest BREEAM rating ever achieved in London, and we are delighted that all our completed new-build offices have achieved a BREEAM ‘Outstanding’ rating.

We are especially proud of our regeneration activities, particularly our engagement with local young people. Since 2008, we have engaged with almost 4,000 school children from over 50 schools and nearly 400 young people have gained an NVQ qualification in construction through the Construction Skills Centre. As well as this, our employment centre, KX Recruit, has helped to place over 250 local people in work since opening in 2014.
2014/15 has seen many successes, but we’ve also faced challenges and learned some important lessons along the way. Sharing and communicating these experiences is important. Not only do we contribute to the debate, but we also get the chance to learn from our peers and from international best practice. Last year saw our continued participation in the Open City Initiative through Open House and Green Sky Thinking. In addition, we hosted a series of tours for the UK Green Building Council and delegations from around the world.

We’re also delighted that in 2014/15, the development, and in particular our work on environment and regeneration, was recognised in a series of awards. These are a formal recognition of the effort that the King’s Cross Central Limited Partnership (the Partnership), architects, designers, contractors, service partners and occupiers are making to create a sustainable King’s Cross.

Looking forward to 2016 and beyond, we know there is a lot to do, and we are by no means resting on our laurels. In this report we want to share our efforts with you. The report provides insight into the sustainability programmes being delivered, how we’ve managed our environmental impacts, and our contribution to the ever-growing community that is King’s Cross.

Sir David Clementi
Chairman, KCCLP
01
VISION & PRINCIPLES
Our vision
Our vision for King’s Cross is to deliver a sustainable development for London – a lasting place for people and a community with a long-term future that supports changing patterns of social and economic behaviour.

Delivering the vision
This vision can only be realised by working in partnership with a wide range of stakeholders; investors, consultants, government agencies, local authorities, interest groups, charities, schools, businesses and residents themselves.

By working in partnership, we can identify issues, shape our responses and find better, smarter ways to do things. This forms the basis for our approach, and has been crucial to the success of the project to date.

The masterplan and supporting King’s Cross Section 106 Agreement set out the baseline sustainability requirements for the development and on-going management of the site. These requirements have guided the programmes implemented to date.

As King’s Cross is being developed, there is no typical year of operation, but instead varying levels of design, construction and occupation. The scope and timescale of the development gives us the opportunity to learn from earlier phases. We track our performance and use experience gained to make advances in process and delivery.

The Partnership
King’s Cross is being developed by the King’s Cross Central Limited Partnership.

The partnership is the single land owner at King’s Cross, making development and delivery easier. Many of the people working on the project have been involved from the beginning. This brings an unusual level of continuity and commitment. The partnership brings together four groups:

• Argent King’s Cross Limited Partnership – Backed by Argent, one of the UK’s best respected property developers, and Hermes Real Estate on behalf of the BT Pension Scheme. Argent is the asset manager for King’s Cross.
• London & Continental Railways Limited – UK Government-owned property company whose primary focus is the regeneration projects at King’s Cross and The International Quarter, Stratford City.
• DHL Supply Chain – A world-class provider of supply-chain solutions. Owned by Deutsche Post.
• AustralianSuper – An Australian superannuation pension fund.
Our development principles
These principles guide and underpin every aspect of the King’s Cross development – from plan-making through to design, construction and management. From how we work with communities to how we look after our teams.

1. Consider the whole place
We strive to make King’s Cross work as a whole – physically, economically, environmentally and socially.

The “whole place” approach is about creating successful physical infrastructure, stimulating economic growth and promoting social value. These elements are critically related – and sometimes require compromise and difficult decisions - if we are to deliver a lasting, liveable place.

2. Think long-term
While the phasing of the development will always require consideration of short and medium term interests and needs, we have a responsibility to focus on long-term outcomes and not short-term gains.

Our goal is to create a place that delivers lasting benefits for the new and existing community, businesses, residents and society as a whole.

3. Create shared value
For King’s Cross to be successful over time, we must create lasting value – for our partners, our customers, our employees, for the local community and for London.

We believe that these interests are not mutually exclusive, rather they are mutually dependent.

4. Ensure viability
We believe that developing places sustainably, particularly by creating social and economic opportunities for local people, improves people’s lives.

Moreover, by listening to people who are part of the place, we can tailor our programmes to ensure they address local need. This, in turn, is the key to achieving long-term viability.

5. Enable behavioural change
The scale and nature of the project at King’s Cross provides an opportunity to support more sustainable ways of living.

From the type of projects we choose, to how we plan, build and manage them, we can facilitate new norms – in consumption patterns, in how we move around, how we use energy and water, and in civic participation.
VISION & PRINCIPLES

An important goal for the Partnership is to contribute to the debate and support industry movement toward embedding sustainable principles into development. During the past year, we have contributed to industry and broader public events, sharing our experience, challenges and lessons learnt. These include:

**Urban Land Institute**
- ULI Case Study: King’s Cross
- UK Development Forum: King’s Cross

**UKGBC Members**
- On-site learning at King’s Cross
- Case study within the ‘Green Infrastructure Report’
- Contribution to ‘Postcards from 2050’

**Urban Partners**
- Wellbeing Walk

**Participation in CIRIA initiatives**
- CIRIA On Site Environmental Fit Out
- BIG Challenge
- Biodiversity Site Tour

**Contractor Sustainability Communication**
- Carillion Sustainability Report Launch

**Public Access**
- Green Sky Thinking Site Tour
- Open House tours included; the Energy Centre, KX Pond Club, Gasholder Park and Two Pancras Square Tours

**Working with the BRE**
- BRE Cities Convention
- BRE Green Buildings Pay London report launch

**British Council for Offices Next Generation Events**

**International Knowledge Sharing**
(Belgium, China, Israel, Lithuania, Netherlands, South Korea, USA)

EXPERIENCE - SHARING & LEARNING

“Through a series of learning initiatives, the King’s Cross team have provided valuable insight for the UK-GBC membership into the successes and lessons learned from delivering a major sustainable development.”

**Cat Hirst**
Head of Learning & Development
UK Green Building Council

PUBLIC EVENTS HOSTED (2014 / 2015)

85

**OPEN HOUSE 2015**
Free tours of the public realm providing insights into heritage, architecture and sustainability are held every Tuesday, Wednesday and Saturday from the visitor’s centre. King’s Cross also participates in events such as Open House and Green Sky Thinking which invites the public into buildings and the construction sites.
02
FRAMEWORK & PROGRESS 2014/15
There are many interwoven relationships across sustainability themes, and this is certainly the case at King’s Cross. We organise our thinking and our delivery of sustainability around eight main themes, grouped under the pillars of Regeneration and Environment.

**Regeneration**

- Place & Heritage
- Economy & Employment
- Education
- Well-being & Community

**Environment**

- Green Buildings & Carbon Footprint
- Resource Efficiency & Towards Zero Waste
- Accessibility & Movement
- Green Infrastructure

Ensuring that the local community benefits from the investment at King’s Cross is at the heart of the Partnership’s approach to sustainable development. Much has been achieved over the last year, and we continue to meet and exceed our planning obligations, Business Plan and sustainability objectives.

In 2015 King’s Cross welcomed over 5.5 million visitors, has been home to more than 1,200 people and the place of work for over 6,000 more. It is also a place of study for 5,000 students. Our regeneration programmes impact all these groups as well as the local and wider London communities, and to be successful we need to consider the diverse needs of each.

Over the year, regeneration activities have had impact in the following areas:
- Providing opportunities for local people, especially young people, to get into a career in construction through the Construction Skills Centre.
- Providing opportunities for learning via the schools programme, and through projects at the Skip Garden.
- Improving health and well-being by offering a whole range of sport and fitness opportunities.
- Enabling volunteering with local charities and organisations via the King’s Cross website and especially through the online volunteering tool.
- Developing skills with work experience students and through training opportunities offered via KX Recruit.
- Delivery of events, activities and public spaces that actively bring people together to experience and enjoy the neighbourhood.
- Developing strong local partnerships with residents, charities, voluntary and cultural partners and estate tenants and occupiers. Such as the newly formed King’s Cross Environment & CSR Forum.

The Program Review (pg. 9) details our performance against expectations. Here are some of the highlights:
Place & Heritage
Work on the contribution of heritage to place-making continued in 2014/15 with the development of a heritage strategy for the site. A key strand of this work is a visitor engagement programme. This has resulted in a series of initiatives including the heritage trail app, KXplorer and 50 Years, 50 Voices, a collaborative exhibition that captured memories from the recent past.

Economy & Employment
Throughout the period, our on-site recruitment agency, KX Recruit, has developed its services. By forging strong local networks, and understanding employers’ recruitment needs, KX Recruit has been able to draw on its extensive database of local job-seekers to secure the best candidates to fill local vacancies. The agency has also been working with training providers to offer a wide range of skills training. In its first 18 months of operation, over 250 people were placed into work.

Education
The new primary school, King’s Cross Academy opened in September 2015. The school is co-located with the Frank Barnes School for Deaf Children and a 26-place nursery. In time, this new education hub will provide over 500 school places for children aged between 2 and 11.

Our Schools programme goes from strength to strength. Numbers of pupils and schools engaged continues to grow with each academic year and with the opening of King’s Cross Academy, the programme will take on a new dynamic. The programme engages local young people with the development and in 2014/2015, over 1,100 children were involved. Two projects that have been running successfully for a number of years are King’s Cross Detectives and the Elizabeth Garrett Anderson Business Studies Programme.

Kings Cross Detectives – Over the period of a term, King’s Cross becomes the classroom, enabling children to learn about geography, history, art, design and architecture. The outputs include poems, drawings and models. King’s Cross Detectives is a collaboration between the Partnership, Central Saint Martins, London Borough of Camden and three local primary schools. Over 300 children have participated since 2012.

The Elizabeth Garrett Anderson Business Studies Programme – this project is for 15 and 16 year-olds and underpins their GCSE case study projects. Using King’s Cross as a case study, students are invited to the development and hear from the development team about sustainability, how businesses are structured and to learn about the different functions within businesses.
Well-being & Community

2014/15 saw a number of well-being initiatives and community facilities take shape. Camden’s public leisure and community facilities opened in September 2015. The centre boasts a public library, two swimming pools, two fitness studios, offering over 50 classes per week, and a 130 station gym.

In May 2015, ‘Of Soil and Water: King’s Cross Pond Club’ opened. This unique year-round swimming facility is the UK’s first man-made fresh water bathing pond. It is also a piece of public art.

Outdoor fitness sessions and running clubs are offered most weekdays by Martin Whitelock of MW5 Fitness. Frame Fitness run Workout Wednesdays on the canal side steps and in Lewis Cubitt Square and a permanent yoga and exercise studio, Frame King’s Cross opened in October 2015.

In 2015, the Global Generation Skip Garden moved to its new home at the top of Lewis Cubitt Park. The new garden was designed and built in an innovative partnership with students from the Bartlett School of Architecture. Local young people, families, students, architects, engineers and many organisations came together offering the time and materials to make it happen. Community sessions offered at the garden include Lunch and Learning for local businesses and school children, Twilight Gardening, Family Saturdays and Supper Club.

Stories is the events programme at King’s Cross. During 2014/15, the area hosted more than 85 public events. Family festivals such as Romans and Steam Extravaganza, cultural celebrations such as Diwali, concerts, performances and screenings took place in the public squares and parks. There is also a programme curated for local young people. Over 1200 places were filled as part of this programme during 2014/15. Activities included pop up tennis during Wimbledon, football coaching with Arsenal, multi-sports activities, stand-up comedy classes and music and dance workshops with Kinetika Bloco.
CASE STUDY
‘OF SOIL AND WATER: THE KING’S CROSS POND CLUB’

‘Of Soil and Water: The King’s Cross Pond Club’ is the UK’s first man-made, fresh water swimming pond. The pond is an art installation, a micro-ecological environment and a place for people to enjoy.

The pond opened in May 2015 and was an instant hit. Swimming sessions were booked out over the summer, and fitness studio Frame has been offering evening fitness classes followed by a dip in the pond.

The water in the pond is entirely chemical free and is purified through a natural, closed-loop process using water plants and nutrient mineralisation. The number of bathers is restricted by the amount of water the system is able to clean, thus the pond remains in balance with what nature can absorb and regenerate.

The soil zones around the pond range from an area of meagre soil and pioneer plants to a meadow area of rich soil with lush grass, wildflowers and shrubbery. The plants are chosen according to the specific types of soil and vary with the season. As they grow at their own pace, they clean and enrich the soil.

Of Soil and Water: King’s Cross Pond Club is designed by architects Ooze (Eva Pfannes and Sylvain Hartenberg) and artist Marjetica Potrč as part of the King’s Cross public art program RELAY. From the creators’ perspective, by swimming and exploring the pond and its environment, visitors participate in a living laboratory that reveals nature’s ability to restore itself. The project gives people the opportunity to learn about the resilience of the ecological system through their own direct experience.

The Pond is engineered and built by natural pool designers BIOTOP and its UK partner, Kingcombe Aquacare Ltd.
## WOMEN PARTICIPATED IN #TRAIINTUESDAYS ON LEWIS CUBITT SQUARE

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
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<tbody>
<tr>
<td><strong>Education</strong></td>
<td>+ Ensure local school visits take place, and curriculum opportunities are developed</td>
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<tr>
<td></td>
<td>▶ Over 1,000 school children engaged in King’s Cross programmes between April 2014 and March 2015</td>
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<tr>
<td><strong>Well-being and community</strong></td>
<td>+ Establish an on-site resident activity pilot programme together with One Housing Group</td>
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<tr>
<td></td>
<td>▶ 818 places for young people filled in the ‘Friday Night Out at N1C’ programme.</td>
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<tr>
<td></td>
<td>+ Engage with the London Wildlife Trust and Global Generation to establish site wide office occupier membership and activities</td>
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<td></td>
<td>▶ Direct one-to-one engagement with occupiers on volunteering opportunities</td>
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<tr>
<td></td>
<td>▶ Website launched to connect occupiers to ‘Get Volunteering’ opportunities at and around King’s Cross</td>
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<tr>
<td></td>
<td>▶ Occupier Environment &amp; CSR Forum established November 2014</td>
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<tr>
<td></td>
<td>▶ Working to deliver further volunteering opportunities</td>
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<tr>
<td></td>
<td>▶ King’s Cross website “Get Volunteering” page launched in partnership with Project Dirt</td>
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<tr>
<td></td>
<td>▶ Continued support and development of the King’s Cross and St Pancras Business Partnership</td>
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<tr>
<td></td>
<td>▶ Continued involvement with the Partnership (now Urban Partners)</td>
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<td></td>
<td>▶ Support and partnership work with Islington Giving and Team Cally</td>
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<td></td>
<td>▶ Continued engagement with Islington Giving and Team Cally particularly participating in the Cally Road Festival in June 2014 and 2015</td>
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*WELLNESS IN THE CITY*

FRAME and Nike Training Club took over Lewis Cubitt Square in two special #TrainTuesday sessions.
OUR SUSTAINABILITY INITIATIVES FALL INTO THESE 8 CATEGORIES:

**Regeneration**
- Place and heritage
- Economy and employment
- Education
- Well-being and community

**Environmental Management**
- Green buildings and carbon footprint
- Resource efficiency and towards zero waste
- Accessibility and movement
- Green Infrastructure
99% of the development’s heat and hot water demand will be met by the on site energy centre.

Sustainability at King’s Cross:

1. The Energy Centre – eventually to provide close to 100% of the estate’s heat and hot water requirements. The centre now has two 2MW CHP engines in operation.

2. The Construction Skills Centre – c.400 achievers to date – many of whom are going onto apprenticeships and jobs on site.

3. KX Recruit – a job matching service for local people and businesses - 250 local jobs filled & over 1,000 people trained in the workshop rooms.

4. Central Saint Martins - university education facility supporting 5,000 students and staff.

5. Green Infrastructure and planting providing a haven for bees and other fauna.

6. Outdoor sports area free for public use.


8. Heritage Buildings - buildings from industrial era being refurbished and reused. More than 20 historic buildings and structures will be refurbished.

9. Handyside Gardens – play space for children and a green corridor from the canal to the northern part of the development.

10. Lewis Cubitt Square & Park – one of the principal open spaces within King’s Cross Central. A generous area of hard and soft landscape for events and public use.

11. KX Pond Club - Natural swimming pond designed by Ooze and Marjetica Potrč as part of Relay, the King’s Cross public arts programme.

12. One, Two, Three Pancras Square have achieved BREEAM Outstanding - the highest level of green building certification.
Environment

Recognising the environmental implications that our design, construction and operational activities have, we continue to manage our environmental impacts closely. Over the year, environmental management programmes have influenced the following areas, programmes across the estate are contributing to the creation of a sustainable place by:

- Providing environmental performance data to tenants to support sustainable occupation of the buildings and to identify opportunities to reduce operational costs.
- Interrogating estate and asset environmental performance data to identify cost and operation efficiencies.
- Supporting tenant fit out through a Green Retail Guide. This is now incorporated into the development retail process. The environmental performance of the units will be monitored to capture the benefits of early consideration across the whole life cycle of the retailer.
- Advocating, sharing and learning with UK and global environmental initiatives.
- Engaging with occupiers through the Environment & CSR Forum participating in Earth Hour and an environment fair on World Environment Day.
- Enabling low carbon travel through cycling and pedestrian walking routes and enhancing permeability of the area.

The Program Review (pg. 15) details our performance against expectations. Here are some of the highlights:

Green Buildings & Carbon Footprint

Certification and Legislation – in preparation for Government’s legislative requirements for ESOS1 and HNR ², we have established baselines and data protocols for building and estate management teams. These systems are now helping to ensure sustainable occupation of our buildings. To date, our focus has been on BREEAM and Code for Sustainable Home certifications. A priority going forward is to monitor and manage buildings so that they are performing to their potential. The goal is to minimise their carbon footprint through occupier engagement, seasonal commissioning and post occupancy evaluation.

Resource Efficiency & Towards Zero Waste

ISO14001 Accreditation – in 2014, King’s Cross Estate Services established and implemented an Environmental Management System. In February 2015, we achieved ISO14001 accreditation, recognising our commitment to managing the environmental impacts associated with estate operations. In 2015/16 we will be developing an EMS for our managed buildings.

Energy Centre – the gas-powered engines in the Combined Heat Power plant generate electricity for the site, residual heat is captured and provides heat and hot water for the majority of the development. A second Jenbacher engine was installed in 2014 ready for the increased occupancy.

---

1Energy Savings Opportunity Scheme
2Heat (and Cooling) Network Regulation
Considerate Contractors – the environmental impacts of construction are managed by each contractor. All three of our main contractors (Kier, BAM and Carillion) are achieving high performance in the Considerate Contractors Scheme with an average of 86% achieved during 2014/15.

Accessibility & Movement
Our location, next to the largest transport interchange in the UK, means that sustainable travel is inherent, however we are working hard to ensure that cycling and walking routes are convenient for all.

DDA Accessible – King’s Cross has been master planned to be an accessible site. The design teams are working with the level change between the station and the northern most point of the site to ensure that each building and area developed is DDA compliant.

The Green Travel Forum – aims to promote cycling and walking to occupiers. The Forum is managed by a travel plan coordinator who works closely with Camden Council and occupiers to organise and support cycling events and campaigns across the estate. The development team works with partners, Camden Council and TfL to make safer cycling routes close to the development, for example by providing input into consultations on cycle superhighways.

Construction Vehicle Safety – this is of paramount importance at King’s Cross. The development is a Construction Logistics and Cycle Safety (CLOCS) Champion. HGVs working on site are required to have the latest safety equipment and training to protect cyclists and pedestrians. HGVs that do not comply are turned away.

Construction Cycle Forums are held quarterly for contractors to discuss site activities, issues and opportunities for improvement. Free Safe Urban Driving (SUD) training is provided on site and over 154 drivers have been trained to date. We also work with the Met Police to hold Exchanging Places events to increase cyclist and pedestrian understanding of HGV blind spots, and with DHL to promote HGV awareness at local schools.

Green Infrastructure (formerly Habitat & Biodiversity)
In 2014/15 we made great strides with our green infrastructure programme. Three major new public spaces opened, Pancras Square, Lewis Cubitt Square and Lewis Cubitt Park. The former are civic squares, while the park is a more relaxed space, providing a much-needed swathe of green in the north of the site. Recognising the benefits of green spaces to health, air quality and well-being, we have introduced planting schemes across the site, including the introduction of temporary trees and planters.

Above CYCLING AT KING’S CROSS
We give priority to cyclists over cars, streets are designed to be safer for bikes with plenty of on-street cycle parking.
In 2014/15, three programmes were launched which help to increase biodiversity and support urban habitats across the site. These include the development and implementation of a Living Landscape Roof Strategy, the installation of the King’s Cross Pond Club and the Camley Street Pocket Wetlands project. This Pocket Wetlands was the first project of its kind on an inner city canal. London Wildlife Trust, in partnership with the Canal and Rivers Trust, installed five floating islands in Regent’s Canal at Camley Street Natural Park. Marginal and submerged species were planted on the canal banks to create new ecological plant communities.

All three programmes are in line with Camden’s Biodiversity Action Plan which aims to introduce a range of planting and habitats to provide green corridors in the Borough.

CASE STUDY
LIVING LANDSCAPE ROOF STRATEGY
(shortlisted for the CIRIA BIG Biodiversity Challenge 2015)

This project is about making the most of the opportunity presented by the roofs at King’s Cross.

In the last decade, there has been a move towards managing green space with greater consideration for connectivity, both within and to neighbouring environments. The project involved the preparation of a Living Landscape Strategy for the roofs and terraces at King’s Cross, and the implementation a series roof treatments of varying styles that are linked with ground level activities and habitats. The green roofs, and other complementary features, help wildlife to move freely through the new urban landscape at King’s Cross.

The Living Landscape Roof Strategy is a collaborative project. We worked closely with London Wildlife Trust (LWT) from early stage to ensure that we maximised the potential for the roofs from a biodiversity perspective, and also to capitalise on LWT’s knowledge in this area. The new roof treatments have been designed and implemented through Global Generation, a charity that provides young people with the opportunity to learn new skills through the medium of sustainability. And the treatments were built using reclaimed materials donated by the conservation team at Hampstead Heath.

The strategy identifies 33 roofs and terraces, and five habitat types have been allocated to these roofs. The habitats are carefully chosen to create wildlife corridors both within and beyond the site. During 2014, LWT assessed the existing green and brown roofs and gave recommendations for enhancements.

A number of these recommendations have been implemented by a team of local young people or ‘Generators’ under the guidance of Global Generation’s Gardens Manager, Paul Richens. The young people involved designed the enhancements, sought approval for their proposals from developer Argent, sourced the materials and installed the treatments. LWT is monitoring the roofs to assess the success (or otherwise) of the installations. This is to ensure that the roofs are working as intended, and to recommend enhancements where they can and should be made.

The outcome of the assessments is feeding back into the design process as new roofs are planned and built.
## PROGRAMME REVIEW

<table>
<thead>
<tr>
<th>Environment Management</th>
<th>2014/15 Expectation</th>
<th>2014/15 Delivery</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Green Buildings &amp; Carbon Footprint</strong></td>
<td>+ Continue to deliver BREEAM and CfSH buildings</td>
<td>Three buildings completed in 2014, all of which achieved BREEAM Outstanding*</td>
</tr>
<tr>
<td></td>
<td>+ Deliver timely and accurate reporting for investors and industry regulators</td>
<td>Participated in GRESB on behalf of Hermes Fund Managers</td>
</tr>
<tr>
<td></td>
<td>+ Provide guidance to occupiers to achieve green building standards during fit-out</td>
<td>Guides provided to commercial and retail occupiers being delivered by Hoare Lea and Arup</td>
</tr>
<tr>
<td></td>
<td>+ Establish a post-occupancy programme to enhance occupier experience and facilitate the sustainable occupation and operation of buildings</td>
<td>King’s Cross Environment Forum now brings occupiers together to share good practice and to enhance a sustainable approach</td>
</tr>
<tr>
<td></td>
<td>+ Establish regular environmental reporting and targets for key impact areas for all sites under Partnership management, through the Construction Environmental Management Programme</td>
<td>Continued development of the King’s Cross PostOccupancy Programme</td>
</tr>
</tbody>
</table>

| Resource Efficiency & Towards Zero Waste | + Establish regular environmental reporting and targets for key impact areas for all sites under Partnership management, through the Construction Environmental Management Programme | All contractors use the King’s Cross SMARTwaste and SMART(ER) to report performance. |
| | + Establish appropriate property management environmental reporting in preparation for CRC Energy Efficiency Scheme and allow for monitoring the delivery of sustainable design | Contractor Forum meets quarterly to share good practice and discuss challenges |
| | + Achieve ISO14001 EMS certification for the King’s Cross estate | Appointment of Carbon Credentials to establish a consistent approach to metering and monitoring across the estate |
| | ISO14001 accreditation achieved in February 2015 |

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*Construction phase of the Tapestry building which will contain the energy centre, a community sports hall, multi-storey car park and homes.*
02 FRAMEWORK & PROGRESS 2014/15
Environment Management (continued)

<table>
<thead>
<tr>
<th>2014/15 Expectation</th>
<th>2014/15 Delivery</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility &amp; Movement</td>
<td>✓ Travel Plan Coordinator appointed within King’s Cross Estates Services. Travel Forum set up to engage with occupiers to deliver the Plan</td>
</tr>
<tr>
<td>Habitat &amp; Biodiversity</td>
<td>✓ A two year baseline study to benchmark biodiversity at King’s Cross completed in October 2015</td>
</tr>
</tbody>
</table>

**Accessibility & Movement**

- Deliver the Area Travel Plan - actions include supporting occupiers to prepare Workplace Travel Plans

**Habitat & Biodiversity**

- Undertake a review of biodiversity with London Wildlife Trust (LWT)
- Share data on green and brown roof performance with LWT
- LWT have worked with King’s Cross to develop a Living Landscape Strategy and have conducted two audits

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**TAKE THE PLUNGE**

Of Soil and Water; King’s Cross Pond Club takes immersive art to a whole new level. The natural bathing pond is the final instalment in the RELAY public art programme. Global Generation’s Skip Garden in background
03
SUSTAINABILITY FOCUS FOR 2015/16
SUSTAINABILITY FOCUS 2015/16

Sustainability initiatives at King’s Cross for 2015/16 build upon the regeneration programmes; to empower through education and employment, enable community experiences through the use of public facilities, and the environmental initiatives; to continue the delivery of exceptional buildings for occupiers, through monitoring, management and embedding lessons learnt, whilst implementing strategies to enhance green infrastructure and accessibility – to strive toward a sustainable King’s Cross.

Regeneration

| Place and heritage | + Maximise the potential of the community facilities available on site including the community centre, sports pitch, health centre and sports hall
|                    | + Develop and implement a Heritage Strategy to share knowledge, create a sense of place, deepen engagement and involvement |

Economy and employment

| + Continue to develop the KX Recruit offer, including measures such as:
| - Connect with King’s Cross employers to understand their recruitment needs and identify how we can support them to recruit locally-based job-seekers
| - Expand the network of training providers who deliver appropriate skills training for today’s job market
| - Roll out a local marketing plan to ensure optimum reach to attract local candidates
| + Work with the Construction Skills Centre to facilitate their transition to a new on-site location in 2018 and to develop a training offer to reflect local and site needs
| + Develop opportunities for occupiers to volunteer their time towards activities including interview practice, school visits etc. |

Education

| + Broaden the curriculum provision, through a schools pack, to maximise the number of schools that can educate based on King’s Cross activities.
| + Ensuring that many age ranges are captured and teachers are engaged to lead the process
| + Establish career development initiatives on site including work experience opportunities, information provision or a careers fair
| + Identify opportunities to integrate King’s Cross Academy within the King’s Cross community |

Well-being and community

| + Maintain the conversation with occupiers and the local community to enable a sense of local ownership and empowerment
| + Continue to offer activities, events and programmes to bring communities together on the development. Communities being considered include young people, the elderly and those with sporting, cultural or heritage interests |

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KING’S CROSS ACADEMY

A new primary school for King’s Cross. The purpose-built school is located in The Plimsoll Building at the heart of the King’s Cross development.

1,152 PUPILS ENGAGED WITH SITE ACTIVITIES

(2014 / 2015)
## Environment

| Green buildings & carbon footprint | + Continue to design BREEAM and CfSH schemes on the development, identifying most appropriate approaches to ensure effective delivery  
| + Continue to evaluate the benefits of incorporating embodied carbon thinking into building design and delivery  
| + Develop a Post Occupancy Evaluation Strategy for completed buildings  
| + Continue to incorporate lessons learnt into future buildings  
| + Implement the Green Retail Guide - across design, fit out and operation |

| Resource use and towards zero waste | + Establish an EMS within each building with a view to ISO14001 accreditation to facilitate efficient operations  
| + Further utilise the KX Occupier Environment & CSR forum to review building and estate data to positively influence behaviours |

| Accessibility and movement | + Continue to deliver safer cycling initiatives with cyclists, HGV drivers, pedestrians and the KX Academy  
| + Develop communications on walking maps and routes across the estate  
| + Undertake an audit of accessibility to, from and around the development |

| Green Infrastructure | + Continue to implement the Living Landscape Green Roof Strategy  
| + Work with local stakeholders to further clean-up the canal and surrounding areas  
| + Establishing more green links between King’s Cross and the surrounding areas |
### Programme Review

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Place &amp; Heritage</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of visitors to the visitor centre</td>
<td>16,252</td>
<td>11,406</td>
</tr>
<tr>
<td>Number taking site tours</td>
<td>1,613</td>
<td>1,362</td>
</tr>
<tr>
<td>Buildings/structures restored and refurbished</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>Public Realm delivered as at 31 December</td>
<td>49,766m²</td>
<td>58,925m²</td>
</tr>
<tr>
<td><strong>Economy &amp; Employment</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction Skills Centre NVQ achievers</td>
<td>59</td>
<td>79</td>
</tr>
<tr>
<td>Average number of apprentice placements on site</td>
<td>68 (5.7%)</td>
<td>151 (12.9%)</td>
</tr>
<tr>
<td>Local apprentices on the construction site (monthly average)</td>
<td>26 (2.6%)</td>
<td>27 (2.3%)</td>
</tr>
<tr>
<td>Local employment on the construction site (monthly average)</td>
<td>92 (8.1%)</td>
<td>119 (10.4%)</td>
</tr>
<tr>
<td>Local employment on the King’s Cross Site (Islington and Camden residents)</td>
<td>6%</td>
<td>13%</td>
</tr>
<tr>
<td>Employees placed by KX Recruit</td>
<td>344</td>
<td>224</td>
</tr>
<tr>
<td>(59% Islington &amp; Camden residents)</td>
<td></td>
<td>(59% Islington &amp; Camden residents)</td>
</tr>
<tr>
<td><strong>Education</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of school pupils engaged with site activities</td>
<td>504</td>
<td>1,152</td>
</tr>
<tr>
<td>Children and young people involved with Global Generation Skip Garden</td>
<td>1,738</td>
<td>2,584</td>
</tr>
<tr>
<td><strong>Wellbeing &amp; Community</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Summer events programme* (no. of places filled)</td>
<td>n/a</td>
<td>390</td>
</tr>
<tr>
<td>Friday Night Out project (no. of places filled)</td>
<td>n/a</td>
<td>818</td>
</tr>
<tr>
<td>Number of business volunteers at Global Generation Skip Garden</td>
<td>469</td>
<td>674</td>
</tr>
</tbody>
</table>

* Change in location to Stable Street has had an impact in numbers
* Includes NVQ students on site
* Based on Travel Survey October 2013 – office employee responses 191
* Based on Travel Survey October 2014 – office & retail employee survey responses 378

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**Education & Employment**

The Partnership works closely with Contractors to encourage apprenticeship training opportunities on the development.
Environment

Green Buildings & Carbon Footprint

Commercial Buildings Sustainability Ratings

Building Research Establishment Environmental Assessment Method (BREEAM)

<table>
<thead>
<tr>
<th>CERTIFIED</th>
<th>New / Refurbishment</th>
<th>BREEAM Rating</th>
<th>Scheme Year</th>
<th>Score (target 55%)</th>
<th>EPC Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Pancras Square</td>
<td>New Construction</td>
<td>Outstanding</td>
<td>2011</td>
<td>89%</td>
<td>A (19)</td>
</tr>
<tr>
<td>Two Pancras Square</td>
<td>New Construction</td>
<td>Outstanding</td>
<td>2011</td>
<td>86%</td>
<td>A (24)</td>
</tr>
<tr>
<td>Five Pancras Square</td>
<td>New Construction (bespoke)</td>
<td>Outstanding</td>
<td>2008</td>
<td>98%</td>
<td>A (18)</td>
</tr>
<tr>
<td>Two Granary Square</td>
<td>Refurbishment</td>
<td>Very Good</td>
<td>2011</td>
<td>59%</td>
<td>C (54)</td>
</tr>
<tr>
<td>University of the Arts London</td>
<td>Refurbishment</td>
<td>Very Good</td>
<td>2008</td>
<td>59%</td>
<td>C (65)</td>
</tr>
<tr>
<td>Western Transit Shed</td>
<td>Refurbishment</td>
<td>Excellent</td>
<td>2008</td>
<td>79%</td>
<td>B (31)</td>
</tr>
</tbody>
</table>

Residential Buildings Sustainability Ratings – Code for Sustainable Homes (CfSH)

<table>
<thead>
<tr>
<th>COMPLETED</th>
<th>CfSH Rating (level 4 req.)</th>
<th>Year Completed</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Saxon Court</td>
<td>Level 4</td>
<td>2012</td>
<td>75%</td>
</tr>
<tr>
<td>Rubicon Court</td>
<td>Level 4</td>
<td>2012</td>
<td>65%</td>
</tr>
<tr>
<td>ArtHouse</td>
<td>Level 4</td>
<td>2013</td>
<td>69%</td>
</tr>
</tbody>
</table>

Resource Efficiency & Towards Zero Waste

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Carbon intensity of the estate</td>
<td>1.81 kgCO₂/m²</td>
</tr>
<tr>
<td>Energy generated through photovoltaics (One &amp; Two Pancras Square)</td>
<td>&lt;5,000 kWh</td>
</tr>
<tr>
<td>Proportion of construction waste diverted from landfill</td>
<td>88%</td>
</tr>
<tr>
<td>Proportion of estate waste recycled (no waste sent directly to landfill)</td>
<td>Recycled Waste to Energy 78%</td>
</tr>
<tr>
<td>Proportion of King’s Cross Estate Services managed occupier waste diverted from landfill (no waste sent directly to landfill)</td>
<td>Recycled Anaerobic Digestion Waste to Energy 27%</td>
</tr>
<tr>
<td>Proportion of Waste to Energy</td>
<td>Anaerobic Digestion 48%</td>
</tr>
<tr>
<td>Average Considerate Contractors Scheme score for all sites</td>
<td>85%</td>
</tr>
</tbody>
</table>

Accessibility & Movement

<table>
<thead>
<tr>
<th></th>
<th>2013</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proportion of employees cycling to work</td>
<td>12%¹</td>
<td>8%²</td>
</tr>
<tr>
<td>Proportion of visitors cycling or walking to King’s Cross</td>
<td>N/A</td>
<td>21%³</td>
</tr>
<tr>
<td>Number of HGV Drivers training in cycle safety on site</td>
<td>25</td>
<td>93</td>
</tr>
<tr>
<td>Number of bicycle spaces available to the public</td>
<td>c. 400</td>
<td>c. 500 x 220 at Cycle Hub</td>
</tr>
<tr>
<td>Bicycle access ramps from the canal to King’s Cross</td>
<td>1</td>
<td>2</td>
</tr>
</tbody>
</table>

Habitat & Biodiversity

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of buildings with green and brown roofs</td>
<td>5</td>
<td>8</td>
</tr>
<tr>
<td>Funding for Pocket Wetland at Camley Street Natural Park (50% of cost)</td>
<td>n/a</td>
<td>£10,000</td>
</tr>
<tr>
<td>Cumulative number of trees at King’s Cross</td>
<td>151</td>
<td>231</td>
</tr>
</tbody>
</table>

¹ Travel Survey October 2013 – office employee responses 191
² Travel Survey October 2014 – office & retail employee responses 378
³ Travel Survey October 2014 - visitors responses 105