

PLACES

CREATE GREAT PLACES WHERE
RESIDENTS ENJOY A GOOD QUALITY
OF LIFE, NOW AND IN THE FUTURE



PLACES

HIGHLIGHTS, AWARDS AND ACCOLADES 2014-2016

24

Since launching our toolkit 24 social sustainability assessments have been completed across the Group



91%

of completed projects incorporating elements of sustainable urban drainage systems (SuDS)

Social Sustainability Assessments

Mid-stage social sustainability assessment completed at Saffron Square

97%

of new developments designed to provide cycle storage

RESI Awards

The RESI Awards 2015:
Large Developer of the Year

91%

of new developments designed to incorporate measures to adapt to climate change

Revived Wetlands

Helped to restore and open a new Wetlands nature reserve at Woodberry Down

100%

of new commercial space designed to achieve BREEAM Very Good or above



85%

of new developments designed to provide electric car charging points

97%

of new developments undertook an ecology assessment pre-planning

THE SUNDAY TIMES
BHA
British Homes Awards 15
WINNER

Sunday Times British Homes Awards 2015:
Development of the Year for Wimbledon Hill Park (up to 25 homes category) and One Tower Bridge (over 100 homes category)

3

community plans developed: Kidbrooke Village, Woodberry Down and Saffron Square



PLACES

CREATE GREAT PLACES WHERE RESIDENTS ENJOY A GOOD QUALITY OF LIFE, NOW AND IN THE FUTURE

WHY FOCUS ON PLACES?

To remain a developer of choice it is essential that we focus on the outcome of our developments in the long-term. This begins right from the outset by ensuring the location is right at land purchase, to focusing on placemaking during design and to ensuring that suitable management processes are in place once the development is occupied. Creating great places to live is as integral to what we do as it is about enabling our residents to enjoy a good quality of life, now and in the future.

OUR APPROACH

We create well-designed, high quality, safe and sustainable places which will endure as settled, vibrant communities long into the future. These are places where people choose to live, work and spend their time, that directly encourage people's wellbeing and quality of life, and offer them a space and a base from which to lead safe and fulfilling lives.

Through our ability both to collaborate and to deliver, we aim to be the developer of choice for local authorities and existing communities. We believe that appreciating the needs of our customers and wider stakeholders before, during and after the delivery of our schemes, is what makes them thrive as a community.

Through the design of our developments we have a strong focus on the identity of the place. We focus on creating places that are distinctive through their architecture and unique designs.

We believe that to create a thriving community it is important to also consider the social and cultural life and how this can be incorporated throughout the development process and once the homes are occupied. We ensure that we put the right infrastructure and processes in place to enable this.

This report details our achievements over the past two years in our Places focus area and sets out our commitments for the two years ahead.

2014-2016 PERFORMANCE

Measure and increase people's quality of life by applying a framework for social sustainability	<div><div></div></div> 84%
Adapt all developments to climate change through measures on flooding, overheating and water shortage	<div><div></div></div> 91%
Test new forms of estate management and community governance	<div><div></div></div>
Follow Berkeley's Community Engagement Strategy on all planning applications we submit	<div><div></div></div> 91%
Consult an ecologist on all developments to provide advice and guidance on protecting ecology	<div><div></div></div> 97%
Consult with the Police Designing Out Crime Officer (DOCO) (previously known as the CPDA or ALO) pre-planning on all developments	<div><div></div></div> 59%
Provide at least one electric car charging point in all communal car parks	<div><div></div></div> 85%
Provide cycle storage on all developments	<div><div></div></div> 97%
Harvest rainwater for reuse on all new developments	<div><div></div></div> 76%
Ensure that all commercial space, student accommodation and Extra-Care housing (where relevant) achieves at least BREEAM Very Good or is capable of achieving BREEAM Very Good if the fit-out is undertaken by the tenant	<div><div></div></div>
Install living roofs (brown or green) on all suitable apartment roof spaces	<div><div></div></div> 68%

 ON EVERY SITE, OUR GOAL IS TO CREATE A STRONG COMMUNITY AND A PLACE WHERE PEOPLE ENJOY A FANTASTIC QUALITY OF LIFE.

ROB PERRINS,
CHIEF EXECUTIVE, THE BERKELEY GROUP 



Woodberry Down
Finsbury Park



Saffron Square
Croydon

WHAT'S NEXT? COMMITMENTS FOR 2016-2018

We have set two new ambitious commitments for 2016-2018 to improve and develop our approach to Places.



IMPLEMENT COMMUNITY PLANS ON OUR DEVELOPMENTS TO FACILITATE THRIVING COMMUNITIES

Creating great places to live is as integral to what we do as it is about enabling residents to enjoy a good quality of life, now and in the future. Helping communities to thrive, both across our developments and with surrounding neighbourhoods, is key to achieving this.

Over the last two years we have undertaken social sustainability assessments on new developments and reviewed our estate management practices across the business. This has led to the creation of community plans as a structured approach to help new communities to thrive for the long-term.

To date, community plans have been initiated at three of our large developments: Kidbrooke Village, Woodberry Down and Saffron Square. We intend to further develop our approach across the breadth of our developments to understand different governance models and approaches depending on the size, location and type of development. This will enable us to implement effective community plans on our developments moving forward.



DEVELOP AND APPLY AN APPROACH TO ENSURE THAT ALL NEW DEVELOPMENTS CREATE A NET BIODIVERSITY GAIN

Biodiversity refers to the variety of plant and animal species present within a given area. It plays an important role within our towns and cities as it helps to improve air quality, provide resilience to climate change and adds amenity value. Despite this, biodiversity continues to decrease at an alarming rate.

Developments are often thought of as having a negative effect on our environment, however in reality they can enable its enhancement. This is because they often provide the opportunity for incorporating higher quality habitats which provide multiple benefits.

Enhancing biodiversity helps to build resilience. It also aids in the creation of places which offer multiple benefits to our customers, by adding greater amenity benefits and improving the micro-climate that surrounds the development. Research shows that health and wellbeing is enhanced by living near to or overlooking trees and green spaces.

We are committed to developing and applying an approach to ensure that all our new developments create a net biodiversity gain.

FOCUSING ON PLACES THROUGHOUT THE DEVELOPMENT PROCESS

At Berkeley, we focus on creating vibrant places through the design and development process. The illustration below highlights our approach to Places. Each aspect is discussed in more detail on the following pages of this report.



“I FIRMLY BELIEVE THAT PLACEMAKING IS A FORCE FOR GOOD IN OUR COUNTRY, MAKING OUR SOCIETY BETTER IN MANY DIFFERENT WAYS.”

TONY PIDGLEY, CBE,
CHAIRMAN, THE BERKELEY GROUP

SUCCESSFUL PLACES

COMMUNITY ENGAGEMENT



COMMUNITY ENGAGEMENT

Each of our developments is unique and we use the knowledge gained from other developments to continually improve the places we create. We work with external architects and leading consultants and engineers to create bespoke designs for every new scheme, however large or small.

We strive to deliver schemes which are of high quality, sensitive to their heritage and surroundings, and meet the aspirations of our customers and local and national stakeholders.

We involve the community in the development of our schemes from the outset, using our Community Engagement Strategy as a framework for the type of engagement to be applied depending on the scheme and location.

Many of our projects adopt community planning strategies where local people are involved in the design, whereas others include different types of community events to share information and encourage input.

Experience has shown that our proactive approach to engagement has improved the quality of our developments, our relationships with the community and the planning process.

During 2014-2016 our Community Engagement Strategy was followed on 91% of planning applications. The applications that did not comply were generally phases of larger schemes for which extensive consultation had already occurred. We will continue to strive to ensure that community engagement is undertaken prior to all applications being submitted.



91%

OF NEW DEVELOPMENTS FOLLOWED OUR COMMUNITY ENGAGEMENT STRATEGY

CASE STUDY



COMMUNITY ENGAGEMENT AT SOUTH QUAY PLAZA

The community consultation and engagement process for Phase 4 of South Quay Plaza on the Isle of Dogs took place over 12 months and included a range of methods to involve the community.

PUBLIC EXHIBITION AND COMMUNITY FORUM

A public exhibition was held in July 2015 to display the proposals to the local community. This was supplemented by a Community Forum, held in September 2015. These sessions were designed to maximise the opportunity for local residents and community groups to comment on the proposals and provide an ongoing level of engagement between the project team, the local community and stakeholders. Comments received from stakeholders were then used to inform the proposals. Approximately 80 members of the public attended the public exhibition and Community Forum.

BESPOKE STAKEHOLDER ENGAGEMENT EVENTS

In parallel with the wider public consultation process, the project team met with other

key local stakeholders. This included a number of meetings and bespoke workshop sessions with residents of the nearby Discovery Dock East and Pan Peninsula buildings to give individuals within the neighbouring properties further opportunities to express their views and ask questions on the scheme. These workshops continued post submission of the application to ensure that concerns raised by local residents were being addressed wherever possible. By the time the application went to committee, 8 specifically tailored workshops had been held with the neighbouring residents.

DEDICATED WEBSITE AND CONTACT DETAILS

A specific website was also set up, along with an email address and a telephone number, to enable stakeholders to view information on the proposals, ask questions and share their opinions.

PLACEMAKING

The sustainability of the wider development is as important as the individual homes we create.

The establishment of a sense of place and community within our developments is of great importance to Berkeley and our customers. When designing and creating a place, it is critical to consider the place's ability to adapt to climate change, create a thriving and enduring community, and support the local economy. That's why we look to incorporate a range of amenities and facilities on our developments to meet the communities' needs.

SOCIAL SUSTAINABILITY

At Berkeley we continue to focus on the quality of design and build as our core business practice but we go further than this and are committed to delivering a great quality of life for our residents.

On every development, we put people first. We start with a vision for the community at the planning stage. Then we plan for the things that really matter to residents: having access to shops and somewhere for children to play; knowing your neighbours; feeling safe; and being able to influence what goes on. All of these elements added together are about creating somewhere that is socially sustainable. This is what we mean by placemaking.

We have a process and a toolkit applied to every development over 100 homes to ensure we implement these principles during the design process. The toolkit ensures that we are thinking about placemaking and placekeeping (where residents take ownership of the development in perpetuity) as two elements of the same process; both must be delivered to create a strong new community.

The toolkit covers 13 indicators within three areas: amenities and infrastructure; social and cultural life; and voice and influence. The criteria reflect issues which are important to people and communities and provide us with a structure for discussing placemaking and placekeeping during the planning stage.

Since launching our toolkit in 2014, 24 social sustainability assessments have been completed across the Group. During these assessments each development team chooses which three criteria from the toolkit are most relevant and develops actions relating to these. A variety of ideas have been incorporated including: creating a residents' group; setting up a residents' gardening club; employing a 'Community Concierge' to facilitate community cohesion; setting up a community fund; and making use of spaces whilst the development is in construction by providing temporary 'meanwhile' uses such as gardens.



WE ARE COMMITTED TO DELIVERING A GREAT QUALITY OF LIFE FOR OUR RESIDENTS.

CLIMATE CHANGE RESILIENCE



With the effects of climate change already being observed in the UK, we are taking action to ensure that our developments remain comfortable places in which to live for decades to come.

We have been developing our approach to increasing the resilience of our developments to climate change, including understanding the most significant risks. These have been identified as flooding, overheating and water shortage. Based on this research we developed a climate change adaptation checklist for our development teams to identify the most pertinent issues to address, based on the type of development planned and its location. This enables us to prioritise the issues and ensure that measures are incorporated into the designs during the planning stage.

In 2014-2016, 91% of our new developments submitted to planning were designed to incorporate climate change adaptation measures over and above typical requirements of the planning process. A number of developments did not meet this commitment because, although they had used the checklist, it was too early in the design stage for the measures to be incorporated. We will continue to work with our teams to ensure that adaptation measures are considered at the earliest feasible stage.

Through our commitment to climate change adaptation we have worked with the Zero Carbon Hub to develop a greater understanding of the potential effects of climate change on our homes. This has resulted in a new commitment under our Homes focus area to consider future climate change to ensure continued thermal comfort, further details of which can be found in the Homes' report.

SUSTAINABLE INFRASTRUCTURE AND AMENITIES

SUSTAINABLE TRANSPORT

We look to design our developments to ensure they encourage walking, cycling and travel by public transport wherever possible. When acquiring sites, locality to transport links is a key consideration.

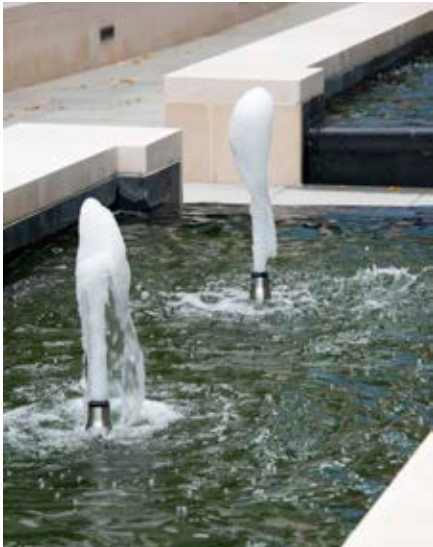
To further encourage residents to use more sustainable transport methods, we provide cycle storage on our developments. During 2014-2016, 98% of completed developments provided cycle storage.

We understand that some of our residents will own and need to use cars and there are ways which we can help to make car journeys more sustainable. Of the developments completed during 2014-2016, 85% that have communal car parks have incorporated at least one electric charging point for electric cars. There is still room for improvement so we will continue to work on this over the next two years.

CASE STUDY

ELECTRIC CAR CHARGING POINTS AT BARNES GREEN

Following research into the growth of the electric car industry and electrical charging infrastructure, Berkeley Southern decided to provide upgraded cabling to the garages at Barnes Green. This addition allows the home owner to take advantage of Government grants with minimal cost and charge an electric vehicle at a quicker speed than a standard cable. An information sheet for customers was produced to explain the provision and the drawing detail included as part of the customer's home information pack so that, should they wish to purchase an electric vehicle, their chosen installer would not need to carry out a survey of their property prior to installation. A fully working example of a charging point was also installed in the show house to allow the sales team to discuss the charging point facility with customers.



WATER USE

The availability of water is set to become scarcer in the future due to changes in our weather patterns and because of population growth. To future proof our developments we have a commitment to harvest rainwater for use. Rainwater harvesting systems can vary from water butts for individual homes to rainwater storage systems for apartment blocks or larger schemes, where the water can provide irrigation for landscaped areas across the development. Of the applications that went into planning in 2014-2016, 76% committed to include rainwater harvesting systems.

GREEN INFRASTRUCTURE

Green infrastructure is incorporated into our developments through the provision of open space, parks, gardens, trees and living roofs. Of our current live sites we are creating 214 acres of public open space which is more public open space than Battersea Park and we will be creating a further 12 parks on our consented sites.

Green and brown roofs can provide a number of benefits including the attenuation of rainfall to help mitigate against surface water flooding and the creation of a habitat for wildlife and plant species. During 2014-2016, 68% of our apartment schemes submitted to planning outlined that living roofs would be incorporated. The exceptions to this were generally where living roofs were intended to be included in designs post planning or where living roofs were not considered viable by the development team.

We are pleased that the new linear park and tree planting at Kidbrooke Village were highlighted as a best practice case study within the UK Green Building Council's (UK-GBC) report on Green Infrastructure in 2015. We also presented our work on green infrastructure as a best practice case study at the UK-GBC City Conference in February 2016.

We want to ensure that the green infrastructure that we install provides multiple benefits including improving amenity and enhancing biodiversity.

98%

OF COMPLETED DEVELOPMENTS PROVIDED CYCLE STORAGE

85%

OF COMPLETED DEVELOPMENTS WITH COMMUNAL CAR PARKS INCLUDED AT LEAST ONE ELECTRIC CAR CHARGING POINT

76%

OF NEW DEVELOPMENTS DESIGNED TO INCLUDE RAINWATER HARVESTING SYSTEMS

214 ACRES

OF PUBLIC OPEN SPACE IS BEING CREATED ACROSS OUR CURRENT LIVE SITES WITH ANOTHER 12 PARKS ON OUR CONSENTED SITES

CASE STUDY

WOODBERRY WETLANDS

As part of our estate regeneration programme at Woodberry Down, we have worked with the London Wildlife Trust to restore an 11 hectare wetland. This is now a free, beautiful, public amenity. In the first five days after the opening by Sir David Attenborough on 21 April 2016, 4,500 people visited.



Woodberry Wetlands
Finsbury Park



Green Park Village

BIODIVERSITY

Biodiversity is the variation within wildlife, species and habitats. It plays an important role within our towns and cities as it helps to improve air quality, provide resilience to climate change and adds amenity value.

We recognise that our activities can have a number of direct and indirect impacts on biodiversity and are committed to enhancing the biodiversity of our developments. During 2014-2016, we consulted with an ecologist on 97% of planning applications prior to submission. The only exception to this was one scheme, which formed part of a wider development, whereby the ecology report was completed after the planning application was submitted.

To develop our approach further in 2016-2018 we have set ourselves an ambitious commitment to develop and apply an approach to ensure that all new developments create a net biodiversity gain. This means ensuring our developments have a positive impact on the local environment through the creation of an overall enhancement for biodiversity. We are the first property developer to do this.

97%

OF NEW DEVELOPMENTS
UNDERTOOK AN ECOLOGY
ASSESSMENT PRE-PLANNING

CASE STUDY

BEEHIVES AT ONE
TOWER BRIDGE

One Tower Bridge is a luxury, mixed-use development in the London Borough of Southwark. Following discussions with Bermondsey Street Bees, a local honey producer, the Berkeley team decided to install four hives on the roof of one of the completed apartment blocks.

A key objective was to ensure the good health of the One Tower Bridge beehives. To do this, Berkeley also sponsored the planting of bee forage in the nearby St. John's churchyard to ensure sufficient food was available within a 2.5 mile radius of the hives.

Two members of Berkeley staff are being trained by Bermondsey Street Bees to become beekeepers and manage the hives over the long-term.

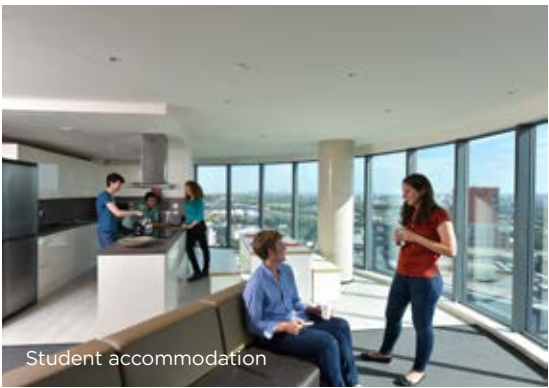
The project has complimented the aims of Southwark's Biodiversity Action Plan, particularly in relation to enhancing biodiversity through the built environment.



One Tower Bridge beehives



Senior living



Student accommodation

BREEAM CERTIFICATION

In our developments we also incorporate facilities, from commercial space to student accommodation and senior living housing. We want to ensure that all the buildings within our developments are sustainable.

To achieve this, we require these types of buildings to be designed and assessed in accordance with the BREEAM sustainability assessment methodology.

All commercial space, student accommodation and senior living housing applications submitted to planning during 2014-2016 were designed to achieve BREEAM Very Good or above.



100%

OF NEW COMMERCIAL SPACE
DESIGNED TO ACHIEVE BREEAM
VERY GOOD OR ABOVE



Safe and secure places

SAFE AND SECURE PLACES

Ensuring our developments are safe and secure places where people feel comfortable living and visiting is of paramount importance to us.

Over the last two years we have consulted with a Crime Prevention Design Advisor (CPDA) or Police Architectural Liaison Officer (ALO) or Designing Out Crime Officer (DOCO) on 59% of our developments submitted to planning.

We recognise that local authorities are more resource constrained; this has meant that our design teams have found it more difficult to meet our target of all of our developments consulting with a DOCO, CPDA or ALO.

Eight developments did not consult a DOCO, CPDA or ALO before submitting their planning application and a further three developments only completed this post planning. Nonetheless our design teams aim to follow the principles of Secure by Design.



ENSURING OUR DEVELOPMENTS
ARE SAFE AND SECURE IS OF
PARAMOUNT IMPORTANCE TO US.



CREATING A COMMUNITY

ESTATE MANAGEMENT AND COMMUNITY PLANS

We want to ensure that our developments remain great places in which to live for decades to come. Over the last two years we have reviewed our estate management practices across the business and have tested new forms of community governance and estate management at three of our developments: Kidbrooke Village, Woodberry Down and Saffron Square.

This has led to the creation of community plans as a structured approach to help communities to thrive for the long-term, where people are happy and self-reliant.

The exact contents of a community plan will be different on every development. On some developments, aspects of design might influence the shape of a community whilst on others a calendar of events may be just as important.

We are committed to further developing our approach across the breadth of our scheme types and sizes so that community plans can be implemented consistently on our developments moving forward. That is why we have set a new stretching headline commitment to implement community plans on our developments to facilitate thriving communities.

CASE STUDY



PLACEKEEPING AT KIDBROOKE VILLAGE

At Kidbrooke Village, the intention is to develop the community to a point where the Berkeley team can hand the Village over to the community themselves to manage in perpetuity. To achieve this, the team have developed the Kidbrooke Village Community Action Plan, which includes: implementing a strategy to communicate with residents; employing a dedicated community officer; setting up an events committee; providing a dedicated community resource centre; and setting up a Development Trust.



CASE STUDY



OUTSIDE CINEMA SCREENING AT WOODBERRY DOWN

In 2014, we applied our social sustainability framework to the Woodberry Down development to understand how both existing and new residents feel about living here.

There were a number of positive outcomes from the report, for example 90% of residents were satisfied with their life overall compared to the UK average of 60% and 77% in comparable areas. The report did however highlight areas for improvement, including links with neighbours.

To address this, the Berkeley team created a Social Sustainability Action Plan for Woodberry Down which contained a number of initiatives to help encourage links with neighbours, one of which was the summer screen initiative.

In July 2015, Woodberry Down hosted a number of film screenings and the Wimbledon final. Families and friends gathered outside to watch the showings, which were open to the public allowing people to visit Woodberry Down and enjoy the open space.

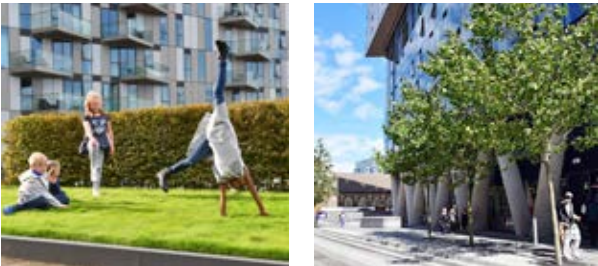
Events like this help to build a sense of community and place, not only for the local residents but also for the surrounding communities.

CASE STUDY



LIVING AT SAFFRON SQUARE

In early 2016, LSE London undertook research at Saffron Square to understand residents' experiences of living within the development. The research was based on our social sustainability framework and found that 86% of respondents feel 'reasonably happy', compared to 68% of people in similar areas.



WE WANT TO ENSURE THAT OUR DEVELOPMENTS REMAIN GREAT PLACES IN WHICH TO LIVE FOR DECADES TO COME.





Royal Arsenal Riverside
Woolwich

CONTRIBUTING TO THE LOCAL ECONOMY

Our aim is to develop great places where people can live, work and visit. This means ensuring there is a good mix of facilities on our developments. Through Section 106 agreements with local authorities we help to pay for a wide range of facilities and services in the community. Over the last five years, this has amounted to £396 million of direct payments for sports and community facilities; healthcare; transport and highways; public realm and in education through the delivery of schools. This includes building five schools two of which completed in the last two years; Holborough Lakes and Barns Green.

CASE STUDY

FARMERS' MARKET AT ROYAL ARSENAL RIVERSIDE

On the second Saturday of every month, Royal Arsenal Riverside hosts a Farmers' Market, which provides quality, locally sourced artisan food for residents and visitors.

The market is set up in the central part of the development using the open space, providing a focal point for residents to meet. Around 75% of the stalls are run by local businesses that are within four miles of the development. This provides businesses in the local area an opportunity to trade and promote their produce.

This is part of RARE (Royal Arsenal Riverside Explore), Berkeley's exciting vision for the commercial and community offering at Royal Arsenal Riverside. Other RARE facilities on the development include: an Academy for Performing Arts; a Heritage Centre; a brewery and various eating and drinking establishments.

RARE

ROYAL ARSENAL RIVERSIDE EXPLORE

CASE STUDY

ANNUAL JOB FAIRS AT IMPERIAL WHARF

In March 2016, St George hosted their ninth annual Imperial Wharf Job Fair in partnership with the London Borough of Hammersmith and Fulham. The free event enabled attendees to find out more about employment opportunities across a wide range of industries, including media, health and fitness, landscape architecture, retail, leisure, hospitality, maintenance and property management. The event also enabled local businesses to benefit from the wealth of talent in and around the borough, with the chance to expand their employee base with new recruits.



Job Fair at Imperial Wharf

75%

OF THE STALLS AT THE RARE FARMERS' MARKET ARE RUN BY LOCAL BUSINESSES

£396M

HAS BEEN SPENT BY THE BERKELEY GROUP OVER THE LAST FIVE YEARS ON SPORTS AND COMMUNITY FACILITIES, HEALTHCARE; TRANSPORT AND HIGHWAYS; PUBLIC REALM AND SCHOOLS