

RPS

Shaftesbury PLC

**Twelfth Annual CR Data Report
against 2014 Action Plan**

Contents

1.0	Introduction	1
1.1	Scope	1
1.2	Company Overview.....	1
1.3	Reporting Standards	2
1.3.1	Global Reporting Initiative (GRI)	2
1.3.2	European Real Estate Association.....	2
1.4	Organisational Boundaries for Reporting.....	3
1.5	Segmental Analysis	4
1.6	Intensity normalization	4
1.7	Third Party Assurance	5
1.8	Data Restatement	5
2.0	Overview of Key Performance Indicators	6
3.0	Environment	10
3.1	Energy Managed Portfolio	10
3.1.1	Energy Consumption.....	10
3.1.2	Like for Like Energy Consumption	12
3.1.3	Air Conditioning	13
3.1.4	Energy Use at Refurbishment Sites.....	14
3.1.5	Greenhouse Gas (GHG) Emissions for Portfolio	14
3.1.6	GHG Like for Like.....	16
3.1.7	Emissions Intensity Measurement	16
3.1.8	Staff Travel	18
3.1.9	Total Greenhouse Gas Emissions	18
3.1.10	Green Tariff Electricity.....	19
3.2	Building Certification	19
3.2.1	BREEAM	19
3.2.2	Energy Performance Certificate (EPC)	19
3.3	Waste	20

3.3.1	Managed Portfolio	20
3.3.2	Waste Refurbishment Sites.....	24
3.4	Water in Managed Portfolio	24
3.5	Resource Use	26
3.5.1	Head Office	26
3.5.2	Refurbishment Projects – Retained Façade and Structure	26
3.5.3	Refurbishment Projects – Reused Timber	28
3.5.4	Timber Sustainably Sourced.....	29
3.7	Biodiversity Enhancement	31
4.0	Social Performance.....	32
4.1	Employees	32
4.2	Health and Safety	32
4.4	Considerate Constructors Scheme.....	33
4.5	Community Engagement	34

1.0 Introduction

1.1 Scope

The report covers the period from 1 October 2013 to 30 September 2014 and provides detailed analysis of Shaftesbury's social and environmental performance. It includes an overview of data trends, qualification on data collected and analysis methodology employed. It should be read in conjunction with the company's annual report which provides further details on company structure and activities and the Summary Corporate Responsibility report.

The detailed scope, boundaries, calculation methodologies and data are provided within each data reporting section but the overall scope encompasses the below.

1.2 Company Overview

Village		Area Sq Feet
Carnaby	Shops	185,000
	Restaurants	93,000
	Offices	251,000
	Residential	52,000
Covent Garden	Shops	139,000
	Restaurants	165,000
	Offices	83,000
	Residential	122,000
Longmartin¹	Shops	67,000
	Restaurants	45,000
	Offices	102,000
	Residential	55,000
Chinatown	Shops	93,000
	Restaurants	203,000
	Offices	36,000
	Residential	65,000
Soho	Shops	38,000
	Restaurants	55,000
	Offices	37,000
	Residential	34,000
Charlotte Street	Shops	8,000
	Restaurants	36,000
	Offices	8,000
	Residential	19,000
Total		1,991,000

¹ In previous reporting years this was referred to as St Martins Courtyard.

1.3 Reporting Standards

1.3.1 Global Reporting Initiative (GRI)

Shaftesbury has again benchmarked their reporting (Annual Report and the Corporate Responsibility Data Report Against Action Plan) against the GRI sustainability reporting guidelines [GRI: G3.1] and incorporated guidelines from the Construction and Real Estate Sector Supplement (CRESS) where appropriate. The statements for 2011, 2012 and 2013 are available on the company website www.shaftesbury.co.uk and confirm that the standard disclosure requirements were assessed and the application of the GRI reporting framework was at Level B, an improvement on previous years.

In line with the requirements of GRI the approach of the report is intended to address the following:

- Materiality – address aspects that are relevant and significant to the business.
- Stakeholder inclusiveness – the full list of stakeholders, including investors, business partners, employees, local community groups and principal suppliers that are key to Shaftesbury's operations are listed on the website, within this report and the 2014 Annual Report. Engagement with these stakeholders has helped to inform the reporting approach.
- Sustainability Context and Completeness – Shaftesbury recognises the sustainability agenda to be continually evolving and this report details the key sustainability impacts in the context of the risks and opportunities pertinent to their business strategy.
- Quality to encompass balance, comparability, accuracy, timeliness, clarity and reliability – this report provides an objective analysis and report of performance against key performance indicators and includes both the negative and the positive. The information provided is in a form to enable comparability for the purpose of benchmarking performance against that of Shaftesbury's peers.

1.3.2 European Real Estate Association

Relevant environmental data has been reported, where possible, following the European Real Estate Association Best Practice Recommendations on Sustainability Reporting, September 2014 (EPRA BPR). Below is the list of the EPRA Sustainability Performance measures and where these are reported.

Code	Performance Measure	Reporting Location
Elec - Abs	Total Electricity Consumption	Section 3.1.1
Elec - Lfl	Like for like Electricity Consumption	Section 3.1.2
DH&C- Abs	Total District Heating & Cooling Consumption	None within Shaftesbury's operations
DH&C - Lfl	Like for like District Heating & Cooling Consumption	None within Shaftesbury's operations

Code	Performance Measure	Reporting Location
Fuels - Abs	Total fuel consumption	Section 3.1.1 for natural gas only as no other fuel used
Fuels -Lfl	Like for like total fuel consumption	Section 3.1.1 for natural gas only as no other fuel used
Energy Int	Building energy intensity	Section 3.1.6
GHG-Dir- Abs	Total direct greenhouse gas (GHG) emissions	Section 3.1.5 & 3.1.9
GHG –Indir- Abs	Total indirect direct greenhouse gas (GHG) emissions	Section 3.1.5 & 3.1.9
GHG – Dir -Lfl	Like for like total direct greenhouse gas (GHG) emissions	Section 3.1.6
GHG – Indir - Lfl	Like for like total indirect greenhouse gas (GHG) emissions	Section 3.1.6
GHG - Int	Greenhouse gas intensity from building energy consumption	Section 3.1.7
Water - Abs	Total water consumption	Section 3.4
Water - Lfl	Like for like total water consumption	Section 3.4
Water - Int	Building of water intensity	Section 3.4
Waste - Abs	Total weight of waste by disposal route	Section 3.3.1
Waste – Lfl	Like for like total weight of waste by disposal route	Not applicable
Cert - Tot	Type and number of sustainably certified assets	Section 3.2

1.4 Organisational Boundaries for Reporting

The operational control approach is adopted for reporting which includes the wholly owned portfolio, the joint venture at Longmartin and properties undergoing refurbishment.

The following parameters have been used to determine what is included within the reporting boundaries in terms of landlord and tenant consumption:

- All properties where Shaftesbury has sole ownership and operational control through the managing agents listed below have been included. The joint venture at Longmartin is a 50% equity share but is within Shaftesbury's operational control and therefore, to accord with best practice, all the data is included within the overall calculations.
- Any gas boilers that provide heating to both common and tenanted areas have been included where the heating plant is within the control of the managing agents working for Shaftesbury. These are identified within the relevant data tables.
- All electricity supplies that serve plant e.g lifts, common area lighting and power where the equipment is within the control of Shaftesbury rather than the occupier. In some cases the meters supply occupied areas as well as landlord areas. This is not sub metered so is recorded as part of Shaftesbury's consumption and is identified as whole building. This year buildings that include external lighting consumption are also identified.
- Water supplies that supply common and tenanted areas of the property where Shaftesbury has responsibility for the water supply, This year the the data is available for the Seven Dials and Carnaby area of the portfolio, one building in Opera Quarter

and South Service Yard and Newport Sandringham in Chinatown.

- Waste collected from properties where Shaftesbury controls the waste collection rather than the occupier.
- Head office data for energy is recorded for both the leased office at Pegasus House until January 2014 and then from February 2014 data is recorded for the new office at 22 Ganton Street. Waste data is reported for the period since February 2014 at 22 Ganton Street. Water data is not available but it is an objective to obtain the data.
- Refurbishment site data for material use and waste generation. Energy data was reported for the majority of sites but water data is not currently reported.

1.5 Segmental Analysis

It should be noted that it is not possible to report performance data for the portfolio broken down by use (offices, retail, restaurant and residential). This is due to the following:

- The portfolio is divided into 'villages' i.e. Carnaby, Soho, Covent Garden (Opera Quarter and Seven Dials), Charlotte Street (reported as part of Opera Quarter) and Chinatown managed by the different agents – Capita, CBRE and MJ Mapp, which each supply the data for their part of the portfolio. For this reason the data for Covent Garden is reported separately as Seven Dials and Opera Quarter.
- Each 'village' has a mix of uses which are often in the same building with shared landlord controlled areas and services, hence it is not possible to attribute energy, water and waste data to the specific use classes.

1.6 Intensity normalization

Through the assurance process, detailed below, the inherent difficulty in reporting on Shaftesbury's portfolio due to the large number of varied properties and property types has become apparent. With respect to the energy purchased by Shaftesbury, the amount is identified by the managing agents but apportioning this to specific floor areas is difficult due to the common part areas not generally being measured and in some cases the energy consumption figures also include external lighting which potentially distorts attempts at normalisation. In previous years, the intensity normalisation has been based on energy use set against a 10% of portfolio floor area as a representation of common parts areas that are covered by the energy consumption. It is acknowledged that this is not absolutely correct and may understate performance marginally (i.e. the 10% value may be too high for some properties) although as stated above in some cases external lighting is also included. During the 2013 - 2014, part of the portfolio was measured to confirm the actual floor areas principally in Carnaby and Seven Dials. This covers approximately one quarter of the buildings that have common parts only and provide a representative sample to assess the intensity measure. Any buildings that have data for whole building consumption can be

assessed against the Gross Internal Area measure. Any buildings that include external lighting within the reporting cannot have an intensity measure determined for them.

1.7 Third Party Assurance

Since 2012, the greenhouse emissions data has been verified by independent auditing firm Planet & Prosperity Ltd and the relevant verification statements are on the Shaftesbury website www.shaftesbury.co.uk.

1.8 Data Restatement

Electricity consumption for 2012-2013 is restated for electricity consumed in Seven Dials as the meter readings for two properties included tenant consumption rather than just that for landlord controlled. This equates to a reduction of 20569 kWh, which equates to 0.8% of total reported consumption for the wholly owned managed portfolio. In terms of carbon this is 10.2 tonnes which is 0.7% of the total reported carbon emissions for 2013 – 2014. As Stated at 1.4 above, although the joint venture at Longmartin is a 50% equity share all the data is included within the overall calculations. The data for previously reported years is restated to reflect this change.

2.0 Overview of Key Performance Indicators

Performance Area	Key Performance Indicator	2009-2010	2010-2011	2011-12	2012-13	2013-14
Stakeholder Engagement	Listing on FTSE4Good	Yes	Yes Super –sector leader	Yes Regional Leader - UK	Yes Score 4.5/5	Yes
	Listing on Dow Jones Sustainability Index	Yes	Yes	Yes	Yes Score 65%	Yes Score 68%
	Participation in Carbon Disclosure Project	Yes	Yes	Yes	Yes Leadership Index Disclosure score 88 Performance B	Yes Disclosure score 87 Performance B
	Participation in EPRA Global Real Estate Sustainable Benchmarking	Regional Leader in precursor study	Regional leader	Yes	Yes Bronze Award	Yes Silver Award
Employees	Proportion of Employee that are female	53%	47%	45%	52%	52%
	Proportion of females in managerial grade	71%	50%	50%	50%	50%
	Proportion of females on the Board	25%	25% inc. Co Sec 18% excl. Co Sec	25% inc. Co Sec 18% excl. Sec	27%	30%

Performance Area	Key Performance Indicator	2009-2010	2010-2011	2011-12	2012-13	2013-14
	Proportion of employees having an annual PDR	100%	100%	100%	100%	100%
	Employee turnover (excluding retirement)	5%	0	0	0	0
	Number of training days per employee	n/d	2	2	2	4
Carbon	Total greenhouse gas emissions for landlord consumption in wholly owned portfolio (including Head Office) in tonnes CO2e (all scopes)	1445	1285	1039	1112	1254.39
	Greenhouse gas emissions for joint venture at Longmartin (all scopes) (*Restated for 100% operation control)	n/a	*471.2	*462	*298	*344
	Normalised data (tonne CO2e/m2) for sample common parts of tenanted portfolio (*Used a standard 10% for whole portfolio)	n/d	*0.082	*0.068	*0.071	0.045
Environment	Number of prosecuted environmental incidents within the portfolio	0	0	0	0	0
	Reuse of existing brownfield sites	100%	100%	100%	100%	100%
	Tenant waste recycled as proportion for Carnaby and Seven Dials (40% of portfolio)	27%	33%	38%	37%	45%

Performance Area	Key Performance Indicator	2009-2010	2010-2011	2011-12	2012-13	2013-14
	Percentage of waste by volume/weight recycled or reused on refurbishment schemes	Minimum of 80%	4 of 7 eligible schemes achieved minimum 80% recycling/reuse	11 of 15 schemes achieved minimum of 80% recycling/reuse	18 of 22 schemes achieved minimum of 80% recycling reuse	14 of 15 schemes achieved minimum of 80% recycling and/or reuse
	Performance against requirements of Considerate Constructor Scheme	85%	100%	93%	95%	100%
	Percentage of assessed schemes that achieved target of 26/40 (or 30/50 under new scheme) average score	30.23	32.2	31	31.6/40 & 34.6/50	33.2/50
	Proportion of timber certified with Chain of Custody documentation	36%	56% (18% FSC)	63% (36% FSC)	63% (45% FSC)	83% (50% FSC)
Health & Safety	Number of days/1000 employees lost to accidents	0	0	0	0	0
	Number of days per employee lost to absenteeism	n/d	2	5	4	1.4
	Number of notifiable health & safety incidents in refurbishment projects	0	0	1	0	0
Tenants	Number of restaurant tenants with membership of the Sustainable Restaurant Association			17 signed up (2 rejoined)	2 rejoined	2 new tenants signed up
Community Investment	Total value of community investment and charitable giving (*assessed against London Benchmarking Group for 2010 onwards)	*£345,458	*£356,000	*£404,000	*£716,978	*£511,466

Performance Area	Key Performance Indicator	2009-2010	2010-2011	2011-12	2012-13	2013-14
	Public realm contribution	£133,000	£700,000	£211,000	£22,500	£577,000
	Overall total	£478,458	£1,056,000	£615,000	£739,478	£1,068,466

3.0 Environment

3.1 Energy Managed Portfolio

3.1.1 Energy Consumption

Electricity and Natural Gas Consumption for Wholly Owned Portfolio (kWh)

	Total number of properties	2010	2011	2012	2013	2014	2013-2014 % change	
Usage (KWh)	Head Office	1	66,470	70,642	79,471	101,795	84,216	-17%
	Carnaby	62	964,883	827,184	791,246	843,473	670,101	-21%
	Seven Dials	45	830,624	792,693	717,995	774,995	893,770	15%
	Chinatown	44	338,892	113,736	135,243	165,691	255,205	54%
	Chinatown (Gas)		-	-	-	-	10,854	
	Opera Quarter (Gas)	41	-	279,523	155,454	292,698	170,714	-42%
	Opera Quarter (Electricity)		216,307	224,659	235,178	243,324	213,171	-12%
	Soho	20	34,318	35,628	28,539	26,186	68,702	162%
	Total	213	2,451,494	2,344,065	2,143,126	2,448,162	2,366,732	-3%

Energy Consumption for Longmartin (kWh)

	2011	2012	2013	2014	2013 – 2014 % change	
Usage (KWh)	Electricity	740,454	730,414	529,279	523,277	-1.13%
	Gas	185,532	170,044	182,377	297,721	63.24%
	Solar Power Generated (kWh)	2,086	5,642	5,322	7,046	32.39%
	Totals without solar	925,986	900,458	711,656	820,998	15.36%

Breakdown of Portfolio Reporting Structure

	Total number of properties 2013	Total number of properties 2014	2013	2014	
Chinatown	Common parts	43	41	160,492	109,464
	External Lighting				
	Whole Building (Electricity)	1	2	5,199	145,741
	Whole Building (gas)		1		10,854
Soho	Common parts	17	20	26,186	68,702
	External Lighting				
	Whole Building (Electricity)				
	Whole Building (gas)				
Charlotte Street	Common parts	6	10	30,471	31,717
	External Lighting				
	Whole Building (Electricity)				

		Total number of properties 2013	Total number of properties 2014	2013	2014
	Whole Building (gas)	1	1	56,652	44,895
Covent Garden	Common parts	26	31	212,853	181,454
	External Lighting				
	Whole Building (Electricity)				
	Whole Building (gas)	2	2	201,800	125,819
Seven Dials	Common parts	30	32	50,712	67,262
	External Lighting	12	12	711,145	813,184
	Whole Building (Electricity)	1	1	13,138	13,324
	Whole Building (gas)				
Carnaby	Common parts	27	27	107,948	89,590
	External Lighting	34	34	729,487	574,409
	Whole Building (Electricity)	1	1	6,038	6,102
	Whole Building (gas)				
Total Common Parts	149	161	588,662	548,189	
Total External Lighting	46	46	1,440,632	1,387,593	
Total Whole Building (Electricity)	3	4	24,375	165,167	
Total Whole Building (Gas)	3	4	258,452	181,568	
Total		201	215	2,312,121	2,282,517

		Total number of properties 2013	Total number of properties 2014	2013	2014
Head Office	Common parts				
	External Lighting				
	Whole Building (Electricity)	1	1	101795	84,216
	Whole Building (gas)				
Longmartin	Common parts	1	1	529,279	15,778
	External Lighting				507,499
	Whole Building (Electricity)				
	Whole Building (gas)			182,377	297,721
Total		1	1	711,656	820,998

Data Commentary

Shaftesbury moved offices to 22 Ganton Street in February 2014. The data reported includes both Pegasus House consumption and 22 Ganton Street for the reporting period and has shown a 17% decrease.

The use of energy within the managed portfolio is in the main the responsibility of tenants with the exception of common areas which include stair well lights and rarely lifts. A number of buildings particularly in Carnaby and Seven Dials include external street lighting as indicated

in the table above. Proportionately the 46 buildings with external and/or Christmas lighting are using the largest amount of purchased electricity (1,387,593 kWh) although it has decreased 3.6% over 2013 which may be attributed in part to the use of digital technology in controlling the Christmas lights.

This year's data also includes the addition of Newport Sandringham (purchased in March 2014) in Chinatown with a 143,844 kWh recorded consumption for the whole building. Without this acquisition, Chinatown would have shown a 33% reduction of 54330 kWh.

The significant increase of 162% for the Soho section of the portfolio reflects the increased occupancy over the year following refurbishment of a number of properties on Berwick Street.

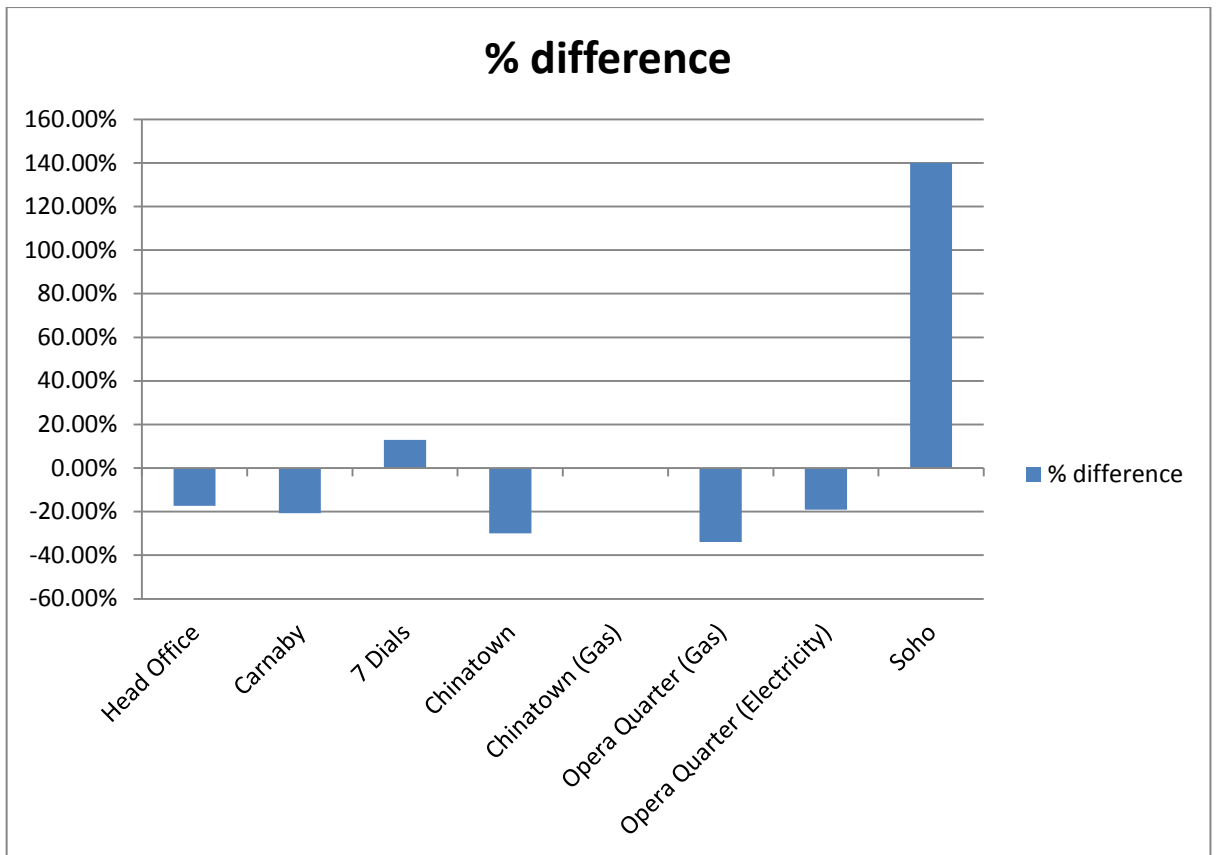
Overall energy consumption has reduced by 3% which can be attributed in the main to a reduction in Carnaby due to a change of use from small scale shops to a food court and consequent decrease in specific common part areas.

Longmartin has shown a significant 63% increase in gas consumption year on year although electricity consumption has shown a small decrease. Increased gas consumption reflects increased tenant occupancy which is now at an optimum.

Electricity consumption for 2012-2013 is restated for electricity consumed in Seven Dials as the meter readings for two properties included tenant consumption rather than just that for landlord controlled. This equates to a reduction of 20569 kWh.

3.1.2 Like for Like Energy Consumption

		Number of properties reported on 2013 (total No. properties)	Number of properties reported on 2014 (total No. properties)	2013	2014	Difference	2013 – 2014 % difference
Usage (kWh)	Head Office	1(1)	1(1)	101,795	84216	-17579	-17.27%
	Carnaby	62(62)	62(63)	843473	668362	-175111	-20.76%
	Seven Dials	42(43)	42(45)	770464	870228	99764	12.95%
	Chinatown	42(45)	42(44)	158979	111361	-47618	-29.95%
	Chinatown (Gas)						
	Opera Quarter (Gas)	3(4)	3(3)	258452	170714	-87738	-33.95%
	Opera Quarter (Electricity)	32(32)	32(41)	241261	195083	-46178	-19.14%
	Soho	17(17)	17(20)	26186	62827	36641	139.93%
	Longmartin (Gas)	1	1	182377	297721	115344	63.24%
	Longmartin (Electricity)	1	1	529279	523277	-6002	-1.13%
	Total			3,112,266	2983789	-128477	-4.13%



Data Commentary

Totals do not include any data for properties that were removed or added for 2014 reporting, they only show data for properties reported in both 2013 and 2014.

Note: Opera Quarter includes Charlotte Street data.

Overall the portfolio shows a like for like reduction apart from Soho which shows the biggest increase due to an increased occupancy during 2014.

3.1.3 Air Conditioning

	Total CO2e Tonnes		
	2012	2013	2014
Carnaby and Seven Dials	2.90	3.22	33.14
Chinatown	3.20	0.20	0.29
Head Office	1.10	0.09	0.34
Longmartin		8.22	7.76
Totals	7.2	11.72	41.54

Data Commentary

The air conditioning emission data shows a significant increase this year with replacement units installed at Longmartin and Seven Dials and the consequent emissions associated with installation.

3.1.4 Energy Use at Refurbishment Sites

Property	Total KWh
St. Martin's Lane	3,669
Berwick Street	no reading
Lowndes Court	1,615
Carnaby Street	9,272
Rupert Street	2,913
New Row	1,770
Long Acre	no reading
Litchfield Street	1,153
Exeter Mansions	50
Berwick Street	62
Wellington Court	963
Carnaby Court	53,115
Kingly Court	3,636
Kingly Street / Kingly Court	15,909
King Street	13,792
Wardour Street	4,895
Garrick Street	anomalous reading
Totals	112813.84

Data Commentary

Data was obtained for energy consumption at 13 out of the 15 refurbishment projects and at Garrick Street the reading has been discounted as it was anomalous with the scale of development. The most significant consumption of 53,115 kWh was at Carnaby Court which is consistent with the size of the scheme.

3.1.5 Greenhouse Gas (GHG) Emissions for Portfolio

Scope 1, 2 and 3 greenhouse gas emissions resulting from energy consumption for managed portfolio in accord with EPRA Total Direct and Total Indirect GHG emissions. The factors used for all the GHG emission calculations are listed below.

DEFRA Conversion Factors

Scope	Energy Type	Year	Conversion Factor	Assumptions
1	Gas	2014	0.184973003	usage reported as Gross Calorific Value
1		2013	0.18404	
2	Electricity	2014	0.49426	
2		2013	0.44548	
2		2012	0.46002	
3	Electricity - Transmission and Distribution	2014	0.04322	
		2013	0.03809	
		2012	0.03634	
3	Gas - WTT	2014	0.02483	

Source - <http://www.ukconversionfactorscarbonsmart.co.uk/>

Total Greenhouse Gas Emissions (Wholly Owned Portfolio and Head Office)

Scope1	2010	2011	2012	2013	2014
Air Conditioning (tonnes CO ₂ e)	n/d	0	7.2	3.50	33.78
Gas (tonnes CO ₂ e)	n/d	51.8	28.8	53.9	42.4
Total	n/d	51.8	36	57.37	76.22

Scope 2		2010	2011	2012	2013	2014
Emissions (tonnes CO ₂ e)	Head Office	32.1	34.1	36.6	45.3	41.6
	Carnaby	465.4	399	364.0	375.8	331.2
	Seven Dials	400.6	382.3	330.3	345.2	441.8
	Chinatown	163.5	54.9	62.2	73.8	126.1
	Opera Quarter (Electricity)	104.3	108.4	108.2	108.4	105.4
	Soho	16.6	17.2	13.1	11.7	34.0
	Total		1182.4	995.8	914.4	960.2

Scope 3		2010	2011	2012	2013	2014
Emissions (tonnes CO ₂ e)	Head Office	7.1	7.6	2.89	3.88	3.64
	Carnaby	103.7	88.9	28.75	32.13	28.96
	Seven Dials	88.7	85.2	26.09	29.52	38.63
	Chinatown	36.4	19.4	4.91	6.31	11.03
	Chinatown (Gas)					0.27
	Opera Quarter (Electricity)	23.2	24.1	5.65	11.15	7.38
	Opera Quarter (Gas)	0	5.4	5.65	10.64	5.29
	Soho	3.7	3.8	1.04	1.00	2.97
	Total		262.9	234.4	74.98	94.62

Longmartin – Greenhouse Gas Emissions

Greenhouse gas Emissions (tonnes CO ₂ e)	2011	2012	2013	2014
Scope 1	34.4	31.5	42	63
Scope 2	357.2	336	236	259
Scope 3	79.6	26.54	20	23
Total	471.2	462.3	298	344

Data Commentary

Increase in GHG for managed portfolio is due principally to the following

- Newport Sandringham was purchased on 27.3.2014 and has significant usage for

whole building consumption (Scope 1 – 2 tonnes and Scope 2- 71 tonnes).

- New buildings have also been included in the reporting for the Seven Dials part of the portfolio.
- Increased occupancy in Soho.

Furthermore the change in factors for electricity consumption has influenced the overall totals.

3.1.6 GHG Like for Like

Scope 1	2013	2014	Difference	% Difference
Opera Quarter (Gas)	47.6	31.6	-16.0	-33.61%

Emissions (tonnes CO2e)	Scope 2	2013	2014	Difference	% Difference
	Head Office	45.3	41.6	-3.7	-8.21%
	Carnaby	375.8	330.3	-45.4	-12.08%
	Seven Dials	343.2	430.1	86.9	25.32%
	Chinatown	70.8	55.0	-15.8	-22.28%
	Opera Quarter (Electricity)	107.5	96.4	-11.1	-10.29%
	Soho	11.7	31.1	19.4	166.20%
	Total	954.3	984.6	30.3	3.18%

Emissions (tonnes CO2e)	Scope 3	2013	2014	Difference	% difference
	Head Office	3.9	3.6	-0.2	-6.13%
	Carnaby	32.1	25.5	-6.7	-20.76%
	Seven Dials	29.3	31.6	2.3	7.76%
	Chinatown	6.1	2.8	-3.3	-54.34%
	Chinatown (Gas)				
	Opera Quarter (Gas)	9.4	4.2	-5.2	-54.87%
	Opera Quarter (Electricity)	9.2	8.4	-0.8	-8.25%
	Soho	1.0	2.7	1.7	172.24%
	Total	91.0	78.87	-12.1	-13.31%

Data Commentary

Like for Like comparison of GHG shows an overall decrease with a small increase of 3% for Scope 2 emissions.

3.1.7 Emissions Intensity Measurement

Emissions Intensity for Common Parts Only

	No. Properties	Common Parts Floor Area (ft2)	Floor Area m sq	KWh (Electricity)	Consumption Intensity	Kg CO2e/m2
Carnaby	14	7698	715.1442	51063	71.40	35.29
Seven Dials	1	30	2.787	830	297.81	147.20

	No. Properties	Common Parts Floor Area (ft2)	Floor Area m sq	KWh (Electricity)	Consumption Intensity	Kg CO2e/m2
Opera Quarter	24	13263	1232.1327	128732	104.48	51.64
Total	39.00	20991.00	1950.06	180625.00	92.63	45.78

Note: Properties with supply for common area but no data for common floor area have not been included

Emissions Intensity Longmartin

	No. Properties	Common Parts Floor Area (ft2)	Total Building area(ft2)	Floor Area m sq	KWh (Electricity)	KWh (gas)	Consumption Intensity	Kg CO2e/m2
Longmartin	1	58852		5467.31 364	15778		2.89	1.43
Longmartin (Whole building gas)	1		331189.60	30767.5 1384		297721	9.68	1.79

Whole Building Electricity

	No. Properties	Building Floor Area (ft2)	Floor Area m sq	KWh (Electricity)	Consumption Intensity	Kg CO2e/m2
Chinatown	2	73873.97	6862.891813	145741	21.24	10.50
Seven Dials	1	1817	168.7993	13324	78.93	39.01
Carnaby	1	757	70.3253	6102	86.77	42.89
Total	4.00	76447.97	7102.02	165167.00	23.26	11.49

Whole Building Gas

	No. Properties	Building Floor Area (ft2)	Floor Area m sq	KWh (Gas)	Consumption Intensity	Kg CO2e/m2
Chinatown	1	68273.97	6342.65	10854	1.71	0.32
Opera Quarter	3	29851.00	2773.16	170714	61.56	11.39
Longmartin	1	331189.60	30767.51	297721	9.68	1.79
Total	3.00	361040.60	33540.67	468435.00	13.97	2.58

External Lighting

	No. Properties	KWh (Electricity)
Carnaby	34	574409
Seven Dials	12	813184
Longmartin	1	507499
Total	46.00	1,387,593

Data Commentary

As discussed at Section 1.6, this year the intensity measurement has been refined to better reflect the breakdown of the portfolio. Previously the common parts floor area was estimated

to be 10% of total portfolio floor area. This year a more detailed analysis of the portfolio has identified that 46 of the reported buildings include data for external and/or Christmas lighting which cannot be set against a floor area intensity measurement. In addition, 7 buildings including the newly acquired Newport Sandringham are reporting data for whole building consumption. Common parts floor areas have been measured in 39 of the 161 reported properties with common parts only and the emissions intensity figure has been obtained of 45.78 kgCO₂e/m² (0.045 tonnes CO₂e/m².) For the small number of whole buildings reported the figures are 11.49 kgCO₂e/m² (0.011 tonnes CO₂e/m²) for electricity consumption and 2.58 kgCO₂e/m² (0.0026 tonnes CO₂e/m²) for gas consumption.

By way of comparison with the previous year's emission intensity calculation, using the same methodology of measuring greenhouse gas emissions against 10% of the floor area results in an emissions intensity of 65.4kg CO₂/m² (0.0654 tonnes CO₂/m²).

3.1.8 Staff Travel

	2012	2013	2014
Number of Journeys	20	60	34
Total Distance (km)	39204	145406	104063
Greenhouse Gas Emissions (tonnes CO₂e)	10.90	60.52	46.09

Data Commentary

Since the Head Office is within central London, employees generally use public transport (or walk) both for commuting and business travel. To encourage use of public transport season ticket loans continue for non- director level employees. Business travel not undertaken in Central London or by public transport is limited to several flights per year and internal UK train travel which has shown a decrease this year, with the number of trips dictated by marketing strategy.

3.1.9 Total Greenhouse Gas Emissions

		2012	2013	2014	2013 – 2014 % Change
(tonnes CO₂e)	Scope 1	67.5	99.15	139.05	40.23%
	Scope 2	1250.4	1196.0	1394.43	16.59%
	Scope 3	112.42	175.30	171.75	-2.02%
	Totals	1,430.30	1,470.45	1,705.23	15.97%

Data Commentary

The total greenhouse gas emissions have shown a 15.97 % increase year on year. The 2012 and 2013 data is restated to include the full amount attributed to Longmartin. The principal increase is associated with the increased electricity consumption in the managed portfolio, specifically with the purchase of Newport Sandringham. Furthermore an additional 55 tonnes is

attributed to the energy used at refurbishment sites reported fully for the first time this year. The increase in Scope 1 emissions includes an additional 30 tonnes attributable to installation and refurbishment of air conditioning units.

3.1.10 Green Tariff Electricity

	Energy supplier	Proportion of renewably sourced energy
Head Office	Opus Energy (May 2014 – date)	100%
Chinatown	Good Energy	100%
Soho	Good Energy	100%
Seven Dials	Swalec	nil
Carnaby	SSE (Oct 2013 – end June 2014)	24%
	TGP (July 2014 to date)	42%
Opera Quarter	SSE	24%
Longmartin	SSE	24%

Data Commentary

Use of green tariffs for the managed portfolio are assessed according to financial viability and have extended across the portfolio as detailed.

3.2 Building Certification

3.2.1 BREEAM

It is a company objective that any new build commercial development will aim to achieve Very Good. Only one new scheme was in progress during 2014 the mixed use development of Carnaby Court and it is currently on track to achieve:

- BREEAM 2008 Offices -Very Good
- BREEAM 2008 Retail -Good
- BREEAM 2008 Restaurants – Good

3.2.2 Energy Performance Certificate (EPC)

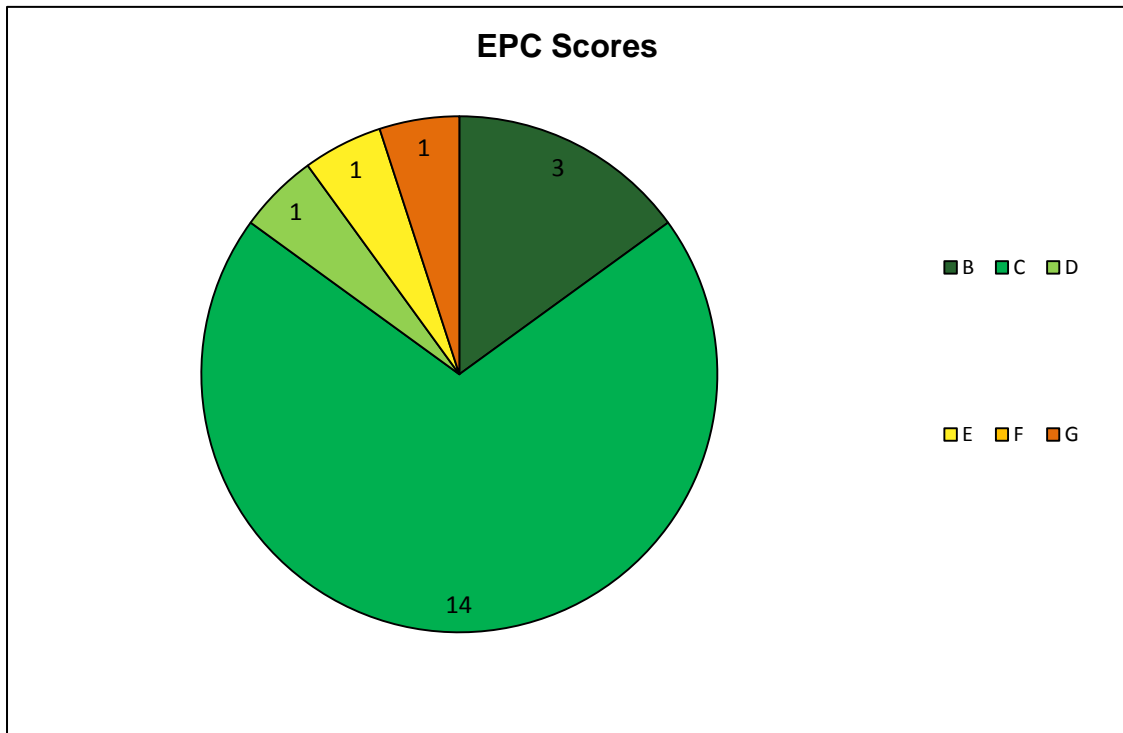
Managed Portfolio

70% of the portfolio based on lettable floor area buildings now have an EPC at the end of the reporting period.

Refurbishment Projects

EPC Grade	No. Schemes achieving Grade
B	3
C	14
D	1
E	1

EPC Grade	No. Schemes achieving Grade
F	0
G	1



Data Commentary

A review of the overall EPC performance of all of the buildings refurbished above the £100,000 capital cost threshold shows that a significant proportion achieved above a Grade E in line with the requirements of the implementation of the Energy Act 2011. Of a total of 20 EPCs issued only 1 was graded below an E, a listed building which limits the potential for additional insulation measures. A significant majority (85%) achieved a grade C or above.

3.3 Waste

3.3.1 Managed Portfolio

Summary Performance

	Total Recycled			Energy from Waste			Composted		
	2012	2013	2014	2012	2013	2014	2012	2013	2014
Head Office	5.8	5.6	1.59			0.0476	0	0	0
Longmartin	47.63	51.7419	122.5	385.37	194.65	359	0	0	0
Carnaby / Seven Dials	521	458	652	855	769	722	0	0	63
Totals	574.43	515.3497	776.05	1240.37	963.6481	1080.965	0	0	63

	Total Recycled			Energy from Waste			Composted		
	2012	2013	2014	2012	2013	2014	2012	2013	2014
Head Office	100.00%	100.00%	97.09%			2.91%			
Longmartin	11.00%	21.00%	25.44%	89.00%	79.00%	74.58%	0.00%	0.00%	0.00%
Carnaby / Seven Dials	37.86%	37.33%	45.37%	62.14%	62.67%	51.50%	0.00%	0.00%	4.38%
Totals	31.65%	34.84%	40.42%	68.35%	65.16%	56.30%	0.00%	0.00%	3.28%

Head Office

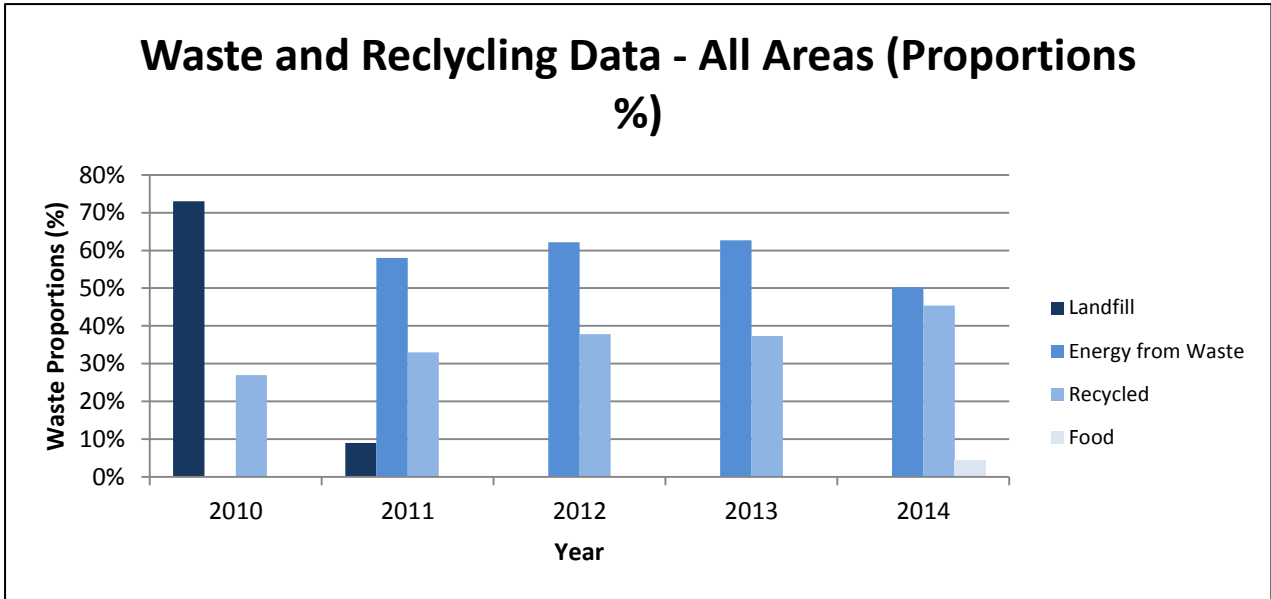
	2009	2010	2011	2012	2013	2014
General						0.0476
Recycled (tonnes)	9.1	6.1	4.2	5.8	5.6	1.59
Total waste collected (tonnes)						1.637369

Data Commentary

Shaftesbury moved to a new office at 22 Ganton Street in March 2014 so available data includes amount generated at Pegasus House for paper recycling only. At Ganton Street a high level of recycling has been achieved working with Veolia which includes all recyclable waste generated.

Carnaby and Seven Dials

Site	Breakdown	Waste Collected (tonnes)						Waste Proportions (%)					
		2009	2010	2011	2012	2013	2014	2009	2010	2011	2012	2013	2014
Kingly Court	General	165	159	220	226	592	474	52%	52%	94%	58%	64%	51.63%
	Recycled	154	146	15	161	330	402	48%	48%	6%	42%	36%	43.79%
	Food						42						4.58%
	Total	319	305	235	387	922	918	100%	100%	100%	100%	100%	100.00%
Carnaby Court	General	545	631	570	497	n/a	n/a	76%	82%	72%	69%	n/a	n/a
	Recycled	170	135	224	228	n/a	n/a	24%	18%	28%	31%	n/a	n/a
	Food												
	Total	715	766	794	725	n/a	n/a	100%	100%	100%	100%	n/a	n/a
Ganton House	General	0	0	41	0	68	120	0%	0%	22%	0%	52%	44.78%
	Recycled	85	122	145	77	63	148	100%	100%	78%	100%	48%	55.22%
	Food												
	Total	85	122	186	77	131	268	100%	100%	100%	100%	100%	100.00%
Thomas Neal's	General	99	83	116	132	109	128	69%	69%	59%	71%	63%	51.00%
	Recycled	45	37	80	55	65	102	31%	31%	41%	29%	37%	40.64%
	Food	-	-	-	-	-	21	-	-	-	-	-	8.37%
	Total	144	120	196	187	174	251	100%	100%	100%	100%	100%	100.00%
All areas	General: Landfill	809	873	133	0	0	0	64%	73%	9%	0	0	0.00%
	General: Energy from waste	n/a	n/a	814	855	769	722	n/a	n/a	58%	62%	63%	50.24%
	Recycled	454	318	464	521	458	652	36%	27%	33%	38%	37%	45.37%
	Food						63						4.38%
	Total	1263	1191	1411	1376	1227	1437	100%	100%	100%	100%	100%	100.00%



Data Commentary

Within the Carnaby/Seven Dials part of the portfolio the proportion recycled has increased to 45.38% from the previous year of 37% against the target of 30%. In addition a new food composting facility aimed at restaurant tenants has resulted in 4.4% food composting. The remaining 50% of waste has been diverted from landfill at an energy from waste plant with the contractor Veolia.

Waste is not quantified in the Chinatown, Soho, and Opera Quarter parts of the portfolio and is collected by Westminster City Council which also uses energy from waste plant for non-recyclable waste.

Two waste storage areas are managed in Chinatown at South Service Yard and Horse and Dolphin yard.

Longmartin

	2011	2012	2013	2014
Volume of waste collected (tonnes)	363	433	246.39	481.38
Proportion recycled	2.30%	11.00%	21.00%	25.44%

Data Commentary

A year on year improvement also at joint venture at Longmartin which was achieved in spite of food waste contamination of the recycling bins.

3.3.2 Waste Refurbishment Sites

Property	Weight (tonnage)	Diverted from landfill	Recycled %
Berwick Street	9.69	7.9458	82
Berwick Street	46.46	45.85	98.7
Lowndes Court	0.34	0.31	92.5
Carnaby Street	22.721	22.46	98.88
Rupert Street	408.938	403.46	98.66
Newport Place	no data	no data	no data
Berwick Street	3.26	2.67	82
Wellington Court	3.238	3.08	95
Exeter Mansions	no absolute data		100
New Row	5.18	5.18	100
Long Acree	32.95	31.5	95.6
Litchfield Street	2.34	2.34	100
Kingly Street / Kingly Court	no absolute data		100
Kingly Court Ambience Works	no absolute data		100
Kingly Street	15.36	13.85	0.901693
Ganton Street	no data		no data
Garrick Street	229.31	24.025	97.92
Total	779.787	762.96	97.8%

Data Commentary

Data provided for 14 of the 15 refurbishment sites. All 14 achieved target of at least 80% recycling/recovery of construction waste with 5 schemes achieving 100%. Sites listed with 'no absolute data' are those where volume rather than weight measures were used. Overall for those sites that recorded weight rather than volume 97.8% of the waste has been diverted from landfill

3.4 Water in Managed Portfolio

Summary Performance

Total Usage (m3)	2012	2013	2014
Carnaby / Seven Dials	3258	3397	3425
Chinatown	360	350	29742
Soho	nr	28	0
Longmartin	0	0	8525
Opera Quarter	0	0	1442
Totals	3618.00	3775.00	43134.21

Water Usage – Carnaby and Seven Dials

	2010	2011	2012	2013	2014	2013 – 2014 % Change
Total Usage (m3)	2959	3810	3258	3397	3425	0.82%
Total Number of Properties	18	19	21	26	24	-7.69%
Approx. Area coverage of readings (ft2)	57,614	53,277	98,241	38,829	40,867	5.25%
Area in m2	5,358	4,955	9,139	3,607	3,797	5.25%
Usage by area (m3/m2)	0.55	0.77	0.36	0.94	0.90	-4.20%

Water Usage - Chinatown

	2010	2011	2012	2013	2014	2013 – 2014 % Change
South Service Yard	259	365	360	350	330	-5.71%
Newport/Sandringham					29412	
Total	259	365	360	350	29742	

Water Usage – Soho

	2010	2011	2012	2013	2014
D'Arblay St	nr	nr	nr	28	0

Water Usage – Longmartin

	2010	2011	2012	2013	2014
Total Usage (m3)					8525
Approx. Area coverage of readings (ft2)					58852
Area in m2					5467
Usage by area (m3/m2)					1.56

Opera Quarter

	2010	2011	2012	2013	2014
Total Usage (m3)					1442
Approx. Area coverage of readings (ft2)					7420.00
Area in m2					689.318
Usage by area (m3/m2)					2.09

Data Commentary

Water use for Head office is not available. In managed portfolio monitoring of water usage is predominantly in Carnaby/Seven Dials which has shown a small increase in absolute consumption of less than 1% for whole building data but a reduction in intensity.

Individual properties are reported in Opera Quarter and Chinatown including the whole building data for Newport Sandringham.

Other water usage in Chinatown applies to South Service Yard for steam cleaning the bin area and maintains constant usage. Horse and Dolphin Yard is also steam cleaned but usage

is not metered.

Water use is reported for the first time for Longmartin.

Shaftesbury is not responsible for any trade effluent discharge consents on any of its sites including the refurbishment sites. All waste water goes to standard sewerage system, unless considered to be contaminated with oil in which case is collected by a specialist contractor.

Water intensity is variable throughout the portfolio but a year on year comparison for the Carnaby and Seven Dials element shows a reduction and also in the like for like comparison below. One building in Carnaby was not reported in the reporting year due to a broken meter.

	Properties reported on 2013	Properties reported on 2014	Total Usage (m3) 2013	Total Usage (m3) 2014	Difference	2013 – 2014 % Difference
Carnaby	18(21)	18(18)	1943	1900	-43	-2.21%
Seven Dials	1(5)	1(6)	513	168	-345	-67.25%
Total			2456	2068	-388	-15.80%

3.5 Resource Use

3.5.1 Head Office

	2010	2011	2012	2013	2014
Paper Usage (tonnes)	1.05	1.27	1.49	2.17	2.296667
Proportion from recycled supply (%)	100	94	99.7	96.8	86.0

Data Commentary

Paper usage is the only resource measurable in the Head Office and has shown a 6% increase for 2014.

3.5.2 Refurbishment Projects – Retained Façade and Structure

Project	Reuse of façade and primary structure	façade %	Structure %
Rupert Street / Wardour Street	Yes	100	95
New Row	yes	100	100
Long Acre	yes	60	75
Litchfield Street	Yes	100	100
Exeter Mansions	yes	100	100
Berwick Street	yes	95	95
Wellington Court	yes	100	100
Carnaby Court	yes	10	no
Kingly Court	yes	100	100
Kingly Street / Kingly Court	yes	100	100

Project	Reuse of façade and primary structure	façade %	Structure %
King Street	Yes	100	95
Garrick Street	yes	100	no data
Berwick Street	Yes	100	75
Lowndes Court / Newburgh Street	Yes	100	100
Carnaby Street	Yes	100	80

Data Commentary

Through the ongoing strategy of predominantly re-using existing buildings, rather than constructing new properties, Shaftesbury significantly reduces the need for raw materials. Of the 15 schemes analysed 7 of the 15 schemes used both 100% of the façade and 100% of the primary structure. Of the remainder only two schemes – Carnaby Court and Long Acre used less than at least 70% of both primary structure and façade; Carnaby Court is effectively a new build.

3.5.3 Refurbishment Projects – Reused Timber

	Retained Windows %	Retained Doors %	Retained Roof Structure %	Retained Roof Joists%	Floor joists	Retained Floorboards %	Retained Partitioning %	Retained Panelling%	Retained Staircases	Retained Banisters%	Retained Skirting/dados%	Overall
Rupert Street /Wardour Street	90	20	100	90	80	0	40	0	80	50	20	50
Exeter Mansion	100	70	n/a	n/a	100	100	65	80	n/a	n/a	0	80
Berwick Street	100	70	n/a	100	100	100	85	80	100	100	90	90
New Row	95	10	100	100	100	80	50	N/A	100	100	25	75
Litchfield Street	100	28	100	100	100	100	65	n/a	100	100	0	75
Wellington Court	95	0	n/a	n/a	n/a	n/a	n/a	N/A	n/a	n/a	n/a	20
Long Acre	50	5	80	100	100	0	25	0	75	75	10	50
King Street	0	0	0	50	20	0	0	100	100	100	0	50
Garrick Street	5	5	0	0	0	0	0	0	0	0	0	5
Kingly Court Ambience Works	N/A	N/A	N/A	N/A	n/a	n/a	N/A	N/A	n/a	n/a	n/a	n/a
Kingly Street Restaurant Shell	n/a	n.a	N/A	N/A	n/a	n/a	N/A	N/A	N/A	N/A	0%	n/a
Carnaby Court	0	0	0	0	0	0	0	0	0	0	0	0
Berwick St	0	0	50	50	100	0	0	0	50	50	0	50
Carnaby Street	100	10	100	100	100	25	50	n/a	100	100	40	75
Lowndes Court	100	10	100	100	100	75	70	n/a	100	100	10	75

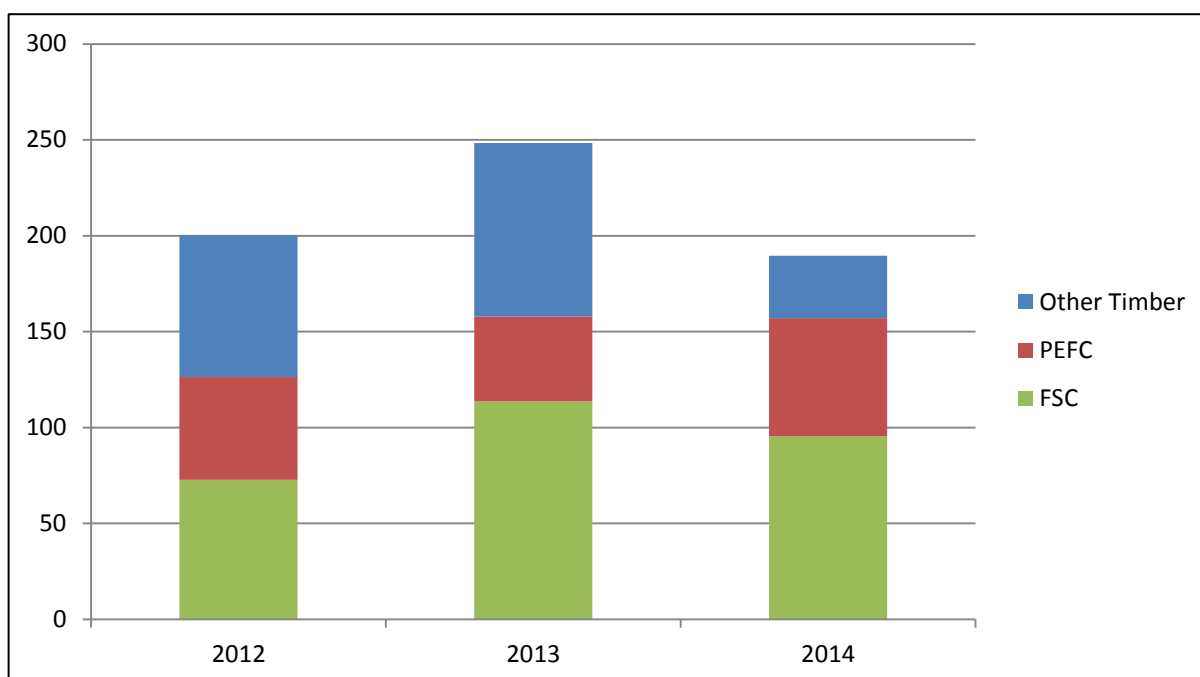
Data Commentary

As previously, of the 15 schemes assessed a number have retained and reused a significant portion of timber during refurbishment. This includes windows, doors, floorboards, joists, roof structure and staircases. The schemes with limited retention are either new build (Carnaby Court) or do not contain timber fittings (Kingly Court Ambience Work).

3.5.4 Timber Sustainably Sourced

Year on Year Performance

	2012	2013	2014
Volume Timber Purchased (m3)	200.34	248.37	189.51
% Sustainably Sourced (with Chain of Custody)	63.08	63.58	82.88
% Forest Stewardship Council (FSC) Certification	36.3	45.73	50.36



Performance 2014

Site	total timber volume (m3)	Total certified with CoC (m3)	% certified	% FSC	volume FSC	% PEFC	volume PEFC
Kingly Court, London	0.210	0.150	70.000	70.000	1.480	n/a	n/a
Kingly Street Restaurant Shell	1.950	1.170	70.000	70.000	1.370	n/a	n/a
Rupert Street	56.160	37.220	66.280	31.880	17.900	34.400	19.320

Site	total timber volume (m3)	Total certified with CoC (m3)	% certified	% FSC	volume FSC	% PEFC	volume PEFC
Exeter Mansion	1.210	0.840	70.000	67.39	0.810	2.610	0.810
Berwick Street	4.880	3.410	70.000	6.150	0.300	63.850	3.110
Carnaby Street	4.730	3.270	69.15	14.320	0.680	54.820	2.590
Carnaby Court	7.58	4.97	65.48	64.070	4.86	1.410	0.11
Wellington Court	5.21	4.02	77.24	17.510	0.91	59.730	3.110
New Row	16.980	13.470	79.290	57.730	9.800	21.560	3.66
Litchfield Road	20.760	16.220	78.140	71.840	14.910	6.300	1.310
Long Acre	14.460	11.920	82.434	77.290	11.170	5.186	0.750
King Street	41.410	29.300	70.750	38.190	15.820	32.360	13.490
Garrick Street	missing	missing	missing	missing			
Berwick Street	0.950	0.550	57.470	0.000	0.000	57.470	0.550
Lowndes Court	13.020	0.890	68.310	17.930	2.330	50.380	6.560
	total timber volume (m3)	Total certified with CoC (m3)	% certified	% FSC	volume FSC	% PEFC	volume PEFC
total volume	189.51	127.40	82.88	50.36	82.34	22.95	48.26

Data Commentary

Full chain of custody information was provided for 14 out of 15 schemes. Very positive year on year performance with respect to the procurement of certified timber with nearly 83% of the timber with full chain of custody and over 50% sourced with FSC certification.

3.7 Biodiversity Enhancement

Scheme	Enhancement Measure
Rupert Street / Wardour Street	Green wall and sedum roof
Carnaby Court	Sedum roof
Berwick Street	Bird boxes
Lowndes Court	Bird boxes
Carnaby Street	Bird boxes

Data Commentary

Despite the central London locations a number of biodiversity initiatives have this year been included within the refurbishment projects which add to the existing sedum roofs and green walls at Longmartin, 22 Ganton Street, Berwick Street and Carnaby. Together these are contributing towards a network of habitats in the portfolio. An ongoing research project is underway investigating the potential location of planters on service roofs in Carnaby and Seven Dials.

4.0 Social Performance

4.1 Employees

	2011-12	2012-13	2013 -14
Percentage of female staff overall	45%	52%	52%
Percentage of female staff in senior positions	50%	50%	50%
Percentage of female board members	20%	27%	30%
Average training hours per employee	15	15	30
Number of staff receiving professional development review (PDR)	10	100	100
Average length of service	13	12	12
Staff turnover	0	0	0
Absenteeism	5 days	4 days	1.4 days
Proportion of staff with flexible working	13%	13%	13%

Data Commentary

Shaftesbury has a total of twenty three employees with twenty two based in its Head Office and one on site. Three employees are part time. Due to the small number of employees it is inappropriate for the company to have complex human resources systems with a large number of key performance indicators, therefore the above are the key parameters measured.

4.2 Health and Safety

	2012	2013	2014
Number of reportable injuries	0	0	0
Work related fatalities	0	0	0
Number of Enforcement Agency prosecutions or fines	0	0	0
Number of prohibition notices	1	0	0
Employee accidents and incidents	0	0	0
Number of employee days off work from injury	0	0	0

Data Commentary

Shaftesbury maintains its record of zero notifiable Health and safety incidents throughout the managed portfolio and on its refurbishment sites. In addition no prohibition or improvement notices were raised against the refurbishment sites

4.4 Considerate Constructors Scheme

Summary Table

	2011-12	2012-13	2013 -14
Average score (1st & 2nd Visit)	31.05/40	31.6/40 & 34.6/50	33.6/50
Number of schemes achieving target	100%	87%	87%
Number of schemes Beyond compliance	7/16	8/22	7/15

Individual Site Performance

	CCS2013/2014	2014 2nd visit	Compliance	Certificate of performance beyond compliance
Kingly Court	28		yes	
Kingly Street	32		yes	
Rupert Street	35	35	yes	yes
Exeter Mansion	35		yes	
Berwick Street	29		yes	
Carnaby Street	39		yes	Yes
Newport Place	33		yes	yes
Lowndes Court	35		yes	
Berwick Street	36		yes	
Wellington Court	34		yes	
New Row	33		yes	
King Street	33	38	yes	yes
Litchfield Street	34		yes	
Long Acre	32		yes	
Garrick Street	30	35	yes	

Data commentary

All refurbishment schemes above a capital value of £100,000 are required to sign up to CCS. Principal contractor companies are also expected to register as a company with the CCS. Compliance with the Code incorporates a number of factors including environmental and social considerations important to the overall goals of CR.

Compliance with the scheme involves achieving a score of 26/50 and Shaftesbury sets a more stringent target for its contractors of 30/50.

The average score achieved is 33.2/50 with two scoring below the target score although above the CCS compliance score. Seven schemes achieved a score on either the first or second visit above 35/50 which is beyond compliance.

Given the nature of Shaftesbury's sites and the inherent difficulties of providing the level of welfare facilities required by CCS, this continues to be an excellent performance by Shaftesbury's contractors. This year, it was frequently noted that there could be a measurement of carbon footprint and suggestion of use of a checklist for addressing key issues. It is intended that these issues will be considered where possible going forward.

4.5 Community Engagement

	2012	2013	2014
Value of Community Investment	£404,000	£543,453	£511,466
Value of Public Realm Investment	£211,000	£22,500	£557,000

Data Commentary

Shaftesbury is a member of the London Benchmarking Group and continues to use its methodology for reporting in community investment and charitable giving. The company continues to be proactive in addressing its responsibilities to the local community in London's West End. Below details the organisations supported in the individual villages.

All Villages	<ul style="list-style-type: none"> • Sustainable Restaurant Association • University of the Arts • ENO (Community Choir) • House of St. Barnabus • Westminster Tree Trust • West End Live • Sir Simon Milton Foundation
Carnaby	<ul style="list-style-type: none"> • Trekstock • Art Alive/Lanre • London College of Fashion • Environmental Justice Foundation
Chinatown	<ul style="list-style-type: none"> • Chinese Community Centre • Chinatown Arts Space • London Chinatown Chinese Association • Chinese Information and Advice Centre
Covent Garden/Seven Dials	<ul style="list-style-type: none"> • Stage One • Covent Garden Community Association • Dragon Hall • The Seven Dials Trust • Donmar Warehouse • The Connection at St. Martins in the Field
Soho	<ul style="list-style-type: none"> • The Soho Society • Museum of Soho • Harvey's • Soho Primary School • West End Community Trust • Windows at St Anne's Church