

Canada Water

Key Headlines: Research and Demographics

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What have we been doing?



JLL was appointed as British Land's Strategic Advisor for the Canada Water development in 2015

Research

International best practice and exemplar developments

Demographics

Comparable Scheme Benchmarking

Who will live work, play, shop and study in Canada Water?

Sustainability Benchmarking

Thought Leadership

Post Covid Trends

Quality of life index

Health and Wellbeing

Meanwhile uses

Urban Farming

Market

Leisure

Funding

Key worker step up/ step down

Elderly Care

Residential

Affordable Housing

Office

Retail

International Best Practice



***Life Hub Daning,
Shanghai, China***



***Mission Bay, San
Francisco***



***North Hills, Raleigh,
North Carolina, USA***



Porta Nuova, Milan



***Titanic Quarter,
Belfast***

Lessons Learned

- Successful use of gardens and vegetation to soften urban setting
- Creation of ecosystem between users and occupiers
- Integrating mix uses to enhance placemaking
- Activation of public realm
- Meanwhile use strategy
- Benefit of harnessing an education institution early on
- Creation of a 24/7 environment

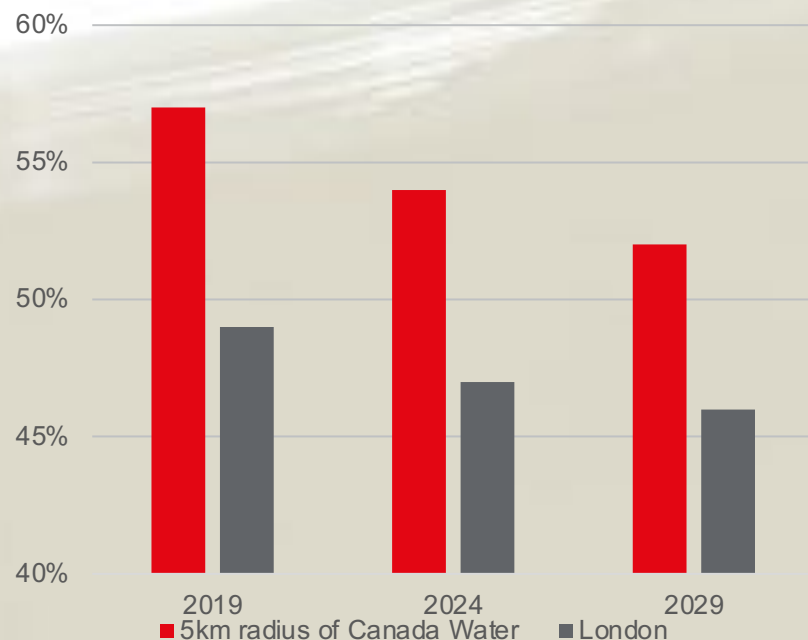
Key Demographic headlines: Young Talent and Connectivity



The average age of workers in London is 39; therefore, this young demographic catchment will be of particular interest to future occupiers who will be looking to access the young and talented workforce that the location can provide.

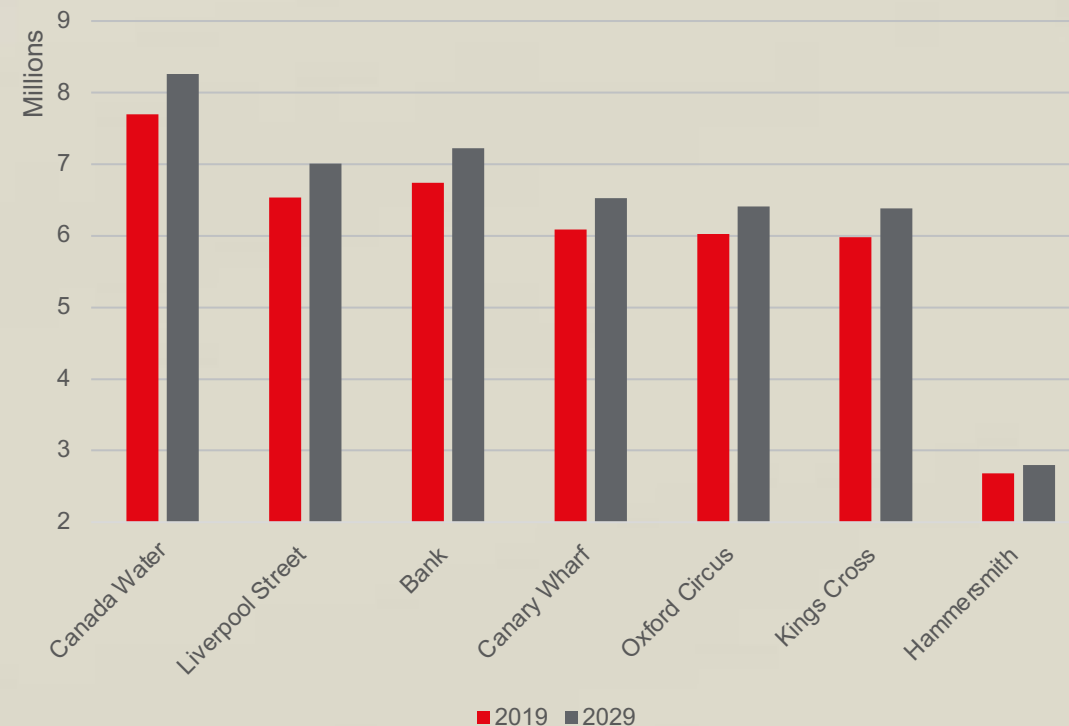
The graph below shows the 2019 and forecast population catchments within a 45-minute public transport area. Canada Water is one of the best-connected locations in central London.

Current and projected population under age 35



Source: © 2019 CACI Limited

Population capture by millions



Quality of Life Index



The Quality of Life tool brings together a wealth of information on key indicators contributing to a better quality of life, such as access to green space, air quality, physical and digital connectivity, quality of local amenities, and community cohesion. The tool was created to better understand the soft indicators that affect peoples' choice in deciding where to live.

Key categories

- Wellbeing
- Community cohesion
- Quality of Education
- Quality of Healthcare
- Physical connectivity
- Broadband speed
- Amenities

Key Headlines for Canada Water

- Physical connectivity= HIGH
- Amenity = HIGH
- Wellbeing
 - Air pollution – best in central London
 - Green space- 18sqm per person – very good in comparison to other central London locations
 - Noise - better than other central London locations

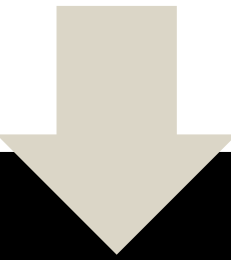
We were able to highlight to BL areas where improvements can be made through the development to improve the attractiveness of the area. For example improved broadband speed.



Sustainability

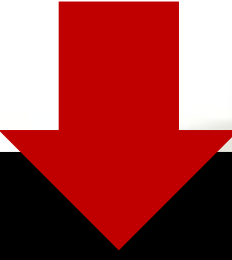


JLL undertook a benchmarking exercise which looked at national and international best practice in relation to sustainability which enabled us to provide BL with information on how they compare with 'best in class'.



We assessed the following areas:

- Vision
- Communications
- Certifications
- Carbon
- Bio-diversity
- Circular economy and waste
- Community



Our research was carried out at the following levels:

- Company
- Scheme
- Building








Key findings:

Canada Water measured up well against best in class peers with key headlines being:

- Target for NZC by 2030
- Certification targets of BREEAM excellent
- 12 acres of new open space and new park
- Target of Zero waste to landfill
- Strong targets around community engagement and cohesion

Health and wellbeing

In 2016, JLL undertook international benchmarking and made recommendations to BL about how health and wellbeing should be prioritised at Canada Water.

	Good practice	Best practice	World leading practice
Active Living 	<ul style="list-style-type: none"> • Cycle parking • Minimal car parking • Car club spaces • Green spaces • In-house gym facilities 	<ul style="list-style-type: none"> • Convenient indoor cycle storage • No car parking • Independent on site bike shop • Outdoor gyms • Attractive public leisure facilities • Dedicated cycle routes 	<ul style="list-style-type: none"> • Active Design principles incorporated into all buildings • No car ownership • Site logistics operation • Community designed parks and playgrounds • Dedicated cycle and pedestrian routes integrated into surrounding area
Community 	<ul style="list-style-type: none"> • Creation of residents/tenants associations • Provision of community space 	<ul style="list-style-type: none"> • Provision of community activities through NPO partnerships • Support of arts events • Support of skills/education programmes 	<ul style="list-style-type: none"> • Community platform enabling an ecology of self-starting groups to grow and connect organically • Collaboration with educational institutions, financiers to support entrepreneurs • Co-location of different age groups • Seniors housing linked with learning • Co-housing
Nature 	<ul style="list-style-type: none"> • Enhanced Biodiversity • Tree planting • Green spaces • Green roofs 	<ul style="list-style-type: none"> • Green walls • Intensive internal planting • Biodiversity action plans • Rooftop allotments • Community gardens 	<ul style="list-style-type: none"> • Infrastructure integrating amenity, water treatment, and transportation • Intensive external planting • Creation of natural forest-like views from all areas of the development
Light 	<ul style="list-style-type: none"> • Above-average window sizes and high floor to ceiling heights • Public spaces sunlit throughout the day 	<ul style="list-style-type: none"> • Building openings and orientation designed to maximise natural light and reduce internal lighting requirements 	<ul style="list-style-type: none"> • Masterplan designed to maximise internal and external natural light and reduce lighting requirements
Measurement 	<ul style="list-style-type: none"> • BREEAM Excellent • SKA Gold • CSH 4 	<ul style="list-style-type: none"> • Passivhaus Standard • WELL Building Standard • Socio-economic studies • Healthy building studies 	<ul style="list-style-type: none"> • Living Building Challenge • One Planet Living • Cradle to Cradle • Partnerships with academic/medical institutions to measure impact

Time has marched on and a global pandemic has thrown this topic into even sharper focus- but British Land was ahead of the curve...

Drawing upon JLL's research, in 2018 British Land developed the Social Regeneration Charter in partnership with Southwark Council.

This Charter committed the partnership to priorities relating to:

- A place to learn and grow
- A place to work
- A place to be happy
- A place to belong

Thank you

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