

ENVIRONMENTAL SOCIAL GOVERNANCE REPORT



2022-23

KINGS
CROSS

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“Every day, we work tirelessly to ensure King’s Cross is a force for good; a place that has a positive impact on the lives of people who live, work and visit here and that actively champions partnerships, best practice and knowledge sharing.”

Robert Evans, CEO of the King's Cross Estate

CARBON NEUTRAL **AND COMMITTED TO** **NET ZERO** **BY 2035**

King's Cross is the largest mixed-use development in single ownership to be masterplanned and developed in central London for over 150 years.

67 **ACRES** | **CAPACITY FOR** **30,000** **WORKERS** **AND** **5,000** **STUDENTS**

41,000 | **50**
PEOPLE LIVING, WORKING AND STUDYING | **NEW AND RESTORED BUILDINGS**

8M SQ FT | **4.25M SQ FT**
GROSS MIXED-USE | **OF OFFICE SPACE**

500,000 SQ FT | **1KM**
OF SHOPS, RESTAURANTS, CAFES AND BARS | **OF CANAL SIDE**

3 **MAINLINE STATIONS** | **6** **TUBE LINES** | **20** **NEW** **STREETS** | **ALMOST** **1,750** **NEW HOMES**

10 **NEW** **PUBLIC PLACES** | **26** **ACRES OF** **PUBLIC SPACE**



Left
Dance company, Folk Dance Remixed performing on Family Sundays at King's Cross Summer Sounds.

A WELCOME FROM THE CEO

Hello and welcome to this year's ESG report.

Every day, we work tirelessly to ensure King's Cross is a force for good; a place that has a positive impact on the lives of people who live, work, study and visit here. A place that actively champions partnerships, best practice and knowledge sharing. As well as future-proofing the development and delivering long-term value for our communities, we also have a responsibility to consider our impact on the environment and tackle the very real threat of the climate emergency.

I'm immensely proud of the steps we have taken and how they have shaped the contents of this report. When King's Cross became carbon neutral in 2021, it was an important milestone, but it was far from the final destination. I assured you that we would use the achievement to drive us forward to our much more complex goal of net zero carbon.

We have increased our focus since then and I am pleased to say that, after 18 months of work alongside a trusted cohort of consultants and advisers, we have developed a detailed strategy and associated roadmap to reach net zero carbon by 2035.

This is an ambitious target. We understand the scale of the challenge, but it is one we are committed to achieving. To become a net zero carbon and climate resilient estate, the strategy focuses on the supply side – decarbonising the energy centre that supplies the estate – and on the demand side – optimising the performance of our buildings. The supporting interventions are outlined in the following pages.

We have invested in our team, our partnerships and some truly exciting innovations to help us meet our sustainability targets. Our occupiers are increasingly demanding best-in-class performance and we are working closely with them and our wider stakeholders to support our collective goals.

We are committed to serving our local communities and this remains front and centre in our minds. Please tell us how we can have the greatest impact and help us to achieve it. So far, working with local groups and other stakeholders, we have identified four key areas of focus: maximising our social impact, tackling inequality, improving safety and belonging and creating healthy spaces. Understanding these priorities helps us choose the right partners, bring forward effective programmes and shape our services. Our new quarterly ESG forums with all occupiers on the estate help us act on these insights at a local level, supported by a new bespoke measuring framework to track the social value generated.

INTRODUCTION

Two of our greatest achievements at King's Cross are our flourishing schools. Frank Barnes School for Deaf Children has recently been awarded its fourth consecutive 'outstanding' Ofsted inspection – an exceptionally impressive accolade given that the criteria have changed many times since the school's previous inspection – and King's Cross Academy retained its 'good' rating in July. We are all incredibly proud of what both schools have achieved over the last year and look forward to supporting the next cohort in 2023-24.

I'm also proud that, since the last report, we have delivered more private homes for sale, bespoke built-to-rent homes and affordable homes. The estate is now almost complete with just under 700 affordable homes, representing 40% of the total. That includes our last residential building, Capella, which includes private sale and social rented homes, both with front doors onto Lewis Cubitt Park. King's Cross is a mixed income and mixed tenure neighbourhood – and all the better for it.

As I write, I know that many people, including residents at King's Cross, are worried about the cost of living and the wider economic, societal and environmental challenges that we face. We will never stop pushing for progress, working towards a better, greener and healthier future and delivering a place where people can truly thrive. We look forward to continuing to share our progress with you.



Robert Evans
CEO of the King's Cross Estate



Left
Visitors relax on the Canal Side Steps while enjoying Everyman's Screen on the Canal.

This report sets out our Environmental, Social and Governance (ESG) vision and explains how King's Cross will continue to be a place where people and the planet can flourish. We have committed to working with our occupiers, businesses and community organisations, Camden and Islington Councils, the King's Cross Academy, Frank Barnes School for Deaf Children and other local stakeholders to deliver lasting positive outcomes and a sustainable future for all.

Our plan comprises three key themes with nine priority areas that will enable us to realise our vision for King's Cross.

From creating jobs and building skills, to inspiring cities around the world to accelerate towards net zero carbon, we are committed to contributing towards sustainable development as widely as we can.

This report presents an overview of our progress and achievements, brought to life through the many initiatives and programmes we are involved in, and looks ahead to our plans and ambitions for the estate.

While we are nearing the completion of King's Cross, with only a handful of buildings and public spaces still to come, our commitment to the environment and to the communities we serve is enduring and will continue long after development ceases.

CLIMATE RISK AND RESILIENCE

Answering the climate emergency remains one of the most important challenges of our times. We review and manage both the physical risks (extreme weather events) and transition risks (technology, markets, regulation, and customer expectations). Aside from our own actions, we recognise our role in supporting many of our occupiers in their own net zero journey and actively support industry groups in order to influence an acceleration to a net zero built environment.

UNITED NATIONS' SUSTAINABLE DEVELOPMENT GOALS

Our strategy supports the United Nations' Sustainable Development Goals (SDGs) and we have identified eight core SDGs that strategically align to our activities. These are:



**LIFE
ON LAND**

**DECENT WORK AND
ECONOMIC GROWTH**

INDUSTRY, INNOVATION AND INFRASTRUCTURE

**GOOD
HEALTH
AND WELLBEING**

**SUSTAINABLE
CITIES
AND COMMUNITIES**

**AFFORDABLE AND
CLEAN ENERGY**

**RESPONSIBLE
CONSUMPTION
AND PRODUCTION**

**CLIMATE
ACTION**

Right
The King's Cross ESG Committee
in action.



The King's Cross Environmental and Social Governance (ESG) Committee meets on a quarterly basis to review progress against our sustainability strategy. The committee is chaired by Coline McConville, Non-Executive Director of King's Cross an adviser at AustralianSuper, and comprises KCCLP Board members and ESG specialists.

INNOVATION

We are focused on developing new and improved ways of delivering sustainable outcomes through technology and innovation. Through our venture capital investments and innovation strategy, we aim to be deeply embedded into the innovation ecosystem. We therefore work with PropTech start-ups, venture capital partners and industry associations to identify high-impact solutions that will enable us to achieve our ESG objectives.

Equally, it is important that we progress towards being more 'high-tech' as well as inclusive and human-centred. We must also focus on areas where innovative technologies can add real value to our asset management and development activities.

In particular, we believe that technology and innovation have the potential to have high-impact on the following areas of the sustainability strategy:

- Using smart building technology to help King's Cross meet its 2035 net zero target
- Using new materials and design processes to minimise embodied carbon in construction
- Using digital platforms to deepen our engagement with the local community in and around King's Cross

OUR VISION FOR KING'S CROSS

ENVIRONMENTAL COMMITMENTS

- Delivering net zero by 2035
- Connecting with nature
- Creating healthy spaces
- Creating a circular economy

SOCIAL COMMITMENTS

- Maximising and measuring our social impact
- Tackling Inequality
- Safety and belonging

GOVERNANCE COMMITMENTS

- Transparent and accessible reporting
- Leading ethical approach

KING'S CROSS ESG HIGHLIGHTS

ENVIRONMENTAL

OVER 200 HA OF FORESTS TO BE PLANTED IN THE UK

CARBON NEUTRAL
AND COMMITMENT TO
NET ZERO BY 2035

ZERO
WASTE
TO LANDFILL

RECYCLING IMPROVING
RATES YEAR
ON YEAR

3 **NEW BREEAM**
OUTSTANDING BUILDINGS,
THE LARGEST COLLECTION
IN THE UK

35 **GREEN**
ROOF
SPACES

MONITORED AND
IMPROVED WITH LONDON
WILDLIFE TRUST

100% **RENEWABLE ENERGY**
SUPPLY FOR HEAT AND POWER

For more than two decades, we have been delivering on our ambition to make King's Cross a place for people and the planet to flourish.

SOCIAL

SINCE 2014

1,500+

PEOPLE PLACED INTO
WORK VIA KX RECRUIT

1,547

APPRENTICESHIPS
DELIVERED BY THE KX
CONSTRUCTION SKILLS CENTRE
SINCE 2009

65%

OF THESE WORK
PLACEMENTS ARE
CAMDEN AND
ISLINGTON RESIDENTS

141%

POPULATION GROWTH SURPASSING
ALL OTHER LONDON DISTRICTS

10.4M

ANNUAL VISITORS TO GRANARY SQUARE

KING'S CROSS ESG THEMES AND PRIORITY AREAS



The key aspects of our ESG strategy are highlighted above.

We recognise that delivering a sustainable estate that empowers people, place and the planet to flourish requires a range of themes and priorities to be addressed.

These themes do not sit in isolation but instead complement each other. For example, improvements in green space and biodiversity have a direct benefit on health and wellbeing for people using them.

Likewise, tackling inequality through the provision of local employment opportunities helps to develop a sense of belonging across communities.

We continue to monitor our progress and seek to identify how we can improve our performance year on year.



CONNECTING WITH NATURE

CREATING MORE BIODIVERSE HABITATS AND CONNECTING PEOPLE WITH NATURE

ACTIONS

- Continued monitoring of all green roof spaces and implementation of enhancement initiatives.
- Working in partnership with community groups to deliver opportunities to engage with green infrastructure projects.
- Connecting green infrastructure projects beyond the estate.
- Climate resilience – ensuring that assets on the estate are designed to deliver climate resilience.



CREATING HEALTHY SPACES

PROMOTING PHYSICAL AND MENTAL WELLBEING OF PEOPLE WHO LIVE AND WORK AT KING'S CROSS AND IN THE LOCAL AREA

ACTIONS

- Designing and implementing healthy buildings and places including air quality monitoring and industry accreditation.
- Promoting sustainable transport.
- Implementing EV charging strategy.
- Engaging with local partners on physical, mental and nutritional health, exercise programmes and initiatives around healthy and affordable food.
- Providing safe spaces for creativity and play.



SAFETY AND BELONGING

ENSURING KING'S CROSS IS AN ENJOYABLE, ACCESSIBLE, AND SAFE SPACE FOR ALL THROUGH OUR PLACEMAKING AND ESTATE MANAGEMENT DELIVERY

ACTIONS

- Ensuring King's Cross is an enjoyable, accessible, and safe space for all through our placemaking and estate management delivery.
- Supporting experts tackling homelessness.



MAXIMISING OUR SOCIAL IMPACT

IMPLEMENTING OUR SOCIAL VALUE STRATEGY BASED ON AN IN-DEPTH COMMUNITY ANALYSIS AND STAKEHOLDER MAPPING

ACTIONS

- Implementing our Social Value Strategy for King's Cross.
- Undertaking in-depth community analysis and stakeholder mapping.
- Refining and improving our social value measurement framework.



TACKLING INEQUALITY

IMPROVING ACCESS TO OPPORTUNITIES AROUND EMPLOYMENT AND SKILLS FOR LOCAL PEOPLE OF ALL BACKGROUNDS AND ABILITIES

ACTIONS

- Improving access to opportunities around employment and skills at King's Cross for local people of all backgrounds and abilities.
- Extending our impact and reach into Somers Town and beyond.
- Connecting occupiers and local partners to employability programmes and work experience.



CREATING A CIRCULAR ECONOMY

WORKING WITH OCCUPIERS TO ELIMINATE LINEAR WASTE STREAMS, REDUCING EMBODIED CARBON EMISSIONS

ACTIONS

- Adopting of circular economy principles to operate a best-in-class approach to waste management.
- Infrastructure
 - Eliminating waste and pollution – closed loop recycling, addressing single use materials.
 - Analysing detailed data on waste collections.
 - Communicating waste performance data to tenants.
 - Reviewing community waste initiatives
 - Quantifying waste reduction as part of overall carbon reporting.



DELIVERING NET ZERO

A ROBUST PATHWAY TO NET ZERO CARBON EMISSIONS ALIGNING WITH INDUSTRY BEST PRACTICE

ACTIONS

- Delivering net zero by 2035.
- Maintaining Carbon Neutral status.
- Progressing the Energy Centre decarbonisation project.
- Implementing asset level energy efficiency measures.
- Delivering improved tenant engagement to work collectively on energy reduction.
- Procuring renewable gas and power.
- Offsetting residual emissions.
- Continuing as signatories to the WGBC net zero carbon buildings commitment.
- Designing and operating climate resilient spaces.



A FLOURISHING PLANET

Over the past two decades, King's Cross has become a leading example of how to challenge convention in the property industry. Today, we remain one of the most sustainable developments in the UK and we take great pride in the work we do to reduce our impact on the planet.

Extreme weather events over the summer across the UK and Europe put the climate crisis firmly in the spotlight. For King's Cross, it only cemented our longstanding commitment to addressing the climate emergency and to being an exemplar of sustainable development.

Achieving carbon neutral status in November 2021 was a significant milestone for King's Cross, but we were never prepared to stop there. Our environmental strategy has set our pathway to becoming a net zero carbon estate by 2035. This commitment is not made lightly and represents the outcome of a detailed phase of analysis and identification of carbon reduction interventions.

Our environmental commitments include the adoption of circular economy principles including the implementation of best-in-class waste infrastructure on the estate.

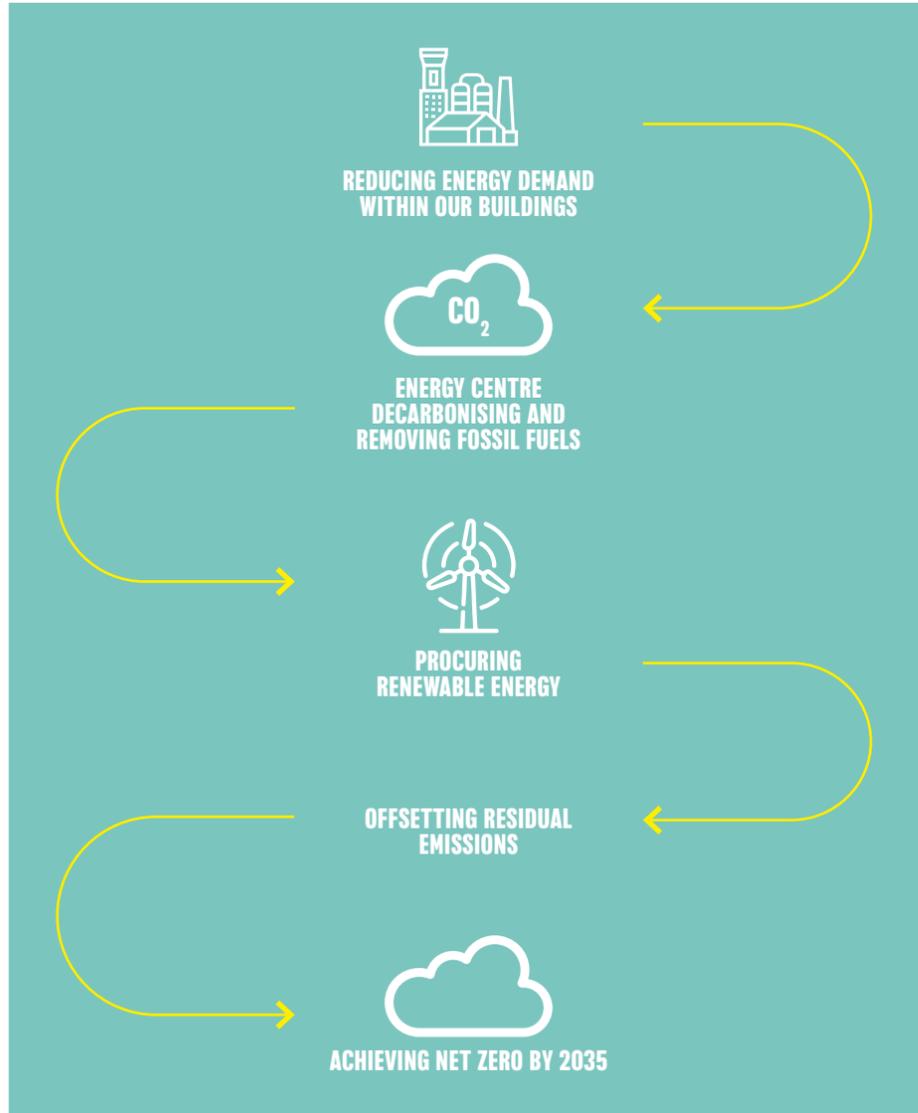
To support mental and physical wellbeing we are also committed to monitoring internal and external air quality, promoting sustainable transport, and maximising biodiversity and access to the public realm and green space.

As we journey towards delivering net zero carbon and a climate resilient estate by 2035, we are committed to working in partnership with our communities, occupiers and industry experts to achieve the most successful outcome. We will continue to engage with industry in the development of new guidance and best practice, including the emerging UK Net Zero Carbon Building Standard (NZCBS), and we recognise the importance of sharing data and disclosing our annual performance.

Left
Visitors enjoy abundant greenery at King's Cross as they stroll through the bustling neighbourhood.

Right
King's Cross Sustainability Director, Jamie Quinn, presents at the first quarterly ESG Forum.





Left
A closer look at our pathway to becoming a net zero carbon estate.

FROM CARBON NEUTRAL TO NET ZERO

To declare King’s Cross as net zero carbon by our 2035 target, we must demonstrate that all related greenhouse gas emissions have been reduced to align with science-based targets which aim to limit global temperatures to 1.5C above pre-industrial levels. Any residual emissions are to be responsibly offset to achieve a sum of zero emissions.

To meet our ambitious goal, our teams have devised a bespoke, science-based approach that brings together current guidance from across the industry including UKGBC, NABERS and CRREM, alongside new and emerging best practice.

This best practice is being informed by the development of the UK NZCBS, which will soon become a recognised standard. Every day, the industry makes great strides towards a single, agreed methodology for defining net zero and we are proud to be involved in its development.

Our approach to reaching net zero carbon has four pillars:

- 1. **Reducing energy demand** within our buildings
- 2. **Decarbonising the Energy Centre** and removing fossil fuels
- 3. **Procureing energy** from new, additional renewable sources
- 4. **Offsetting** residual emissions



1) REDUCING ENERGY DEMAND WITHIN OUR BUILDINGS

Over the last two years, King’s Cross has installed an automated metering system across all our existing managed assets to provide granular data on real time energy consumption. This data has formed the basis for the development of our baseline information and associated performance targets.

Using guidance from NABERS and CRREM and by working closely with our occupiers, we have developed individual net zero carbon pathways for each building to help us meet these performance targets. These provide a set of clear, asset-specific efficiency measures to reduce energy demand and enable the delivery of a 1.5 degree-aligned building.

The pathways take a whole building approach. Measures include ensuring that existing systems operate as efficiently as possible, integrating new smart technologies and optimising mechanical and electrical equipment.

We are very lucky to have such a broad range of occupiers who share our net zero aspirations. We are therefore confident that, in partnership, we can meet these ambitious energy reduction targets.

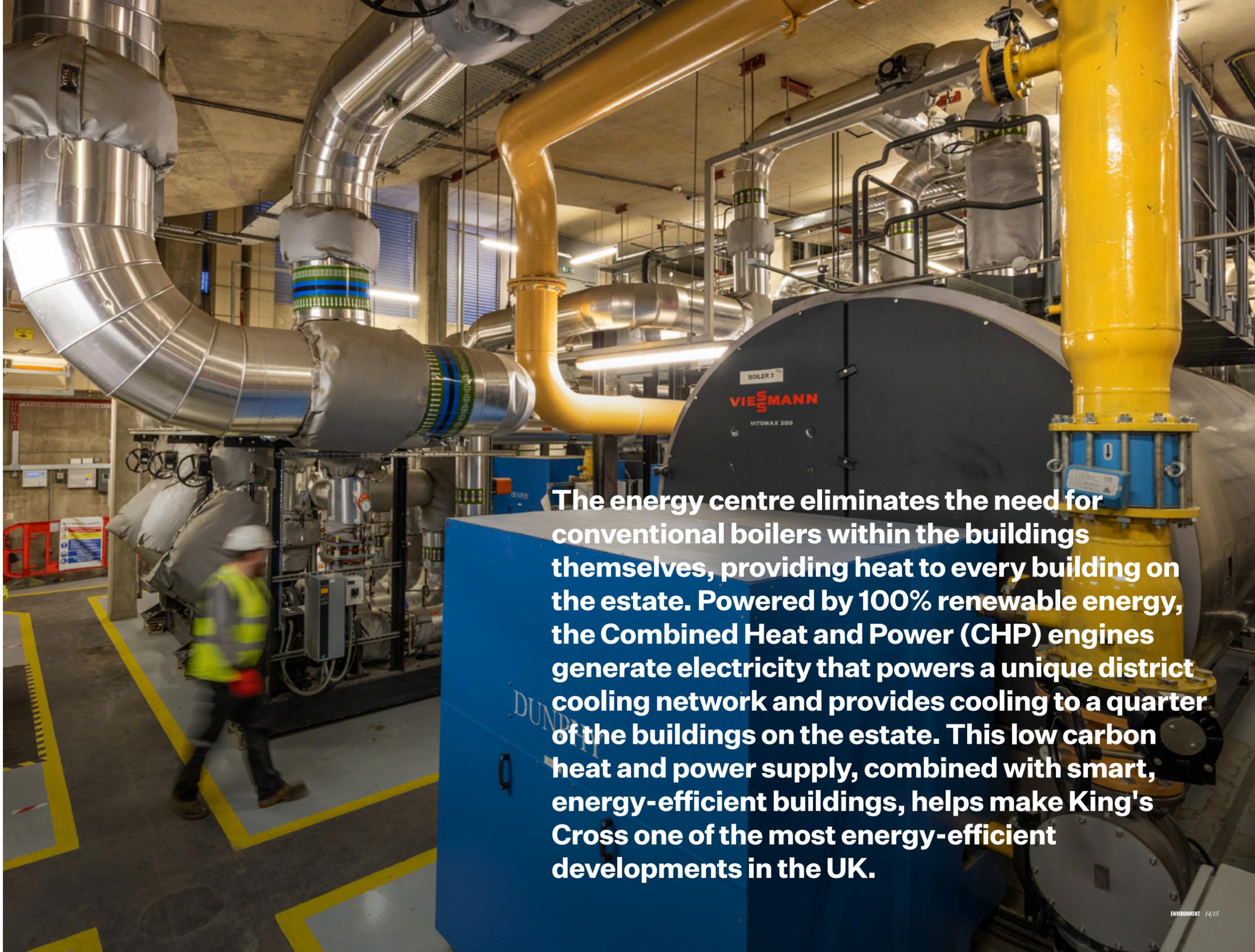
Left
4 and 5 Pancras Square, home to Universal Music and Camden Council.

2) DECARBONISING THE ENERGY CENTRE

The Energy Centre at King's Cross – one of the most advanced district energy networks in the UK – provides low carbon heating and hot water through a network of pipes to the estate's 1,750 homes (when complete) and almost 5 million sq ft of commercial space (including our long leasehold interests). In May 2021, we signed our first agreement for the estate to be provided with green gas.

This has helped us to decarbonise heat provision to the estate but the challenge doesn't stop there. We continue to drive efficiencies in the delivery of heat and have a phased strategy to remove fossil fuels from the energy centre and deliver an electric based system.

Key elements of the transition to an electrified energy system include plant optimisation, heat pumps and electric boilers among other technological solutions.



The energy centre eliminates the need for conventional boilers within the buildings themselves, providing heat to every building on the estate. Powered by 100% renewable energy, the Combined Heat and Power (CHP) engines generate electricity that powers a unique district cooling network and provides cooling to a quarter of the buildings on the estate. This low carbon heat and power supply, combined with smart, energy-efficient buildings, helps make King's Cross one of the most energy-efficient developments in the UK.

Right
A look inside the Energy Centre, responsible for powering the entire King's Cross estate.

3) PROCURING RENEWABLE ENERGY

King's Cross now procures 100% renewable energy via the purchase of green gas from an anaerobic digestion facility in Scotland and electricity from the Hornsea One wind farm in the North Sea.

Our long-term strategy is to continue to evolve the procurement of our energy supply by securing a Power Purchase Agreement for the estate. This will bring new renewable generation to the UK, enabled by investment from King's Cross.



Case Study

EVOLVING OUR GREEN GAS DEAL



In May 2021, King's Cross completed a landmark deal, facilitated and managed by Optimised Energy, with low carbon fund manager Iona Capital, and became the first neighbourhood in the UK to source green gas. Green gas harnesses waste products to deliver renewable clean energy that can be used for heating and power. It currently represents about 1% of the UK's gas supply.

As part of the deal, renewable green gas was supplied to King's Cross by an anaerobic digestion facility in Scotland, based near Dumfries, as well as certified grid gas supply. The move was a key step in enabling us to certify the estate's operational carbon emissions as zero.

Since then, we have continued to work in partnership with Iona Capital to evolve our procurement over time, to increase the supply of green gas as the estate continues to grow and ensure an equitable agreement for all parties.

Our move towards green gas is an important step in our aim to create a truly sustainable neighbourhood at King's Cross and in our current zero carbon reporting. It also represents an interim technology, however, as we work towards achieving our ultimate net zero goal.

KINGS CROSS + **iona capital**

34GWH
PER ANNUM

42%
GAS FOR THE
HEAT NETWORK

14,465
TCO₂E SAVED IN FY22/23

58% PURCHASED GREEN
GAS CERTIFICATE

4) OFFSETTING RESIDUAL EMISSIONS

King's Cross used offsetting to become a carbon neutral development and we recognise the part it has to play in us becoming net zero carbon by 2035. Offsetting is a last step, however, and is only applied to residual emissions that cannot be reduced or replaced with renewable sources of energy.

We continue to align our offsetting strategy in accordance with emerging guidance and best practice from the industry, including the UKGBC. We have also played a leading role in the development of the emerging guidance relating to offsetting, to help ensure that the industry is consistently applying offsets as part of net zero strategies.

As part of our long-term offsetting strategy for future developments, we've also invested in planting new forests in the UK including in Aberdeenshire and the Scottish Borders. Based on current site acquisitions, scheme designs and planting activities to date, we are due to sequester over 90,000 tonnes of carbon from the atmosphere over the project's lifecycle. As well as the carbon benefits of these projects, they are also helping rewild parts of Scotland with native broadleaf woodland which will aim to return these habitats to their original condition. Working with our forestry team at Tilhill, we are aiming to have a positive impact both on the environment and with the communities that are local to our sites.

**REMOVE OVER
90,000
TONNES OF CARBON
FROM THE ATMOSPHERE**



As part of our long-term offsetting strategy for future developments, we've invested in planting new forests in the UK.

Case study

NEW UK FORESTS

King's Cross is working with leaders in forestry management, Tilhill to plant 600,000 broadleaf native trees across four plots of land in Scotland – currently totalling 200 hectares, an area almost 10 times the size of the King's Cross estate.

The planting of these new, permanent UK forests will sequester over 90,000 tonnes of carbon in their lifetime. Once planted, the carbon credits generated by the forests will be verified by the UK Woodland Carbon Code and will form part of the King's Cross Estate's long-term offsetting strategy as it takes its final steps in delivering net zero carbon.

This rewilding strategy will see the land return to its natural form after many years of being used as pasture. King's Cross will own the land in perpetuity, so it will remain as forest far into the future.



Langburn, pre-planting



Corshalloch, post-planting

THE FOREST SITES



CLIMATE CHANGE AND GREEN INFRASTRUCTURE

Over the past 17 years, we have had the great privilege of creating a new part of London, turning it from an under-used brownfield industrial site into the much-loved, mixed-use estate we see today. During this time, the creation and management of green spaces have always been priorities for us in delivering a climate resilient estate.

More than 40% of the 67-acre development has been dedicated to open space. Networking of streets and footpaths lead visitors through new parks, gardens and leafy squares, while the Regent's Canal flows through the heart of the neighbourhood. These routes and the waterway link into a wider network of green spaces in Camden and Islington.

The green spaces at King's Cross have been created to serve multiple purposes, including biodiversity enhancement, managing climate impacts, prioritising areas for activity and creating a sensory environment for users. The estate takes an active role in ensuring that climate related impacts are mitigated and the green infrastructure at King's Cross, both at roof and ground level, plays a central role.

We are working with a range of industry specialists to review how the estate can evolve in its design and management. We need to ensure that our buildings and the public realm perform optimally throughout changing climatic and weather conditions.

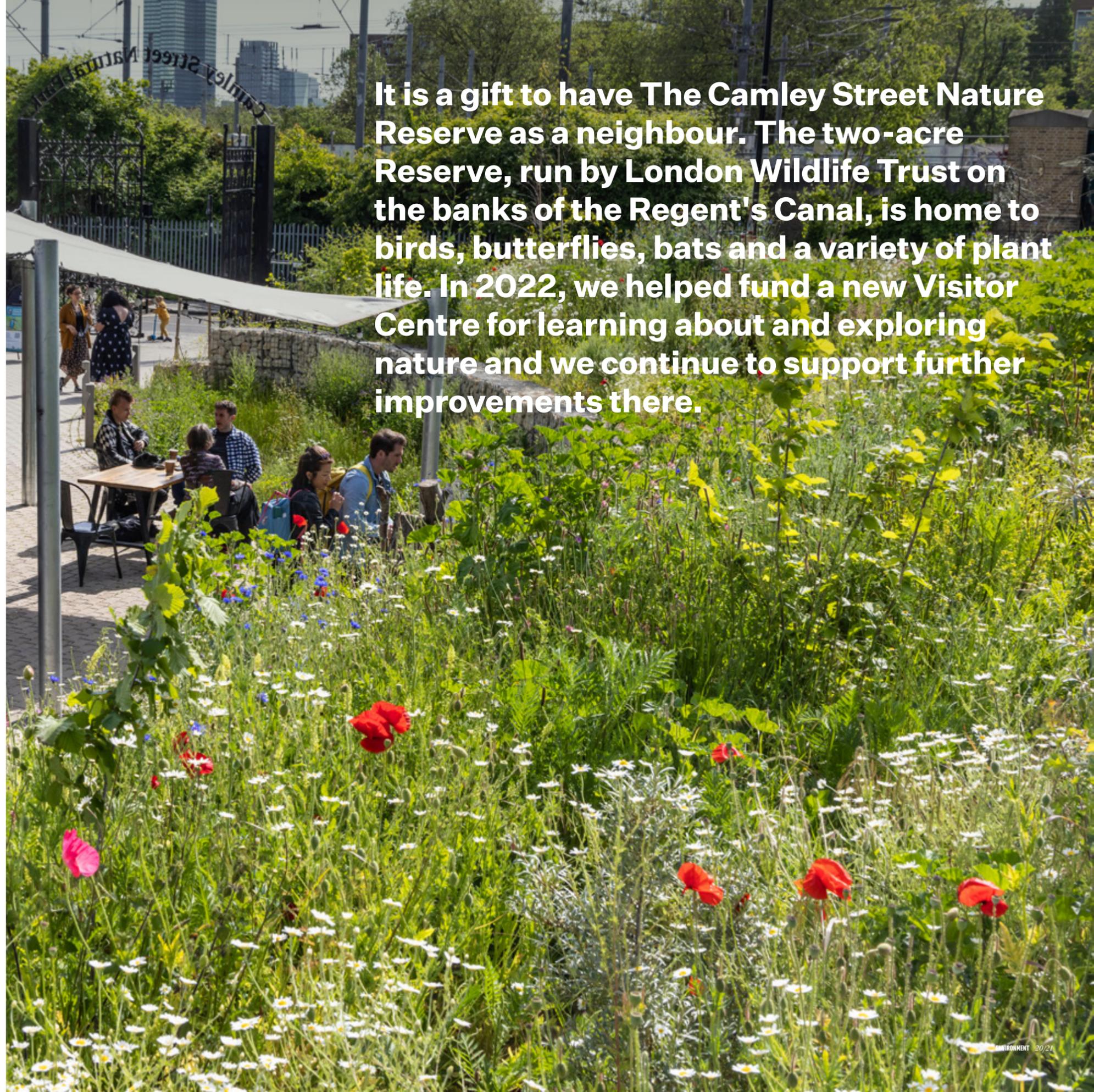
Our green spaces also support improvements in the quality of our air. We're working with Camden Council and Breathe London Network to scope a new study that will monitor and receive data. The information we gather will enable us to make tangible improvements to the quality of our air and communicate with visitors and users of the estate.

Right

Visitors explore incredible flora and fauna at The Camley Street Nature Reserve.

Below

A cyclist rides past Gasholders. Once a receptacle for fossil fuel gases, Gasholders is now powered solely by renewable energy.



It is a gift to have The Camley Street Nature Reserve as a neighbour. The two-acre Reserve, run by London Wildlife Trust on the banks of the Regent's Canal, is home to birds, butterflies, bats and a variety of plant life. In 2022, we helped fund a new Visitor Centre for learning about and exploring nature and we continue to support further improvements there.

Case study

GREEN ROOF STRATEGY



There are 35 green roofs across the King's Cross estate, as well as 200 metres of green walls planted since 2012. The green walls and roofs at King's Cross encourage flora and fauna to flourish. The roofs have varying design intent with some focusing strictly on biodiversity enhancement and urban habitat creation, while others prioritise a more functional design aesthetic, adding value to accessible terraces and rooftop environments.

We are continuing to work closely with the London Wildlife Trust to survey our roof areas and provide practical biodiversity enhancement measures across the estate. This allows us to quantify the improvement in quality of these spaces through metrics such as biodiversity net gain, invertebrate

value and value for bird life. Through regular surveys of all green roof areas, the Trust is helping us to build a picture of how the roofs at King's Cross are generating value for the estate. Over the next 12 months, we're looking to collect a more comprehensive set of data both at roof and ground level.

35 GREEN ROOFS

200 METRES OF GREEN WALLS



CIRCULAR ECONOMY

We have set ourselves the ambitious goal of creating a circular economy, to drive waste production down to zero and ensure that any waste has a useful second life – creating a fully circular neighbourhood.

For King's Cross, this means ensuring that there is no waste generated at the estate that follows a linear stream at its end of life. King's Cross has a long history of delivering zero waste to landfill but this isn't where the journey stops for us. King's Cross Estate Services, supported by our waste contractor Recorra, has picked up the task of delivering a circular economy at King's Cross.

Case study

BRINGING THE CIRCULAR ECONOMY TO LIFE THROUGH ART

In 2022, renowned artist Sheila Hicks brought *Woven Wonders* to Coal Drops Yard. Responding to the carefully restored Victorian architecture by British architect Thomas Heatherwick, and the space joining two buildings, the vibrant, floating artwork transported Coal Drops Yard into an intertwined environment of moving forms. The piece was created by repurposing soft materials, in a nod to the textile industry of the Victorian era which connected the site's past with the present. Sheila is celebrated for creatively repurposing materials and objects that inspire her and was handpicked by King's Cross for this reason. *Woven Wonders* was a celebration of artistry as well undertaking our commitment to supporting sustainable creativity and ensuring we integrate a circular economy into all aspects of King's Cross, including the art we commission.



Sheila Hicks



Sheila Hicks' *Woven Wonders* installation in Coal Drops Yard.

Case study

WORKING WITH OUR NEW WASTE PARTNER

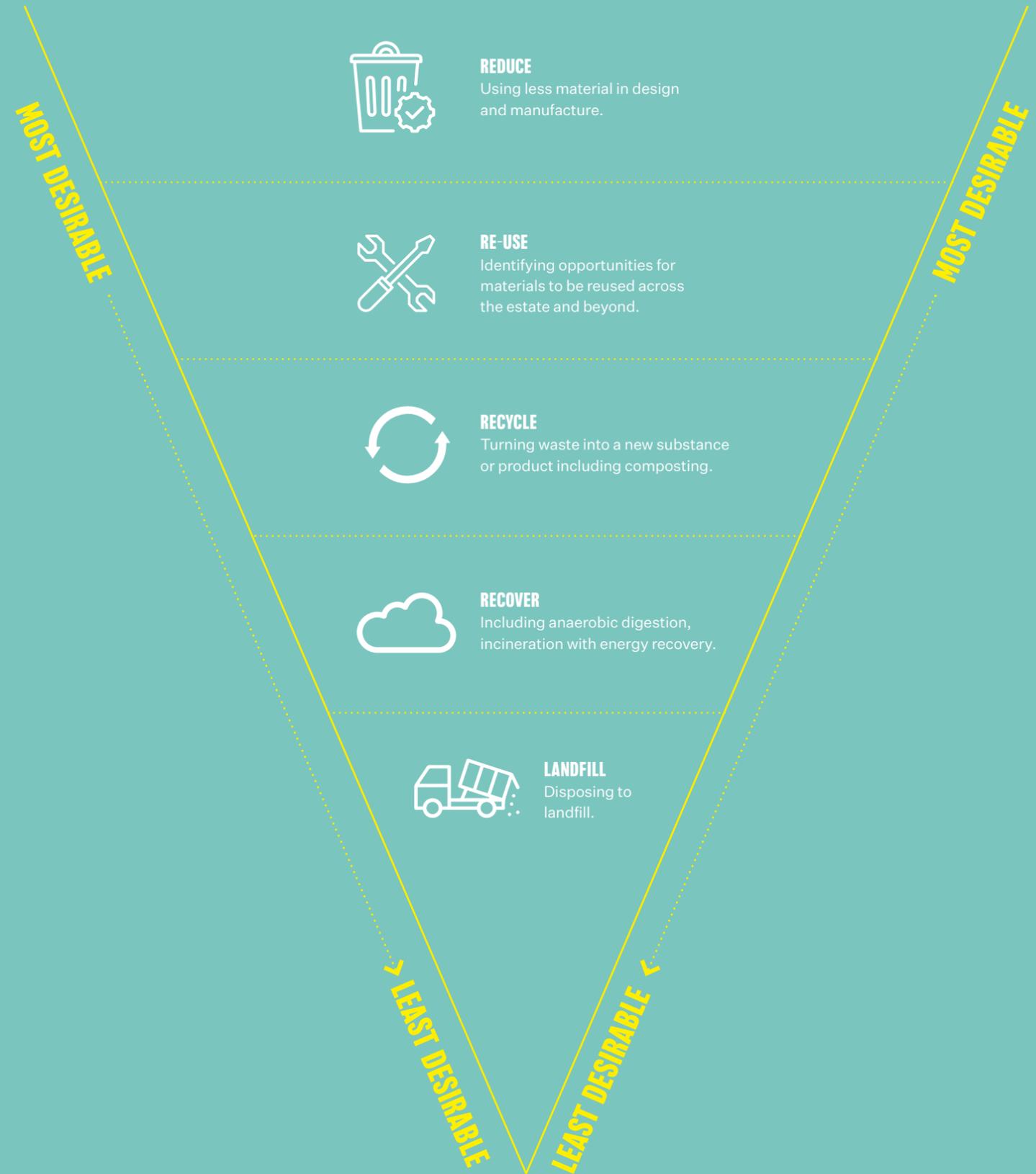
King's Cross Estate Services contracted Recorra to revolutionise our waste operations and support our goal to deliver a circular economy. The estate became an early adopter of 'Tracker Sack' technology, where bar-coded sacks accurately weigh occupiers' individual recycling and waste, allowing them to understand their performance and take steps to improve their recycling rates. This data-led system is augmented with take-back schemes, low-waste trials, and other local, circular solutions.

To improve the circularity of waste, we have also moved items up our waste hierarchy (see the graphic opposite) and found new use for materials. Some circular solutions trialled at the estate have included donating excess furniture and materials to local charity partners and repurposing wooden benches to create a children's play area. As well as our six managed waste streams, we make it a priority to manage any and all waste challenges faced by our occupiers.

Combined with additional operational changes, the steps we have taken with Recorra have delivered an increase in recycling rates year on year. We are recycling more items than ever before, have halved waste contamination and reduced waste collections, meaning fewer vehicle movements.

WHAT WE'VE DONE

BASIC INFRASTRUCTURE	ASSETS AND EQUIPMENT	SERVICES
<p>Clear bin sacks enable rapid identification of contaminated waste and diversion of waste to the correct waste stream at point-of-origin.</p> <p>Simplified waste colour-code system based on the WRAP recognised standard.</p> <p>New bespoke signage using WRAP colours and iconography and multilingual messaging.</p> <p>Doubled the number of waste operatives, working on overlapping shifts that provide more consistent service coverage for a site that operates nearly 24/7.</p>	<p>Divided the estate into six hubs that are each served by assets and equipment that are appropriate to the type of occupier in that hub.</p> <p>New weighing scales have been installed in strategic locations to enable accurate weighing of occupier waste.</p> <p>The system is supported by one of the UK's first 'Tracker Sack' systems – bar-coded sacks are assigned to each specific occupier so that their volume and type of waste is identifiable and reported accurately, allowing for targeted intervention and engagement activities.</p>	<p>Waste audits for occupiers.</p> <p>A dedicated resource for occupier engagement on waste.</p> <p>Streamlining waste streams. Before, it was segregated into general waste, dry mixed recycling, food, coffee, glass and cardboard. Now all recycling is condensed into the simplified 'PCPC' - Paper Cardboard Plastics Cans.</p> <p>A reliable facility for the disposal of hard-to-recycle Key Kegs (plastic kegs), which historically have posed potential risk to equipment and operatives if incorrectly disposed of.</p>





A FLOURISHING COMMUNITY

Large-scale mixed-use developments like King's Cross have a responsibility to make, model and champion positive social impact.

Since day one of development at King's Cross, we have been committed to supporting and delivering value to the communities we serve. We have always been ambitious in these aims and have gone above and beyond what was required of us by the planning system.

We know this is the right thing to do, but doing the right thing is only part of the solution. To help us create the most impactful strategy we need to understand our community's needs. Through in-depth community analysis and rigorous stakeholder mapping, we have been able to pinpoint those needs and where we can best add value. In doing so, we have identified four key areas of focus: maximising social impact, tackling inequality, safety and belonging, and creating healthy spaces. These strategic pillars will help measure our impact, choose the right partners to work with, improve access to employment and skills opportunities for local people of all backgrounds and abilities, promote their physical and mental wellbeing and ensure that King's Cross is an enjoyable, accessible and safe space for all.

Our social value strategy is delivered in collaboration with our occupiers and community partners. Over the last year, we've been scaling up our listening work with these groups, giving them the chance to give feedback and share ideas so that we can understand how we can best provide support.

We also quantify our impact, using a bespoke social value measurement framework. It is being developed alongside industry experts and combines both quantitative and qualitative indicators to provide a rounded view of the social value we're creating at King's Cross. It will be implemented over the remainder of 2023 and beyond. Fully understanding social impact is nuanced, and requires us to go beyond monetary benefits and proxy values to look at the actual improvements we're making to people's quality of life.

As King's Cross enters its final stage of development, we are committed to implementing our measurement framework, looking at how the estate continues to act as a community asset for everyone. As the final buildings in the masterplan are completed and the estate matures, it is our ambition that King's Cross will remain as an exemplar for cities worldwide.

To do this we will continue to bring together and leverage the collective power of the people and organisations who call King's Cross home.

Left
Turkish singer, Çiğdem Aslan performs at King's Cross Summer Sounds in Coal Drops Yard.

AT KING'S CROSS,
WE ARE **ALWAYS** OPEN TO
CO-CREATING **NEW** AND
PROGRAMMES THAT REACH THOSE
WHO NEED THEM **MOST**

MAXIMISING SOCIAL IMPACT

One of the first aspect priorities in delivering social value is identifying the needs of the communities you can have the greatest impact on. London has an impressive breadth and diversity of charities, community organisations and social enterprises who make an incredible difference. In the last year, we partnered with a number of new organisations and continued our work with long-standing partners Global Generation, STORE STORE and Run Kids Run.

At King's Cross, we are always open to co-creating new and effective programmes that reach those who need them most, collectively helping us address inequality and encouraging good and inclusive growth. It is through their partnerships that we yield the best results.

As well as the quarterly ESG Forums, we also held two focus group sessions at King's Cross. These were in partnership with Camden Giving, Islington Giving and One Housing Group and gathered insights about how our affordable housing residents and the wider local community are currently experiencing King's Cross.

RESIDENT FOCUS GROUPS

In our session with the local community, we spoke with individuals who sit on resident panels, making decisions on how grant funding is distributed across both boroughs, focusing on youth, families and racial equality. In recruiting for the session, we made sure that the diversity of the group properly reflected that of the community. The second session comprised our affordable housing residents, with most of them having lived on site for more than five years.



Above
Businesses from across the King's Cross neighbourhood attend and share their insights at the quarterly ESG Forum.

Right
A King's Cross Estate Services operator managing the waste collection on the estate.

Insights gathered during the focus group sessions were brought forward in the 2023/24 King's Cross business plan, with specific actions for the social value and customer experience teams, as well as King's Cross Estate Services which manages the estate operations.



WHAT WE ARE DOING WELL

Participants with young children felt that our public realm has a lot to offer, for example the fountains on Granary Square and lots of space to run around in.

King's Cross is clean, attractive and feels safe.



AREAS FOR IMPROVEMENT

No current offer for teenagers who feel priced out of our retail and food and beverages offer and none of the younger participants had explored King's Cross beyond Granary Square.

Residents communicated that they felt the event programme targeted visitors and that they would like exclusive or early access to some events.

CAMDEN
GIVING

islington
giving



Case study

STORE STORE

Located in Coal Drops Yard, STORE STORE is a not-for-profit community interest association of artists, architects and designers who share a common goal. It supports young people from disadvantaged backgrounds in applying to creative courses and addressing the social imbalance in art, educational programmes, design and architecture education.

This year alone, King's Cross is delivering £30,000 worth of funding for its programming. Specifically, we have supported STORE STORE's free after school clubs, which are open to state school pupils between the ages of 15 and 18, with priority given to those from disadvantaged backgrounds. Products designed and made in the after school clubs are sold in the shop and all proceeds are invested into the educational programme, with royalties going to the students.



STORE STORE graduates enjoying a graduation feast on Lower Stable Street.



STORE STORE students showcase their work to family, friends and the King's Cross community.

Case study

URBAN PARTNERS

Urban Partners is a voluntary business partnership comprising several fantastic organisations in the area. Its members range from global corporates to local independent businesses, spanning sectors such as transport, technology, media, hospitality and more. Inspired by the collective action around COP 26, these members commit funds, expertise and time to deliver initiatives that benefit those working, living, studying and visiting the area.

King's Cross is proud to be on the Executive Board for Urban Partners, heading up two key projects in the community. These support local schoolchildren into work experience in Camden and Islington and provide access to employment for returners to work. As a Board member, we are able to help shape these projects and our membership fee goes towards funding them.

Some of the projects we've supported include *Sustainers Fest 2022*, *We Make Camden* and *Camden STEAM*.





Left
KX Recruit offers bespoke career advice to the local community.

Right
An intern working as part of the King's Cross Estate Services team.

TACKLING INEQUALITY

Across Camden and Islington, there is a large number of third sector organisations. Many working to address local issues such as economic inequality, unemployment, access to opportunities and the attainment gap between young people from hard-to-reach backgrounds and their counterparts, as well as to reduce inequalities around health and wellbeing.

Alongside the local authority, our focus over the last couple of years has been on supporting the local community to recover from the impacts of the Covid-19 pandemic which exacerbated these inequalities.

We believe it is our responsibility as a developer to reduce inequalities and improve access to opportunities at King's Cross for people of all backgrounds and abilities. We understand the barriers to entry that certain communities face, whether that's in confidence, awareness, networks or skills, so we work hard bridge these gaps and give everyone the same opportunities.

Our work with KX Recruit is an example of this. It has played an important role in the growth and success of the King's Cross estate, delivering development, training and recruitment services to the local community and occupiers since 2014. It has placed over 1,500 people into employment, targeting underrepresented groups through its activities.

GOOGLE WORKSHOPS

KX Recruit collaborated with Google to ringfence 28 places on its Summer Series for young people from around Camden and Islington, ensuring that they would be able to access the programme. This included four spaces for young people being supported by New Horizon Youth Centre, an organisation helping young people who are homeless or unsafe in London.

The Google Summer Series included four days of workshops and activities encouraging and inspiring young people aged 12-18, including a mix of arts, science and tech. These were brought to life with the help of professionals from the music, gaming and fashion industries, as well as guests from arts and scientific organisations.



“KX Recruit has helped my team reach more Camden residents by way of promoting our vacancies on their portal. They have helped our service link up with other local actors and service providers. KX Recruit has acted as a point of contact for local employers and service providers and our service users/Camden residents have benefited from the additional support available from KX Recruit”

Pete Kahara, London Borough of Camden Apprenticeships Team

FISHTANK

In partnership with New London Architecture, we were proud to launch a new competition. This invited ideas and proposals from local people, charities, social enterprises and organisations for transforming a two-storey building on Beaconsfield Street into a community offer which truly benefited local people. We received 53 amazing entries.

After a tough and rigorous judging process, we announced that FishTank, the local youth entrepreneurship social enterprise, had won the competition. It will turn the building into a place where young people, creators and entrepreneurs can network and collaborate with investors, creatives, businesses and like-minded peers to help them establish and grow their own ideas and businesses.

FishTank provides training programmes, coaching and mentoring to its young people and entrepreneurs, as well as office and content creation space and support to apply for start-up funds, including through its own 'Get Hooked' grant-based pitching event.

The ground floor will be a working gallery, exhibiting the ideas of its young entrepreneurs looking to collaborate with creative organisations in King's Cross. The first floor offers content-making space and an editing suite, together with an open workshop and collaboration area. Once open in early 2024, it will be home to a changing roster of resident creatives who will work from FishTank, offering coaching and sharing skills with the young people who need it most.

As a hub of creativity and innovation, King's Cross is the ideal backdrop for this kind of entrepreneurship. Havas and Central Saint Martins, who each have their headquarters in King's Cross, are long-term collaborators and supporters of FishTank. Its new site on Beaconsfield Street, which is a long term commitment by KCCLP, will further enliven this part of the estate, with early feedback from residents indicating their support for this new community use and resource for young people.



Above
The FishTank team with CEO of the King's Cross estate, Robert Evans, outside its new community space.

COOK FOR GOOD

Cook for Good aims to tackle food poverty and social isolation on the Priory Green social housing estate in King's Cross. The charity runs a surplus food pantry, a soup café, community cooking classes and employability and enterprise programmes and training. Many residents on the housing estate face significant challenges: almost half earn below the London Living Wage and one in four identifies as being in a desperate financial situation.

We've supported the charity for several years and, over the last 12 months, have been amazed by the outcomes of the latest initiative we funded. In April 2022, we provided grant funding of over £14,000 to Cook for Good which would cover the costs of a feasibility study on how to design and pilot a hyper-local soup production and distribution offer in King's Cross. With the funding, Cook for Good has developed a sound and sustainable model based on insight and market feedback and has secured additional funding partners thanks to introductions made by our team across the estate.

The pilot phase running throughout this year is delivering hyper-local social impact and addresses food poverty in King's Cross, as well as systemic issues affecting the community via skills and employment opportunities.

“When we took the idea of Cook for Good to King's Cross, it really was just an idea born out of our volunteers' and pantry members' love for our soup. [KCCLP's] support meant we were able to do a feasibility study on the microenterprise and I'm delighted to say that we are moving forward with it in 2023/24.”

Karen Mattison MBE, Co-Founder of Cook for Good



Top
The Priory Green community enjoy a meal at Cook for Good, which aims to tackle food poverty and social isolation.

Bottom
Dedicated volunteers at Cook For Good offer hot soup and a friendly face.

Below
#StopTheBus: the latest campaign from local youth homelessness charity, New Horizon, which highlighted that 74 young people in London – enough to fill a double decker bus – are at risk of homelessness.



NEW HORIZON: #STOPTHEBUS
New Horizon Youth Centre is a Euston-based youth homelessness charity which we have been supporting for several years. In October 2022, we hosted an important campaign, #StopTheBus that put a spotlight on the scale of youth homelessness in London in the lead up to World Homelessness Day. At the core of the campaign was New Horizon's forecast that each day, 74 young people in London are at risk of experiencing homelessness – roughly the capacity of a double decker bus.

The bus, which was parked in Granary Square for 10 days, was an eye-catching and memorable way of highlighting the issue to passers-by. It also featured an exhibition where visitors could learn more about the realities of young people experiencing homelessness, as well as the ways in which New Horizon provides support and how the public can help to #StopTheBus.

“With a double decker bus worth of young people in London becoming homeless every day, our partnership with King's Cross has never been more important. As numbers at our centre continue to grow, we are incredibly grateful for the ongoing support to raise funds for and awareness of our mission.”

Phil Kerry, Chief Executive at New Horizon Youth Centre.

Social value takes into account wider economic, social and environmental actions. It aims to quantify the impacts of organisations through contribution to long-term wellbeing and resilience of individuals, communities and society in general, and expresses this value in qualitative and quantitative terms.



Left
A runner enjoys an early morning jog through the neighbourhood.

Below
A group of friends make their way through King's Cross on e-scooters.



CREATING HEALTHY PLACES

As a city destination, addressing air quality is very important to us. The statistics speak for themselves: 5.4 million people in the UK currently live with asthma and one in five will have a lung condition in their lifetime. By improving the air we breathe, we can make a significant improvement to our health. We have worked with the London Borough of Camden and the Breathe London Network to develop a strategy for the installation of air quality sensors across the estate. These sensors receive regular data on air quality, allowing us to make tangible improvements to pollution levels in real terms. We have undertaken a review of locations on the estate where these air monitors are most needed. The data will enable us to communicate with users of the estate which areas have the most improved air quality.

We are improving air quality both inside and out. Indoors, all our buildings align with WELL design standards. Outdoors, as a major supporter of Camden's 2025 vision, we are looking to outperform the rest of central London as measured by World Health Organisation standards. We're working with our occupiers to understand improvements in air filtration, the use of healthy materials (for example low volatile organic compounds) and behaviour, as well

as supporting the increased adoption of active and electric vehicle charging to reduce harmful emissions from the air.

In 2016, we opened a multi-use games area (MUGA) which has a free sports pitch for everyone on the King's Cross estate to enjoy. Community assets like this are an excellent way to help people keep fit and healthy and to improve social cohesion. Based on feedback from our occupiers and residents, we are maximising its use to ensure that as many people can access it as possible. This includes raising its profile and promoting it to organisations that don't have the funds to hire spaces, as well as creating new uses like indoor rollerblading and a sports league for office teams.

Our vast open spaces have also become home to local salsa and chess clubs, which both contribute to people's wellbeing, as do community activities like Run Kids Run and Camden Clean Air Cycle.

Below
A local group play a fun game of football at the MUGA.



**CREATING HEALTHY PLACES HAS NEVER
BEEN MORE IMPORTANT
IMPROVING HEALTH AND
WELLBEING IS CRUCIAL BOTH
ON AN INDIVIDUAL LEVEL AND IN PREVENTING
THE INCREASING BURDEN ON
THE NHS**

Case study

RUN KIDS RUN

Run Kids Run is a social impact initiative which aims to inspire children and their families to be more active while raising money for their schools. In the last 12 months, we have hosted two community runs around King's Cross, held in support of five of our local schools.

More than 400 children, parents and teachers ran two kilometres around the King's Cross estate in the last Run Kids Run, where there was a medal and healthy snack waiting for them at the finish line. The crowd enjoyed live music and a pre-race warm-up led by Fit Kidz Islington and a team of fitness trainers from The Fore Fitness Studios in King's Cross.

Together with Google and The Standard Hotel, we donated £25,000, giving each participating school £5,000 to begin their own fundraising campaigns. The funding will go towards much-needed improvements for the schools, including outdoor community libraries, mental health and wellbeing programmes and new IT and art equipment to enrich the children's learning. The participating schools boosted donations by calling on their communities to support their runners. Children were encouraged to collect sponsorship from friends, family and neighbours.

“The King's Cross development is placemaking at its finest. There is something for everyone there. The collaboration with Run Kids Run showcases the development while supporting the community, helping kids and their parents get fit and raising vital funds for schools. We are delighted to have the backing of King's Cross for our Run King's Cross Run events. Its support has been critical to the initiative as it allows us to be ambitious with the event, invite more schools to take part and make a bigger impact on local schoolchildren's education and learning. Long may our partnership continue!”

Emily Bohill, founder and chair of Run Kids Run.



Children zoom through the estate at Run Kids Run.

Case study

CAMDEN CLEAN AIR CYCLE



Encouraging active travel is a vital component of healthy lifestyles, as well as supporting the transition to a cleaner and greener world. We're proud to be supporting Camden Clean Air Cycle as it capitalises on the momentum gained during the pandemic, when we saw a large increase in the number of people taking up cycling and a rise in the number of cycle lanes being created.

The Camden Clean Air Cycle ride is a friendly, non-competitive bike ride open to anyone – regardless of fitness level – to celebrate cycling, the campaign for cleaner air and the beautiful sights of Camden.

It was our pleasure to host the start and finish line on Granary Square in May 2023. Riders enjoyed a route around the borough of Camden via Camden Town, Primrose Hill, Fitzrovia, Bloomsbury, Lincoln's Inn Fields and many other local gems. Ahead of the race, thanks to collaborator HumanForest, e-bikes were available to hire for free at the start line and a local bike shop was able to provide free children's bikes, meaning that anyone could take part.



The local community come together for the Camden Clean Air Cycle ride, a friendly, non-competitive bike ride open to everyone.

Case study

GLOBAL GENERATION



Global Generation, a long-standing charity partner of King's Cross, launched its latest community initiative – the Floating Classroom – on the waters of the Regent's Canal in April this year. The educational charity, which connects people to nature in the middle of the city, renovated an old wide beam canal barge, and, with the help of young people from the local community, turned it into a vibrant and publicly accessible space and community classroom.

The barge delivers practical, water-based educational activities for local schools, families and young people, as well as creating a welcoming environment for those who may not usually visit King's Cross. This new destination for learning and experiencing the natural world has a classroom for up to 15 people and four garden decks, two of which offer beautiful views across the canal.

The Floating Classroom is also a hotspot for urban biodiversity and improved ecology. A biomatrix garden will soon attach to the barge, creating a floating ecosystem to encourage the growth of aquatic plants and animal life.

As the development of King's Cross nears completion, we are giving Global Generation a permanent home at our new build-to-rent development at 180 York Way, known as Author King's Cross. This way we can continue supporting them while deepening our understanding of our communities, helping tackle inequality and developing a shared sense of ownership and belonging among our neighbours.



King's Cross' Asset Management Director, Anthea Harries, joins Global Generation to mark the launch of the Floating Classroom at its new home on the Regent's Canal.

SAFETY AND BELONGING

We want King's Cross to be a place for everyone: one that is enjoyable, accessible and safe for all. That's why we've been looking at how different people spend their time here and how they feel in our spaces so that we can change and adapt to ensure they feel safe on the estate and that they belong.

Creating places which cater to multiple different groups, like Granary Square and the ever-popular fountains, Lewis Cubitt Park and Square, the Canal Side Steps and the peaceful and restorative Jellicoe Gardens, has always been at the heart of our approach. That's why we're in the process of developing a collection of new parks which have each been designed for different age groups and demographics.

In addition to this, ensuring women and girls can feel safe in our spaces is a key priority for us. To demonstrate our commitment, we signed a pledge earlier this year with Publica, a London-based urban design and public realm practice that works to make our cities more successful, functional and beautiful. Publica is campaigning for safer public spaces for women and, as a result of our partnership, we are improving the lighting design across the estate in response to women's feedback.

We also want to equip people with the knowledge and skills they need to be safe outside the King's Cross estate, so last year we teamed up with artist Roadsworth to create a fun and engaging floor mural to help young people with road safety and proficiency.

Visitors take a moment to relax in the safe surroundings of the iconic Granary Square fountains.

Case study

PUBLICA'S PLEDGE

In 2023, King's Cross joined 15 of London's leading landowners, developers and Business Improvement Districts to support Publica's campaign to make our streets safer for women and girls. Having pledged our support for the campaign, we are now looking to do a full assessment of the estate to identify what needs to be done here to address this important issue.

The campaign aims to upskill the sector by providing training and resources to built environment professionals, creating opportunities to co-develop innovative solutions and delivering gender-informed projects across the capital. To do this, King's Cross is launching three new programmes:

- 1. A Knowledge Hub:** A one stop shop and platform for research and expertise on gender inclusive urban development.
- 2. Ambitious Innovation:** Curated cross-sector meetings and events to re-imagine safer cities for women and girls.
- 3. Actionable changes:** Demonstrating the possibilities for gender inclusive urban development through practical projects delivered in partnership with developers, local authorities and communities.

We are committed to ensuring that women and girls feel as safe as they possibly can at King's Cross and in the surrounding areas – now and in perpetuity.



“Since the recent tragic murders of women on our city streets, much [of the] investment has involved delivering more CCTV and policing. We know these measures only scratch the surface of what is needed to shift the dial on women’s safety. Our current generation of civic leaders and practitioners urgently need the tools to begin designing truly inclusive and accessible built environments. This means putting women’s voices, experiences and needs at the heart of design and decision-making.”

Dr Ellie Cosgrave, director of the Campaign for Gender Inclusive Public Space for Publica

Case study

NATURAL CYCLE



Last year, we unveiled *Natural Cycle*, a giant interactive street art installation designed by Canadian street artist, Peter Gibson, who is also known as Roadsworth. His design was a spectacular mini city painted across the pedestrian expanse of Granary Square and down into Coal Drops Yard which mimicked real London road systems on a smaller scale. *Natural Cycle* came with streets, crossings and roundabouts and was enlivened by animals and plants that you can see in the local neighbourhood, including Camley Street Natural Park. The installation had an important purpose at its heart – to help children become confident cyclists in a safe environment before they go into a real-life situation, and to promote sustainable travel from a young age.

We teamed up with Bikeability to host free children's cycling workshops during the school holidays for under 10s. Using *Natural Cycle* as their textbook, the workshops taught children how to turn, approach roundabouts and generally master cycling safely on London roads. With London fast becoming a major cycling capital, it's so important that we teach children how to cycle safely in busy traffic, and Roadsworth's art answered the brief in a fun, engaging and practical way. The Roadsworth installation was live for six weeks over the summer holidays.

Left and above Children from King's Cross Academy having the first go on Roadsworth's *Natural Cycle* installation in Coal Drops Yard.



ACCOUNTABILITY AND OVERSIGHT

We recognise our responsibility to manage our in order to maximise our positive environmental, social and economic impacts.

At King's Cross we have a defined strategy, governance, risk management, metrics and targets to manage both financial and non-financial risk. Non-financial risks include topics such as climate change, diversity and inclusion, health and wellbeing, bribery and modern slavery. We are committed to transparency and accountability regarding our performance and track progress against our non-financial measures as illustrated in the following pages. The King's Cross Environmental, Social and Governance (ESG) Committee has been established as a collaborative, proactive and forward-looking means of governance, established to provide strategic direction. Deliverables include reviewing the effectiveness and progress of the ESG strategy, goals and objectives, making recommendations to the King's Cross Board.



Left
A couple enjoy a quiet moment,
savouring the estate's scenic view.

Right
Cyclists ride through Granary Square,
a traffic-free sanctuary.



ENVIRONMENTAL IMPACT

ENERGY AND WATER	MEASURE	2020-2021	2021-2022	2022-2023
Energy consumption (heating, cooling, power, tenant gas) - Managed Office Space & Retail	kWh (Absolute)	32,867,305	44,722,852	55,702,954
Normalised Energy consumption (heating, cooling, power, tenant gas) - Managed Office & Retail Space	kWh/m ²	223	173	215
Electricity Consumption - Managed Office & Retail Space	kWh (Absolute)	17,526,971	24,465,835	31,520,855
Normalised Electricity Consumption - Managed Office & Retail Space	kWh/m ²	119	95	122
District Heating Consumption - Managed Office & Retail Space	kWh (Absolute)	14,721,775	18,935,669	22,829,149
Normalised District Heating Consumption - Managed Office & Retail Space	kWh/m ²	100	73	88
Water consumption - Managed Office & Retail Space	M ³	26,781	55,495	80,051
Normalised water consumption - Managed Office & Retail Space	l/m ²	0.182	0.215	0.310

CARBON	2020-2021	2021-2022	2022-2023
Absolute tCO ₂ e including energy centre* Location-Based	19,812	23,695	22,572
Absolute tCO ₂ e including energy centre* Market-Based	12,217	16.50**	17.31**

WASTE AND RECYCLING	2020	2021	2022
Total Waste (Tonnes)	1,562	2,324	4,332
Normalised Waste (Kg/m ²) across the estate	8	7	8
Recycling Rate (%)	38	45	57

* Market-based emissions account for the application of 100% renewable electricity and gas procured and consumed across the estate
 * Location-based emissions based on the average emission intensity of the grid or network being used in a geographical region e.g. emissions factors published by Defra
 ** In accordance with our carbon neutral commitment we offset the associated residual emissions at the end of each financial year. Residual emissions from RGGO backed gas consumption are assigned DEFRA emissions factors for biogas which include values for N₂O and CH₄ emissions (which are not absorbed during growth).

Increases in absolute consumption data can be attributed to both the completion of new buildings on the estate along with increased occupancy levels as people have returned to the office.
 Energy consultancy Optimised has provided independent reporting which meets disclosure requirements in accordance with GRI standards 302-1 (energy consumption within organisations) and GHG emissions calculated in accordance with GHG Protocol Corporate Accounting and Reporting Standard and Scope 2 Guidance.

OUR SOCIAL IMPACT

MEASURE	OUTPUTS 2020	OUTPUTS 2021	OUTPUTS 2022
Numbers helped into employment through KX Recruit	16	75	122
Number of unemployed people into work (length unknown)	15	60	103
Work experience placements (both paid and unpaid)	16	3	15
Number of hours supporting local schools	76	52	100
Number of hours supporting young people into employment 18 to 24 year-olds	36	57	60
Number of hours volunteered to local projects	233	184	320
Donations/fundraising/in-kind contributions	£179,181	£47,675	£113,250
Number of local people employed	41	44	47
Apprenticeship weeks completed to level 2, 3 or 4 or due to complete in following years	121	124	110

**KX RECRUIT
HAVE PLACED
C.1,500
PEOPLE SINCE 2014**



Above
King's Cross volunteers clearing litter from the Regent's Canal from canoe boats.

MEASURING OUR SOCIAL IMPACT

The 'Measure Up' approach is purpose driven and enables us to explore the longer-term outcomes of our activities, focusing on how we are supporting individual and community wellbeing via our investment and asset management approach. This has been designed to align with new government (HM Treasury Green Book) guidance on wellbeing valuation, and, perhaps most importantly, is underpinned by better local evidence on people's lived experience.

At King's Cross, the approach will allow us to be more confident about the social value story that we are able to tell – both to partners and our communities.

At a practical level, outcomes will be understood by designing a bespoke impact framework for each development that responds directly to local context and captures:

- **Evidence on outputs** (e.g., monetary investment through community fund or number of jobs created paying London Living Wage).
- **Evidence on outcomes** (e.g., increases to sense of belonging or reduced levels of loneliness).
- **Individual stories and case studies.**

All this evidence will be captured and reported in our 'Impact' platform to ensure consistency across the estate.

