

REGENT'S PLACE, LONDON NW1

REGENT'S PLACE IS A 13-ACRE, FULLY-MANAGED ESTATE IN THE WEST END OF LONDON, WHICH HAS BEEN IN THE BRITISH LAND PORTFOLIO SINCE 1984. WITH THE COMPLETION OF 10 AND 20 TRITON STREET IN EARLY 2010, IT NOW COMPRISES 1.5 MILLION SQ FT OF OFFICE, RETAIL AND LEISURE SPACE.

Around 7,000 people work on the estate each weekday. The Regent's Place management team comprises people from Broadgate Estates, a wholly-owned subsidiary of British Land. The next phase of development will see two new office buildings and a 26-storey residential tower, being added to the estate. The estate will then offer around 2 million sq ft of high quality mixed-use space and will be home to an estimated 14,000 workers and residents.

An aerial view of Regent's Place, with computer-generated images of the new developments.



LORD MAYOR'S DRAGON AWARD 2009

for long-term community engagement in West Euston.

SHORTLISTED

for London Office Development of the Year 2010, by the British Council of Offices.

SHORTLISTED

for the London Planning Awards Best Built Project 2009.

BETTER BUILDINGS PARTNERSHIP AND GREEN500 PLATINUM AWARD 2009 FOR 350 EUSTON ROAD

Balfour Beatty Capital, British Land, Broadgate Estates, Capital One, ELEXON, and the General Medical Council.

REGENT'S PLACE

DELIVERING VALUE

OUR REGENT'S PLACE MANAGEMENT TEAM ACHIEVED OVER £60,000 OF ANNUAL COST SAVINGS ON MECHANICAL AND ENGINEERING CONTRACTS, AS WELL AS A 1% SAVING ON ESTATE-WIDE SECURITY.

We achieved these savings without compromising service, by working in partnership with our mechanical and engineering partner, ISS Adviance. Through careful contract and specification review, ISS Adviance has taken on maintenance of the basement car park, for no additional fee. They have also agreed to source more cost-effective consumables, as well as assuming responsibility for comprehensive liability and reducing the level of overtime.

Client Director, Regent's Place management team, Stuart Gilby, remarked: "One of our priorities at Regent's Place continues to be identifying innovative ways to reduce costs and save energy. We aim to ensure that occupiers and visitors to Regent's Place continue to receive a first class service as well as excellent value for money. We thank our management team and service partners for rising to the challenge."

Occupiers at Regent's Place have been benefiting from 35% lower gas rates since 1 July 2009 and 10% lower electricity rates since 1 October 2009. The contracts were renegotiated on a building by building basis, with the most competitive suppliers considered for each contract.

"We are working with our cleaning partner to reduce costs, whilst continuing to provide a safe and pleasant business environment. Savings have been realised by investing in labour-saving cleaning equipment and revising the maintenance regime to reflect this. We are also working with some occupiers on a pilot project to identify whether it will be feasible to reduce the frequency of building fabric surveys. We will monitor results closely."

Amanda Vaughan

Property Manager, Regent's Place management team

CUSTOMER SERVICE AWARD

Security Guard at 350 Euston Road, Michael Urban, won British Land's Customer Service Award 2010, following positive feedback from occupiers and colleagues. Michael works for Ultimate Security Services, one of our service partners on the estate.



REGENT'S PLACE

NEW DIORAMA THEATRE

IN EARLY 2010, AN 80-SEAT COMMUNITY THEATRE OPENED AT REGENT'S PLACE.

British Land funded the development of this state-of-the-art theatre, following feedback from local people. New Diorama Theatre is managed by Quicksilver, which has been at the forefront of bringing children's theatre into the mainstream for over thirty years and is now also entering the world of theatre for adults, with both strands themed around 'Epic stories, intimately told'. Contemporary and classic pieces will be performed by theatre companies and artistic collectives across a range of arts disciplines, including comedy, musical theatre and opera.

On an ongoing basis, Quicksilver works with local schools to provide thousands of children with the chance to participate in exciting arts projects. These include La-Di-DaDa, an interactive 360° light and shadow show, and Primary Voices, a playwriting scheme where scripts produced by children are performed professionally in the theatre. The team is also working with the Third Age Project and West Euston Partnership on an alternative local history project called 'Hidden Histories'. Local people are contributing their stories and memories, to form the basis of a guided tour and an alternative map of the area.



See what's on at the New Diorama Theatre

“Every day, as I come into work I can't believe the luck we've had. I pinch myself as I walk through the estate, amazed by its welcoming attractiveness, that we should have the good fortune to work in this environment. It sets the standards by which we, as a theatre company, measure ourselves.”

Guy Holland

Chief Executive and Joint Artistic Director of Quicksilver



Top right: Opening night at the New Diorama Theatre, which also has a catering facility, the ND Bar and Café.

Middle right: In early 2010, British Land donated £10,000 to Quicksilver Theatre to fund community projects, with a further £20,000 agreed over the next two years.

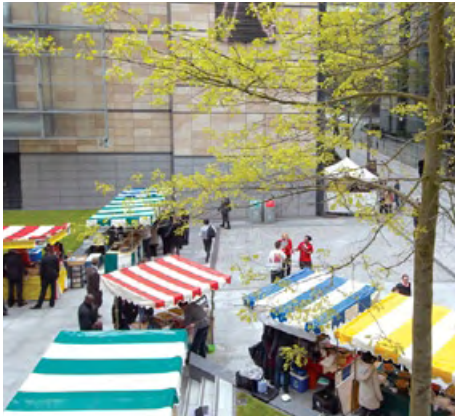
Right: Ten children from nearby Netley Primary School performed on the opening night. They worked beforehand with a choreographer and musician to create a play themed around 'Triton'.



REGENT'S PLACE

BRINGING SPACE TO LIFE

OVER THE LAST FEW YEARS, BRITISH LAND HAS INVESTED £8 MILLION IN ENHANCING PUBLIC SPACES AT REGENT'S PLACE, WITH MORE PUBLIC ARTWORKS, EXTENSIVE RE-LANDSCAPING AND BETTER PEDESTRIAN ROUTES.



Each summer, the Regent's Place Plaza hosts a popular summer festival organised by local charity, Diorama Arts. In 2009, the festival lasted seven weeks, with lunchtime performances including African drumming, Argentinean tango, belly dancing, Japanese Taiko drumming and salsa dancing. In 2009, Regent's Place Plaza also hosted the West Euston Community Festival at short notice. Other events in the Regent's Place Plaza include a regular food market with stalls serving flavours from around the globe, including Argentina, China, France, India, Italy, Morocco, Peru, Poland, Spain, Thailand, the West Indies – and even England.

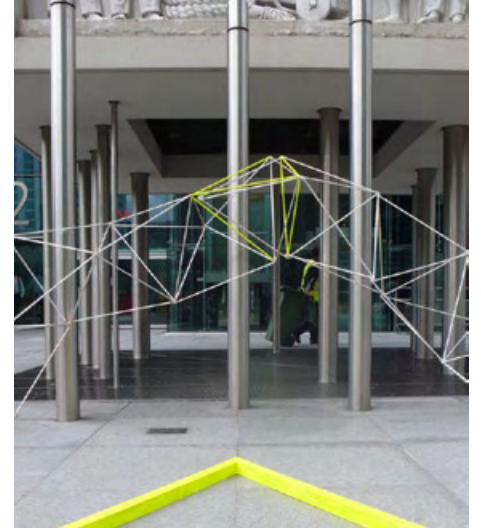
For the third consecutive summer, British Land worked with Camden's Out of School Learning Service to deliver a creative project in the public spaces at Regent's Place. 60 schoolchildren from four nearby schools worked with professional artist, Reza Ben Gajra, to design large sculptural pieces inspired by the art and architecture at Regent's Place. They then created their final pieces in the Regent's Place Plaza, before surveying more than 80 local people and businesses to collect their views of the final installation.



“The new public realm in Regent's Place is amazing, and the new artworks are all top quality. It has made a real difference to the area. The walkway by the fountains is very well used too as a new connection. This is a huge boost much needed to the area. Well done British Land!”

Jean Hurman

Secretary of the Regent's Park Tenants' Association and Board Member of the West Euston Partnership



Top left: The popular Regent's Place Food Market.

Top right: 'Ruth Walking in Jeans' by Julian Opie.

Above left: 'A couple of ripe, ornamental pineapples' by Siôn Parkinson, student at nearby Slade School of Fine Arts.

Above: One of the temporary sculptures by local schoolchildren, inspired by the built environment at Regent's Place and with the theme 'Constellation'.

Left: RIBA award winning 'Regent's Place Pavilion' by Carmody Groarke.



REGENT'S PLACE

A WALK ON THE WILD SIDE

ARTWORK CREATED BY 45 LOCAL PEOPLE BETWEEN THE AGES OF SEVEN AND 65 YEARS WAS UNVEILED ON HOARDINGS ALONG DRUMMOND STREET IN JUNE 2009.

Regent's Place provided the inspiration for the 120-metre long artwork, which was titled 'A walk on the wild side' and showcased the wonders, cultural mix and variety of life in West Euston.

Each of the participating groups worked on a different element of the inter-generational community project. Pupils from Netley Primary School used wax crayons, paints and gummed paper to create insects and animals. Members of the Third Age Project for the over 50s used a mix of needlecraft skills to create the trees and greenery, whilst students at South Camden Community School used manga 'Japanese comic art' to draw people. Their resulting work was then merged as a collage to showcase the wonders, cultural mix and variety of life in West Euston.

This builds on the hugely successful 2007 community project 'The Future is Here, The Future is Now' which worked with 14 local young people to design the Longford Street hoardings. British Land sponsored and project managed the initiative, while

Diorama Arts provided the artists and community development skills. The project was also supported by the West Euston Partnership Integrated Youth Project.

In July, the Regent's Place team and Diorama Arts ran a manga workshop for children at the Camden Mela, a local Bangladeshi festival. British Land also sponsored the Mela for the second year running.

"This was a great opportunity for the children to work with artists and residents; the children developed new artistic techniques and the confidence to take this further."

Alison Daly

Art Teacher at South Camden Community School



Children from Netley Primary School at a launch event held by British Land to congratulate the artists and present them with certificates and portfolios of their finished artwork.

"The Arts and Craft class were delighted to take part in this community arts project and were enthusiastic to show their creative skills, their knowledge of the area and to collaborate with the children and youth from local Camden schools."

Daniella Saul

Third Age Project Member

REGENT'S PLACE

BETTER CONNECTED

WE HAVE SIGNIFICANTLY IMPROVED PEDESTRIAN ROUTES AT REGENT'S PLACE, FOLLOWING EXTENSIVE CONSULTATION AND PLANNING.

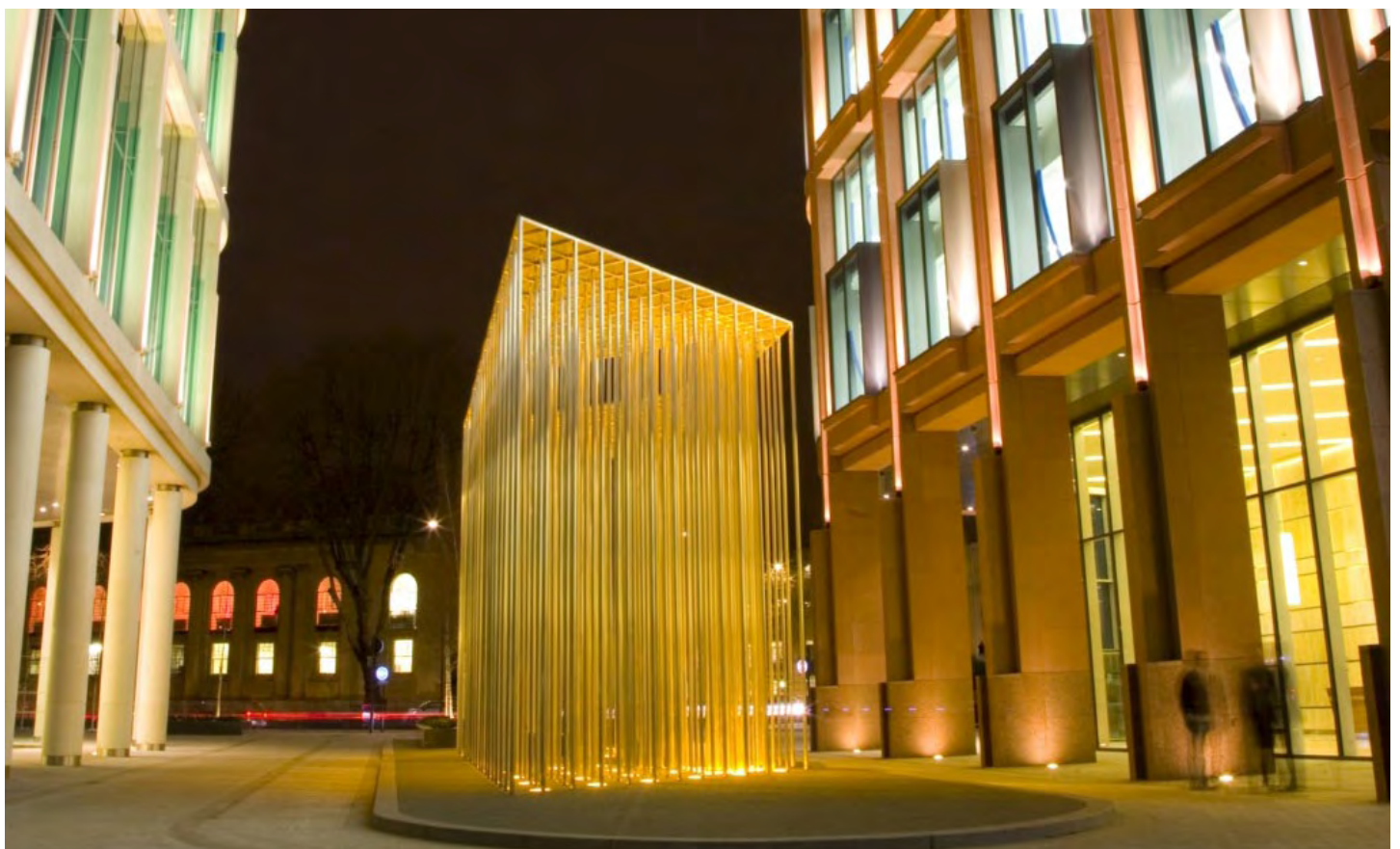
A new west-to-east walkway through the estate enhances links from Regent's Park to Euston Station, offering a pleasant alternative to Euston Road and opening up the historic façade of Holy Trinity Church. We also worked with Transport for London to improve north-to-south links, with a new pedestrian crossing across Euston Road making it easier for people to get to Fitzrovia, the West End and nearby tube stations.

In 2009, Regent's Place hosted a Walking Works event. Over 130 occupiers pledged to walk more often and over 220 step counters were distributed. Camden NHS Primary Care Trust also provided more

than 50 people with health checks. In June, the estate hosted a cycling event as part of Camden Bike Week. According to our latest travel survey, 96% of the 7,000 people who work at Regent's Place commute by public transport, walking or cycling.

Right: The first new pedestrian crossing over Euston Road in ten years.

Below: The new entrance to the estate features 'Regent's Place Pavilion' by Carmody Groarke, winners of the Young Architect of the Year Award 2007.



REGENT'S PLACE

GOING GREEN

WE USED 17% LESS ENERGY AT OUR LIKE-FOR-LIKE PROPERTIES AT REGENT'S PLACE, SAVING 2.6 MILLION KWH OF POWER AND NEARLY 800 TONNES OF CARBON, AS WELL AS CUTTING ENERGY BILLS FOR OUR OCCUPIERS BY AN ESTIMATED £112,000 IN TOTAL.

338 Euston Road achieved particularly high savings, without affecting the business environment for occupiers. Initiatives included reducing the operating hours for the central heating and cooling plant to reflect occupier demand more closely and installing motion sensors on the lighting system. We also sent zero waste to landfill, with 314 tonnes recycled and the remaining 274 tonnes incinerated, equivalent to £23,500 in landfill taxes.

We are now working in partnership with six occupiers at Regent's Place to reduce carbon emissions from energy use in both common parts and occupied areas. Electricity saving initiatives that have already been implemented are expected to reduce annual usage by 500,000 kWh, saving £40,000 on energy bills, and 272 tonnes of carbon each year.

Both new office buildings at Regent's Place achieved BREEAM Excellent environmental ratings, with the new residential scheme achieving Ecohomes Excellent and Very Good ratings. 10 and 20 Triton Street are designed to be over 30% more energy efficient than current standards. Energy efficient features include enhanced air tightness, heat recovery, high-performance glazing, motion and daylight sensors, and electronic energy monitoring, as well as photovoltaic panels. During construction, over 85% of waste was diverted from landfill. 24.6% of materials came from recycled sources and all timber was certified sustainable.

The new developments feature 27,000 sq ft of green roofs, accessible to occupiers and their visitors. These will contribute to overall biodiversity on the estate, providing foraging and shelter for bats, bees, black redstarts, house sparrows and house martins. A new rainwater harvesting system will recycle 2.4 million litres each year for landscaping.



Above: 57% of the new office space in 10 and 20 Triton Street is now let.

Left: 182 mature trees have been planted.

Below: The recently-planted green roofs will start blooming this year, so keep your eyes open for more birds, bees and other wildlife on the estate.



REGENT'S PLACE

OUR CONSTRUCTION SUPPLY CHAIN

WE WORKED WITH BOVIS LEND LEASE, OUR CONTRACTOR AT REGENT'S PLACE, TO IMPROVE UNDERSTANDING OF THE ENVIRONMENTAL AND SOCIAL IMPACTS OF OUR CONSTRUCTION SUPPLY CHAIN.

We carried out a retrospective study of our supply chain for 10 and 20 Triton Street, particularly exploring our ability to influence materials and suppliers. We reviewed 13 construction packages, representing 60% of the project's capital value.

Sustainable Developments Executive at British Land, Sarah Cary, comments: "Based on our Regent's Place study, we will work to increase visibility further down our supply chain, and will continue to implement our third-party auditing system, Building Confidence. We will also set rigorous materials specifications for specific packages, to minimise the resource use and environmental impacts of our development activity." She adds: "We also plan to work with industry bodies to promote greater understanding of this issue."



The supply chain for the washrooms involved over 50 firms worldwide.



YOUNG CARERS

BRITISH LAND FUNDED CREATIVE WORKSHOPS FOR 38 YOUNG CARERS IN CAMDEN.

In looking after a family member, young carers assume adult responsibilities. They are often at risk of social isolation, being bullied and underachieving. The workshops were delivered by Create, in partnership with Crossroads Care Camden.

The first series of workshops was themed around hopes, dreams and identity, with the children expressing their likes and dislikes, as well as their views on the world and hopes for the future. They then used these to create musical tracks which were compiled onto albums for them to take home.

The second series of activities involved the children creating superhero characters, such as Dragonfly Boy and Cat Girl, before decorating their own superhero cape.

They then worked with a professional musician and dancer to devise a musical track and choreograph a dance sequence themed around superheroes. The project culminated in a performance which was attended by the children's families, friends and other young carers. Each participant received a Certificate of Achievement along with a CD of their musical track.

All of the young carers stated that they enjoyed working with professional artists.

"Here there is so much freedom and I feel like I can just write anything."

Young Carer



REGENT'S PLACE

MAKING A DIFFERENCE

BRITISH LAND HAS BEEN WORKING WITH LOCAL PEOPLE SINCE THE EARLY 1990S TO MAKE THE WEST EUSTON AREA, WHERE REGENT'S PLACE IS LOCATED, A BETTER PLACE TO LIVE AND WORK.

Volunteers from British Land and Broadgate Estates participated in a series of projects with South Camden Community School, with volunteers providing students with an insight into careers in the property industry at the school's Aim High Careers Day and helping out at Learn to Earn, a maths-inspired activity day, as well as accompanying students on a trip to London Zoo as part of the school's Green Week.

British Land continues to provide funding for the Third Age Project, a local community group for the over 50s, and to offer accommodation to the West Euston Partnership One Stop Shop for employment

and training at a peppercorn rent. British Land recently funded an extensive refurbishment of the local Samuel Lythgow Youth Club. As part of the next phase of the masterplan, British Land will develop a purpose-built centre for the One Stop Shop and will create a new community space for local charity, Diorama Arts.

In 2010, Director of London Leasing at British Land, James Danby, became a member of the West Euston Partnership Board, picking up the mantle from Head of Planning and Environment at British Land, Adrian Penfold, who had held a position on the Board for 13 years.



Seven members of the Regent's Place management team participated in 'Movember', raising funds for the Prostate Cancer Charity by sponsored growing of moustaches.



Our volunteers continue to provide ongoing reading support to children from Netley Primary School. This year, the children enjoyed a special lunch with their reading partners at British Land's Head Office.