

FLOURISHING AT KINGS CROSS

Place

Planet

People

Partnership

King's Cross Central
Limited Partnership

Sustainability Report 2021



A place to flourish

WELCOME

HUMAN CITY

A place for people that supports changing patterns of social and economic behaviour, and incorporates human scale, variety and choice, a sense of place and belonging, and the chance of delight and surprise. [Principles for a Human City](#) – 2001 vision for King’s Cross.

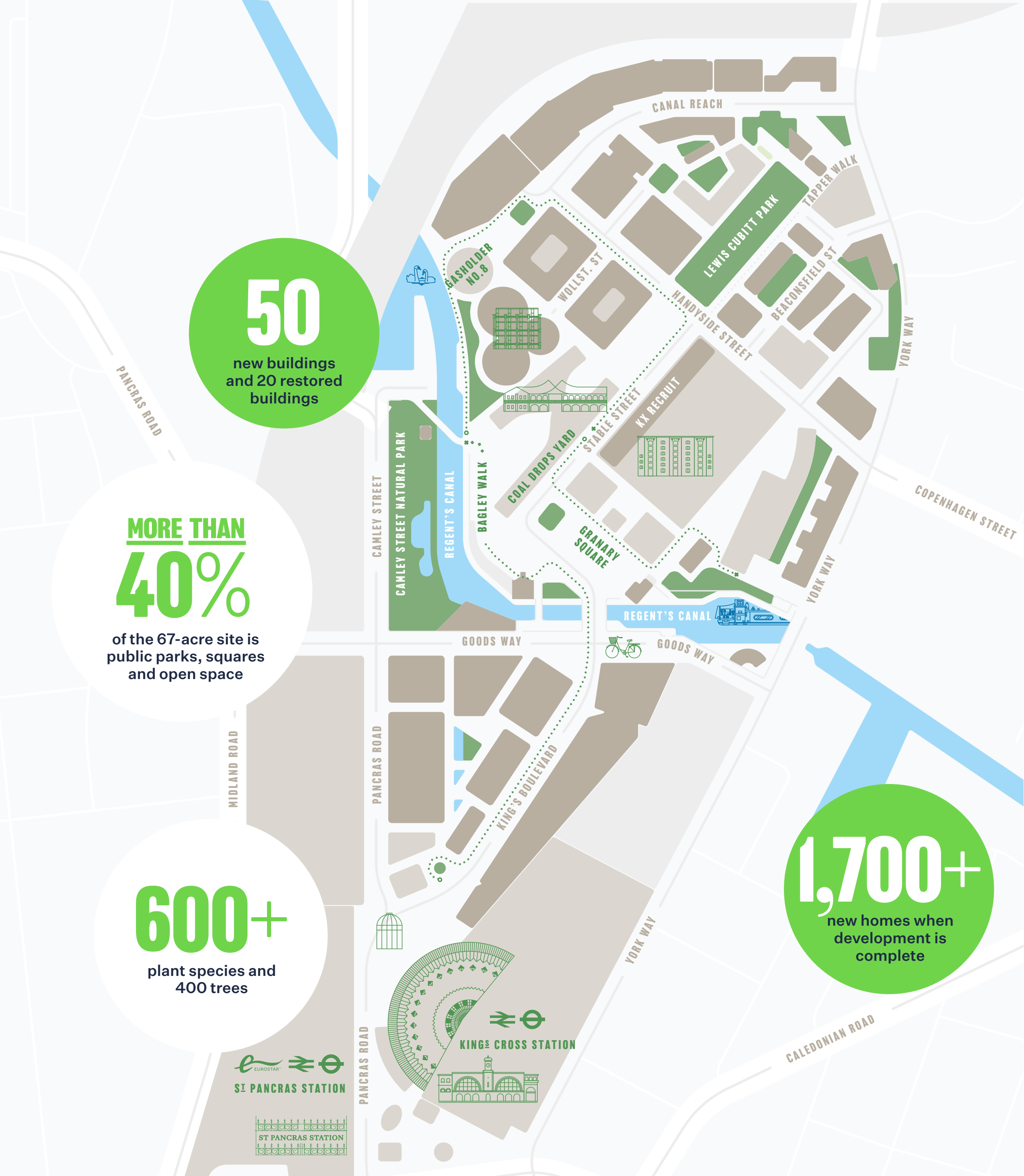
This report sets out our sustainability vision and explains how King’s Cross will continue to be a place where people and the planet can flourish. It is 20 years since we first set out our vision for a pioneering ‘human city’, and 10 years since we repurposed and reopened the historic Granary Building at the heart of the Estate and welcomed the University of the Arts London (UAL).

We are now in the final phase of development at King’s Cross, with more imaginative buildings, public spaces and community initiatives still to come. We have high ambitions.

“Sometimes you just can’t put your finger on a sense of place. But King’s Cross has it. Perhaps it’s the melting pot of modern urban life in a landscape of rich heritage. Maybe it’s the wild natural spaces in the heart of the city. Or the eclectic art where you least expect it. Whatever it is, it’s ever-changing and always looking to the future. A true human city.”

Robert Evans
CEO, King’s Cross Estate

The King’s Cross Estate is owned by the King’s Cross Central Limited Partnership (KCCLP), made up of pension fund AustralianSuper, clients of the international business of Federated Hermes and Argent investors. AustralianSuper owns a 70% stake in KCCLP.



8 million sq ft of mixed use development:

Office	64%
Residential	14%
Culture & Leisure	14%
Retail	8%

A place to flourish

A RENEWED PART OF LONDON

N1C

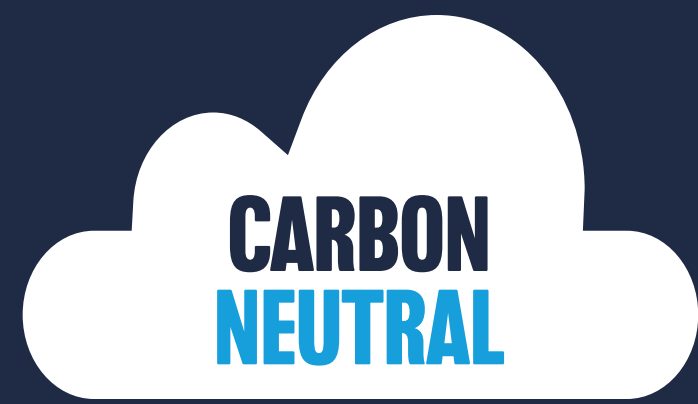
This is an extraordinary part of London with its own special postcode – N1C.

King's Cross is the most significant urban renewal project in a generation. What was an underused industrial area has been transformed into a distinctive urban district and neighbourhood, with a thriving business and residential community, and a vibrant cultural and creative scene. Innovative businesses and workspaces sit alongside elegant homes, eclectic shops, galleries, bars, restaurants, schools and even a university.

King's Cross announced on 11 November 2021 that it has become carbon neutral. The King's Cross Estate, which is owned and managed by King's Cross Central Limited Partnership (KCCLP), has become carbon neutral through achieving CarbonNeutral development certification for each of the buildings within KCCLP's ownership.

KING'S CROSS HIGHLIGHTS

PLANET



Estate



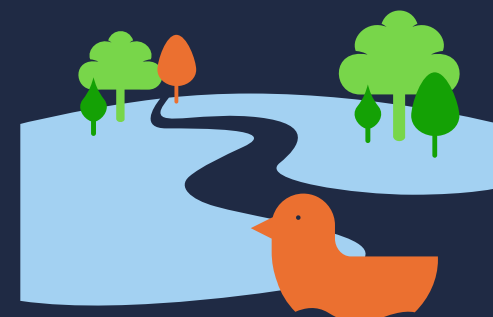
1ST

green gas district, UK



ZERO

waste to landfill



10

new public parks and spaces



BIKE FRIENDLY

Named as UK's most bike-friendly development by Club Peloton



LARGEST

cluster of BREEAM Outstanding buildings in the world

PEOPLE

For two decades, we have been delivering on our ambition to make King's Cross a place for people and planet to flourish. Here are some of our highlights.

“The future in my view is ‘places’ not ‘buildings’. Places with a variety of uses that engage with communities are better placed to adapt and respond to structural changes arising from climate risk, urbanisation, lifestyle trends, technology and social inequalities.”

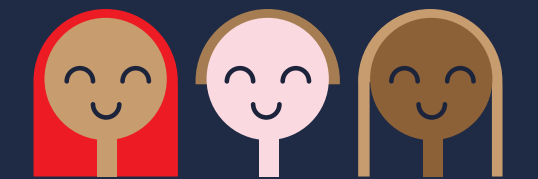
Chris Taylor

CEO, Real Estate & Head of Private Markets International at Federated Hermes, King's Cross investor



6,031

people gained construction qualifications since 2009



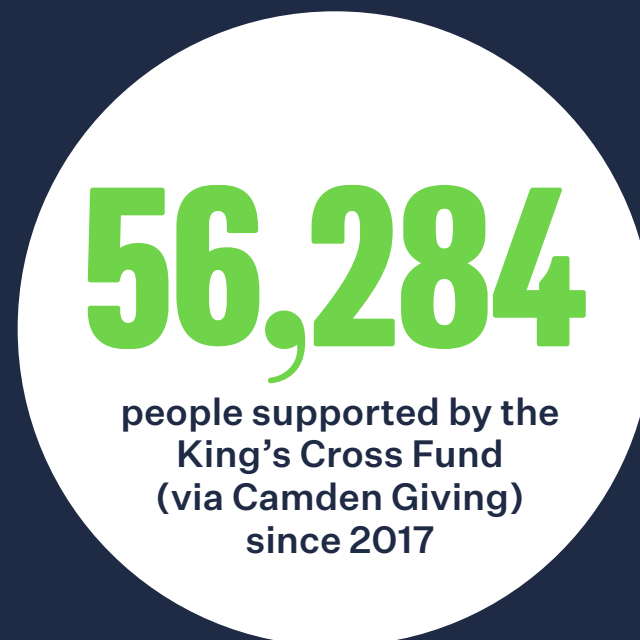
92

In the past 2 years King's Cross Recruit and KX Estate Team have helped 92 young people, not in employment, education or training get into work



OUTPERFORMED

other inner London Opportunity Areas for employment growth in the last 10 years



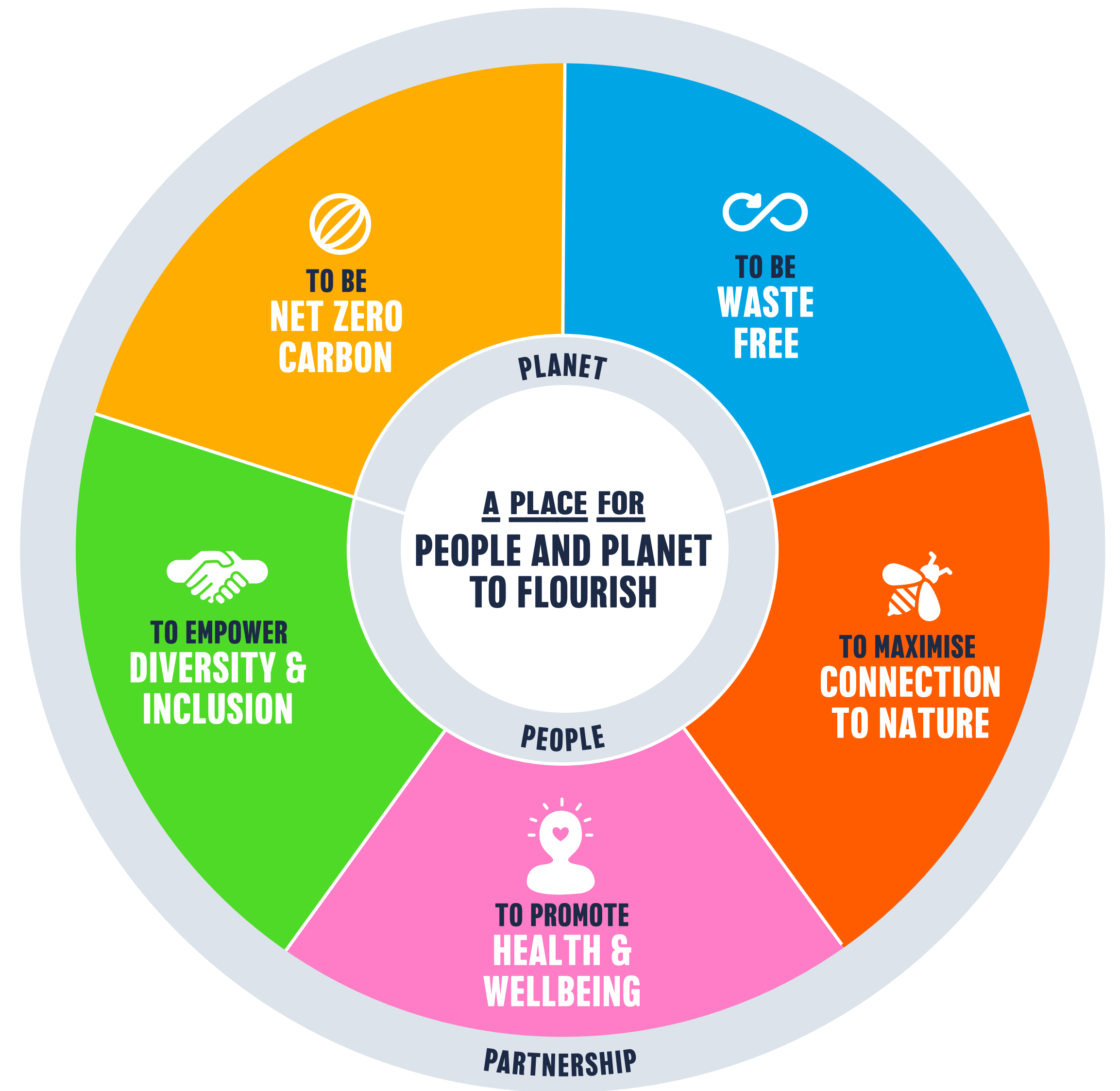
OUR PLAN FOR A SUSTAINABLE KING'S CROSS

As our destination enters its final phase of development, we have defined a plan for a sustainable King's Cross, as a place where people and planet flourish together. We have committed to working with our occupiers, businesses and community organisations, Camden and Islington Councils, the King's Cross Academy School and local residents, to delivering lasting positive outcomes and a sustainable future for all.

Our plan comprises five 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 possible.

➔ See our KPIs under each goal

➔ Find out how we're making progress through partnership



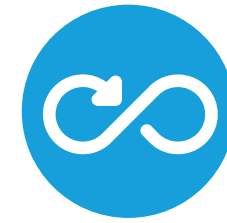
OUR SUSTAINABILITY GOALS



TO BE NET ZERO CARBON

Goal:
Power the Estate with renewable energy, minimise energy consumption and offset all residual emissions as soon as possible.

- Actions:**
- Only procure zero carbon renewable energy
 - Utilise the Camden Carbon Fund we have set up under our S106 Agreement
 - Optimise energy efficiency of our buildings and aim to meet the industry 'Paris-proof' targets
 - Engage with office occupiers and retailers
 - Grow a new UK forest to offset King Cross Estate's residual emissions
 - Maintain carbon neutral certification for our buildings in the Estate
 - Signatories to the WGBC net zero carbon buildings commitment



TO BE WASTE FREE

Goal:
Work with occupiers to eliminate linear waste streams.

- Actions:**
- Reduce consumption
 - Enable delivery consolidation
 - Operate best-in-class waste infrastructure
 - Engage with the King's Cross community



TO MAXIMISE CONNECTION TO NATURE

Goal:
Create more biodiverse habitats on our green Estate and connect people with nature.

- Actions:**
- Consistently monitor and improve levels of biodiversity
 - Seek and implement opportunities for habitat improvement
 - Collaborate with ecology experts
 - Implement projects to engage people with nature, e.g. create a floating classroom with Global Generation
 - Partner with local wildlife organisations, including the London Wildlife Trust
 - Support local green infrastructure projects, such as the Camden Highline



TO PROMOTE HEALTH & WELLBEING

Goal:
Promote physical and mental wellbeing of people who live and work at King's Cross and in the local area.

- Actions:**
- Use best-in-class methodologies to understand wellbeing at King's Cross
 - Co-create inclusive events and activities with local partners
 - Monitor internal air quality of buildings
 - Monitor external air quality and share data
 - Engage with local partners on physical, mental and nutritional health, exercise programmes and initiatives around healthy and affordable food
 - Connect occupiers and local partners on wellbeing volunteering opportunities to support physical and mental health and nutrition



TO EMPOWER DIVERSITY & INCLUSION

Goal:
KX Recruit aims to empower social mobility and grow local connection.

- Actions:**
- Work with our occupiers, supply chain and local partners to improve diversity and inclusion on the Estate and in the workforce
 - Connect occupiers and local partners on employability programmes and work experience
 - Work with local community partners and occupiers to keep delivering social value



We support biodiversity across the Estate, with over 600 species of plants.

FLOURISHING PLANET

OUR GOALS:



**TO BE
NET ZERO
CARBON**



**TO BE
WASTE
FREE**

The world is facing a climate emergency. The only way to avoid catastrophe is to come together and cut global carbon emissions to zero – and to do so fast. With buildings responsible for almost 40% of global carbon emissions, urban districts like King’s Cross must accelerate towards decarbonisation and circular systems of waste and resources.

We are proud to achieve carbon neutral. However, we have set an ambitious goal: To become a fully net zero Estate as soon as possible.

We will achieve our goal in partnership with residents, local businesses and local authorities. In doing so, we will honour the King’s Cross pioneering urban blueprint for sustainable buildings, travel and services.

“Our universal approach to our carbon footprint means we leave no stone unturned and our decision to account for historic emissions goes beyond any required criteria for carbon neutrality. This is part of our commitment for King’s Cross to set a precedent of best-in-class climate action in the real estate sector.”

Claudine Blamey
Head of Sustainability and Digital Strategy at Argent, King’s Cross investor



A CARBON NEUTRAL NEIGHBOURHOOD

In November 2021, the King’s Cross Estate achieved carbon neutrality, with all buildings within its ownership supplied by 100% renewable energy, and all past embodied and operational emissions offset. Every building within KCCLP’s ownership has been certified as a CarbonNeutral® development by Natural Capital Partners, in accordance with The CarbonNeutral Protocol.

174,145

tonnes of historic CO₂ offset

We have taken the significant step of offsetting all historic emissions – including all embodied carbon from existing buildings and the Estate’s total past operational emissions – through verified offsetting projects that reduce emissions through the provision of renewable energy in Inner Mongolia and efficient cookstoves in Kenya.

78,252

estimated tonnes of future CO₂ to be offset

In a pioneering move, and as part of the Estate’s long-term plan to remain carbon neutral, King’s Cross is committing to offset the embodied carbon of new and future buildings through the creation of a new UK forest, which will be 7.5 times the size of the 67-acre King’s Cross Estate. Offsetting, however, is the last resort and all steps to reduce our embodied carbon will be taken during the development process.

36,033 TONNES

KCCLP’s historic operational emissions¹.

Offset through purchasing carbon credits. In the future, these emissions will be zero, as King’s Cross and its buildings will be powered solely by green gas and renewable energy, following the signing of a landmark Gas Purchase Agreement and a Power Purchase Agreement with renewable energy developers.

138,112 TONNES

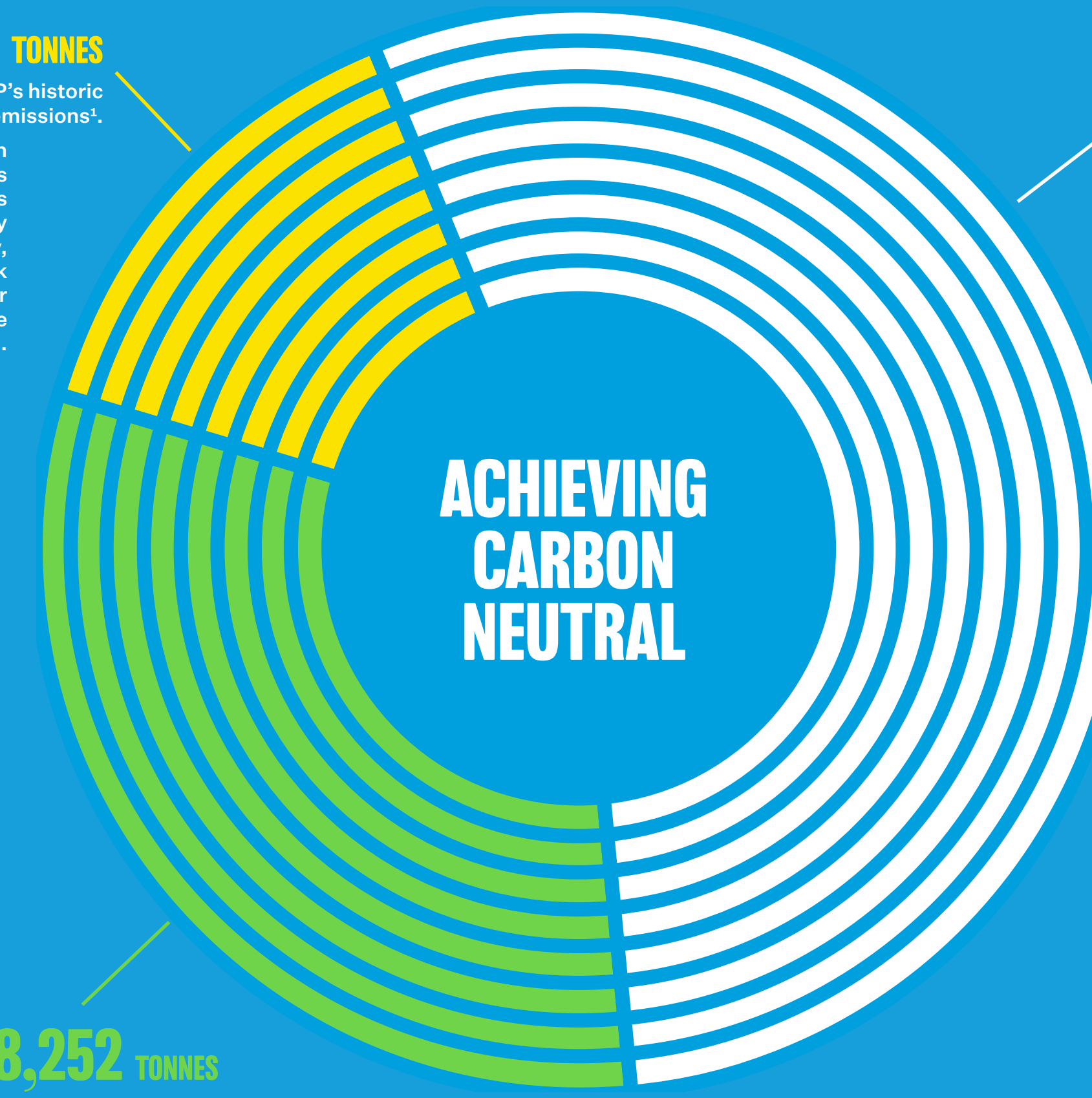
Estimated embodied carbon of buildings owned by KCCLP delivered pre-2021.

Offset through purchasing carbon credits.

78,252 TONNES

Predicted embodied carbon of buildings to be delivered post-2021.

These will be offset through the creation of a new UK forest.



ACHIEVING CARBON NEUTRAL

WHAT IS EMBODIED CARBON?

This is the carbon generated in creating a building. It includes carbon emitted in the extraction, manufacture, transportation and assembly of materials such as concrete, steel and timber.

This footprint can be reduced through reducing the amount of materials used in construction and utilising lower carbon materials, such as timber. However, almost all construction materials have some embodied carbon, so carbon offsetting is required to reach net zero.

¹ Historic emissions covers the previous operational emissions, both landlord and occupier emissions, from KCCLP-owned buildings from 2001 up to 2021.

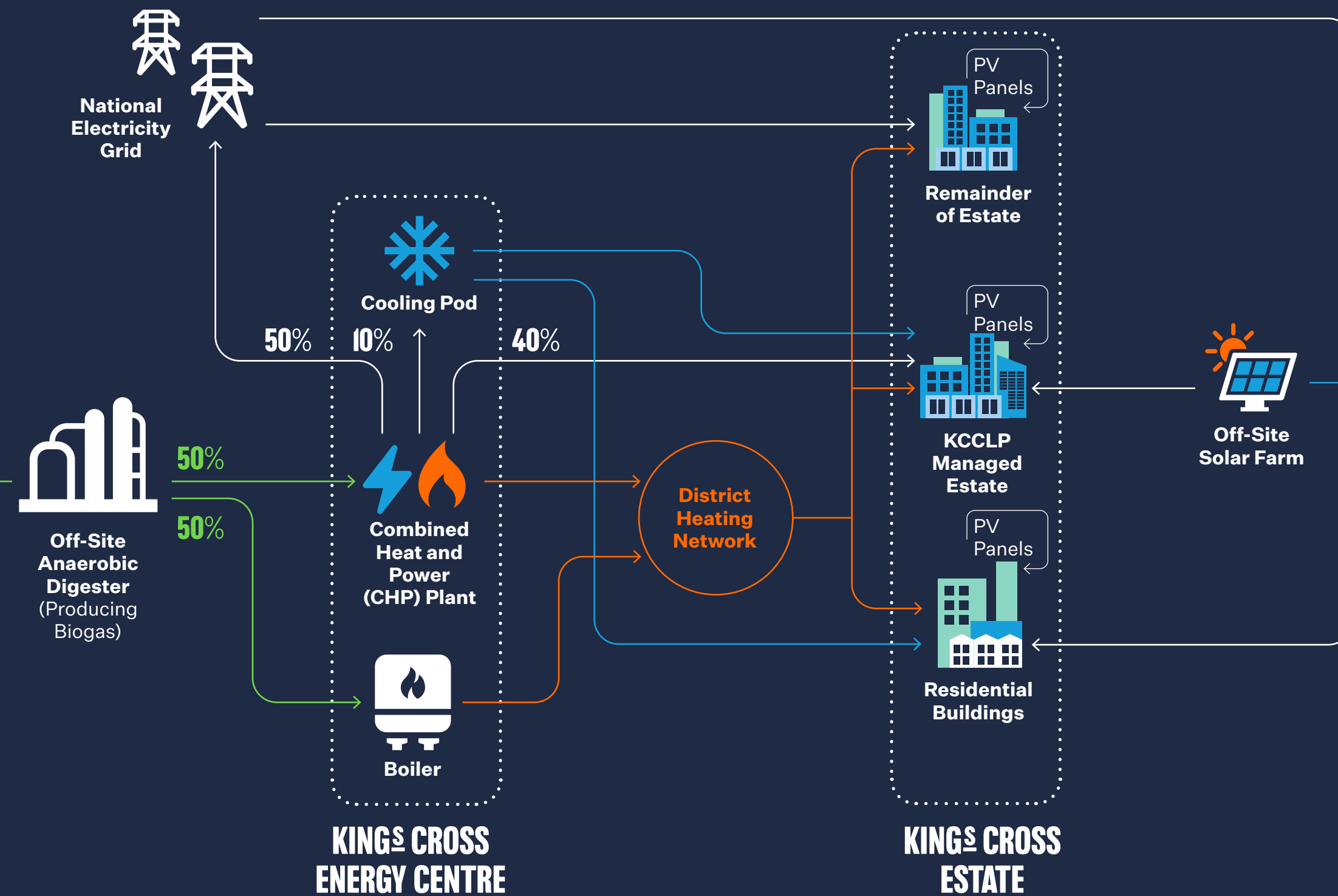
POWERED BY GREEN GAS & ELECTRICITY

As you walk around King's Cross, under your feet is a vast network of pipes and cables bringing electricity and heating to buildings². In May 2021, a deal was negotiated with energy broker, Optimised Energy, which moved the entire gas supply for the King's Cross Estate to renewable green gas³, including 100% of the output from an anaerobic digester facility owned by Iona Capital near Dumfries, Scotland. This means that today, all the heating and hot water for the estate's 1,120 homes and 2.7 million sq ft of office, retail and dining space are heated entirely by biomethane.

The biomethane also supplies electricity to offices on the Estate and powers the Estate's cooling pod which provides district cooling to approximately a quarter of the buildings on the Estate.



Biogas powered CHP engines in our energy centre.



Investing in the UK's future renewable energy capacity

The King's Cross Estate is supplied by 100% renewable electricity, purchased from REGO-certified renewable electricity tariffs³.

We also recognise the need to invest in the UK's future renewable energy capacity and support the UK's path to net zero. So we are going one step further and helping to add new renewable capacity to the national electricity grid

KCCLP has agreed terms for a Power Purchase Agreement (PPA) with a renewable energy developer which will see King's Cross help to fund a new solar farm in southern England, that could come online as early as 2023. The PPA is for 11,749 GWh of electricity per annum, to be delivered into the national grid, which is equivalent of the baseload electricity demand of King's Cross and is in addition to the electricity already generated on-site through the CHP.

² The energy centre is operated by Metropolitan King's Cross, 90% owned by KCCLP.

³ Certified by the Renewable Energy Guarantees of Origin scheme, which provides transparency to consumers about the proportion of electricity that suppliers source from renewable generation.



EFFICIENT BUILDINGS

+ District Energy Network



POWERED BY RENEWABLES



OFFSET

(what can't be removed)

We are carbon neutral

FURTHER IMPROVE BUILDING EFFICIENCY



NET ZERO

“King’s Cross has focused on sustainability from its inception and this new strategy is a welcome evolution. The signing of the Net Zero Carbon Buildings Commitment and the actions already taken to reduce embodied and operational carbon demonstrate their ambition and ability to be a net zero carbon development.”

Alastair Mant, Director of Business Transformation, UK Green Building Council

Flourishing planet

OUR JOURNEY TO NET ZERO

WHAT’S THE DIFFERENCE BETWEEN CARBON NEUTRAL AND NET ZERO?

Carbon neutrality relies on calculating your carbon footprint and taking steps to balance out these emissions through the avoidance or removal of carbon emissions from other sources.

Net zero goes further. In addition to balancing out emissions it also requires that you are using your resources as efficiently as possible, as required by the Paris Agreement.

At King’s Cross, we align with the World Green Building Council’s ‘Advancing Net Zero’ framework which sets out industry best practice towards reaching net zero.

UKGBC launched the Net Zero Whole Life Carbon Roadmap at COP26, that supports the decarbonisation of the built environment in the UK. We will be taking steps to make sure we align with this Roadmap as well

In August 2021, the Intergovernmental Panel on Climate Change’s report issued its starkest warning yet. Without drastic measures to decarbonise, the world will hit a tipping point of 1.5°C warming by 2040. In recognition that the built environment is responsible for 40% of global carbon emissions, the World Green Building Council has created the Net Zero Buildings commitment as an industry call to action, to which King's Cross is a signatory. This commitment is a ‘frontrunner initiative’ within the UN Framework Convention on Climate Change’s Race To Zero campaign. Signatories are recognised for taking action on their asset portfolios further and faster to achieve net zero carbon by 2030. Each signatory must take steps to reduce their operational and embodied carbon emissions.

Operational carbon released through the running of buildings can be reduced significantly or eliminated through the use of renewable energy. However, despite the energy being renewable there is only a finite capacity in the grid for all of this energy, so we all must utilise energy more efficiently. Therefore, steps must be taken to improve efficiency and reduce energy demand as low as possible, as part of reaching net zero.

BUILDINGS THAT MAKE THEIR MARK BUT LEAVE NO FOOTPRINT

With a quarter of the UK's BREEAM Outstanding offices (that's the highest sustainability rating for buildings) here at King's Cross, and 20 heritage buildings brought into new use, we've been focusing on the sustainability of our buildings since the outset. Now we're ensuring that all buildings deploy the latest energy-saving technologies and operate as efficiently as possible.

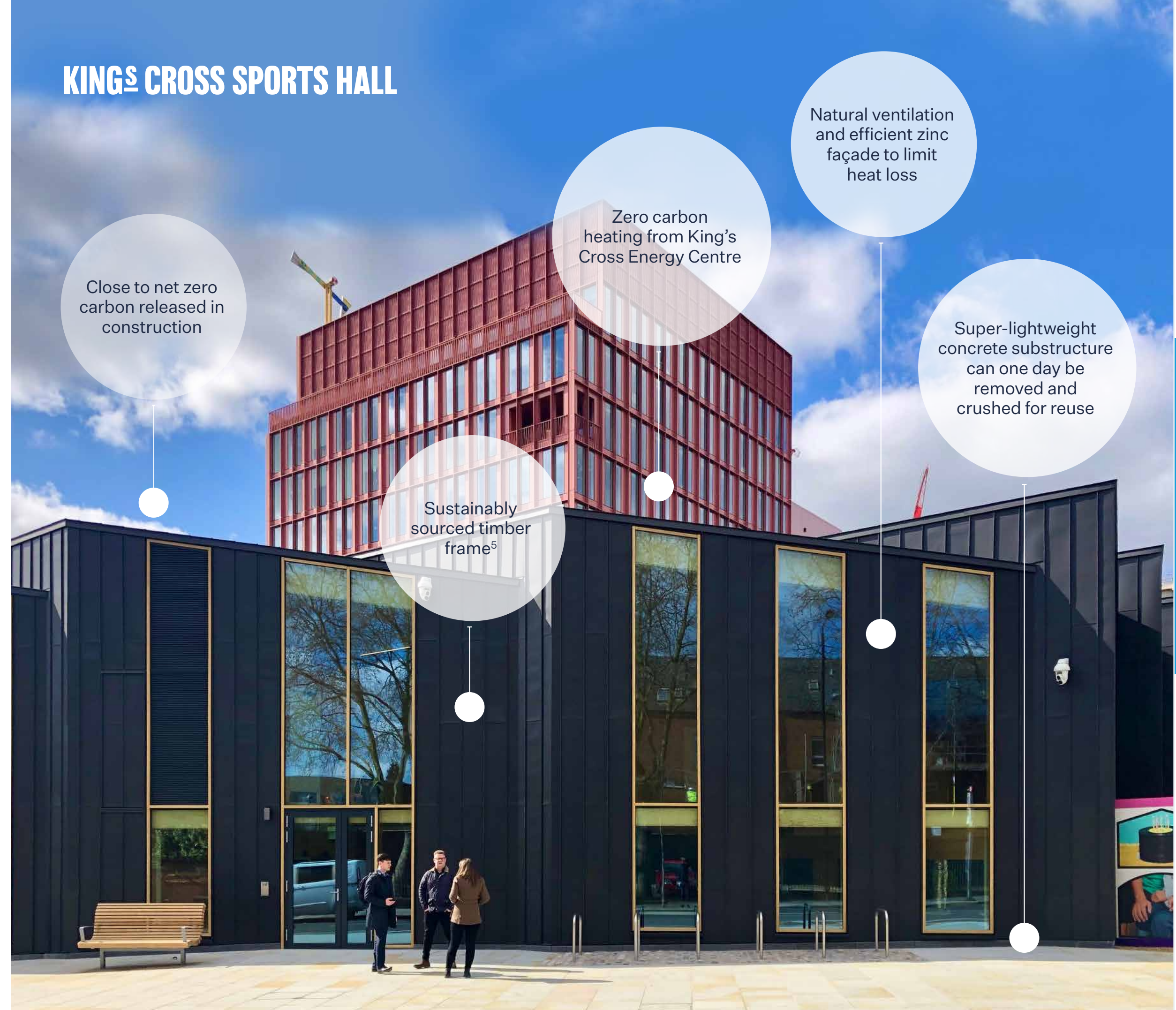
“AustralianSuper is proud to have supported and played a part in King's Cross achieving carbon neutrality. This is an important milestone for the Estate. The initiatives undertaken to become carbon neutral and progress on its path towards net zero show leadership in addressing the urgent issue of climate change. We will continue to work together on a structured approach to reducing the energy consumption of the King's Cross Estate and enhancing its efficiency that will support these ambitious plans.”

Paul Clark, Senior Investment Director Property UK, AustralianSuper

⁵ The timber is harvested from sustainably managed forests and the by-products of production are completely reused; they are converted into green energy in proprietary biomass combined heat and power stations or used to produce biofuels.



25% of the UK's BREEAM Outstanding buildings are at King's Cross



KING'S CROSS SPORTS HALL

Close to net zero carbon released in construction

Zero carbon heating from King's Cross Energy Centre

Natural ventilation and efficient zinc façade to limit heat loss

Super-lightweight concrete substructure can one day be removed and crushed for reuse

Sustainably sourced timber frame⁵

Fit for the future – in more ways than one!

One of the latest examples of sustainability excellence is the King's Cross Sports Hall. This 'near zero' timber-framed structure has been designed by Bennetts Associates to evolve in its uses. First, it will be the home of the Construction Skills Centre; later, it will become a sports facility and gym for King's Cross.

WE'RE GROWING FORESTS

The UK has a target to increase its tree cover from the current 13% to 17%, reflecting the important role that trees and forests play in helping to tackle climate change, and we want to play our part.

We are more than offsetting all embodied carbon from new and future KCCLP buildings through the creation of new UK forests. King's Cross is purchasing 338 hectares of pastureland onto which more than 600,000 native and commercial trees will be planted. This new forest will be capable of sequestering 153,000 tonnes of CO₂e over the next 60 years. King's Cross is working with Tillhill, leaders in forestry management, to deliver this forest and it will be verified by the UK Woodland Carbon Code.

600,000 TREES

planted to make a forest
7.5 times the size of the
King's Cross Estate

153,000 TONNES CO₂e

offset over the next 60 years



Pupils from the King's Cross Academy primary school attend a demonstration in the Waitrose kitchens.

FLOURISHING PEOPLE

OUR GOALS:



TO PROMOTE HEALTH & WELLBEING



TO MAXIMISE CONNECTION TO NATURE



TO EMPOWER DIVERSITY & INCLUSION

Each day, residents, employees and students from all walks of life access opportunities for fulfilling careers, developing new skills or making a fresh start in life. And if you're one of our 11 million annual visitors, you can enjoy our extensive public art and free events throughout the year, wandering through our wonderful routes and spaces, framed by historic buildings and structures and extensive natural planting. We are committed to delivering ambitious targets across health and wellbeing, connection to nature and diversity and inclusion. We want King's Cross to prove that people and nature can flourish in the heart of a global city.

“Our children are part of something very special here. The ambition, innovation and creativity on our doorstep is infectious. It's giving King's Cross Academy children the courage and confidence to try new things and to be excited by the possibilities that await them in the future – whoever they are and whatever their background.”

Emyr Fairburn

Head Teacher, King's Cross Academy primary school

A PLACE TO LEARN AND GROW WHOEVER YOU ARE

In the past decade, King's Cross outperformed other inner London Opportunity Areas for employment growth. When the development is complete, some 22,000¹ people will be working in the neighbourhood, with employers spanning major corporates like Google, Facebook, Universal Music and Havas, to Camden Council and many micro-enterprises.

We've been working hard to ensure that local residents can access jobs and training opportunities at King's Cross. In 2014, we established KX Recruit, a training and employment service that helps give local people the confidence and skills to apply for jobs, prepare for interviews and gain work placements. In the last seven years, it has helped over 1,300 people into jobs and training programmes, just under 70% of whom were either Camden or Islington residents. Plus, through the King's Cross Construction Skills Centre, 6,031 people have qualified in construction skills, with 1,946 gaining employment and 1,547 attaining apprenticeship qualifications.

¹The socio-economic report, 2021, PRD. Based on Net Internal Area (NIA) of King's Cross commercial buildings and the HCA Employment Density Guide 3rd Edition

4000+

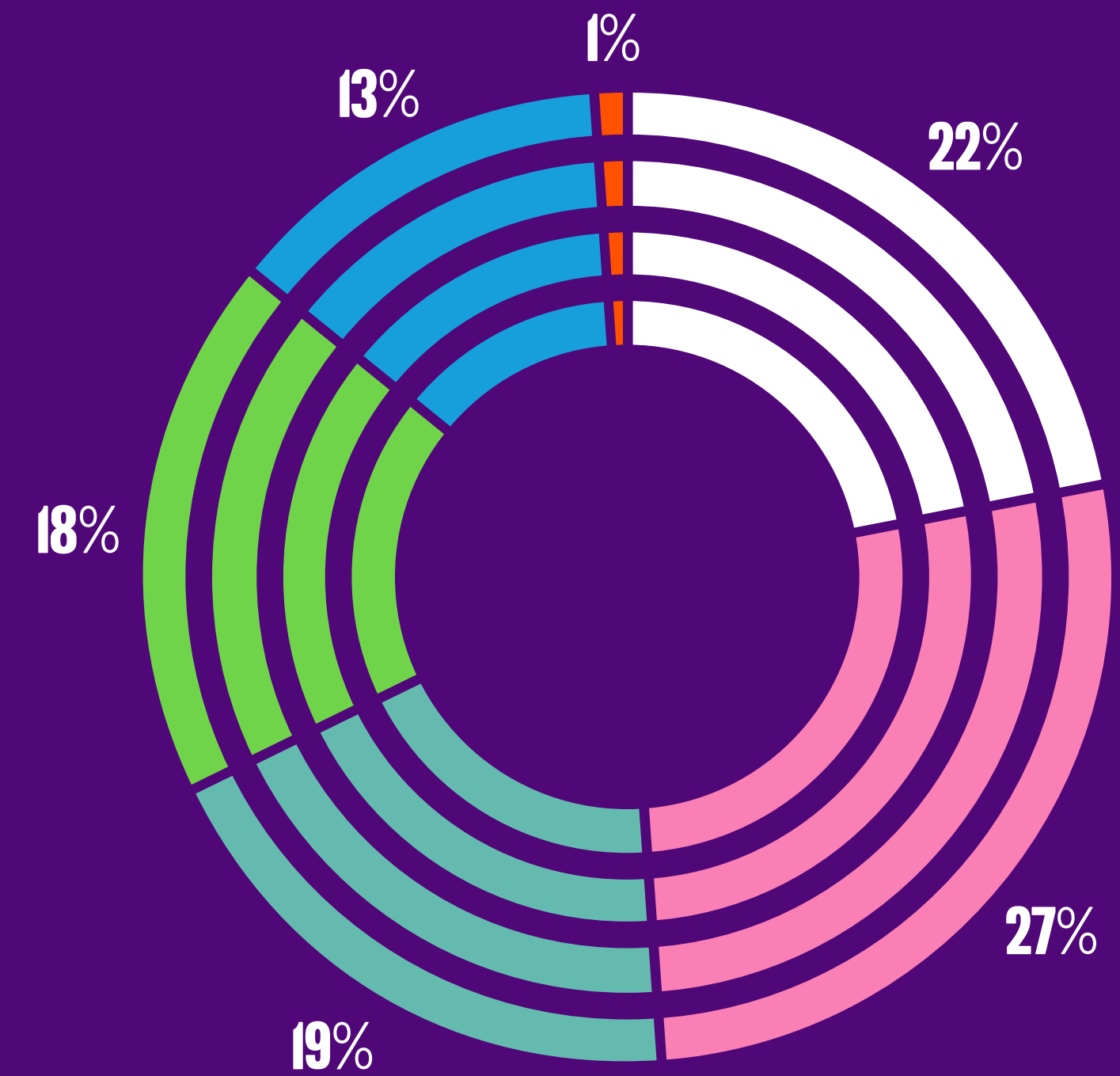
jobs capacity to come when development is complete

500%

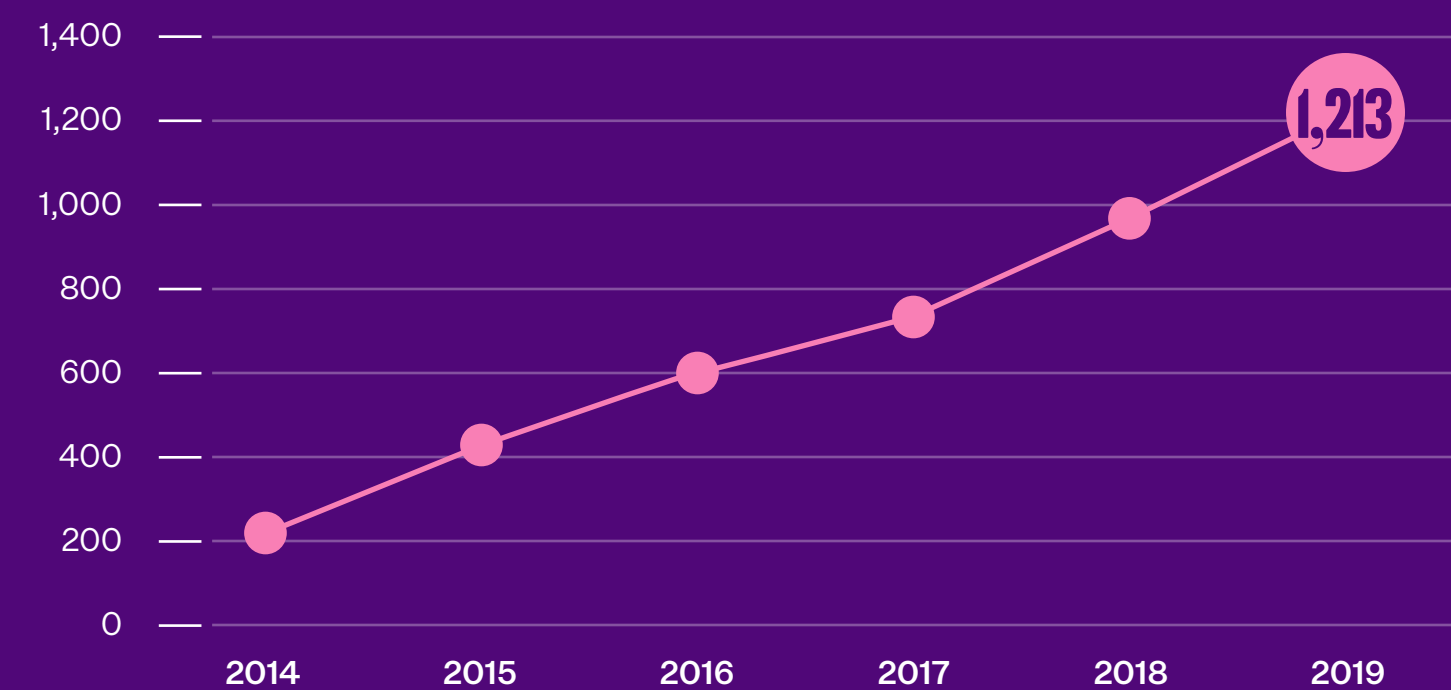
increase in jobs over the past decade, surpassing all other central London districts

JOB PLACEMENTS BY SECTOR: 2014-2019

- Hospitality
- Retail
- Facilities
- Professional
- Leisure
- Other



TOTAL ACCUMULATED JOB PLACEMENTS: 2014-2019





Illustrative picture

“Unemployment is one of the main reasons why thousands of young people become homeless every year and, unfortunately, during the pandemic even more are finding themselves in this position as young people are twice as likely to have lost their jobs. Our collaboration with KX Recruit is resulting in a long lasting, positive impact on 16 to 24-year-olds with nowhere else to go. Together, we are helping young people to reach their potential and change their economic circumstances.”

Janet
Ben’s caseworker at New Horizon

BEN’S STORY

Ben, a young man from Camden who was at risk of homelessness, was introduced to KX Recruit by the New Horizon Youth Centre. He joined the annual two-week work experience programme organised by the recruitment service. Ben was placed with local firm Vertex Building Services, giving him a taste of a career in engineering. He has since been employed in a permanent role with Vertex.

“I was talking to my co-workers and they told me about their own experiences and what got them into engineering, and I found it very moving. It was inspirational. When you hear about what they’ve gone through to establish where they are now, it just inspires you to make a change.”

Ben (name changed for privacy)



Flourishing people

UNLOCKING TALENT DURING A LOCKDOWN

While Covid-19 lockdowns limited new jobs and on-the-job training in 2020, KX Recruit used digital channels to provide customers with skills training and CV or interview preparation for when businesses reopened.

IN 2020:

100%

of job placements were local

50%

of placements were filled by black and minority ethnic applicants

50%+

of placements were filled by women

94%

of placements were filled by people who were previously unemployed

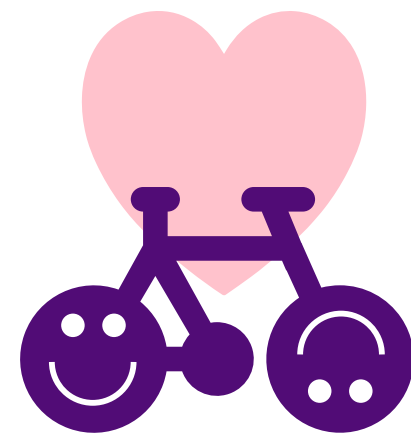
A PLACE OF WELLBEING

In a bustling capital city, the opportunities to find space and spend time in nature can be limited. That's why the King's Cross masterplan paid close attention to the wellbeing of people and nature, with more than 40% of the area designated as open space.

From the [Regent's Canal](#) towpath to a network of [parks, gardens and leafy squares](#), our public spaces offer places for relaxation, exercise and connection. What's more, there are 400 trees and more than 600 plant species flourishing here – and these aren't all where you might expect them. You will find that 40% of non-heritage buildings have green or brown roofs and there are also 200 metres of living walls. These have been developed in collaboration with the [London Wildlife Trust](#), a partner from the earliest days of the development, and we are proud to support their Camley Street Natural Park, located just across the canal from King's Cross.

Green spaces not only create a haven for people and wildlife (with green roofs playing a vital role in attracting birds and bats back into this part of London), they help to reduce flooding risk and improve air quality by absorbing pollutants.

➔ [Find out more about our green buildings](#)



King's Cross was named the most bike friendly development in the UK by Club Peloton



600+ plant species flourishing at King's Cross



“Life outside buildings is every bit as important as what happens inside them. At King's Cross, water, light and earth combine to create a public realm that is rich in natural green life. The wellbeing of those who live and work here can only be enhanced by such a close relationship with nature.”

David Partridge
Chairman, Argent Related

While Covid-19 closed gyms and fitness studios, local businesses made use of our 27 acres of outdoor space by hosting alfresco fitness classes. Frame, the fitness studio, took over the Canalside Steps for early morning yoga and pilates. Coal Drops Yard served as an iconic backdrop for evening dance classes and The Fore fitness and wellness studio put people through their paces in Lewis Cubitt Square. For those looking for something a little slower, we partnered with Global Generation to offer [Weed Walks](#), a chance to connect with nature in and around King's Cross.

Within our 67 acres, there are 5,200 cycle spaces, with even more to come. The area is home to two Santander docking stations and the most used Brompton cycle hire dock in the country. We also work with Dr Bike to offer cyclists free bike checks, with pop-up clinics at King's Cross each month. Currently, 14% of King's Cross workers commute by bicycle – that's double the London average! It's no wonder that King's Cross is ranked London's most bike friendly destination by Club Peloton.

➔ [See what's coming up with free wellbeing activities at King's Cross](#)

A PLACE TO GET CURIOUS

A key priority within our sustainability strategy is to empower people to flourish in a diverse, urban environment. Embracing and encouraging creative talent is part of this. From interactive galleries and thought-provoking artworks, to peaceful libraries and world music – the arts have always been central to the King’s Cross story. With so many free activities on the doorstep, anyone can get curious and creative. It’s great for mental wellbeing too. Who knows where it could take you?



Sharing Words for the World

During a school year which was spent mainly learning from home, the pupils at [King’s Cross Academy](#) school took part in a national literacy project, **Words for the World**. Created by the Centre for Literacy in Primary Education, it aimed to help children make sense of their experiences and the world around them during the pandemic. In September 2020, the children received a surprise visit from Oliver Jeffers, author of Notes for Living on Planet Earth, which inspired the initiative. ▶



Creating sustainable artworks

In summer 2020, artist Lauren Godfrey worked with students from Central Saint Martins to create a sustainable artwork in Coal Drops Yard. Dubbed a ‘quilt in the sky’, flags were created from fully recyclable hemp. Following the exhibition, the artwork was transformed into a clothing collection, embodying our ambitions to support the [circular economy](#), with proceeds going to arts-based education grants. ▶

Part of London Design Festival

Home to some incredible design brands, it is natural that King’s Cross would be part of London Design Festival in 2021, as it has been for the past three years. Our Design District opened its doors – physically and virtually – to a host of exhibitions, installations and talks from established and upcoming design talent. With its own living commission, King’s Cross explored themes of sustainability and nature, using live trees as artworks in the public realm. ◀



Celebrating Mentivity

In 2020, we hosted an outdoor exhibition celebrating the work of [Mentivity](#), the award-winning inspirational mentoring organisation and alternative educational provider for young people. ▲



A PLACE THAT GIVES BACK

Within King's Cross is a vibrant community that includes around 1,750 homes, the University of the Arts London Central St Martins, the King's Cross Academy primary school and the Frank Barnes School for Deaf Children. In 2017 we established the King's Cross Fund with Camden Giving, to turn ideas from the local community into a reality. The fund looks beyond the boundaries of the Estate to deliver wider, positive social impact.

Camden Giving, the charity founded through the King's Cross Fund, aims to tackle poverty and inequality in the borough. In the last four years, using funds from King's Cross, Camden Giving have distributed £773,000² to grassroots charities and organisations that in turn, have supported 56,284 people.

Since the start of the Covid pandemic, King's Cross Academy primary school and the Estate have worked together to ensure that vulnerable families are supported. The school set up a new foodbank and King's Cross has supported this with donations and encouraged businesses on the Estate to support. The foodbank supported 143 families in need. In addition, King's Cross developed a Just Giving website, which raised just under £7,500 to support the operation of the foodbank. Our Estate services team also played their part by helping with deliveries of food parcels during lockdown.



£773K

of King's Cross Funds has been awarded by Camden Giving to grassroots charities and organisations that, in turn, have supported over 56,000 people

²Part of King's Cross obligation under our Section 106 agreement with the Local Authority

PROJECTS SUPPORTED BY THE KING'S CROSS FUND



Little Village

Little Village operates like a foodbank, but for clothes, toys and equipment for babies and children up to the age of five. It has also brought in marginalised members of the community as ambassadors and volunteers, which has enabled participants to move into or towards employment.



Action Youth Boxing Intervention (AYBI)

AYBI runs non-contact boxing training and multi-sports classes for young people, particularly those involved or at risk of involvement with gangs. In addition to the physical programme, AYBI also utilise a range of counselling techniques to help young people build esteem and self-awareness, and empower them to make more positive choices in their lives.



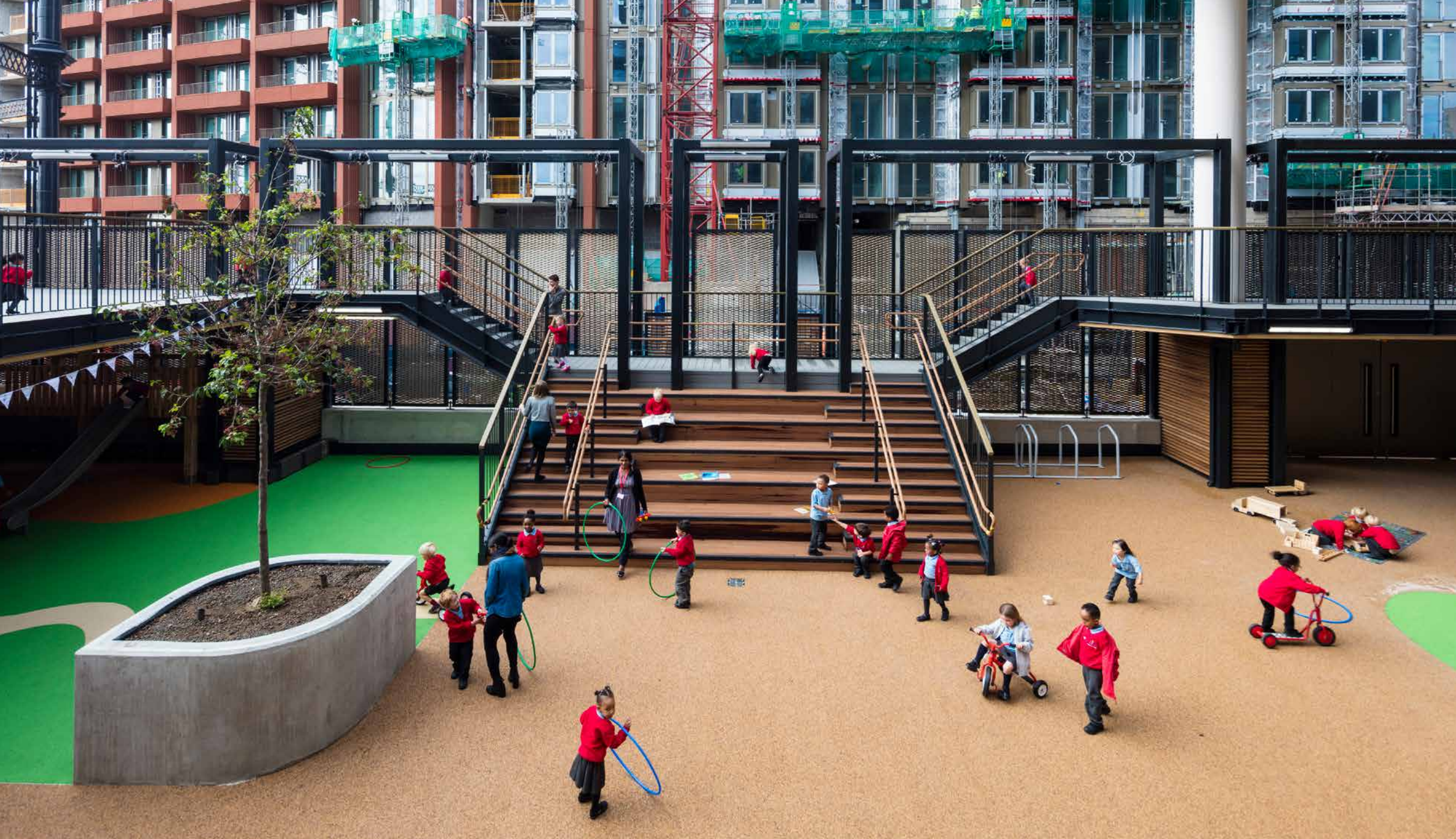
Future Changemakers Programme

The Programme was launched in 2019 because of the rise in serious youth violence in the borough. The fund was co-designed with ten 16 to 25-year-olds living in Camden, who were paid the London Living Wage, as part of their participation and made key decisions on which youth services to fund to address this issue.



C4WS

C4WS is a local charity that supports homeless people. It runs a range of support services, including a winter night shelter, befriending and mentoring schemes, drop-in sessions and a job club. These wrap-around services help many of their clients find safe accommodation and get back into employment.



KING'S CROSS AS A REAL-WORLD CLASSROOM

Like the rest of King's Cross, the King's Cross Academy³ primary school is doing things a little differently. Its head teacher, Emyr Fairburn, tells us more.

Flourishing people



“The Goldilocks and the Three Bears project sees three-year-olds making a shopping list of ingredients for porridge and buying them at Waitrose, with staff there giving them a chance to play ‘real shop’ and seeing how shops work behind the scenes.”

Emyr Fairburn
Head teacher, King's Cross Academy

“Our school is part of an inspiring education campus, sharing the building with Frank Barnes School for Deaf Children, a new community centre and residential apartments. This is one of London's best teaching and learning environments, at the centre of this thriving, new, urban community.”

Robert Evans
CEO, King's Cross Estate,
Chair of the school governors

Q: What's special about King's Cross Academy?

A: Our ‘purposeful learning’ model is all about showing that learning has a practical purpose in the real world – so that children know why they're learning. We're in the best place to apply this ethos as our neighbourhood is full of businesses and organisations that are pushing boundaries to try new things. In this sense, the whole area of King's Cross is our classroom – from Victorian history and transport, to art and biodiversity. I couldn't be more proud of how the children are embracing opportunities that come their way. Our model is attracting highly talented teachers too!

Q: How is the school involved with local companies?

A: We're incredibly fortunate to have such talented, iconic companies on our doorstep. We've had engineers from King's Cross firm Hoare Lea setting children the challenge to build a waterproof, aerodynamic boat that brought to life science, technology, engineering and maths (STEM) skills and how these are applied by grown-up's in their day-to-day jobs to create amazing spaces like Coal Drops Yard. Google employees help out in our coding club and other extra-curricular activities involving STEM, also welcoming our children into their offices to see them working on real-world challenges.

Central St Martins students have demonstrated the importance of creative skills across the whole teaching curriculum, including circular economy principles through textile projects. Our friends at King's Cross deliver classes about the transformation of the neighbourhood and their staff volunteer fortnightly as reading buddies, working one-to-one with reception children.

Q: What opportunities are there for inner city kids to understand about the natural world?

A: Many of our children don't have gardens at home, so the natural spaces locally have been a haven for their physical and mental wellbeing, especially during Covid-19. Sometimes, classes are held in these green open spaces to show how people and nature can coexist in a sustainable world. With help from the King's Cross Story Garden, the school even has its own vegetable plot tended by the children, with produce picked for school lunches by the Academy's creative chef.

³ King's Cross Academy is sponsored by King's Cross Academy Trust which has been formed by the King's Cross Central Limited Partnership (KCCLP). This is a Single Academy Trust which has been approved as a sponsor by the Department for Education.



Flourishing people

THE GARDEN OF A THOUSAND HANDS

38,500

visitors since 2009

5,800

participants since 2009

For 12 years, the [Global Generation](#) community garden has been creating its own story of sustainable development. From its beginnings in construction skips among cranes and cement mixers, it has been an urban oasis with a twist: a place where young people come together with local business volunteers to forge natural spaces and sustainable communities through workshops and events. This ‘garden of a thousand hands’ is largely self-sustaining, thanks to organic gardening and rainwater harvesting.

The current garden is temporarily located behind the British Library, and we’re excited to welcome it back to a permanent home at King’s Cross in 2024.

Flourishing people

King's Cross is alive with charitable individuals and organisations. An outdoor exhibition at the end of 2020 provided a chance to give thanks and tell the stories of the unsung heroes. Working with our partner Camden Giving, we curated a photographic exhibition that highlighted and celebrated local acts of kindness during this most challenging of years. The exhibit also raised funds for Camden Giving and its charities.

“These people are the beating heart of the borough and this exhibition is the perfect opportunity to showcase the solidarity, resilience and true power of community spirit in a time of crisis.”

Natasha Friend
Director of Camden Giving



CELEBRATING THE 12 HEROES OF CAMDEN

10 DAYS TO TAKE ON YOUTH HOMELESSNESS

1,000+

young people who are homeless or at risk of homelessness received advice and support at the New Horizon Youth Centre

£85k

raised in three years by occupying businesses, community organisations and residents



Each year, more than 1,000 young people who are homeless or at risk of homelessness receive advice and support at the New Horizon Youth Centre. King's Cross businesses have been lending skills and funds to support the vital work of the centre, as well as raising awareness about one of the city's biggest, yet often hidden, problems.

During 10 days in October, for the past two years, we have worked alongside [Havas People](#) and New Horizon to galvanise action from occupying businesses, community organisations and residents, and have raised £85,000. During 2020 lockdowns, when things got even harder for young people at risk of homelessness, we took the campaign digital with lunch and learns, virtual challenges and social media drives.



Global and local organisations work together at King's Cross.

A PLACE OF PARTNERSHIP

We seek to work in partnership with local authorities, businesses and community organisations to scale and deepen our positive impact. Together, we are shaping the next chapter in the King's Cross story of a flourishing human city.

“King's Cross provides an excellent opportunity for our businesses to collaborate and learn from each other. There is so much potential for our partnerships to grow and create strong and sustainable social impact.”

Casey Stevens

Workplace Environmental Lead, Auto Trader

WORKING TOGETHER



“STORE STORE is working to help teach the next generation of designers to think, work and create in a more sustainable manner. We have run after-school clubs in Camden on sustainable design and making, using commercial waste from shops based in Coal Drops Yard. Our aim is to provide a platform for young people to develop their ideas and creativity, while teaching some of the most innovative and sustainable making processes.”

STORE STORE



“As a specialty coffee shop with an important social mission, the support of King’s Cross has been invaluable in allowing us to share and celebrate the work that we do with their community.”

Redemption Roasters
Max Dubiel, Founder



“It is important to us that we’re part of a community here in King’s Cross that shares our ambitious vision and values around sustainability of all kinds – and which seeks out ways to work together to effect positive change.”

Havas UK
Su Millar, Building Services Director

A place of partnership

LISTENING AND TAKING ACTION

Through our quarterly sustainability forum, workshops, outreach and ongoing dialogue, here are just some of the things we've heard in the last year that we've committed to take action on.

I'D LIKE TO MAKE OUR SOMERS TOWN COMMUNITY FEEL REALLY WELCOME IN KING'S CROSS. TO FEEL LIKE THIS IS THEIR PUBLIC SPACE.

Community group

HOW CAN WE WORK TOGETHER TO CUT USE OF SINGLE-USE PLASTICS?

A restaurant

WOULD LOVE IF KING'S CROSS CAN BRING BUSINESSES TOGETHER TO REPURPOSE WASTE FOR REUSE OR RESALE.

A retailer

HOW CAN WE MAKE DELIVERIES SMARTER TO CUT PEAK-HOUR TRAFFIC AND POLLUTION?

A bar

HOW CAN WE GIVE YOUNG PEOPLE EVEN MORE ACCESS TO OPPORTUNITIES WITHIN OUR BUSINESSES?

A multinational business

WE WANT TO GIVE OUR EMPLOYEES MORE OPPORTUNITIES TO VOLUNTEER AND USE THEIR SKILLS.

A multinational business



**SUSTAINABILITY
HANDBOOK**

A HELPING HAND FOR SUSTAINABILITY

The Sustainability Handbook provides information for our occupiers on how they can get involved in environmental and social initiatives on the Estate.

➔ Look out for new workshops to share your ideas and co-create a more sustainable King's Cross.

Contact Angela Jewell
angela.jewell@argentllp.co.uk
or Tannith Rayment
tannith.rayment@kingscrossstateservices.co.uk

Place

Planet

People

Partnership

OUR SOCIAL IMPACT

Measure	Outputs 2019	Social Value 2019	Outputs 2020	Social Value 2020
Numbers helped into employment through KX Recruit ¹	244	N/A	16	N/A
Number of long-term unemployed people into work (over 12 months unemployed)	1	£15,085	1	£18,965
Number of unemployed people into work (length unknown)	188	N/A	15	N/A
Number of young people into work	85	£1,085,987	7	£90,293
Number of disabled people into work	8	£105,876	1	£13,324
Work experience placements (both paid and unpaid)	21	£3,128	16	£3,786
Number of hours careers guidance to over 24's			10	£1,256
Number of hours supporting local schools ²	182	£2,694	76	£1,544
Number of hours supporting young people into employment 18 to 24 year-olds	2	£201	36	£4,522
Number of hours of expert business advice to VCSEs	132	£11,295	81	£7,785
Number of hours volunteered to local projects	287	£4,248	233	£4,723
Donations/fundraising/in-kind contributions	£136,484	£136,484	£179,181	£179,181
Number of local people employed	49	£1,823,241	41	£1,656,648
Apprenticeship weeks completed to level 2, 3 or 4 or due to complete in following years	120	£26,992	121	£25,927

¹Recruitment fell sharply during lockdowns; hence, the drop in numbers.

²Schools outreach programmes were postponed or cancelled during first half of 2020, so ability to engage with school impacted.

³In-person work placements fell, due to Covid. There has been a rise in virtual work experience programmes as a response to Covid that can reach a larger cohort, but these cannot be evaluated via the Social Value Portal as yet.

Social value looks at the holistic activities of an organisation, taking account of the wider economic, social and environmental effects of their actions. Social value aims to quantify the impacts of organisations through contribution to long-term wellbeing and resilience of individuals, communities and society in general, and express this value in financial terms.



520
hours volunteered to local projects 2019-2020

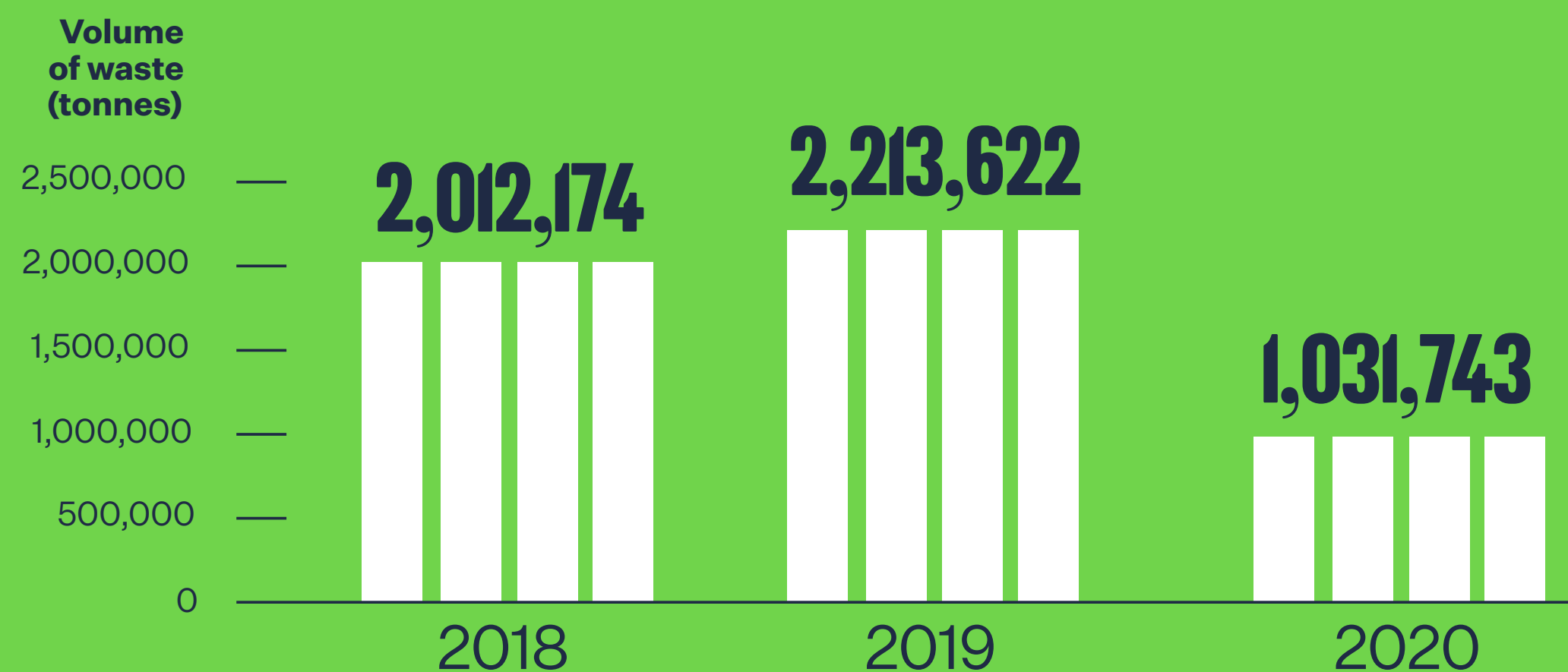
260
local candidates into employment 2019-2020

244
people into employment during 2019

1,340
people helped into employment since opening of KX Recruit in 2014

OUR ENVIRONMENTAL IMPACT

Total waste production (tonnes)



Streamlined Energy and Carbon Reporting Disclosure

Global energy Scope 1 and 2 Greenhouse gas (GHG) emission data for period:	01/04/2020			31/03/2021		
	Tonnes CO ₂ e					
Emissions from	2020/21 location-based	2019/20 location-based	Variance location-based	2020/21 market-based	2019/20 market-based	Variance market-based
Scope 1 (Fuel combustion in buildings)	14,930	15,286	-2%	14,930	15,286	-2%
Scope 1 (Fuel combustion in mobile and static plant)	87	52	67%	87	52	67%
Scope 2 (Electricity)	2,819	3,152	-11%	150	199	-25%

Company's chosen intensity metric:	01/04/2020		31/03/2021	
	Tonnes CO ₂ e/m ²			
	2020/21 location-based		2020/21 market-based	Variance
Emissions reported per unit throughput	0.125		0.095	31%

Scope 3 Global GHG emission data for period:	01/04/2020		31/03/2021	
	2020/21	2019/20	Variance	
Waste	17	54	-68%	
Estimated occupier energy use	1,980	2,391	-17%	

Underlying global energy data for period:	01/04/2020		31/03/2021	
	2020/21	2019/20	Variance	
Energy use (kWh)				
Electricity	12,235,080	12,757,015	-4%	
Natural Gas	81,199,131	83,142,860	-2%	
Mobile and Static Plant Fuel	326,257	195,745	67%	

2020/21 covers our financial year from 1 April 2020 to 31 March 2021. The same approach applies for 2019/20.

OUR ENVIRONMENTAL IMPACT

Recycling and waste

Measure	2018	2019	2020
Recycling rate: public realm	28%	49%	37%
Recycling rate: offices	67%	49%	43%
Recycling rate: retail	56%	40%	36%
Recycling rate: overall	53%	43%	38%
Public realm waste production (kg)	440,781	275,817	160,485
Normalised waste production offices (kg/m ²)	7.6	5.6	2.3
Normalised waste production retail (kg/m ²)	62	54	25
Total waste production (t)	2,012,174	2,213,622	1,031,743

Energy and water

Measure	2018	2019	2020
Normalised energy consumption: offices (kWh/m ²)	221	246	269
Normalised energy consumption: public realm (kWh)	2,443,211	2,502,376	1,790,318
Normalised water consumption: offices (l/m ²)	743	885	332

Cycling

Measure	2018	2019	2020
Brompton hire days	3,278	2,735	3,134
Santander hire days	59,402	68,079	61,305
Free bike maintenance visits	153	259	285



Place

Planet

People

Partnership

HOW TO GET INVOLVED

- ➔ Take action with other occupiers through our **Sustainability Forum** or join a **Sustainability Workshop** to find out more about our strategy and goals. Contact Angela Jewell angela.jewell@argentslp.co.uk or Tannith Rayment Tannith.Rayment@kingscrossstateservices.co.uk
- ➔ Fundraise or volunteer to help [Camden Giving](#) tackle local poverty and inequality
- ➔ Help build our circular economy by joining [Club Zero](#)
- ➔ Use the **KX Recruit** (KXR) service for your next hire. Contact Vanessa Henneker vanessa.henneker@kxrecruit.co.uk

- ➔ Help improve local air quality through the [Camden Clean Air Initiative](#) and indoor air quality monitoring
- ➔ Help build and sustain a thriving urban neighbourhood by joining [Urban Partners](#)
- ➔ Join the thousand hands growing food and supporting young people at [Global Generation](#) Story Garden
- ➔ Lend your skills and expertise to local [Community Groups](#)
- ➔ Organise a green team away day with the [London Wildlife Trust](#)

“I’ve been really struck by the King’s Cross community of businesses and institutions who are willing to collaborate in support of a thriving and inclusive neighbourhood. Through the connections of Argent, we were introduced to the brilliant work of local charity, Camden Giving, and partners like New Horizon Youth Centre.”

Zoe Stern
Community Engagement Lead, Europe, Google

