

London Bridge Stakeholder Board

17 January 2023

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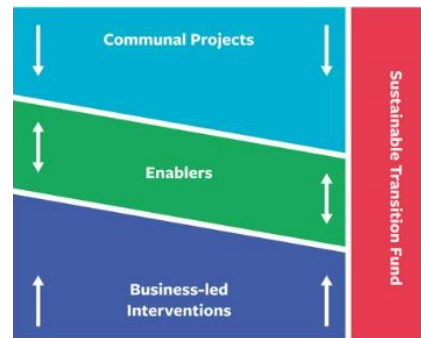
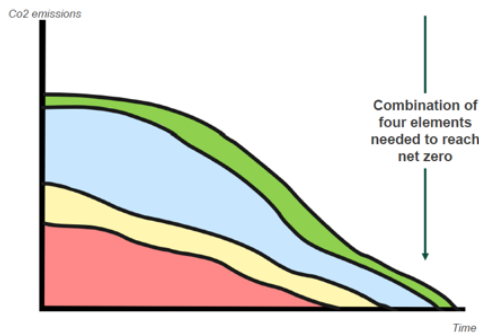
Delivering the London Bridge Carbon Neutral Routemap

District Heat Network Opportunity



London Bridge BID Decarbonisation Routemap

- Team London Bridge invited Useful Projects and xtonnes to develop a decarbonisation routemap for businesses in the area
- Over 60 businesses and landlords engaged
- 40 businesses used xtonnes tool to produce carbon footprints and a district-wide footprint
- A range of small and large-scale interventions were proposed in the routemap to get to net zero



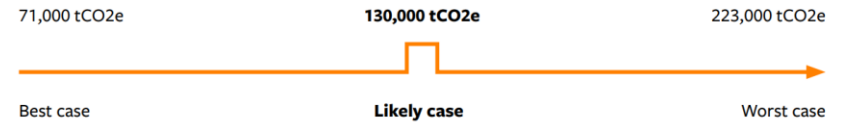
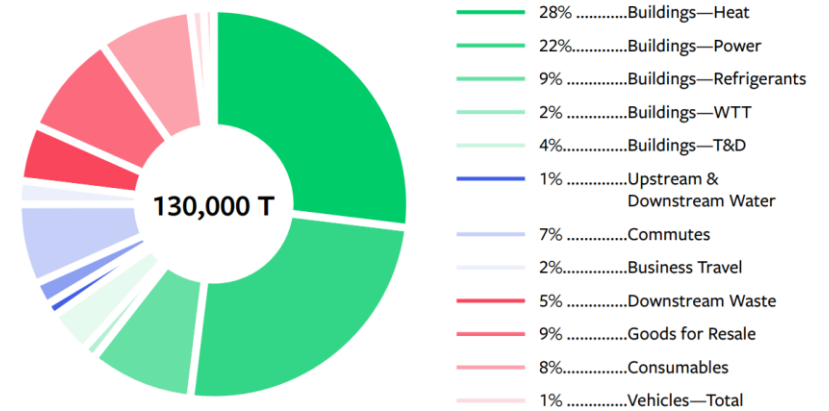
NET ZERO

<p>Enabling Mechanisms</p> <ul style="list-style-type: none"> Governance Capacity building Financial capital Data & information Policies & strategies 	<p>Communal Projects</p> <ul style="list-style-type: none"> Heating/cooling district network Investment in solar energy Changing refrigerants Mobility hubs Promoting the circular economy 	<p>Business-led Interventions</p> <ul style="list-style-type: none"> Maximise energy efficiency. Invest in renewable energy Eliminate waste Promote active travel Work with customers and supply chains. 	<p>Sustainable Transition Fund</p> <ul style="list-style-type: none"> Bridge the carbon gap Invest in public spaces Support community-led projects Improve health and wellbeing Boost local resilience
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London Bridge BID Decarbonisation Routemap

Key findings

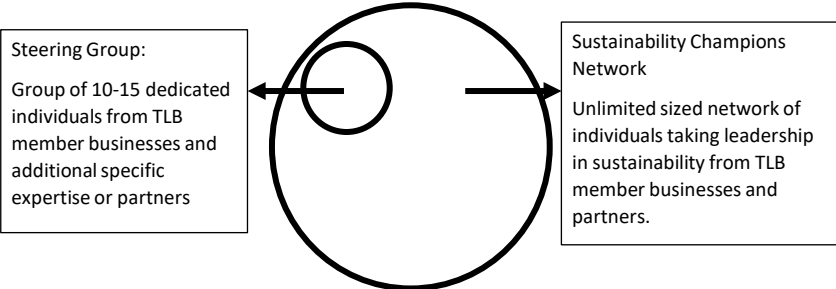
- In 2019, the businesses, including landlords, in the London Bridge BID were responsible for 130,000 tonnes of CO₂e
- Over a quarter of these emissions were associated with heating buildings
- The biggest potential opportunity identified was a district heat network to supply major real estate assets with zero carbon heat



London Bridge Net Zero Steering Group

Supporting London Bridge to be *one of the most sustainable, culturally innovative and compelling places for businesses and tourism in the world.*

Providing strategic direction and leadership for TLB’s sustainability and climate change activity

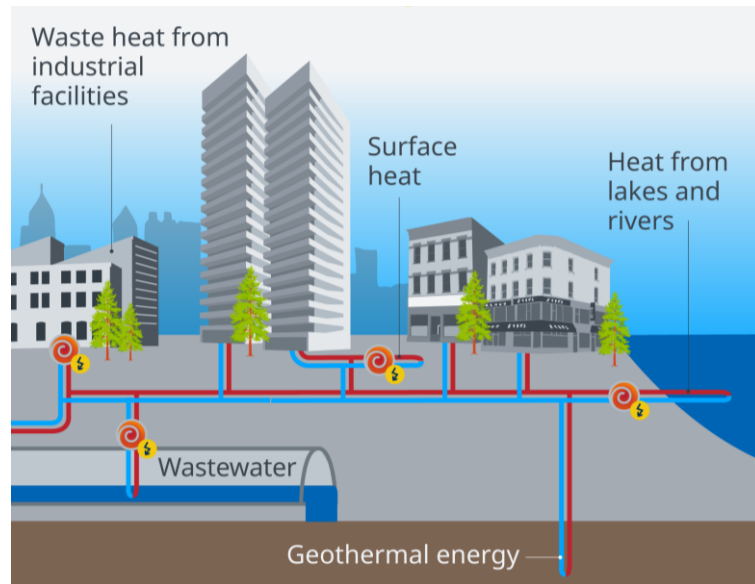


Business type	Steering Group member
Office	dRMM Hilson Moran Kroll Macfarlane News UK Protiviti Sapphire systems
Healthcare	Guy’s and St Thomas’ NHS Foundation Trust
Hospitality	tbc
Food and drink	Electric Shuffle Nine Lives
Theatres	Bridge Theatre Unicorn Theatre
Retail	Fully Charged
Other	Kings College London London Bridge City REM Southwark Council



District heat network

The core proposition is to take heat from disparate low/zero carbon sources and distribute it via a heat network to all the major buildings in the area.



A heat network can answer 3 core energy issues we face in UK;

- (i) supply of resilient energy;
- (ii) supply of affordable energy;
- (iii) supply of zero carbon energy.

the energy trilemma

Benefits to landlords:

- savings against cost of building scale decarbonisation plans (heat pumps)
- upgrades to the grid supply and other retrofit interventions
- minimise space take and disruption.

Potential secondary heat sources for London Bridge

- **Waste heat from the London Underground**



Bunhill 2 Energy Centre, Islington

Output: Heating and hot water for 1,350 homes, a school and two leisure centres.

- **Heat from ground water held in aquifers or from the River Thames**



Tate Modern, Southwark

Output: Air conditioning and humidity control for the Switch House Extension.

- **Heat pump technology distributed via heat network**



The Kings Cross Energy Centre

Output: Distributed heating and hot water for 1,120 homes and 2.7 million sqft of office, retail and dining space.

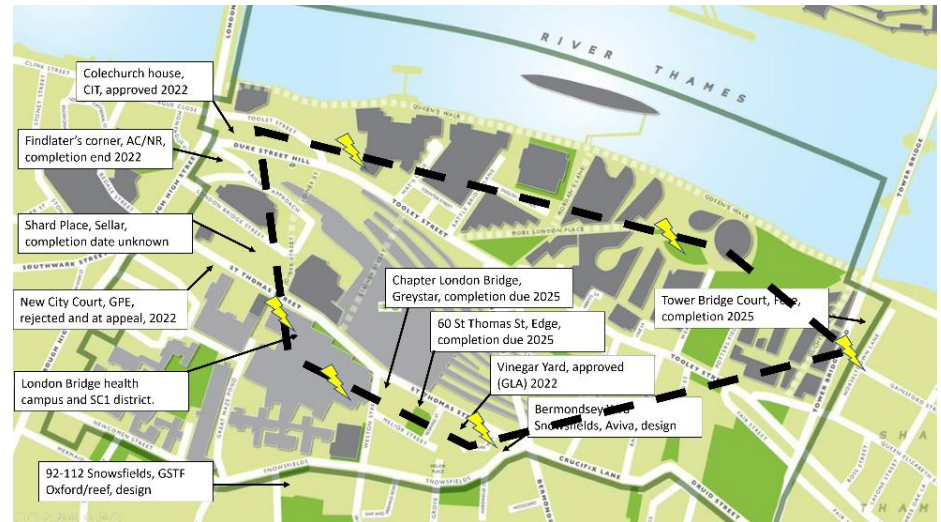
Suitability

London Bridge's development characteristics suggest the area has the critical demand side attributes to make a heat network viable, they are:

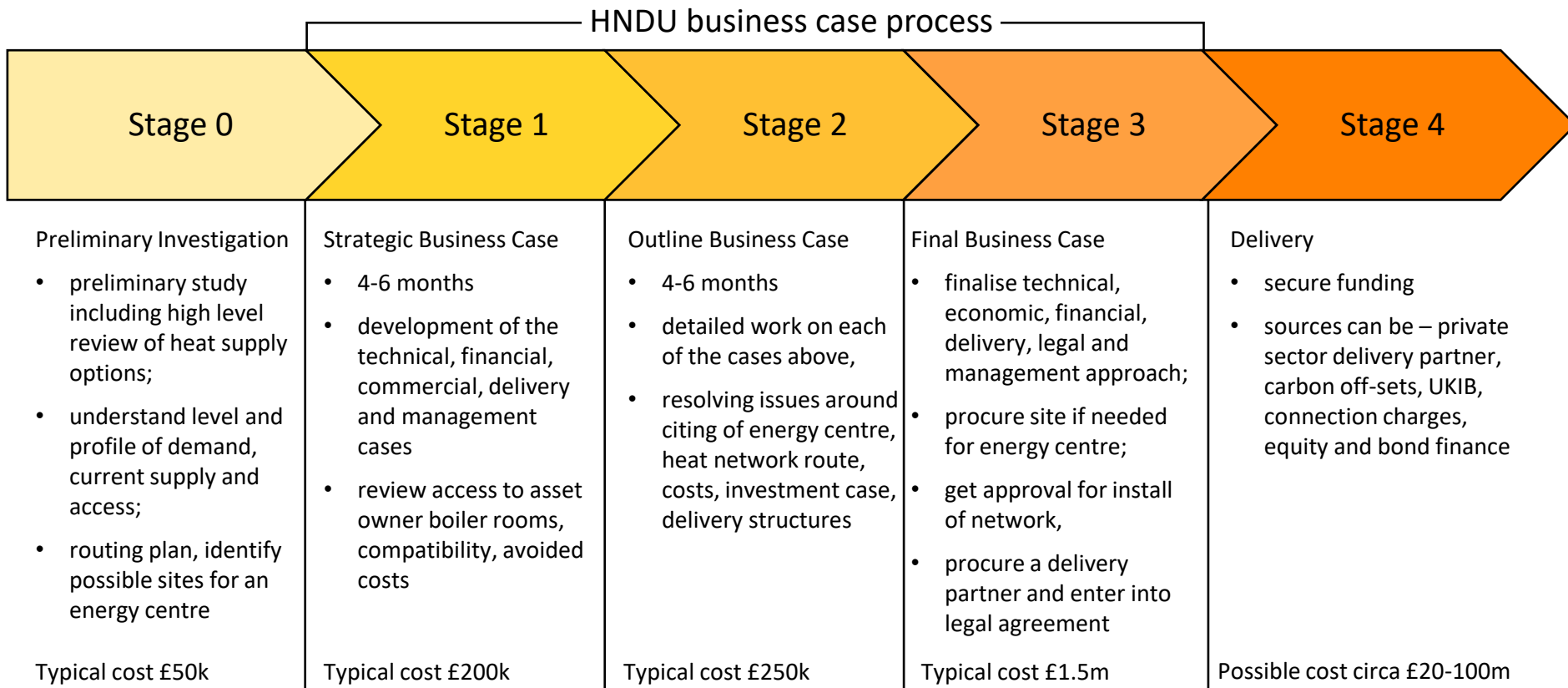
- density
- height
- quantum of new build planned
- major public sector heat loads especially the hospital

Challenges will be finding:

- a route for the network,
- finding site(s) for energy centre
- finding heat sources



Process



Next steps

- Develop interest and key stakeholder buy-in
- Raise funding for preliminary stage
- Exploration of future funding options



usefulprojects

part of the Useful Simple Trust

**TEAM
LONDON
BRIDGE**

Thank you.

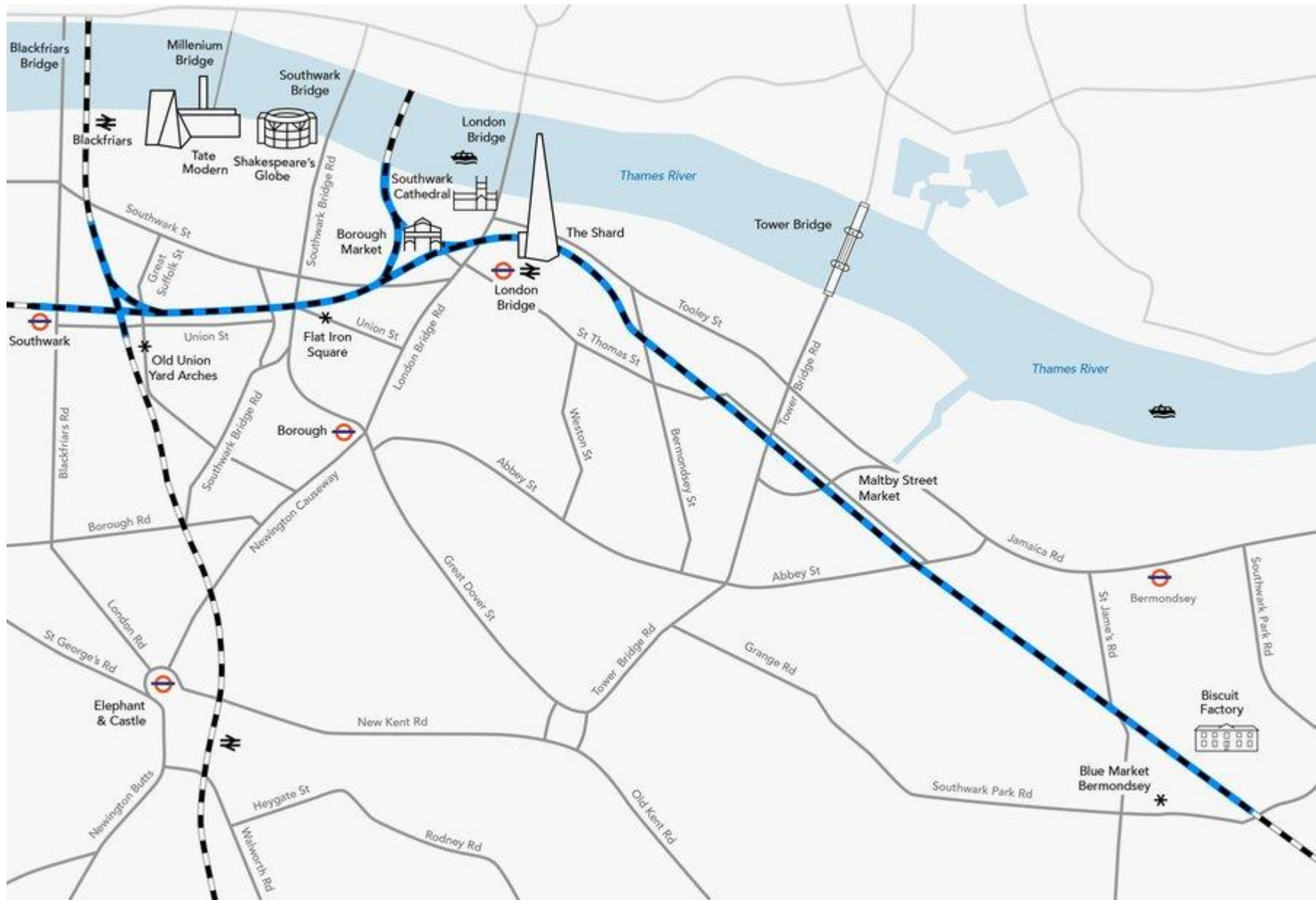
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The Low Line

<https://www.lowline.london>





06 INVESTMENT – PROJECT 1000

IN 2021 WE MADE A PUBLIC COMMITMENT TO INVEST £200M BRINGING 1,000 EMPTY AND DERELICT UNITS INTO USE BY 2030

LONDON BRIDGE, FINDLATER'S CORNER



SC1 update

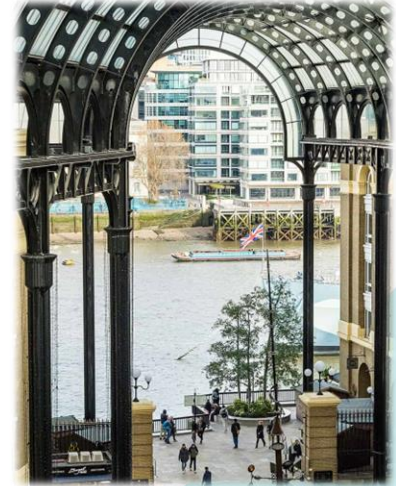
London Bridge stakeholder updates

London Bridge City January 2023

Social Enterprise City projects and an emphasis on ESG

Putting Down Roots Garden with Team London Bridge and Cityscapes

Hay's Galleria redevelopment projects



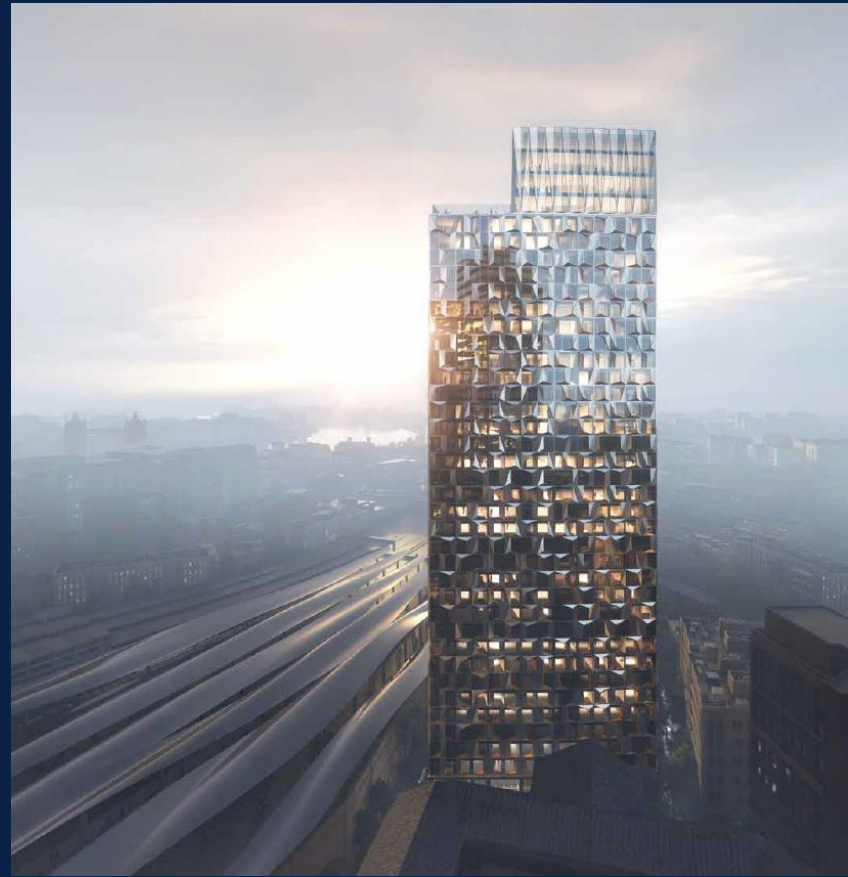
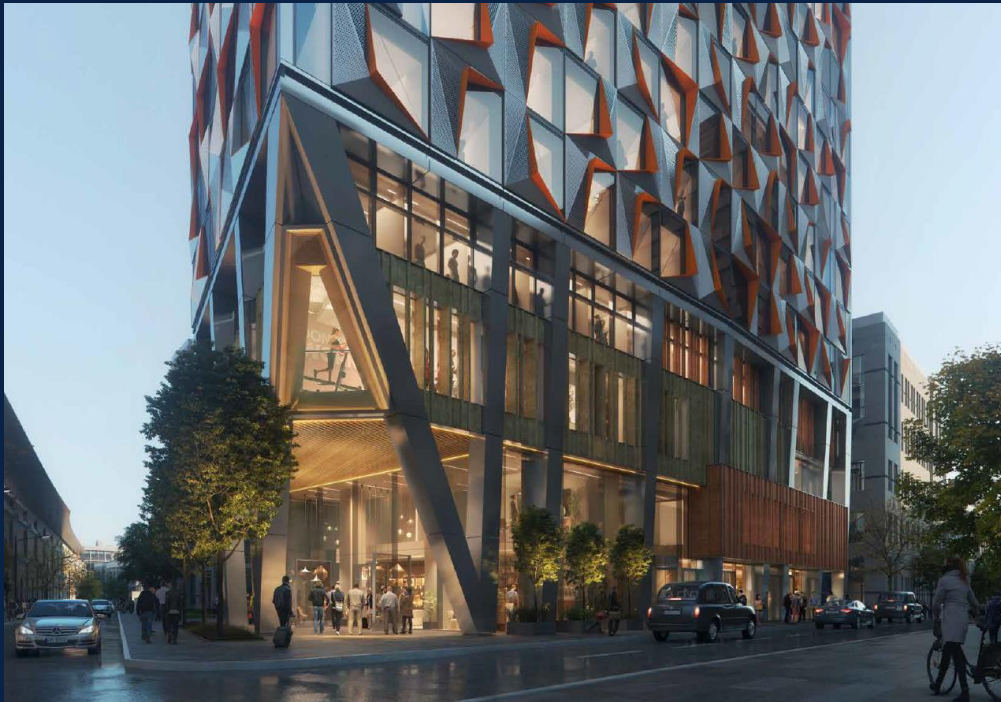
For more information and partnerships email rose.alexander@savillsukpm.co.uk

CHAPTER LONDON BRIDGE: PROGRESS UPDATE

January 2023

STRICTLY CONFIDENTIAL

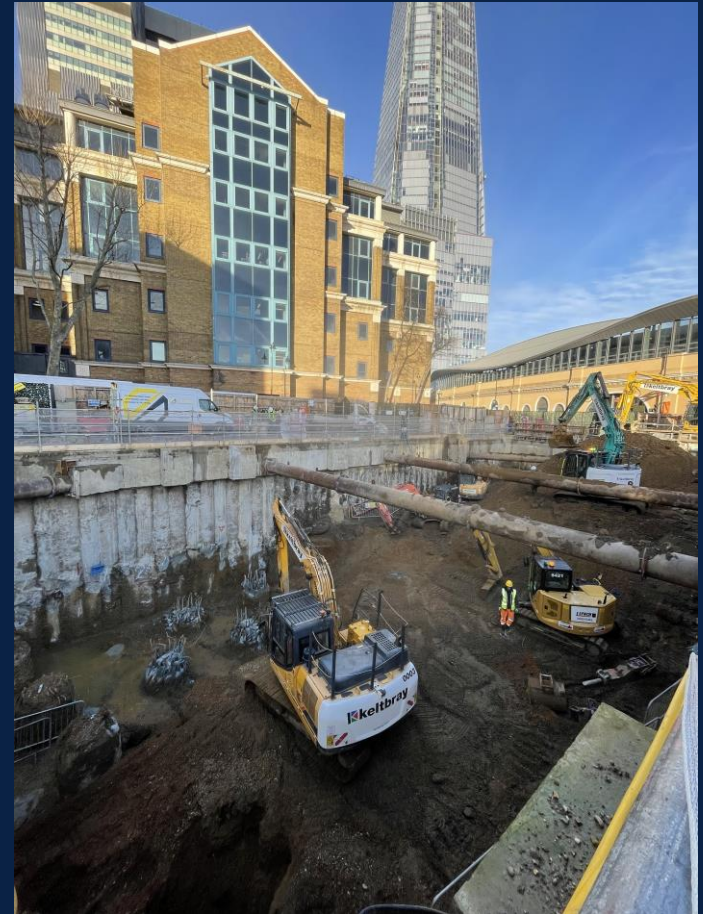
GREYSTAR™



STRICTLY CONFIDENTIAL

January 2023: Site Progress Update:

- Piling complete onsite. 67 piles dug, currently being trimmed in prep for superstructure concrete pour.
- Final muckaway and excavation to be finished by end of Jan (Keltbray demobilising off the site).
- Origami pre fabricated façade production underway. First Installation in Q2 2023



EDGE London Bridge

London Bridge Stakeholder Bi-Annual Meeting
January 2022

The world needs **better buildings**



London - Amsterdam - Berlin - Hamburg

EDGE Development Progress



- Mace appointed as main contractor.
- Demolition of Becket House now complete. Pile probing and below ground works are now the main focus.
- Associated utility enabling works ongoing.
- Main works Construction Environmental Management Plan submitted to LBS for approval.
- Construction Liaison Team meetings ongoing with positive engagement.
- Regular progress newsletters issued to key stakeholders.
- Archaeological investigations have been carried out with progressive clearances obtained from MOLA. Relevant works are scheduled for completion this month.
- Practical completion projected for early 2026.



January 2023

Other Key Points



- High-level sustainability accreditation for the project targeted e.g. BREEAM Outstanding, WELL Platinum, NABERS, Wiredscore, Smartscore
- Continually seeking improvements and opportunities to improve sustainable practices where possible.
- For example, fill has been imported from the adjacent Capital House site resulting in significant reductions in vehicle movements and carbon.
- Hydrotreated Vegetable Oil (HVO) also being used by the contractor on site to avoid more conventional fuels.
- A number of trees from the former Melior Street Gardens were relocated to a nursery within the M25.
- Contractor engagement taking place with various community members and organisations including:
 - Snowfields School
 - Guys Hospital
 - Manna Society
 - Southwark Job Fair



Bermondsey Yards





WHAT'S HAPPENING IN THE YARD?

MON	BUDGET VOGUE, KRAFT
TUE	TACO TUESDAY
WED	BEERS + IDEAS LECTURE
THU	FRESH DRINKS
FRI	LUNCHING WITH... 12PM









New Conversations - Survey Results

The Top 5 Service Priorities (what businesses / the area needs)

1. Recycling services and zero waste targets
 2. Green and sustainable infrastructure projects
 3. Reducing congestion and air pollution
 4. Additional policing
 5. Extra street cleaning
-

Top 3 Ranked Commitments

1. Make London Bridge the most enjoyable, safe, and convenient place to work in
2. Provide added resilience to future social and economic shocks
3. Make London Bridge part of a Carbon Neutral Southwark by 2030

TEAM LONDON BRIDGE

- 37% of employees are working 5 or more days a week in their LB workplace (only 12% working the standard 5 days a week)
- 40% of people say they are in LB less now but want more from the experience when they are actually here
- 60% of employees regularly go to work on the same days every week. Tuesdays and Thursday are the most popular
- 65% say their working from home / office pattern will stay fixed as it is now in the long term
- 80% say the cost-of-living increases will make them either seek out lower cost alternatives to social and leisure activities in London Bridge, or stop them doing them entirely
- 84% say environment around the workplace makes coming to work a more enjoyable experience
- 84% feel safe all or most of the time in London Bridge
- Most popular cultural activities were live music and dance, festivals, exhibitions and film screenings
- Most popular type of event for professionals was experiential style sessions with local businesses (i.e. tours, classes, talks, workshops at lunch time or after work)

DREAM THE WORLD ANEW

**TEAM
LONDON
BRIDGE**

MARK TITCHNER AT TOWER BRIDGE COURT (FORE PARTNERSHIP)



London Bridge Eco Festival

**TEAM
LONDON
BRIDGE**

17-23 July 2023

Working with Wayne Hemingway MBE and Potters Fields Park to create a focus for all the great work in the London Bridge area.

A festival about actions not words; immersing the audience in inspiring, creative ideas for ethical modern living to drive meaningful changes in everyday lives, building towards a greener future.

A series of walks and talks in the week building up to a festival celebration across our green spaces across the weekend.

Contact Ellie@teamlondonbridge.co.uk





1. SCIENCE GALLERY COURTYARD
2. THE OLD OPERATING THEATRE MUSEUM AND HERB GARRET
3. KEATS HOUSE
4. THE GUY'S CHAPEL
5. THE GORDON MUSEUM OF PATHOLOGY
6. MUSEUM OF LIFE SCIENCES
7. SNOWSFIELDS / NCP CAR PARK
8. ST THOMAS STREET EAST
9. TEAM LONDON BRIDGE, THE HIVE

KING'S
College
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TEAM
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