



Landsec

Our impact in Braintree Village

Landsec: our impact in Braintree Village

Our local impact

At Landsec, we believe our role is to create value. For our business, our shareholders, customers, colleagues, partners, and local communities. Our purpose sits at the heart of everything we do; in the way we build sustainable places, create communities, and realise potential. To help quantify our contribution, we've assessed the full impact our places and activities have across the UK. At a national level we contribute £14.8 bn to the UK economy and through our 112 assets, directly and indirectly support 114,000 jobs. This report focuses on our local contribution to the Essex community around Braintree Village.

Braintree Village was recently named among the most vibrant retail destinations in the UK. Built on the site of the former Crittall Windows factory, the outlet preserves the iconic Crittall Windows building which remains a significant part of the local industrial heritage and blends the past with the present in what is a bustling retail destination for the South East.

The leading outlet has over 80 brands, including well-known names from across fashion and beauty, family, home and gift items, sports and outdoors categories. Polo Ralph Lauren, Reiss, Lindt, and Nike are all at home in Braintree Village and our team works closely with partners to continuously refresh the brands on offer, ensuring guests discover the very latest retail line-up.

The centre boasts excellent transport links and, with a dedicated train station served directly from London and proximity to the M11 and London Stansted Airport, is able to serve guests from local neighbourhoods and afar.

Our impact in the local community

Serving and empowering our local community – as well as our guests – is important to us at Braintree Village.

As part of [Landsec Futures](#), our £20 million social impact fund dedicated to enhancing social mobility in the real estate industry, Braintree Village is delivering a 3-year employability partnership with [First Stop Centre](#), a local grassroots charity which engages with individuals facing barriers to the world of work. This engagement includes offering support with CVs, digital skills courses and wellbeing care as well as much needed food resources. Our partnership also opens new volunteering and job shadowing opportunities through our brand partners.

In addition to our partnership with First Stop, we're providing unrestricted Community Grants for local charities and community groups working to address local challenges.

Our local community is the backbone of Braintree Village and since 2019, we've created over £114,000 of social value and supported 85 people through our education and employment programmes.

Our environmental impact

Since becoming the first real estate company in the world to have its carbon emission target approved by the Science Based Targets Initiative in 2016, we've focused on implementing innovations that support the transition to a low-carbon world. As part of our net zero transition investment plan, Braintree has achieved an energy intensity reduction of 15% since 2019.

We'll continue to concentrate on reducing our environmental and climate impact and protecting the natural environment.

POLO RALPH LAUREN



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Economic contribution

Landsec employees	Total supply chain enjoyment
5 Landsec direct FTE jobs	28 Partner direct workforce jobs
Total jobs supported by tenants/customers	Total economic contribution (GVA) supported by all jobs
700 Customer direct workforce jobs	£32m Landsec, partners, and customers direct and indirect GVA



Key statistics

70+

brands currently occupying prime retail space

100%

ownership interest

207,000 square feet

the size of Braintree Village

£100-150m

market value range

£12.5m

Wages earned by customer employees per annum



The bigger picture

Our wider economic impact across our places

£14.3bn contribution to the UK economy per annum

£4.8bn capital investment over last 10 years and 48,245 jobs through construction activity

114,150 jobs across our UK portfolio of 112 assets (direct and indirect)

2 million square metres of commercial floorspace