



Landsec

**Bluewater –
enhancing lives,
creating value**

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Our local impact

At Landsec, our purpose sits at the heart of everything we do; we shape, curate and sustain places that create value. Value not just for our business but for all those connected to it. We create places that enhance quality of life, contribute to growth and help bring joy to the people who live, work in or visit them.

To quantify this, we've assessed the full impact of our places and activities across the UK. This report focuses on our local contribution to the Kent community – home to Bluewater Shopping Centre.

Situated on a former chalk quarry that's nestled among 50-metre-high cliffs, Bluewater opened its doors in 1999. It boasts over 300 stores, including household fashion brands, high fashion and lifestyle stores, in addition to 50 bars and restaurants.

Creating local opportunities

At Bluewater, we want as many local people as possible to enjoy rewarding careers with us. We're committed to creating inclusive employment and offering opportunities for diverse candidates and those facing barriers to entering the workplace.

Through Landsec Futures, our £20 million social impact fund, we're delivering three-year employability partnerships with Kent-based charities.

Ahead Partnership

We've been collaborating with Ahead Partnership since 2018 to deliver a series of successful education programmes for local people, providing access to the broad range of careers available across the real estate industry.

As part of this initiative, young people from across the county are being inspired by our Made in Bluewater challenge, that invites them to gain confidence and skills in our workshops that focus on sustainability, guest insights and design.

Young Lives Foundation

We're providing career advice and mentoring opportunities with our colleagues to support local children's charity, Young Lives Foundation.

Community Grants

Unrestricted Community Grants are available for local charities and community groups working to address local challenges. Since 2019, Bluewater has created £2.6 million in social value and supported 140 local people through our education and employment programmes.

The Learning Shop

In partnership with North Kent College and The Department for Work and Pensions, we have created The Learning Shop – our on-site recruitment and training centre. The only official Bluewater jobsite, our services include professional training for schools, colleges, businesses and individuals, employment support and business solutions.

Creating a greener, healthier future

Nature

Nature plays a vital role in keeping our planet habitable – from the food that we eat, to the air that we breathe. As one of the UK's largest developers, we can play a meaningful role in improving nature in our cities. We know that nature and urban developments can co-exist – Bluewater is a prime example of this. Surrounded by a natural ecosystem, the centre sits within 50 acres of parkland, nature trails, lakes, meadows, flora, fauna, and over 900 species of wildlife. Our biodiversity management strategy safeguards 17 protected species of plants and animals.

Net zero

We were the first real estate company in the world to have our carbon emissions targets approved by the Science Based Targets Initiative in 2016. Since then, we've focused on implementing innovations that support our transition to a low-carbon world. As part of our net-zero transition investment plan, we're installing rooftop solar panels across Bluewater. This is estimated to deliver 134 tCO₂e of emissions reduction annually – the equivalent of around 80 return trips from London to New York.

At Bluewater, we've achieved an energy intensity reduction of 29 per cent since 2019.

Next steps

We've recently conducted a Net Zero Audit of Bluewater to identify and assess opportunities for transitioning the site to net zero. We've now reviewed these initiatives and added them to our sustainability action plan for the centre.

We know we can't do this alone, so we'll continue to work with our industry and across sectors and governments to make genuine change.



Economic contribution

Landsec employees		Total supply chain enjoyment	
16	Landsec direct FTE jobs	341	Partner direct workforce jobs
Total jobs supported by tenants/customers		Total economic contribution (GVA) supported by all jobs	
2,270	Customer direct workforce jobs	£102m	Landsec partners and customers direct and indirect GVA



Key statistics

2.7m³ of sand was used to build Bluewater

66.25% ownership interest

240 acres Bluewater is the same size as Regents Park

1.8m square feet the size of Bluewater

234 customers leasing at Bluewater

>200m market value range



The bigger picture

Our wider economic impact across our places

£15.4bn contribution to the UK economy per annum

£5bn 10-year contribution to the economy through property development and 50,364 jobs created through construction activity

125,000 Number of jobs across our workplace, retail and leisure destinations

22.8m sq ft portfolio size