



**Braintree Village –
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 Essex community – home to Braintree Village.

Braintree Village brings together the past and the present. Built on the former site of the Critall Windows factory, the original building has been preserved to bring to life a bustling retail destination in the south east.

The outlet is home to over 80 brands, including fashion, beauty, family, home, sports and outdoor retailers. Ensuring guests discover the very latest retail line-up, our team works closely with partners to continuously refresh the brands on offer.

Creating local opportunities

At Braintree, empowering our local community and guests is important to us. We're committed to creating inclusive employment and offering opportunities for diverse candidates and those facing barriers to entering the workplace.

First Stop Centre

Through Landsec Futures, our £20 million social impact fund, we're delivering a three-year employability partnership with First Stop Centre, a local grassroots charity that helps people facing barriers to the workplace.

As part of this partnership, we offer support with CVs, digital skills courses, and wellbeing care, as well as much-needed food resources. Through our brand partners, we also provide volunteering and job-shadowing opportunities.

Community grants

We're also providing unrestricted Community Grants for local charities and community groups working to address local challenges.

Since 2019, Braintree Village has created over £407,000 of social value and supported 205 local people through our education and employment programmes.

Creating a greener, healthier future

Nature plays a vital role in keeping our planet habitable – from the food that we eat, to the air that we breathe. 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 a result of our plans to drive energy and carbon reductions, Braintree has achieved an energy intensity reduction of 8 per cent since 2019.

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.



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Economic contribution

Landsec employees		Total supply chain enjoyment	
4	Landsec direct FTE jobs	17	Partner direct workforce jobs
Total jobs supported by tenants/customers		Total economic contribution (GVA) supported by all jobs	
975	Customer direct workforce jobs	£42m	Landsec, partners, and customers direct and indirect GVA



Key statistics

70+

brands currently occupying prime retail space

100%

ownership interest

199,000 square feet

the size of Braintree Village

£100-150m market value range

£20m

Wages earned by customer employees per annum



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