



Clarks 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 Somerset community – home to Clarks Village.

Clarks Village, located in Street, Somerset, holds unique historical significance in the area. Surrounded by beautiful British countryside, the outlet stands where the Clarks family established their shoe business back in 1825.

Home to the first ever Clarks store, Clarks Village now boasts over 90 brands, and attracts shoppers from far and wide. We're now one of the most visited destinations in the south west.

Committed to enhancing our guests' experiences, we are currently delivering a series of improvements to the outlet, including new store fronts, updated facilities including car parking, and new landscaping of our central gardens, apple court and Pear Court.

Creating local opportunities

At Clarks Village, 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 Somerset-based charities.

Key4Life

In partnership with local charity, Key4Life, we are delivering a 10-week youth rehabilitation programme. We work with early school leavers or school refusers to build skills, confidence, CVs and accreditation, supporting them into further education or employment. The programme is extremely successful. So much so, that many people stay on at Key4Life beyond their 10-week curriculum to support others on the same journey.

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 Somerset challenge, that invites them to gain confidence and skills in our workshops that focus on sustainability, guest insights and design.

Discovery UK

We're also working with Discovery UK, a local charity that supports autistic people and people with learning disabilities throughout Somerset and Cornwall. We've supported three work placements over the past six months for young adults with different levels of learning difficulties, one of which has recently been offered a permanent position at Clarks Village.

Community Grants

Unrestricted Community Grants are available for local charities and community groups working to address local challenges. Since 2019, Clarks Village has created over £242,000 of social value and supported 227 local people through our education and employment programmes.

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, which is why at Clarks Village we're dedicated to safeguarding the wildlife and biodiversity it's home to. Our wildflower gardens are home to diverse flora and fauna, and in our community gardens we plant a variety of vegetables, leafy greens and herbs. We are also home to solitary bee hives, and ensure the vital protection of our surrounding trees, some of which are over 100 years old.

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 plans to drive energy and carbon reductions at Clarks Village, we've upgraded most of our lighting across the outlet to LED.

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

4

Landsec direct
FTE jobs

Total supply chain enjoyment

22

Partner direct
workforce jobs

Total jobs supported by tenants/customers

592

Customer direct
workforce jobs

Total economic contribution (GVA) supported by all jobs

£22m

Landsec, partners, and
customers direct and
indirect GVA



Key statistics

£11.5m	paid in wages to customer employees each year	100%	ownership interest
£50-£100m	market value range	203,000 square feet	the size of Clarks Village



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