



HELPING YOU TO  
ACHIEVE YOUR

## ENVIRONMENTAL COMMITMENTS

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100 Embankment is a new landmark office building in the heart of Manchester that leaves no box unticked on your business location wish list. Running through the building is a dedication to the three key principles of sustainability:



ENVIRONMENT



ECONOMY



SOCIETY

and we have set out in this document those initiatives which make 100 Embankment an ideal choice to help you achieve your company's own sustainability commitments.

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# EMBANKMENT

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## THE BUILDING

- BREEM Excellent rating
- Energy efficient with an EPC B rating
- On site electricity generated by solar panel photovoltaic panels
- Group contract using 100% renewable electricity
- LG7 office lighting complaint with LED lighting on automatic sensors
- Energy efficient, high performance glazing
- Sensor taps throughout
- Waste and recycling management strategy allowing for recording of waste generation
- 0% landfill avoidance initiatives in partnership with Salford based, JWS Waste
- Highly effective FM delivery using Smart mobile applications
- M&E plant operating schedules

## DIGITAL CONNECTIVITY

- WiredScore Platinum certification meaning fast, reliable internet connectivity with upgraded fibre infrastructure
- A partnership with NODE providing a highly efficient managed solution in relation to connectivity and fibre infrastructure
- Removes the need for wayleaves

## GREEN TRAVEL

- Excellent public transport options including rail, tram and bus all within minutes of the building
- Four EV charging parking bays on site
- High quality cycle store with 62 racks
- 11 dedicated male and female shower facilities, 1 accessible
- 62 lockers and a drying room

## SOCIAL SPACES

- Access to natural daylight with 360 degree panoramic views
- Stimulating break out spaces with thought-provoking artwork and lush planting
- Wi-fi enabled, spacious roof terrace providing plenty of fresh air with generous planting and moveable furniture
- Roof terrace can be hired for company-specific events suitable for up to 200 people
- A wellness programme via the building app providing a range of holistic exercise classes including yoga and pilates aimed at calming the mind

## IMMEDIATE NEIGHBOURHOOD

- Greengate Square provides a safe and secure outdoor space with striking beacons, colourful water features, and plentiful seating set out in an amphitheatre style
- An exciting range of events and activities take place in Greengate Square, from pop-ups to urban markets and street food stalls to music and dance events
- Plans to create a new public park and activate the arches
- Adjacent to the city's Medieval Quarter including Manchester Cathedral with contemplative green spaces
- New areas of public realm now being created with the first phase which includes the Glade of Light Memorial due for completion in December 2021



## LOCAL COMMUNITIES

- Our construction partner BAM, is one of the UK's leading construction and property services companies with a responsibility to enhance local communities in the areas where they work.
- BAM operate a Net Positive sustainability strategy which is fundamental to the creation of social value.
- The project achieved significant social value in three key areas of:

## 1 FUTURE SKILLS AND EMPLOYMENT OPPORTUNITIES

- Six completed work experience placements (four under 18s and two post 18s (one being a Talent Match young person and the other a University of Salford Masters Student))
- Seven apprentices and two graduates employed on the project.
- Worked closely with The Broughton Trust and Procure Plus where two employment opportunities were created for Salford residents
- A number of sub contractors who worked on the project also recruited local Salford residents
- Supported Salford City Council with their 'Salford Futures' programme by carrying out mock interviews with local residents

Since completion of the building, our Facilities Management company, Knight Frank, have worked in

partnership with Salford City Council to develop an FM Traineeship kickstart scheme which has provided 26 young people with work experience, 10 candidates with a 6 month paid work placement and 4 now in full time employment

## 2 GROWING LOCAL ECONOMIES

By procuring goods and services locally, the project delivered:

- Appointment of 3 Salford businesses
- 20% of project spend within 15 mile radius
- 80% of works awarded to North West businesses
- Created employment for local and regional workforce of 530 jobs
- Knight Frank are continuing to appoint businesses in the local service chain where all providers are based in the North West and price contracts against the real living wage

- The three main service providers are all based in Greater Manchester, benefitting from a combined contract value of c.£2.6m against our managed portfolio
- A Knight Frank approved supplier providing sustainable waste management is based in Salford and has a combined annual contract value of £40,000

## 3 ENGAGING WITH COMMUNITIES

- Creation of a multi-use games area in a local park using volunteers, with time, resource and materials donated by sub-contractors
- Range of voluntary initiatives including support for homeless and hard to reach in society
- Charitable donations of c.£10,000 awarded



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