



CANARY WHARF
GROUP PLC

LOCAL IMPACT REPORT

30

YEARS
of
CANARY
WHARF



A CATALYST

THE CANARY WHARF DEVELOPMENT
has been a catalyst for growth in
Tower Hamlets over the last three decades.

“ In 1987 we took on the challenge of creating a new heart for the local economy and community, on the site of the former West India Docks. Our mission for the last 30 years has been to create a new city district which is not just a great working environment but a truly great place. At this milestone, we take a moment to quantify the economic and social impact of the development, and how Canary Wharf, as a cultural and economic centre, has helped shift London’s centre of gravity east. ”

Sir George Iacobescu CBE, Chairman and Chief Executive Officer, Canary Wharf Group plc

“ 30 years since the start of construction, it is clear that Canary Wharf has had a huge positive economic and social impact on Tower Hamlets and East London. The company has worked hard to integrate the project with the surrounding area and to engage with local businesses and the local community. I know Sir George and the team at Canary Wharf Group are committed to working together with local people to tackle the issues that remain - going far beyond what would normally be expected from a developer. ”

Jim Fitzpatrick MP, Poplar and Limehouse

Economic data produced for Canary Wharf Group by the Centre for Economics and Business Research Ltd, 2018.
Transport and Employment data produced by Steer Davis Gleave.
Local Business engagement data produced by East London Business Place.
Tech industry data from research for Level39.

1987



16.4 million sq ft
of completed office space

120,000
daily working population

300+

shops, bars, restaurants, services and amenities

4

transport stations

20 acres

of parks, gardens, squares and fountains

2018



ECONOMIC

Canary Wharf is home to

over **150**

major office tenants, many of which are national or global headquarters. This supports

£40.4 billion of
Gross Value Added

(GVA), £19.7 billion is directly attributed to the development. This accounts for

73% of
Tower Hamlets' GVA.

“ We believe our developments should open the widest possible economic opportunity to people living in the surrounding areas. ”

Howard Dawber, Managing Director, Strategy, Canary Wharf Group plc

Since **1997**,

through its own business spend and business support initiatives, including its Local Business Liaison Office and its successor project, East London Business Place (ELBP), the group has helped generate over

£1.59 billion
of business for companies based in East London.

In Tower Hamlets alone, local businesses have secured

over **£484** million

of contracts and works opportunities through business spend and support. Canary Wharf Group are committed to supporting local business and in 2017

41%

of the Group's own spend was with local companies.

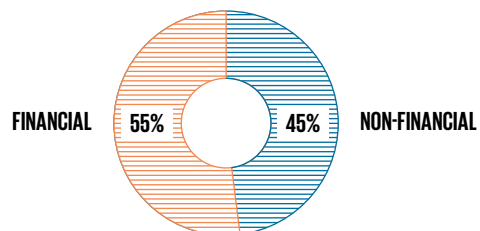
In 2013 Canary Wharf Group set up Level39, a tech community and hub bringing together innovative start-ups with the world's largest corporations. Focusing on financial technology, Level39 is now home to

over **200**

companies which have raised over

\$100 million in funding
in 2017 alone.

10 years ago 70% of the businesses at Canary Wharf were in financial services. As the Estate has grown and diversified the ratio is now



demonstrating strong resilience and maturity as a business location.

CHERRYDUCK TOWER HAMLETS SME

Wapping-based video production agency and film studios Cherryduck have gone from strength to strength since their introduction to ELBP, the business support initiative set up by Canary Wharf Group to support local SMEs.

Cherryduck have gone on to become regular suppliers to corporate clients such as Canary Wharf Group and multinational architects Gensler, as well as increasing their sales with many high street brands such as Lush Cosmetics, L'Occitane, Disney and Clarins.

With a large retail client base and an optimum central London location, Cherryduck continues to raise awareness of their offering and target the corporate market, and work closely with ELBP's dedicated business coaches and mentors to ensure they remain one step ahead of the competition.



“ Canary Wharf and the business support it offers through ELBP, has not only been an integral part of Cherryduck’s journey but also plays a big part in all of our lives. Whether working directly for the Group or one of its corporate tenants, Canary Wharf has not only supported us through our growth but it has become a lifestyle choice for all the people who work at Cherryduck. ”

Michelle Grant, Cherryduck co-founder

REVOLUT

Revolut joined the Level39 community in 2014 with 4 desks and has grown to close to

100 employees
today made up of many young people from London.



Launched in 2015, Revolut offers an alternative banking service which helps people send and spend money with low fees and convenience around the world. The business has taken advantage of many of the opportunities available at Level39 such as networking, introductions to investors and attending industry events and in 2017 celebrated raising a further

\$66 million
in funding.



EMPLOYMENT

Canary Wharf supports
398,198 jobs

in the UK of which nearly

149,000

are within the Isle of Dogs cluster. This accounts for

54%

of the jobs in Tower Hamlets.

Of the 120,000 Tower Hamlets residents
in work, it is estimated that over

12,000 work
in Canary Wharf.

To ensure this economic impact is felt locally,
close partnerships are developed with local
authorities to identify skills gaps and training
needs so local people are able to benefit.

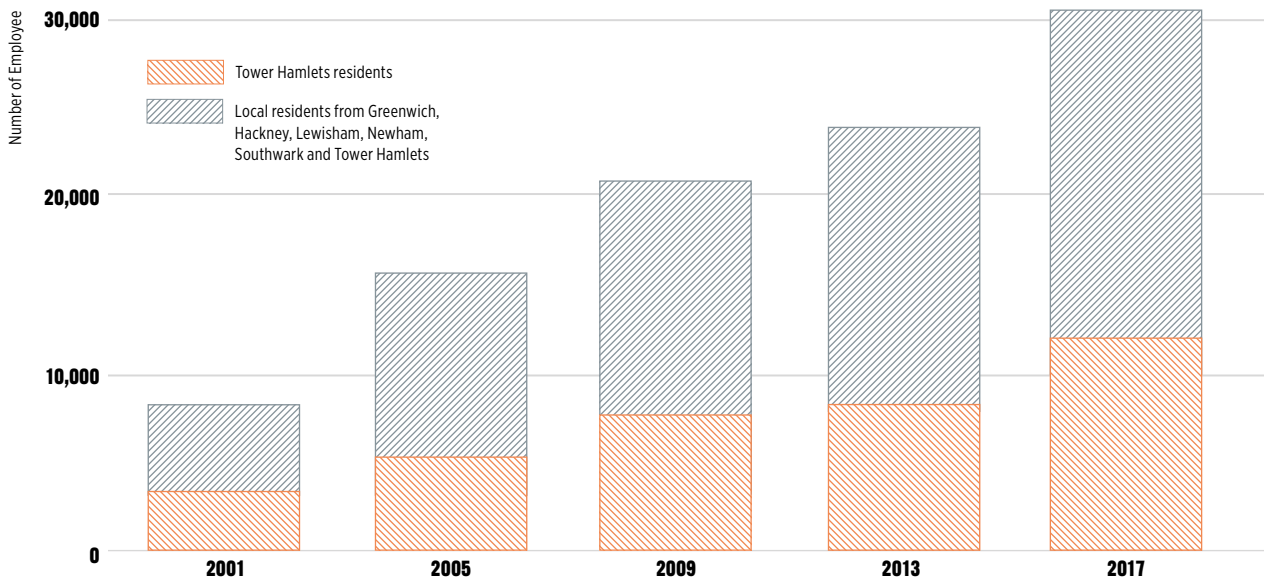
At the inception of the Canary Wharf development
in 1987 the Tower Hamlets and Canary Wharf Further
Education Fund was created to promote the advancement
of further, higher and postgraduate education and
vocational training among Tower Hamlets' residents.

In the past 20 years there have been over

2,400

beneficiaries receiving a share of over

£2.4 million.



LOCAL EMPLOYMENT AT CANARY WHARF

“ My work experience at Canary Wharf was indeed one of the best experiences I have ever had. I got to work with many different people and they all helped me decide some of my future career plans and advised me, which I found extremely helpful. ”

Mayesha Anjum, Mulberry School for Girls



Tower Hamlets has a high youth population, we want to make sure these young people are aware of the opportunities available at Canary Wharf and how they can access them. We have invested heavily in working locally to raise the aspirations of young people.

In the past 3 years we have hosted

343 work experience placements,
50% of which were taken up by
Tower Hamlets' students

and 2017 saw

1,150

local young people visit our offices and developments through our insight visit programme.

INVESTING IN FUTURE SKILLS CODE CLUB



Canary Wharf is a thriving technology cluster including the likes of IBM, Intel, Infosys, Oracle, SunGuard, First Data, Citihub, and one of London's tech unicorns, Skrill.

7,000 tech professionals
now work full time at Canary Wharf.

“ We strive to make sure local people will be able to take advantage of this growing industry sector so invest in skills early to ensure they are in a position to compete for the new opportunities created. ”

Ben Brabyn, Head of Level39

Canary Wharf Group has been a strong supporter of Code Club since 2013 providing both financial sponsorship and volunteer programmers. Code Club aims to empower people through access to computers and digital skills.

Bringing together industry volunteers and teachers to lead after school clubs, children aged nine to eleven learn coding and how to make things with computers.

Our support has enabled no fewer than

32 schools
in Tower Hamlets
to participate.



SOCIAL

“ We have always believed our developments should benefit those who, for whatever reason, are unable to, or do not wish to, access the resultant economic opportunities. ”

Zakir Kahn, Associate Director, Community Affairs, Canary Wharf Group plc

Canary Wharf Group continues to support projects and organisations which help improve the lives of residents around our developments. The Group currently engages with

over **150** local sport and community groups and sponsorship and in-kind support has totalled

£15 million in the last 8 years.

Staff are also engaged in the ambition to create strong inclusive communities giving up

210 days

of their time and expertise to support local communities through volunteering over the last 3 years taking part in a number of activities such as the refurbishment of the St Matthias Community Centre, one of the oldest buildings in our neighbourhood, or donating 500 Easter eggs to local Senior Citizen Centres every year.

We seek to be a good neighbour, keeping local people and stakeholders consulted and informed about our plans. Since the inception of the development we have maintained a Community Forum which is attended by local voluntary and tenant associations.

Each year the Group hosts a number of community events to celebrate the diverse and vibrant local community.

Canary Wharf Group's Summer BBQ and Christmas Social which have been held for 12 years are attended by

50 different organisations.

The Canary Wharf Sports Personality of the Year Awards are now in their

16th year

and continue to celebrate sporting success in East London. Previous winners include Perri Shakes-Drayton, who went on to represent GB in the 400m hurdles and the 400m sprint.





Creating new community spaces also fosters a sense of ownership and belonging. The amphitheatre space, created at Crossrail Place Roof Garden at the request of local community groups, opened in 2015 and through the 'Bloom' programme, delivered in partnership with local theatre The Space, has seen over

8,000 people
attend free performances.



Canary Wharf Group supports a multi faith Chaplaincy for workers and visitors to the Estate. Canary Wharf's dedicated prayer room is used by

4 different faith groups.

For special occasions such as Christmas and Ramadan Canary Wharf Group makes the East Wintergarden available with more than

600 worshippers
attending Friday prayers in 2017.



BETHNAL GREEN SHARKS SWIMMING CLUB
LONG TERM LOCAL SUPPORT

“ We are really grateful for the support from Canary Wharf Group for their kind donations over the years; they have enabled the Club to grow year on year and have supported us since 2002. It is wonderful that Canary Wharf Group is still committed to its support and partnership with local community and sports organisations. ”

Dave Ansell, Coach Bethnal Green “Sharks” Swimming Club

The Bethnal Green “Sharks”
Swimming Club has been running

since **1962**,

based at York Hall, Bethnal Green, with regular activities
at Mile End and St George's pools in East London.

It is a longstanding recognised not-for-profit, Swim21
accredited club and the only competitive swimming club
within Tower Hamlets. It provides inclusive opportunities
to swimmers from diverse and disadvantaged
backgrounds of all levels of ability.

The Club originally had just 10 swimmers involved,
splash forward 56 years, they now have over

400 members

aged 5-14 with a number competing and winning
at local, county and regional level. The Club's
volunteers and coaches continue working to inspire
and enable more of their swimmers to compete:
Turning Swimmers Into Winners!





ENVIRONMENTAL

“ We’re committed to addressing climate change and resource depletion. As we continue to grow we are faced with the challenge of decoupling growth from resource use and environmental impact. Our unique operating model means that from design, to completion and ongoing management we are working hard to create zero-carbon and efficient buildings. ”

Martin Gettings, Group Head of Sustainability, Canary Wharf Group plc

Setting targets in line with climate science means Canary Wharf Group can be confident of making a meaningful and credible contribution to decarbonisation efforts.

By developing close relationships with suppliers and the tenants Canary Wharf Group is designing out waste, building in resilience and efficiency, and facilitating the transition to a zero-carbon and circular economy. Canary Wharf Management through its estate operations has achieved

ZERO waste to landfill
over the last 8 years and

100% renewable
electricity since 2012

in Canary Wharf Group estate operations and construction.

BREEAM is the world’s leading sustainability assessment method for masterplanning projects, infrastructure and buildings, BREEAM rated developments are more sustainable environments that enhance the well-being of the people who live and work in them. Canary Wharf has

24 buildings
BREEAM Certified

many of which achieved an excellent or outstanding rating.



Canary Wharf Group promotes responsible forestry with

10 FSC projects,
resulting in

16,000 m³ of
ethically sourced
sustainable timber.

Natural capital is an essential and integral part of the places we create. It plays a vital role in absorbing carbon, providing clean air and enhancing the aesthetics of our environment. The development is now home to

8,000 m²
of living roof space,
24,000 m²
of park / amenity space and
650 trees
representing
2,000 m²
of tree cover and 30 species.



Canary Wharf is inherently a brownfield site; 'natural' ecosystems have not have existed in this location since the draining of the Stepney Marshes in the 13th Century. In 2004 Canary Wharf Group was one of the first developers in the UK to create a biodiversity action plan and have installed a number of ecological features such as bird boxes, bat boxes, bee hives and insect hotels to maximise biodiversity. The area is now home to 5 bat species, a number of priority bird species, tufted ducks, mallards and terns on our tern rafts and of course the famous seal!

WAKE UP AND SMELL THE COFFEE



With Canary Wharf welcoming almost a million visitors every week, we have seized the opportunity to ignite a resource revolution; through the creation of a closed-loop 'Clean Coffee Zone', coffee-related waste is now recycled and turned into new resources.



Paper cups can be disposed of using specially-designed bins that have since been re-branded with new messaging to encourage consumers to dispose of the coffee cup lids and paper sleeves in different bin compartments.

For waste coffee grounds, retailers that produce coffee are required to have back-of-house disposal units. The coffee grounds are placed into bins provided by bio-bean, and Canary Wharf Group has placed additional compactors for coffee waste onsite, which is then transferred to the bio-bean facility for processing into oil and biomass pellets.



Since February 2017

450,000
coffee cups recycled

95 tonnes of
coffee grounds
recycled

90 tonnes
of carbon savings



PLACEMAKING

When designing the masterplan for the Estate, the Group understood that success would not only be dependent on the creation of exceptional buildings but also the environment in which they were located. At the centre of our placemaking strategy was the desire to create a beautiful place with landscaped parks, gardens, squares and fountains.

Canary Wharf is home to
4 urban parks
within
20 acres
of parks, gardens, squares and fountains.





Art and culture play a huge part in creating a sense of place. Canary Wharf is now home to London's largest collection of publically accessible art with

70+ pieces of art

across the development; this includes the

Henry Moore

sculpture, Draped Seated Woman, known as 'Old Flo', which Canary Wharf Group is hosting on behalf of the people of Tower Hamlets.

The year-round events programme delivers over

200

diverse and culturally inspired events each year including; music concerts, comedy nights, family shows, film seasons, outdoor festivals, dance shows, theatre shows, community shows and sporting events the majority of which are free.

In 2017, they were attended by

over **283,000** people.





Canary Wharf is now home to

300+

shops, bars, restaurants, services and amenities across

940,000+ sq ft

49.1 million
people

visited the shopping malls in 2017



TRANSPORT

Unlike other areas of London which were already very well served with tube, road and rail links, the Isle of Dogs in 1987 was almost completely cut off from the London transport system.

Canary Wharf Group has actively promoted and funded new transport connections for East London.



Canary Wharf Group contributed £110 million towards the Docklands Light Railway, in addition to building stations at Canary Wharf and Heron Quays.

The Jubilee line, now the most frequent and reliable of all London's underground services, was made possible only after intensive lobbying by the group and a contribution of more than

£400 million



The Elizabeth line station at Canary Wharf, opening in December 2018, is the result of a 10 year campaign led by Canary Wharf Group to change the route and identify funding sources for the Crossrail project. Canary Wharf Group built the station at a fixed price, contributing more than

£200 million
and taking all the construction risk.

In total, Canary Wharf Group saved the government more than

£800 million

compared to their original expected cost of the Crossrail station.



Canary Wharf Group built and maintains its own pier on the river Thames providing a docking point for commuter boat services. The Group has also contributed financially towards the development and support of the Thames Clippers service.

All the roads, pavements, paths, bus stops and transport interchange routes on the Estate are built and maintained by Canary Wharf Group at no cost to the taxpayer or the travelling public, and provided as a public service.

When it becomes necessary to temporarily close routes we have either reinstated them such as the river walkway through the Riverside South site, or provided an alternative such as the free shuttle bus service for residents on the eastern side of the Isle of Dogs during the construction of the development at Wood Wharf.

These transport improvements, outside of additional Section 106 planning commitments, have delivered

a platform for growth
in the Isle of dogs, across East London, and further afield.



TRANSFERRING EXPERTISE

SOUTHBANK PLACE

A joint venture between Canary Wharf Group
and Qatari Diar Real Estate Company.

“ The team at Canary Wharf Group have worked consistently with the Council to ensure a high quality development, whilst minimising as far as possible the impact on the local area from the extensive construction that is underway. Canary Wharf Contractors has established a good working relationship with Lambeth Schools and with the Council’s employment and skills team. They operate a supply chain network from Waterloo to ensure that local businesses are able to maximise the contract opportunities that a development of this scale brings. Their contract management on site is excellent. ”

Sandra Roebuck, Director of Growth Planning and Employment, London Borough of Lambeth

Southbank Place will create a vibrant new quarter for London
in the cultural heart of London’s South Bank.

1.4 million sq ft

of mixed used development will be delivered
in the area formerly known as the Shell Centre.

In the 6 years since Canary Wharf Contractors began on site

£96.8 million

has been spent on local companies and over

6,000 jobs

will be supported at the site.

CASE STUDY

CONSIDERATE CONSTRUCTORS ULTRA SITE

Southbank Place, the first ever Considerate Constructors Ultra Site, continues to demonstrate the leading edge of the construction industry.

“ Community engagement remains exceptional with many more initiatives added to an already long list. The site continues to be exceptional in all respects. ”

CCS Scheme Monitor

WHAT NEXT?



“ Canary Wharf Group has begun to create a new part of London, with exciting designs that will have a profound effect on how our great city looks. ”

Sadiq Khan, Mayor of London





10.5 million sq ft
mixed use development within Canary Wharf Group's
development pipeline at Canary Wharf





2,441
Homes currently under construction, and
3,385
in the future pipeline.





CANARY WHARF

GROUP PLC

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