



CANADA WATER

Everything's Connected

Our approach to Sustainability
at Canada Water
2024 Update





Canada Water is a new district for central London.

Here, we are redeveloping 53 acres of historic dockland, in a diverse and vibrant area. Once complete, we aim to build up to 3,000 new homes for all life stages, 2 million sq ft of workspace for 20,000 people and 1 million sq ft of shops, restaurants, culture and leisure. It will attract up to 21 million visitors a year¹, whilst enabling opportunities for those who already live and work here. Canada Water combines the expertise of British Land with the investment backing of AustralianSuper, working in close partnership with Southwark Council.

¹Based on modelled estimates.

Everything's connected

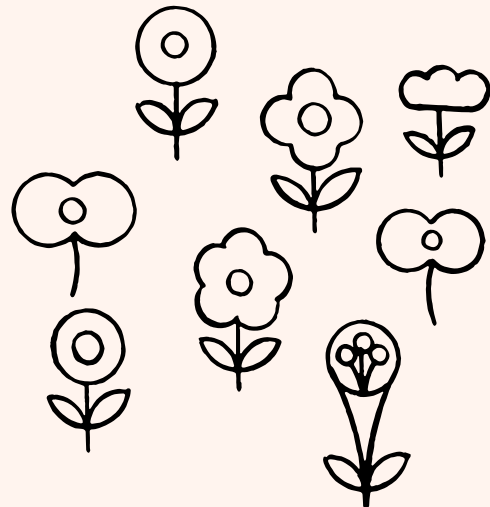
“From the start, our ambition for Canada Water has been to create one of the UK’s most sustainable large-scale regeneration projects. So, we’ve worked closely with expert partners to create a place where wellness and nature flourish. A place that is climate ready and inclusive for a diverse community. A place of diversity, opportunity and growth.

Together, we are prioritising environmental benefit and social impact at every step, recognising that everything’s connected – for a fair and equitable journey to a resilient, net zero future. This is setting new standards for what’s possible: a place that treads lightly while making a positive difference – now, and for generations to come.

As new businesses move to Canada Water and workers and residents join the diverse existing community, they will benefit from our strong track record of collaborating with customers and partners to make a greater impact. We’re deeply committed to responsible, long-term ownership.

We hope that you enjoy the first update on our approach to sustainability at Canada Water. Here, we outline our commitments and describe our progress so far – from restoring wetlands and creating fully electric workplaces and affordable homes for people on low incomes, to supporting unemployed Southwark residents into jobs. We thank all our partners, as we build a model for the future that London needs.”

Philip Tait, Director of Development at Canada Water



Canada Water Masterplan progress 2024



CGI: Dock Office Gardens

Our commitments



1 A place where wellness and nature flourish

- 12 acres of new gardens and open spaces, including a 3.5-acre park and 700-metre park walk, which seamlessly connect into a broader network of green spaces.
- Revitalised docks and wetlands, with seven wildlife islands and three habitats.
- 67% environmental net gain, including the wellbeing and climate resilience benefits of green spaces providing natural cooling, enhancing local air quality and absorbing rainfall.
- Hundreds of local residents joining us for nature and wellbeing focused activities every year.

See pages 7-12

2 A place that's climate ready and inclusive

- Fully electric and powered by renewables, including heat pumps and at least 150,000 sq ft of photovoltaics.
- Prioritising efficiency, with low temperature heat networks and innovative heat sharing between workplaces and homes.
- Low-carbon design philosophy, targeting 50% lower embodied emissions than industry benchmarks.²
- Hundreds of affordable homes for families and people of all ages on lower incomes.
- 35% open space, including a new town square the same size as Leicester Square.
- Around £30m investment in transport, from public transport improvements to prioritisation for pedestrian and cycle routes.

See pages 13-26



Each commitment recognises that in a sustainable city everything is connected.



3 A place of diversity, opportunity and growth

- Connecting businesses with talent and thousands of local people securing new jobs and apprenticeships at Canada Water, enabled by Canada Water Connect.
- Thousands of local people benefiting from educational opportunities, including green skills.
- Hundreds of local startups and small businesses growing through our partnerships.
- Over 120,000 sq ft of workspace and shops at discounted rents.

See pages 27-34



4 A place of partnership

- Working collaboratively on bold new studies and approaches.
- Partnering with our supply chain, customers and local groups to accelerate climate action and grow social impact.
- Local feedback and ideas continuously shaping our place vision to reflect local aspirations.

See pages 35-38

² WBCSD 'Net Zero Buildings' (2021): 1,000 kg CO₂e per m².

A place where wellness and nature flourish

Multiple studies show that experiencing nature in our everyday lives is good for our emotional, mental and physical health.³ Collaborating with experts and local groups, we've restored wetlands and are growing a wealth of green spaces across Canada Water that's good for the wellbeing of the people who live, work and visit the area, and for local biodiversity.

A striking 170-metre boardwalk gently winds across the revitalised dock and wetlands, bringing people closer to nature, while wildlife passes freely underneath.

³ Cox et al. (2017), Spengler et al. (2014) and Grinde and Patil (2009)

A peace of green and blue

Blue planet thinking

One of the last remaining docks in the historic Surrey Docks area, Canada Dock is an important wetland environment, designated as a Site of Importance for Nature Conservation. This year, working with London Wildlife Trust, we've restored rich wetlands and created seven islands planted with native species. New habitats for wildlife include reed beds, wet woodland and wet meadow.

“We’ve designed the wetlands to mimic natural habitats, so this will be a flourishing ecosystem. Hopefully, we’ll see reed bunting, reed warblers, dragonflies, frogs, newts, toads and even kingfishers.”

David Mooney of London Wildlife Trust

This year's snapshot:
Restoration of Canada Dock, including

7
new wetland islands
and 3 habitats

170m
timber boardwalk and
new public realm at the
Dock edge

120
trees planted

10
year nature monitoring launched



CGI: Dipping Pond
A new dipping pond allows people to explore a pond-dwelling world of insects, amphibians and plants.



Celebrating local heritage, our specialists restored the Deal Porters sculpture, working with the original artists.



7 Roberts Close
Everything at Canada Water is designed to connect to surrounding parks and woodland, which span 130 acres.



Marker Way will be delivered this year, adding a sensory garden, natural play area and new green route for walkers and cyclists.

Award for Planning
for the Natural
Environment 2023
– Canada Dock.

Creation
of Dock Office
Gardens.

120 species of
birds live in or visit
the area.



Living roofs will be planted with pollinator-friendly species and wildflowers, and feature nesting boxes for birds, roosting boxes for bats and insect hotels for bugs.

Growing green spaces

Last year, we secured planning consent to create a 3.5-acre park, which we will deliver in the next phase, reflecting the importance we place on open spaces for all to use and enjoy. Designed with Townshend Landscape Architects and local partners, the new park will feature five gardens, including a central lawn, flower gardens and woodland, with biodiverse planting and grass-lined, meandering walkways. Deep community engagement influenced the new park and we took inspiration from green community spaces created during redevelopment, such as the Paper Garden with Global Generation. We will also create a 700-metre park walk through future phases, connecting Southwark Park to Russia Dock Woodland, with the new park at the centre.

Measurable impact

Together with ecology experts Greengage, we've committed to monitor the impact of our nature plans over an entire decade. **Boosting biodiversity** Early results show that Canada Water is on track to create 28% biodiversity net gain for hedgerows and habitats, once complete. Already way ahead of 10% planning requirements, this could rise to 60% for habitats, as we implement nature plans across future phases. **Growing environmental benefits** Looking at the wider value of nature, Canada Water is on track to create 67% environmental net gain, once complete. This includes the wellbeing and climate resilience benefits of green spaces providing natural cooling, enhancing local air quality and absorbing rainfall and carbon.



A place of greenery

Wellbeing is a way of life

People can breathe some of the cleanest air in Central London here.

As shown on Londonair.org.uk.
Modelled annual mean NO₂ air pollution, based on measurements made during 2016.

Connecting people and nature

Our partnership with environmental education charity Global Generation has been growing green skills and social opportunities in Southwark since 2016. 1,350 local people learn and grow with nature in the Paper Garden every year. By providing our partners with space, we support them in amplifying their impact. We've funded over 2,500 places on Global Generation initiatives since 2020, including the Generator youth leadership programme, family fun days and multi-generational urban gardening. This is also inspiring young people into careers in agriculture, landscape design and science.



Widening access to sports

We are proud to support sports clubs and groups around Canada Water, widening access and championing sporting ambitions, with a focus on equitable opportunities. This includes youth football teams at Ballers Academy and Fishers FC, boxers of all ages at Roosters Boxing Club and sailing lessons for people with learning disabilities with Bede House.

“I’ve worked with the Canada Water team for coming up to 10 years. They’ve contributed towards kits, facilities and training equipment and really support what we do.”

Jamie Mehmet of Ballers Football Academy, Southwark



“Oftentimes we can talk about things we might not ever have spoken about to our best friends we’ve had for years. This group is a huge lifeline to many.”

Scott Oughton-Johnson,
Managing Director, The Proper Blokes Club CIC

This year’s snapshot:

8,000+ visits to Love Summer.

700

people benefitted from Global Generation initiatives we directly fund.

70

local people benefitted from in-depth coaching through our sports partnerships.

⁴ Holt-Lunstad, Smith and Layton 'A Meta-analytic Review' (2010).

Bringing people together

Social relationships are one of the most powerful drivers of human health and wellbeing.⁴ Love Summer, a fun-packed, summer-long programme of free activities focused on health, wellbeing and social connection, welcomes thousands of visitors annually, primarily local residents. We also support diverse events bringing local people together, such as Bermondsey Carnival and Rotherhithe Festival. Funding from us and other partners helps Proper Blokes Club to keep their walks free and to grow membership, so more men look after their mental health by walking and talking.

A place that's climate ready and inclusive

Nearly a million more people will live in London by 2050.⁵ Summers will be hotter and drier, winters wetter and extreme weather events more frequent.⁶

Canada Water is designed for a changing world. We've partnered with experts to create a place that's resilient, efficient and low carbon, with a wealth of facilities for all to enjoy.



Due to open in 2025, The Dock Shed will provide 185,000 sq ft of fully electric workspace, a new leisure centre run by Southwark Council, and the start of London's first new high street for 100 years.

⁵ Greater London Authority: Population projections (2023).

⁶ The London Climate Resilience Review (2024).

CGI: Dock Shed

Pioneering energy strategy



Prioritising efficiency

In designing Canada Water, we worked with experts to identify the best energy strategy for now and the future, so everyone based here benefits from lower energy bills and a lighter carbon footprint.

As a result, each building has its own heat network and we've pioneered heat sharing between workplaces and homes. This building-by-building approach will allow us to continue adapting to the latest technologies as each building goes up.

Other efficiency improvements implemented in the first phase include natural ventilation, high-performance equipment for lighting, heating, cooling and lifts, and our award-winning smart system to monitor and optimise operational performance. Our design teams have also fine-tuned façades to limit heat loss and solar gain.

Fully electric, powered by renewables

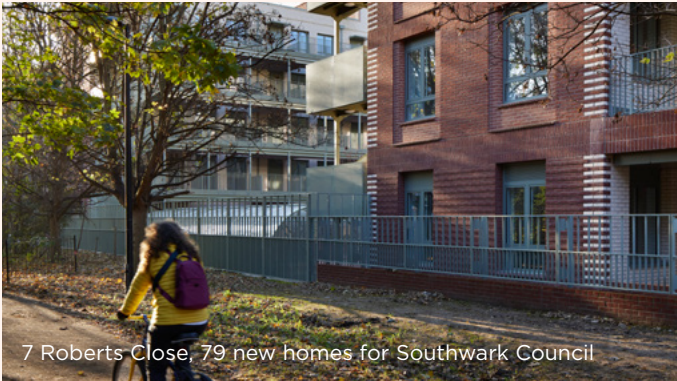
All workspaces and homes we manage across Canada Water will be fully electric, moving completely away from fossil fuels decades ahead of others. This will provide a tangible positive impact on local air quality and mean that Canada Water businesses and residents benefit from Grid decarbonisation over time. This is being achieved by introducing heat pumps that draw free warmth from other sources, such as outside air, to heat buildings.

Once complete, at least 150,000 sq ft of photovoltaic panels across Canada Water will generate significant clean energy each year. 100% of electricity we buy will come from renewable sources, guaranteed by REGO certification.



CGI: Three Deal Porters

Recognised as pioneering through a BREEAM Innovation credit, workspace at Three Deal Porters shares waste heat with homes at The Founding next door. Heat-sharing is being adopted across Canada Water.



7 Roberts Close, 79 new homes for Southwark Council

7 Roberts Close won National Green Champion 2023 at the **Green Apple Awards** for delivering real environmental improvements. Contractors McAleer & Rushe have been shortlisted for two further awards for their sustainable approach on site.

Targeting NABERS rating for energy efficiency, among the first buildings in the UK to do so.

“Strategic, long-term thinking has created a future-proofed, low carbon energy strategy that can evolve with the masterplan to the benefit of the residents, workers and the environment.”

David Gilpin, Director at Arup

This year's snapshot:

2,800+ sq ft

of solar thermals, 11 air source and 3 water source heat pumps, for low carbon heating.

6,500+ sq ft

of photovoltaics, generating 65MWh of electricity annually.

26%

better energy efficiency than UKGBC 2025 target⁷ for workspace at the Dock Shed (67kWh per m²) and 14% better at Three Deal Porters (77kWh per m²).

⁷ UKGBC base building energy target 2020-2025.



View west from Canada Water

Reducing carbon in construction

Value everything, waste nothing

Our low-carbon design philosophy avoids superfluous elements and prioritises reuse, baking circular economy principles into Canada Water. We measure embodied carbon across all elements of the masterplan to understand our real impact, and use the data to drive change. As a result, every structure has a smaller carbon footprint than industry benchmarks.

Working with Mace at the Dock Shed, we saved 5,600 tonnes of embodied carbon through smart material choices. This is one of the first London buildings to use X-Carb steel, made of 100% recycled steel melted down in an electric arc furnace powered by renewables. 100% of raised access flooring is reused or recycled, saving carbon, while performing 'as good as new'.

For a future phase of Canada Water, Mace has partnered with structural engineers AKT II to design a flexible cassette system that reduces structural frame weight by 10%, structural steel by up to 20% and cement by 100%, significantly reducing embodied carbon. This was supported by Innovate UK funding.



Reclaimed steel trusses from Printworks will be woven into the new adventure playground for children to enjoy.

Transforming and reusing

We're working with architect Hawkins\Brown to transform the Printworks – once the largest printing factory in Western Europe – into a 'Super HQ', The Grand Press, and major cultural venue.

At the Paper Garden, we partnered with Global Generation and volunteers to transform a disused industrial site into an education centre. 60% of all materials were retained or reclaimed, including walls made from donated windows, railway sleepers and logs of fallen trees from Epping Forest.

“There’s something really dynamic about designing buildings using what is available within the circular economy. This building has completely changed how we think about the construction industry.”

Charlie Scott, Director at Waterman Structures

By treating the few existing buildings that cannot be retained as materials banks, we've identified at least 25 tonnes of glass for upcycling and are reviewing more glass, steel and other materials for reuse, working with partners including EMR Metal Recycling UK, Excess Materials Exchange, Materials Index and Saint Gobain. In new buildings, contractors Mace and Wates are using material passports to digitally track all components to facilitate future adaptation and reuse.

Long life, loose fit

All new buildings at Canada Water are designed for a longer lifespan, delivering flexible structures that can adapt to changes in how we live, work and play.



The Paper Yard is composed of lightweight, reusable modules that can expand over time. The light structures also save on foundations, and modular assembly cuts construction waste by up to 90%.

This year's snapshot:

44%

lower embodied carbon than benchmark⁸ at the Dock Shed (558kg CO₂e per m²) and 32% lower at Three Deal Porters (682kg CO₂e per m²).

26,660 tonnes

of residual embodied CO₂e offset through carefully selected, certified schemes.

100%

FSC-certified timber.

98%

of waste reused or recycled.

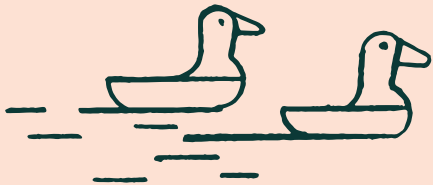
⁸ WBCSD 'Net Zero Buildings' (2021): Business as usual assumed benchmark 1,000 kg CO₂e per m².

Living roofs

Once complete, living roofs across Canada Water will span at least 280,000 sq ft – an area the size of about 4 football pitches.

This will enhance climate resilience by providing natural cooling, adding insulation and reducing the urban heat island effect. It will also save people and businesses across Canada Water on their energy bills, while reducing carbon entering the atmosphere.

Greenery and substrates on living roofs will absorb 63% of rainfall, reducing and slowing stormwater run-off. In the next phase, we will add to this sustainable drainage system with rain gardens and green channels (known as 'swales') that store and filter rainwater run-off at ground level.



Resilience in
a changing
climate

Rainwater harvesting

Rainwater collected from rooftops of Three Deal Porters and Dock Shed is now replenishing Canada Dock, so the Albion Channel will once again flow through to Surrey Water and out to the Thames, for the first time in around 30 years. This will not only revitalise local wetlands and enhance biodiversity, but also ease pressure on local water networks.



CGI: Printworks Park

Climate resilient planting includes heat and drought tolerant species such as melica ciliata and libertia grandiflora.

This year's snapshot:

15,000
sq ft
of new living roofs.

Sustainable drainage system
to capture rainwater and
replenish Canada Dock.

Monitoring climate resilient
planting delivered in the
first phase to inform
future planting regimes.

Green infrastructure, including around 1,000 trees being planted, will improve climate resilience, providing natural shade and absorbing rainfall.



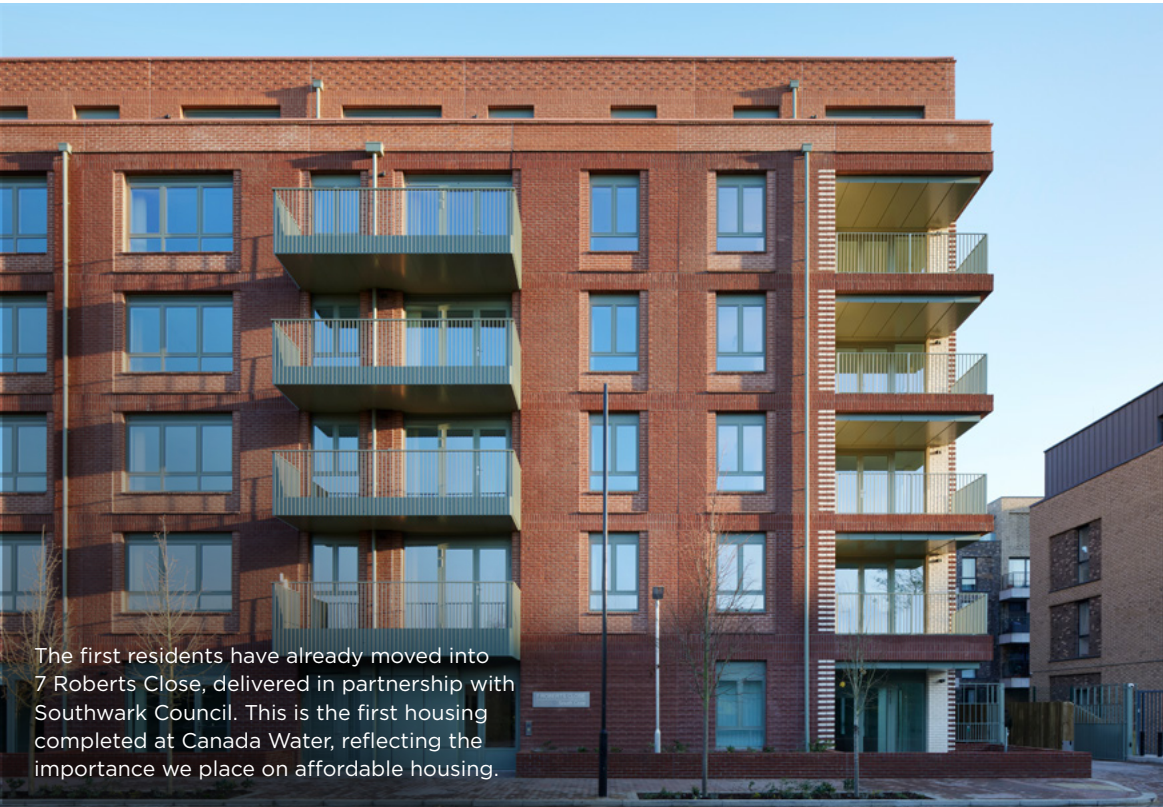
CGI: Balcony view from The Founding

Creating a place for everyone

Creating homes for all life stages

Rotherhithe and Surrey Docks are home to a diverse community of 30,000 people. This is a thriving neighbourhood that people are proud of. Canada Water will add to this, creating the new homes that London needs, designed for people of all ages, from young families and professionals to retirees. Hundreds of homes will be affordable for families and people on lower incomes, at social and intermediate rents.

Around £30m investment in transport, including improvements to Surrey Quays station already underway.



The first residents have already moved into 7 Roberts Close, delivered in partnership with Southwark Council. This is the first housing completed at Canada Water, reflecting the importance we place on affordable housing.

Promoting active lifestyles

The new Canada Water Leisure Centre opens in spring 2025, delivered in partnership with Southwark Council. Facilities include a 25m swimming pool, gym, four-court sports hall, two dance studios and a spin studio. Once complete, 4.1km of new walkways and cycle paths across Canada Water, along with 10,000 bike spaces and three Santander cycle hire stations will make active commuting easier.



CGI: Canada Dock

At least 35% of Canada Water will be open space and gardens for everyone to use and enjoy.

Spaces for all

We know first-hand that local non-profits need affordable space to continue their vital work. Local charity Time & Talents has hosted free social events for people of all ages at the T&T2 hub in Surrey Quays Shopping Centre since 2017. Local artist Rod Kitson runs free art events and exhibitions at his Art of Isolation studio. We've long hosted the Paper Garden with Global Generation. In recent years, we've co-funded the design of its new home by Jan Kattein Architects and joined a team of 3,000 volunteers, including our supplier partners, to deliver the build. We'll continue prioritising community spaces as Canada Water grows. Our commitments include a community centre, a canteen serving affordable, healthy food, and a skills hub.

A 5km walking and running route loops the area and crosses only one main road.

This year's snapshot

79

new affordable homes for families and people of all ages on lower incomes.

22,400 sq ft

of space free or discounted for charities, community groups, social enterprises and small businesses.

700m+

of new walkways.

Almost 300

new bike spaces.



Greenland Dock

Working with 30+ community partners and enabling sports programmes including sailing for users of Bede House.

Seeking higher standards



BREEAM Communities
certification
for the entire
masterplan.



BREEAM Outstanding
for all workspace,
BREEAM Excellent for
shops and restaurants.



Home Quality Mark 3★
and above for all homes.



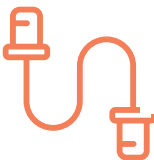
SmartScore
workplaces and homes.



London Living Wages
paid to our entire
Canada Water
team, including
subcontractors.⁹



NABERS energy ratings
for all workspace, on top
of EPC A rating for all
workspace and at least
B rating for every home.



**WiredScore
Platinum**
for all workspace
and homes.



**WiredScore
Platinum**
The first WiredScore
Neighbourhoods
in Europe.



**WELL
Building Standard**
targeted for all
workspaces, to focus
on health and wellbeing.

Canada Water is seeking
the highest standards.
This is evidenced by the
sustainability accreditations
we're on track to achieve.

This year's snapshot
100%
Considerate Constructors
Scheme Excellent for
construction sites.

33,000
sq ft of new BREEAM
Outstanding and WELL Gold
workspace under construction.

13,000
sq ft of BREEAM Excellent
shops and restaurants
in construction.

265
new homes rated Home
Quality Mark 3★ or higher.

100%
commitment to London
Living Wages for our
Canada Water team.⁹

⁹ London Living Wages commitment covers
all our employees and those of suppliers
working on our behalf at Canada Water. It
excludes apprentices learning and earning.

A place of diversity, opportunity and growth

This includes opening educational opportunities, connecting jobseekers to employment, nurturing entrepreneurs and growing local businesses. As a long-term partner, we're only at the beginning of our journey. Together, we will continue to grow a lasting, positive social impact.

For more than a decade, we've been working with partners to make Canada Water a place that benefits local people and with a focus on social mobility, now and long into the future.



Russia Dock Woodlands

Opening educational opportunities

This year's snapshot¹¹

Nearly
1,000

people directly
benefitted from our
educational partnerships.

500

people benefitted from
Shaping Southwark's Future
initiatives we directly fund.

300

Young Readers.

Inspiring young readers

Our partnership with the National Literacy Trust has been inspiring primary schoolchildren across Southwark to read for pleasure since 2012, working collaboratively with local schools. Extensive research shows that reading for pleasure improves children's educational attainment and their life chances.¹⁰

Over 3,100 local young people have benefitted since 2012, with every child taking part in fun literacy events, where they choose new books to take home for free. Diverse options mean children see themselves reflected in the stories.



“It was a really valuable experience for our children. It helped them to think about reading positively and to be the owners of brand new book. Every time they came in and saw the books that had been laid out, there were gasps of excitement.”

Teacher, Alfred Salter Primary School



The Engineering & Design Institute London (TEDI-London) held its first ever graduation ceremony at Canada Water in July 2024, celebrating students who have completed their three-year Global Design Engineering BEng degree.

Opening doors to new careers

Over 2,000 students have directly benefitted from our funding for Shaping Southwark's Future with Construction Youth Trust since 2020.

This partnership, which we helped get off the ground in 2018, aims to ensure that local young people benefit from the regeneration of their area, raising awareness of the many employment, skills and career development opportunities coming to Southwark.

Together, we prioritise young people facing barriers to employment and engage underrepresented groups. Volunteers across our supply chain also host site visits, masterclasses and work experience.

Partnering with local schools

Hundreds of students at Bacon's College in Rotherhithe have benefitted from our partnership, which spans more than a decade. Initiatives include work experience, internships, apprenticeships and education programmes.

Recently, London Bubble Theatre Company spent six weeks building confidence among at-risk students, culminating in visits to our offices for mock interviews. All participants reported feeling better prepared for interviews and more aware of how to leverage their strengths.

We've also loaned artworks by world famous artists to the school and created opportunities for young people to meet professional artists and designers.

“With Canada Water's steadfast support, Shaping Southwark's Future has broadened the career horizons of over 13,000 young people since 2018.

We couldn't have achieved this without Canada Water!”

Tommy Farrel, Head of Development
at Construction Youth Trust

¹⁰ British Land, National Literacy Trust and WPI Strategy: Power of Reading for Pleasure (2021).

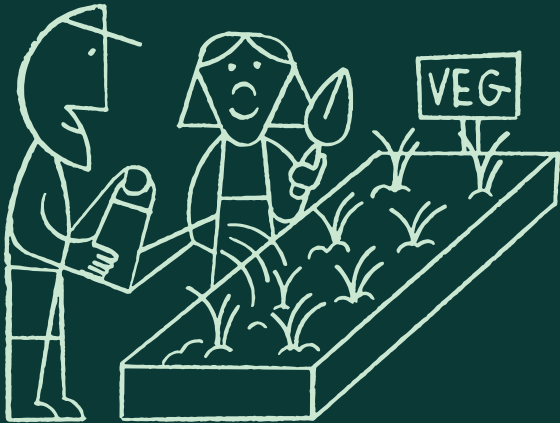
¹¹ We only count those who directly benefit from our funding. Our wider support, including providing free space, allows our partners to reach many more people.

Connecting businesses to local talent



Brian was employed through Canada Water Connect, and works on plot A1 with City Brickwork (UK).

Over 550 people have benefitted from our skills and employment partnerships since 2020, including Canada Water Connect, which we launched in February 2023. Delivered with the East London Business Alliance (ELBA) and diverse local partners, this is connecting Southwark residents to life-changing employment and training opportunities.



“Businesses across Canada Water can plug into our partnerships to recruit and develop talent, with the option to tailor programmes for different sectors and levels – from entry level roles to advanced tech and green skills. Enabling local people to thrive is essential to the lasting success of Canada Water.”

Julie Hutchinson,
Strategic Lead for
Canada Water Connect

Life-changing employment

Over 240 people have moved into employment through our local partnerships since 2020, including Canada Water Connect.

As of July 2024, over 100 previously unemployed Southwark residents have already gained jobs through Canada Water Connect, working here for six months or more. Prioritising diversity and inclusion, 39% are from the Global Majority, including Black, Asian, Hispanic and mixed ethnic groups.

In addition, more than 60 people have been earning and learning on apprenticeships.

“We’ve had great success with recruitment through Canada Water Connect. It’s been a real win-win – bringing in talented locals to join our facilities management and front-of-house teams, while supporting local jobseekers.”

Hazel Nancarrow, Client Services Director
at Canada Water

Building diverse skills

With numerous construction opportunities and new businesses, restaurants and shops coming to the area, Canada Water Connect is working with partners to upskill residents facing barriers to employment.

Over 90 people have completed multiple professional training courses with partners including Southwark Construction Skills Centre and Southwark Works.

The Launch Group is running employability courses for Southwark jobseekers interested in construction, culminating with invitations to apply for live job vacancies.

Bermondsey Community Kitchen is providing free catering training to local young people who are long-term unemployed.

Circle Collective is offering workshops, mentoring and work experience in its charity shops to young people experiencing a range of barriers.

We also support Big Local Works welfare and benefits clinics for people on their route to employment.

“I’d recommend this to anyone as we learned a lot of things and for once, there were jobs we could apply for.”

Ryan, participant on Launch Group course

This year’s snapshot

200+

people directly benefitted from our skills and employment partnerships, including:

50+

jobseekers into employment.



During the construction of Three Deal Porters and The Founding, contractor Wates has employed over 20 previously unemployed local residents.

“Together, we’re working to create a place where local people run businesses and are supported to be successful. It’s people who make a place meaningful.”

Sandra Ferguson,
CEO of Tree Shepherd.

This year’s snapshot

60+

startups and small businesses benefitted from our Thrive partnership.

Thrive Market

Nurturing entrepreneurs and boosting business growth

Turning ideas into startups

Around 200 Southwark-based startups and small businesses have grown through our Thrive partnership with charity Tree Shepherd since 2020.

Thrive provides affordable offices, meeting rooms and makerspace for local startups and small businesses, along with mentoring, training, business advice and monthly markets. The majority of Thrive market businesses are women-led and Black-led, reflecting our aspirations for equitable opportunities.

Where business goes to grow

Once complete, Canada Water will offer over 120,000 sq ft of affordable workspace and shopping space at discounted rents for 10 years – enough for around 50 small shops and offices. We hope to see some of the startups and small businesses currently growing at Thrive benefiting from these new opportunities. We also continue to explore ways to spend with SMEs and Southwark businesses, boosting local business growth.



Lukas, Co-founder of Strongman's Tipple

Since Strongman's Tipple started mixing bottled cocktails at Thrive, they've landed contracts with major retailers and doubled their team from two to four.

“Thrive has been an absolute godsend in helping the business grow, with the access to professional advice and support making it a wonderful incubator space.”

Tomas Lenko, Co-founder of Strongman's Tipple

A place of partnership

We have a strong track record of partnering with our supply chain, customers and local groups to accelerate climate action and grow social impact.

Together, we will continue to push new boundaries.

2012

Started Young Readers partnership with the National Literacy Trust, customers and Southwark schools, inspiring a life-changing love of reading.



2016

Developed our principles for a truly sustainable place with masterplanning partner Allies & Morrison.
Global Generation joined us to create the first Paper Garden, nurturing community and nature.



2017

Partnered with Arup to evolve our pioneering sustainability strategy.
Opened T&T2 community hub with local charity Time & Talents, and began partnership with Tree Shepherd to support growth of local businesses and entrepreneurs.



2021

TEDI-London opened, co-founded by King's College London, Arizona State University and UNSW Sydney. Design partnership between contractor Mace and structural engineers AKT II launched a flexible cassette system, saving structural carbon.

Contractor Keltbray won **Green Apple Award** for achieving a UK first, using cement-free, earth-friendly concrete in permanent pilings at Canada Water.

2018

Shaped the Masterplan with Southwark Council and the local community (Hybrid planning application submitted (2018/19)).
Joined Construction Youth Trust and local partners to create Shaping Southwark's Future.
Achieved BREEAM Innovation credit for UK first in heat sharing with engineering firm Sweco.



2022

Supply chain partners Aecom, Galldris, Mace, Sweco, Watermans and Wates joined a team of volunteers to create the new Paper Garden with Global Generation.



2023

Delivered first 79 affordable homes with Southwark Council.
Launched Canada Water Connect employment partnership with ELBA.



2024

100 previously unemployed local people employed through Canada Water Connect.
Knowledge transfer partnership led by architects AHMM published a free net zero carbon toolkit.

Creating a greater positive impact with local partners, suppliers and customers

Community shaping and sharing in success

We have been active in and around Canada Water for over 10 years, and engaging meaningfully ever since with the local community on the vision for this place. More than 5,000 people shaped our place vision to reflect local aspirations – from affordable homes and workspaces to parks and play areas.

This year, over 700 local residents of different ages and backgrounds joined us to co-create a framework for naming spaces at Canada Water. Junior Researchers from Redriff Primary School played a special role, working with professional researchers and uncovering what truly matters to local young people.

Creating a lasting, positive social impact

In addition to planning contributions, we have invested c £1m in local partners and projects through cash contributions and affordable space since 2020. This has benefitted over 7,400 local people, including schoolchildren, jobseekers and people experiencing disadvantages.

Many of our suppliers have actively supported our social impact activity. Together, we've volunteered 5,560 hours since 2020 – from hosting students and jobseekers on site tours to completing feasibility studies, repairing walls, fitting windows and project managing works.



“Naming the New was an incredibly exciting project for us as a school to be involved with. Our Year 5 pupils relished becoming real-life researchers and working alongside professionals. Presenting their research and seeing their opinions being listened to was a very empowering experience. We very much look forward to seeing how the research is reflected in the naming of new spaces in our neighbourhood!”

Lucy Rowe of Redriff Primary School

Enhancing knowledge and growth

Together with our partners, we're rethinking industry assumptions to accelerate decarbonisation.

Architects AHMM and the UCL Institute for Environmental Design and Engineering used the design of a future phase of Canada Water as the basis for a knowledge transfer partnership. This led to the publication of a net zero carbon toolkit for architects, supported by Innovate UK funding.

“These are exacting times but they are also exciting times. We are now designing for longer life, looser fit, and lower carbon.”

Simon Allford, Founding Director of Allford Hall Monaghan Morris (AHMM)

This year, we signed an agreement with King's College London to support growth and education in London's science and technology ecosystem. This includes collaboration on events, networking and access to work and lab space for King's College London and its spin-outs.



Equipping businesses

We are welcoming businesses to Canada Water and equipping them with the space and tools to have a greater impact – from recruiting local talent through Canada Water Connect to accelerating climate action.

The new lab-enabled space completed at the Paper Yard in 2023 is welcoming pioneering science and technology firms. These include Prosemino, which builds clean energy innovators and startups.

“Our expansion to the Paper Yard in Canada Water will catalyse our growth.”

Professor Chris Howard, Co-founder and Director of Prosemino

This year's snapshot

Bold new study launched with Greengage to understand the global ecological impacts of the materials we use.

1,460

volunteering hours by us and our supplier partners.

700+

local people co-created a framework for naming spaces.

1,800+

local people benefitted from our social impact investment.

“TEDI-London is not just a place to teach and learn; it's a place to dream, tinker, and turn wild ideas into reality. Let the unconventional engineering revolution continue!”

Professor Lisa Brodie, Executive Dean at TEDI-London

TEDI-London has been training engineers of the future at the Paper Yard since 2021.

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