

salesforce tower



# 110 Bishopsgate



ESG CREDENTIALS

At 110 Bishopsgate we recognise our responsibility towards creating a sustainable environment and are committed to the future with clear sustainability, environmental and social value targets.

“We believe ESG provides a lens for us to effectively manage risk during times of uncertainty. As we partner with our sponsors to review asset action plans, we want to shine a light not only on opportunities to improve energy efficiency and reduce carbon but also engage the experience of our tenants and communities”

**JENNA BARRY**

Portfolio & Asset Manager, Madison International Realty.

## Environmental Objectives

**Legislation Compliance:**  
All legal compliance is managed & implemented via an EMS Compliance Obligations Register relating to Air, Contaminated Land, Direct Emissions to Atmosphere, Emergency Response, Energy & CO2 Emissions, Heat Network Metering, Environmental Management Policy, Hazardous Materials, Waste, Water & Nuisance (noise, pollution, light).

All environmental objectives are contained within our EMS Objectives & Targets register and are assessed on a minimum of an annual basis.

-  PESTLE analysis
-  EMS Manual
-  Aspects Register
-  Environmental objectives and targets management
-  Regular EMS Auditing
-  Upgraded metering and billing system
-  ISO 14001 Certification
-  EMS Management Review & Staff Training
-  Adopting a new waste strategy and partnering with likeminded suppliers to support commitment that 100% of our operational waste is recycled with zero waste to landfill
-  Developing maintenance and works policies through our contractor tender and selection process to support our socially responsible and sustainable work practices.



# OUR JOURNEY TO MAXIMISE ESG ACCREDITATIONS

In accordance with Government targets for a decarbonised energy supply, we are working to minimise operational energy leading up to 2050. This position will be reviewed on a regular basis with the aim of improving on this timeline.

The central boiler heating plant will be replaced by a majority all electric heating system, at no cost to the occupiers of the building.

The building team is committed to assess embodied carbon on all landlord works and is actively encouraging tenants to assess the embodied carbon of tenant related fitout(s) along with recommendations based on the landlord's Sustainable Procurement Plan (SPP), as a source of information for them to develop their own plan.



Upgrading all landlords common parts lighting to LED with improved flexible control systems



Tenant floor office LED lighting system upgrades & PIR controls to levels 8, 9, 10 & 11 with commitment to upgrade future empty tenant floor lighting & control systems when these become available



BMS system upgrades



Secondary pumps upgraded to variable speed



Controls and operating efficiency enhancements to building cooling towers



Occupier Engagement & Collaboration - regular occupier satisfaction surveys in relation to BREEAM, ESG alignment engagement, waste management education and energy reporting



The management of 110 Bishopsgate is actively pursuing an agenda to fund the development of renewable energy sources located within the United Kingdom

BREEAM<sup>®</sup>  
EXCELLENT

BREEAM Office 2006 Design  
**'Excellent'** Rating achieved

BREEAM International  
In Use 2020 **'Excellent'** (70.1%)  
Certificate valid until July 2028



Current EPC Rating: C (72)

EPC Rating: upgrade by 2028  
to a **target 'B' rating**



Environmental  
Management System

**ISO 14001:2025**  
(valid until June 2026)

## Green Building Certification



# ACTIONS SPEAK LOUDER THAN WORDS



# Mechanical & Electrical Pipeline



Replacement of central boiler heating plant to a majority all-electric heating system by 2030, at no cost to occupiers of the building. M2G hardware installed on all boilers



Ongoing upgrades to LED lighting & control systems for landlord & tenant spaces



Mechanical System upgrades including upgrade to variable speed pumps



Energy - reducing total energy consumption to the maximum possible extent. Purchase of 100% Renewable Energy via Renewable Energy Certifications through current electricity supplier



Energy Data is being collected and target reductions being set as part of BREEAM In Use Certification in conjunction with the planned & funded energy metering upgrade to meet Heat Network Regulations Requirements & to facilitate energy use reduction, as part of ISO 14001 certification



Encouraging, supporting and maintaining improvements in healthy, safe, comfortable and accessible environments in conjunction with BREEAM In Use Health & Wellbeing items



Planned additional water sub-metering throughout building in conjunction with water efficient fixture & fitting upgrades to all office WCs to drive operational water efficiency and as part of BREEAM In Use Certification



# End-of-Trip Facilities

## Major upgrade of the end-of-trip facilities completed in level B2



The cycle hub accommodates **375 bicycles & electric charging** points for e-scooters & electric bikes.

Plus secure lockers for Brompton Bicycles, new changing areas, drying room, showers & lockers\*



The management team is working in conjunction with key suppliers to use **emission free** fleet vehicles

# 110 Bishopsgate

For more information please contact:

**CBRE**



Sustainability Consultants:



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