



Our impact in Westgate

Landsec: our impact in Westgate

Our local impact

At Landsec, we believe our role is to create value. For our business, our shareholders, customers, colleagues, partners, and local communities. Our purpose sits at the heart of everything we do; in the way we build sustainable places, create communities, and realise potential. To help quantify our contribution, we've assessed the full impact our places and activities have across the UK. At a national level we contribute £14.8 bn to the UK economy and through our 112 assets, directly and indirectly support 114,00 jobs. This report focuses on our local contribution to the Oxford community around Westgate.

Westgate Oxford is a leading retail destination located in the heart of Oxford's city centre.

Carefully designed to seamlessly unite modernity with Oxford's iconic heritage, it offers visitors a unique day-to-night experience with an impressive diversity of brands across 800,000 sq ft – including Zara, Reiss, Sweaty Betty, and Primark. In addition to the strong retail portfolio, Westgate boosts Oxford's leisure scene, featuring a five-screen boutique Curzon cinema, a lively roof terrace of restaurants and bars, aromatic kitchen garden and Westgate Social – a celebration of independent food outlets.

As one of the most sustainable retail centres in the UK boasting BREEAM Excellent rating and over 99% landfill waste diversion, Westgate is delivering value for the local communities now and for the future.

Our impact in the local community

Creating over £1.1m of social value for the community in Oxford and supporting 565 people facing employment barriers develop workplace skills and experience since 2019/20, Westgate is a powerful example of the work we do with our partners to serve the communities we operate in.

In addition to our strong retail & leisure impact, we're part of [The Westgate Alliance](#) supporting local community organisations like Oxford Homeless Pathways, helping them to support people experiencing homelessness into jobs.

Additionally, as part of [Landsec Futures](#), our £20 million social impact fund committed to enhancing social mobility in the real estate industry, Westgate is also home to 3-year employability partnerships including:

- Our long-standing partnership with [Aspire Oxford](#), a local charity supporting people facing common barriers to

employment including homelessness, mental health issues, and long-term unemployment. The next three years of our work together will see us offer workshops and courses to help build soft and career skills, build confidence, and connect recipients with meaningful job opportunities.

- A series of successful education programmes with [Ahead Partnership](#), who are leading the charge in supporting people from underrepresented backgrounds into employment. We've been collaborating since 2018 in delivering education and work experience-led programmes for local people to access the broad range of careers in the real estate industry. As part of this initiative, our Made in Oxford challenge is inspiring young people to engage with the industry. Through focusing on sustainability, guest insights and design, individuals are building the confidence and skills that will help them develop careers in real estate.

Our environmental impact

Since becoming the first real estate company in the world to have its carbon emission target approved by the Science Based Targets Initiative in 2016, we've implemented innovations that support the transition to a low-carbon world. As part of our net zero transition investment plan, Westgate has achieved an energy intensity reduction of 10% since 2019/20. It also boasts a BREEAM Excellent rating and has worked hard to be able to deliver 99% landfill waste diversion.

We know how important it is to harmonise fantastic retail experiences with environmental sustainability and we continue to concentrate on minimising our environmental impacts.



Economic contribution

Landsec employees	Total supply chain enjoyment
3 Landsec direct FTE jobs	76 Partner direct workforce jobs
Total jobs supported by tenants/customers	Total economic contribution (GVA) supported by all jobs
1,428 Customer direct workforce jobs	£65m Landsec, partners, and customers direct and indirect GVA



Key statistics

5,525t of steel used in the building frames

50% ownership interest

£100-150m market value range

781,000 square feet of commercial floorspace



The bigger picture

Our wider economic impact across our places

£14.3bn contribution to the UK economy per annum

£4.8bn capital investment over last 10 years and 48,245 jobs through construction activity

114,150 jobs across our UK portfolio of 112 assets (direct and indirect)

2 million square metres of commercial floorspace