

DESIGNING HEALTH INTO THE WORKPLACE: 30 FINSBURY SQUARE'S WELL STORY

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Setting the Scene

Importance of Health & Wellbeing

Health and Wellbeing

A photograph of two cyclists riding through a forest. The sun is shining brightly through the trees, creating a hazy, golden atmosphere. The cyclists are wearing helmets and backpacks, and are riding on a dirt path. The text is overlaid on the image.

“ a state of complete **physical, mental and social wellbeing** and not merely the absence of ill-health ”

World Health Organisation

Introduction

HOME TO WORK TO OTHER SPACES

90% of our time are spent indoors!



Influence

The buildings where we LIVE, WORK, LEARN & RELAX
significantly impact our health, wellbeing &
productivity

The WELL Standard

Overview

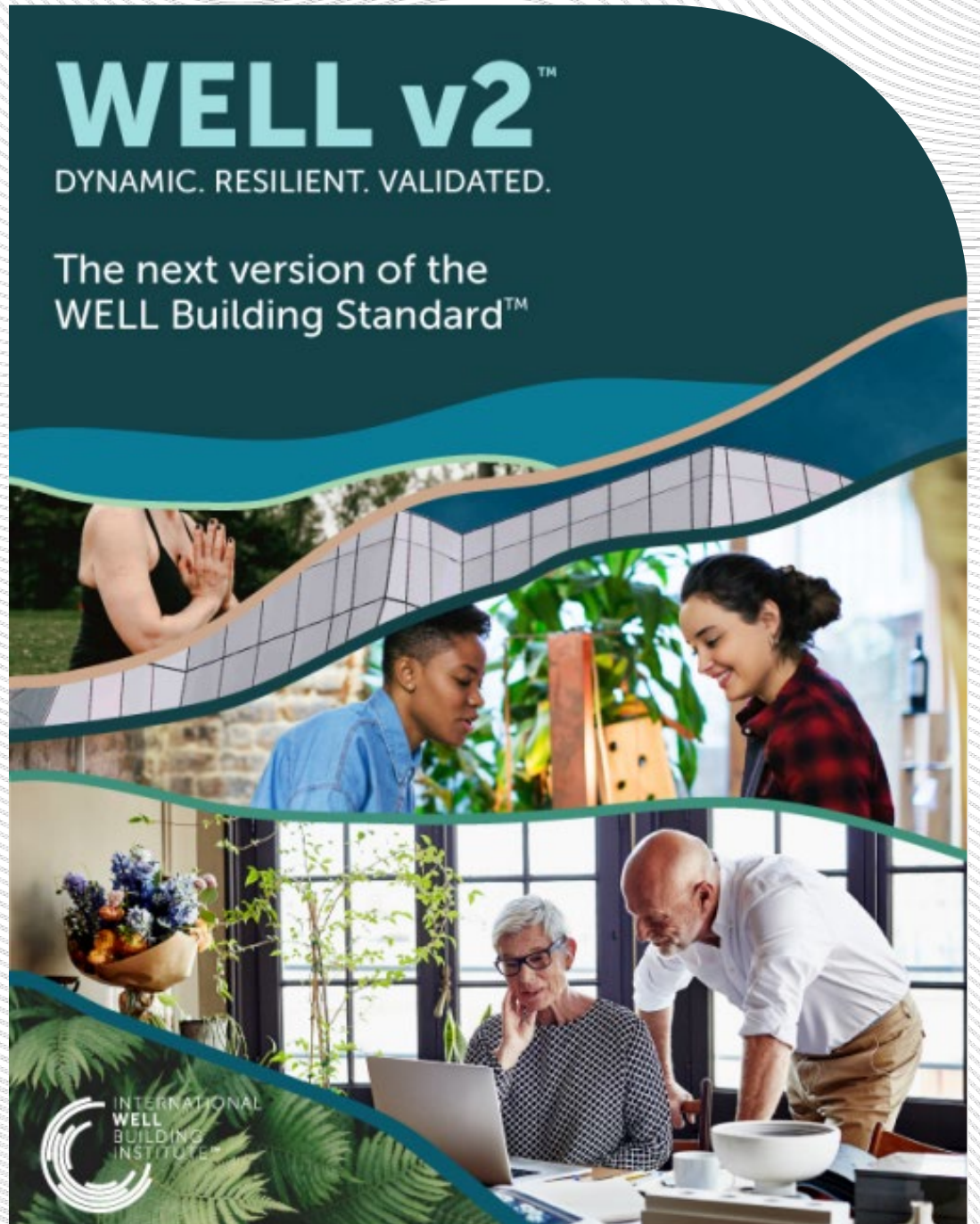
The Standard

PEOPLE-FIRST APPROACH

10+
years of
development

7,000+
peer-reviewed
studies and
citations

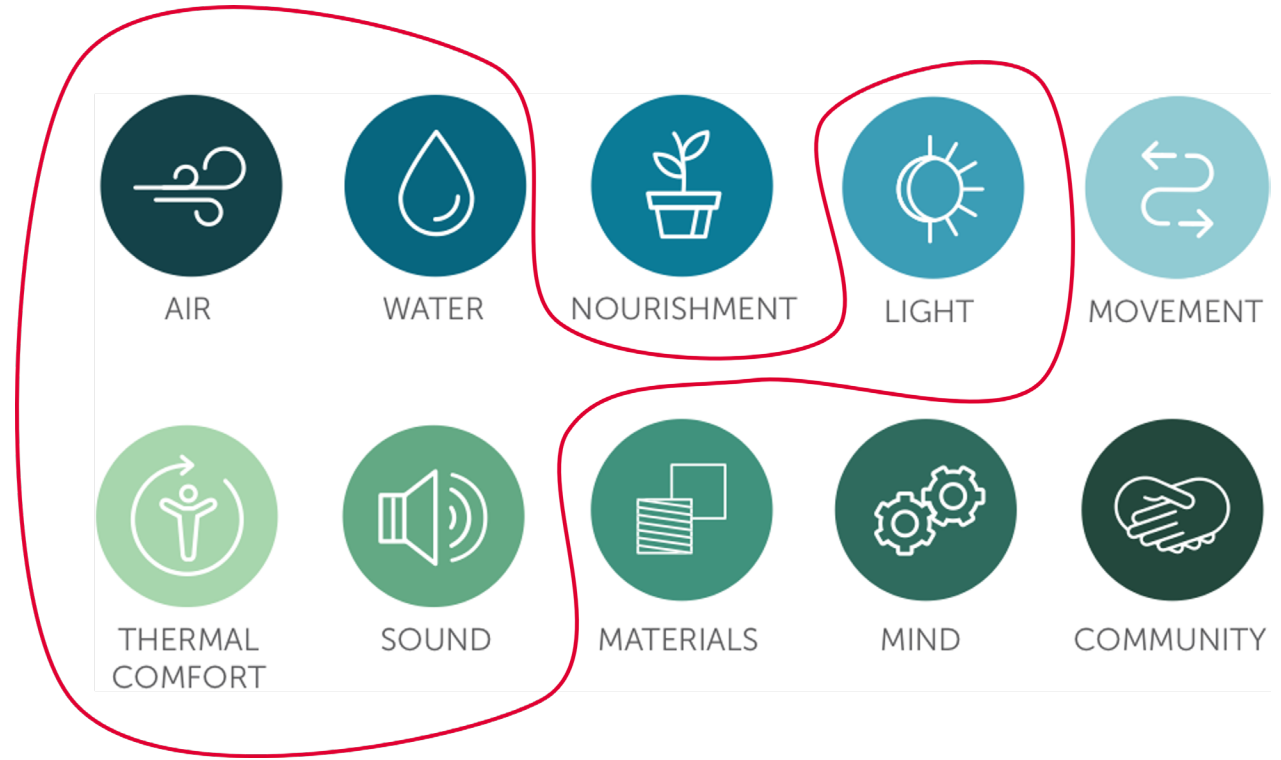
500+
evidence-
based
interventions



Holistic Wellbeing

EVIDENCE & PERFORMANCE-BASED

- Make the air better to breathe
- Ensure the water is safe to drink
- Mitigate burnout
- Boost sleep and cognitive well-being
- Foster a culture of health
- Select healthier materials
- Advance inclusion and belonging
- Encourage daily movement
- Address the needs of hybrid, remote and in-person workforces



The Impact of WELL Certification

OPTIMISE HUMAN AND SOCIAL CAPITAL PERFORMANCE

Satisfaction



A near **30%** improvement in overall satisfaction with the workplace, which jumped from 42% to 70%.

Mental & Physical Health



A **10%** increase in reported mental health and a **2%** increase in reported physical health.

Wellbeing



A **26%** overall increase in reported well-being scores

Productivity

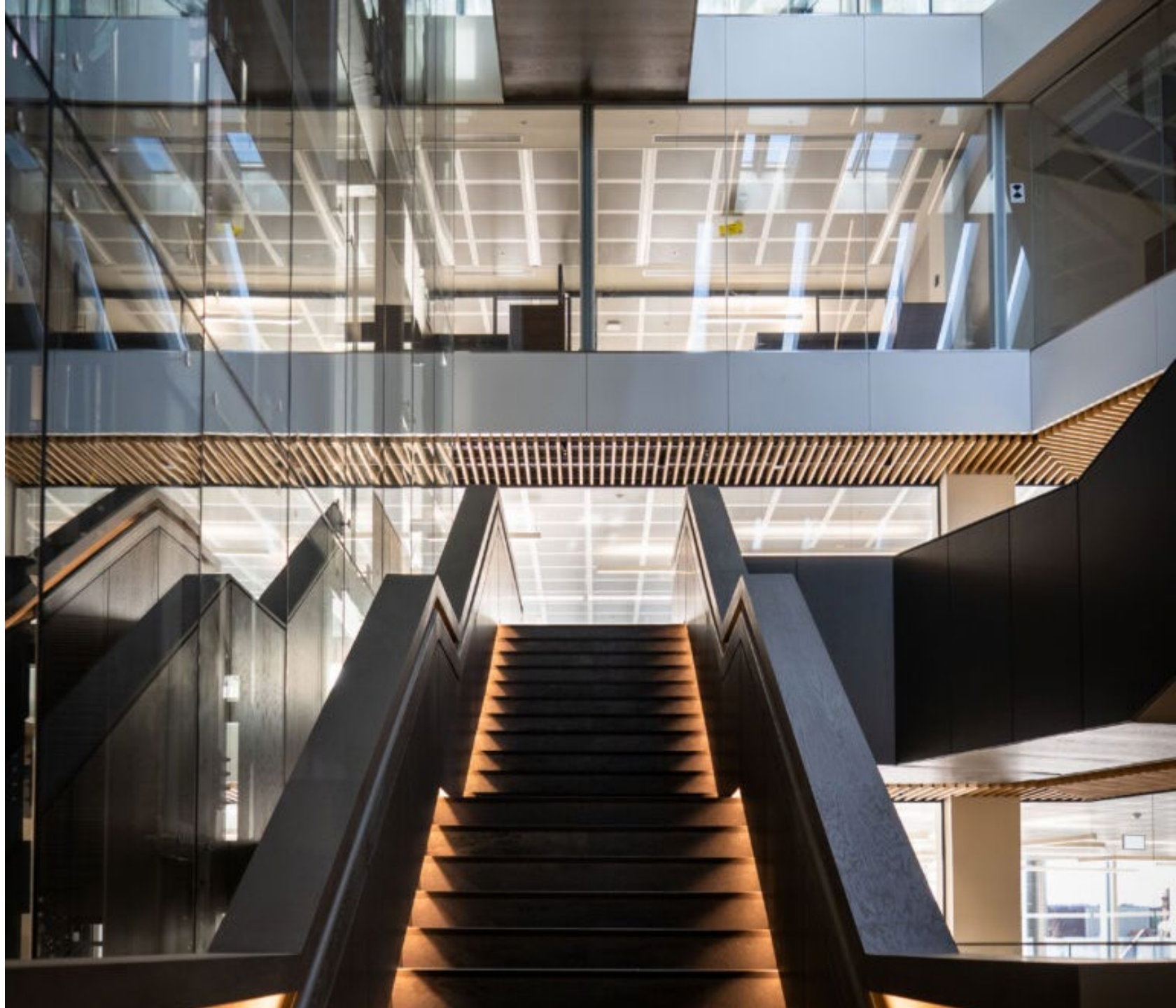


A **10-point** jump in median productivity scores

The Impact of WELL Certification

DRIVING REAL ESTATE VALUE

- Higher rent premiums
- Increased occupancy rates
- Longer lease terms
- Improved tenant satisfaction



30 Finsbury Square

The Ongoing Journey...

30 Finsbury Square

OVERVIEW

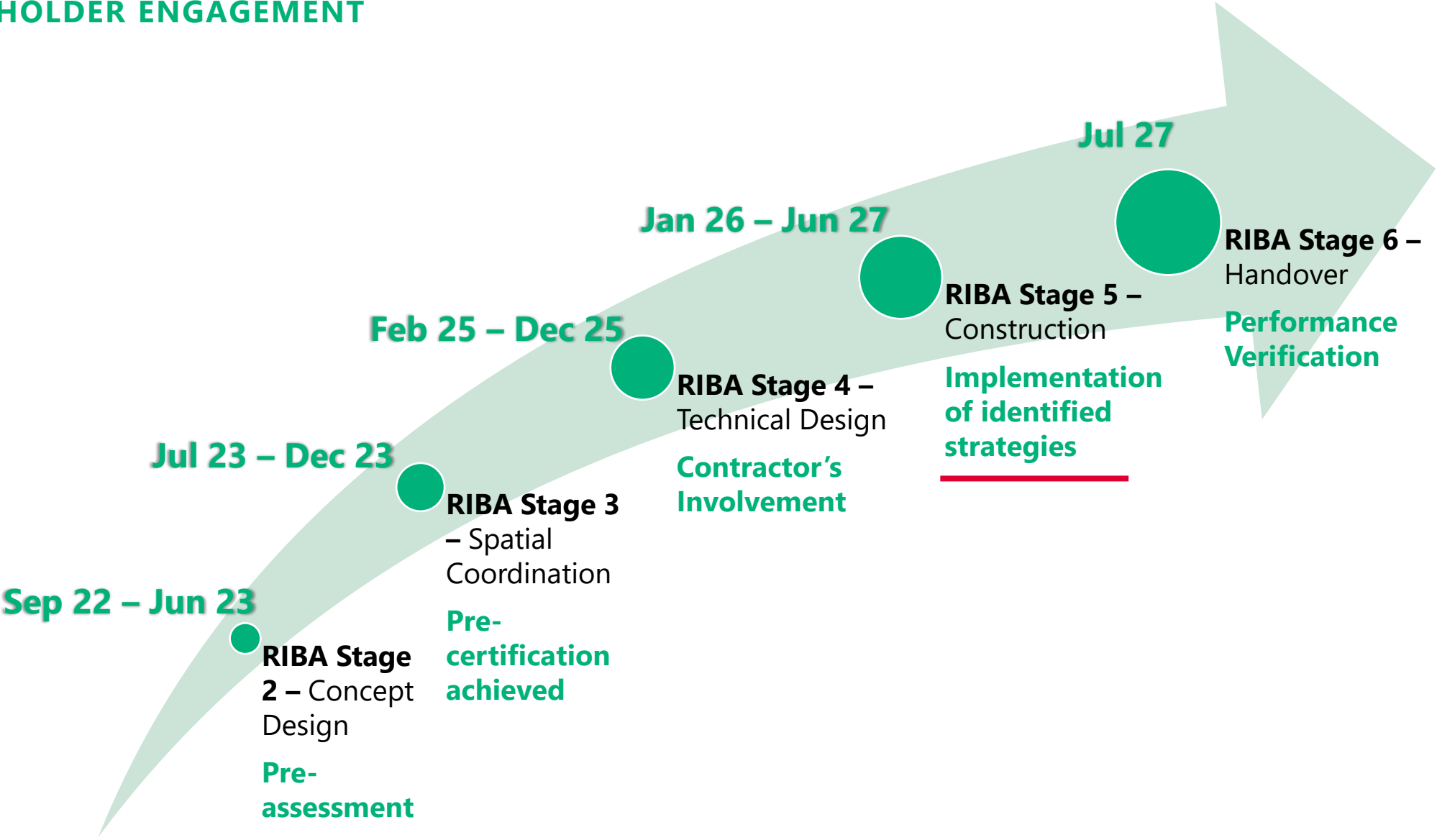
- Award winning existing building completed in 2002.
- Unique contemporary load bearing facade design.
- Comprehensive refurbishment and rooftop extension.
- Sustainability commitments.



WELL Pre-certification achieved at Stage 3.

Project Timeline

STAKEHOLDER ENGAGEMENT



Sep 22 – Jun 23

RIBA Stage 2 – Concept Design
Pre-assessment

Jul 23 – Dec 23

RIBA Stage 3 – Spatial Coordination
Pre-certification achieved

Feb 25 – Dec 25

RIBA Stage 4 – Technical Design
Contractor's Involvement

Jan 26 – Jun 27

RIBA Stage 5 – Construction
Implementation of identified strategies

Jul 27

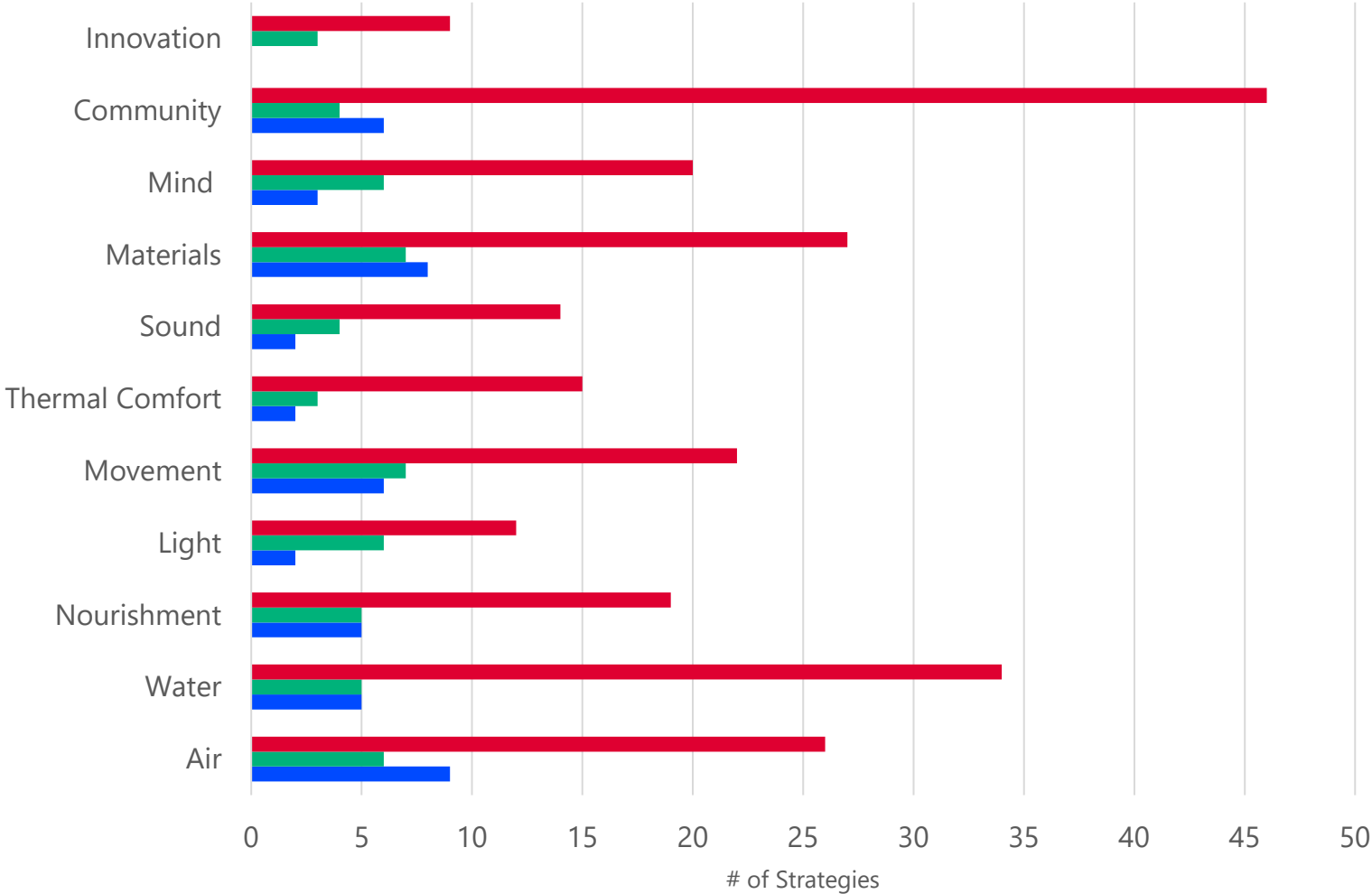
RIBA Stage 6 – Handover
Performance Verification

Performance Summary

POINTS-BASED SCORING



60 – 79
points

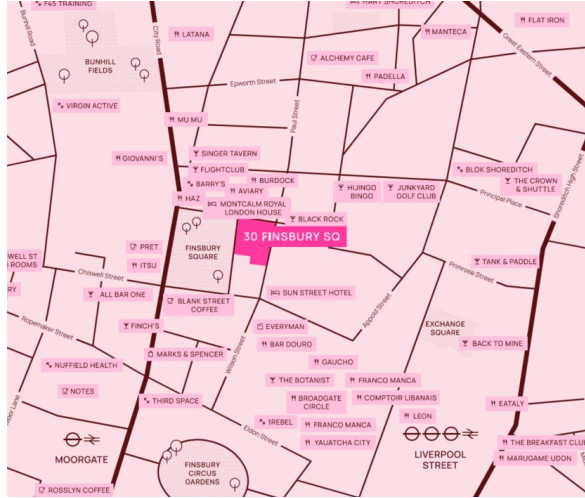


Available Optimisations Pre-conditions

Implemented Strategies

EXAMPLES

Open out to London



- N13.1 Ensure Local Food Access
- V05.1 Select Sites with Pedestrian-friendly Streets
- V05.2 Select Sites with Access to Mass Transit
- V08.2 Provide Outdoor Physical Activity Space

Daylight



- L01.1 Provide Indoor Light
Occupied area is within proximity of the envelope glazing

Outdoor Space



- N12.1 Provide Gardening Space
- M09.2 Provide Nature Access Outdoors

Biophilia



- M02.1 Provide Connection to Nature
Double height reception area

Closing Remarks

LANDLORD

- Attract and retain quality tenants
- Future-proofing
- ESG Positive engagement

EMPLOYER

- Attract and retain employees
- Improve people performance
- Promote health passively

EMPLOYEES

- Increased productivity
- Improved satisfaction at work
- Improved work life balance

Ultimate Goal: Create positive human experience!



Thank you.

Questions?

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