



# A GUIDE FOR BUILDING OWNERS, DEVELOPERS & INVESTORS

The wellbeing movement has led to an enhanced emphasis on the workplace and the positive (or negative) impact it can have on health. For property owners, developers and landlords willing to make the effort to implement wellness-boosting measures, the benefits can be dramatic and long-lasting.



## GLOBAL PHENOMENON

The emphasis on health and wellness is a growing global phenomenon. The headline statistics are hard to ignore.

**\$134  
BILLION**

The value of the global wellness real estate industry in 2017

**\$180  
BILLION**

Predicted size of the industry by 2022

Source: Global Wellness Institute

“The business case for healthy buildings is being proven. All over the world, companies, both large and small, are redesigning their offices, changing working practices and trialling new technologies to improve the wellbeing of their staff, tenants and customers.”

World Green Building Council



# WELLBEING IN NUMBERS



**90%**

of our time is spent indoors\*



**90%**

of companies' costs are typically spent on salaries and benefits\*



**17%**

of workers believe their working environment is diminishing their personal wellbeing\*\*



**1%**

improvement in staff productivity will have a significant impact on bottom line\*



**97%**

of workers surveyed say workplace health is important to them\*\*



**1000+**

over 1000 buildings have now been accredited by the WELL Building Standard\*\*\*

Source: \*World Green Building Council \*\*British Council of Offices \*\*\*Global WELL Building Institute



# 4 REASONS TO RE-BALANCE THE INVESTMENT EQUATION

Building developers, owners, and investors are discovering the business value of delivering to their markets healthy, green buildings. This is creating a gradual rebalancing of the new build and refurbishment investment equation. Here's some useful research from the Urban Land Institute to explain why:

## 1

### **Bottom line impact**

Today's businesses recognise that staff are their most valuable resource. In fact, they typically account for 90 per cent of business's operating costs. If investment in wellbeing can deliver a 1% improvement in productivity. If you own or operate real-estate, this will have a significant impact on your tenants' bottom line and competitiveness.

## 2

### **Premium property**

A 2014 report from the Urban Land Institute concluded that property developers received a 'better-than-anticipated market response' to healthy buildings. Their expectations were exceeded in terms of leasing times, sales rates, rental and sales premiums and waiting lists.

## 3

### **Sustainability & performance**

As a building owner you will want to keep operational costs under control and improve sustainability credentials. The good news is, healthy buildings go hand-in-hand with sustainability. Research shows these buildings perform better and are generally more efficient.

## 4

### **Green & healthy**

A study carried out by the Harvard School of Public Health discovered that employees working in certified 'green', healthy buildings are likely to have better cognitive abilities, fewer 'sick building' symptoms and higher sleep quality scores than those working in non-certified buildings. This offers a compelling business case.



# 23%

The World Green Building Council has linked improved lighting design with up to a 23% gain in productivity. Which is why at Tamlite, we believe that human-centric approaches to lighting need to be at the top of the built environment agenda.

This means creating a perfect balance between natural and artificial light in order to adjust to our daily rhythms. Using a broad colour spectrum and range of intensity to support people's natural circadian rhythms, LED lighting can be tuned to support the needs of the human body clock.



## NEXT STEPS

We work closely with property owners, developers and landlords to deliver positive change through perfectly lit workspaces. Contact us on 01527 517 777 to find out how our lighting for wellbeing expertise can support your project and your client.