



Helical Bar plc Environmental Targets – 2011/12

All targets run for one year from 1st April 2011 to 31st March 2012. Progress will be externally assessed and reported on at the end of the target period.

OBJECTIVE: We will integrate environmental considerations through passive design in new and refurbished buildings, seeking wherever possible to achieve good practice standards.

External target: Exceed Part L Building Regulations (2010) for target emissions rate in all new and refurbished buildings through passive design and energy efficiency

OBJECTIVE: We will limit our consumption of natural resources, including energy and water in an attempt to maximise efficiency and reduce our carbon footprint.

External target: Reduce landlord purchased energy consumption by 5% at each of our managed assets from 2010 baseline

External target: Measure performance indicator for energy consumption at each of our managed assets against occupancy. Set improvement target.

External target: Reduce landlord purchased water consumption by 5% at each of our managed assets from 2010 baseline

External target: Measure performance indicator for water consumption at each of our managed assets against occupancy. Set improvement target.

External target: Monitor energy consumption on each construction site and set appropriate reduction targets

External target: Monitor water consumption on each construction site and set appropriate reduction targets

OBJECTIVE: We will implement appropriate waste management practices, seeking to reduce, re-use and recycle before disposal to landfill.

External target: Divert at least 50% of construction and demolition waste from landfill for all new developments and major refurbishments

External target: Achieve a recycling rate of 35% at managed properties where robust waste data is available



OBJECTIVE: We will protect and enhance biodiversity and ecology wherever practical.

External target: Conduct ecological assessments on all new developments sites prior to construction and take appropriate mitigating and enhancement actions

OBJECTIVE: We will prohibit the use of materials and substances that have potentially hazardous effects on the environment, human health and wellbeing.

Internal target: Review the standard list of prohibited materials that are used for both refurbishment and construction works and ensure this is incorporated within standard design specifications.

OBJECTIVE: We will investigate pollution and other environmental liabilities as part of our due diligence procedures when acquiring new assets.

Internal target: Review the standard due diligence checklist to ensure that all sites being considered for acquisition are audited to identify the presence of possible contaminants or hazardous substances.

OBJECTIVE: We will minimise the risks of pollution or contamination, particularly during construction or demolition.

External target: Zero pollution incidents and enforcement notices

OBJECTIVE: We will work closely with our tenants in order to improve their own environmental performance.

External target: Provide appropriate information and support to building occupiers and managing agents to ensure optimum operation and efficiency of buildings

OBJECTIVE: We will minimise carbon emissions associated with transport to our managed assets and construction sites wherever possible.

Internal target: Provide information to tenants on local cycle routes where secure cycle storage has been provided and public transport options where available.

OBJECTIVE: We will reduce exposure to extreme weather risks such as flooding and subsidence through appropriate design and asset appraisal.

External target: Ensure flood risk is assessed for all land purchased and acquisitions



OBJECTIVE: We will ensure that project teams managed by Helical Bar refer to our Sustainability Project Management Checklist to ensure a consistent standard of environmental management is applied to our projects.

External target: All projects to utilise the Sustainability Project Management Checklist from site acquisition to post practical completion

OBJECTIVE: We will encourage the sharing of good environmental practices across our operations.

Internal target: Provide a 'good environmental practice' poster to all managed assets to encourage knowledge sharing

OBJECTIVE: We will work closely with our tenants in order to improve their own environmental performance.

External target: Provide appropriate information and support to building occupiers and managing agents to ensure optimum operation and efficiency of buildings

OBJECTIVE: We will seek to reduce the adverse environmental impacts associated with our own office management practices and procurement policies.

External target: Improve head office energy efficiency by 2% from 2010 baseline

External target: Improve head office water efficiency by 2% from 2010 baseline