



Environmental Targets 2018 -2019

All targets run for one year from 1st April 2018 to 31st March 2019. Progress will be externally assessed and reported on at the end of the target period.

Developing the Portfolio – Environmental Performance

OBJECTIVE: We will integrate environmental considerations through passive design in new and refurbished buildings, seeking wherever possible to achieve good practice standards. As a minimum, all major commercial developments will aim to achieve BREEAM Very Good or above.

Exceed current Part L Building Regulations for target emissions rate in all new and refurbished buildings through passive design and energy efficiency.

All commercial and industrial developments above a contract value of £5 million to achieve BREEAM Very Good or above.

Review applicability of WELL Building Assessments for major new build and refurbishment projects using the Drury Lane project as a test case.

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

Monitor energy consumption on each construction site and set appropriate reduction targets.

Monitor water consumption on each construction site and set appropriate reduction targets.

As part of the refurbishment and new build programme automatic meter reading (AMR) equipment will be installed as standard.

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

Divert at least 80% of construction and demolition waste from landfill for all new developments and major refurbishments for financial year 2018- 2019 and aim for minimum of 50% recycling.

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

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 from emissions to air, water and/or land contamination, particularly during construction or demolition.

Maintain zero pollution incidents and enforcement notices.

Investigate feasibility of monitoring emissions to air and water at construction sites and record.

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

Conduct ecological assessments on all new sites prior to construction and take appropriate mitigating and enhancement actions.

Develop site specific Biodiversity Action Plans as appropriate on individual sites.

Require project teams to source timber, if used, from sustainable sources and aim for a minimum of 50% chain of custody certified timber to Forest Stewardship Council and or Programme for the Endorsement of Forest Certification.

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

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 endeavour to address the issues resulting from climate change such as the exposure to extreme weather risks including flooding and subsidence through appropriate design and asset appraisal.

Ensure flood risk is assessed for all land purchased and acquisitions.

Where appropriate include climate change adaptation measures such as sustainable urban drainage systems in all development projects.

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

Ensure all development assets have access to on-site or close-to-site sustainable transport facilities (including cycle storage/spaces, bus stops, railway/underground stations, electric charging points).

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

All projects to utilise the Sustainability Project Management Checklist from site acquisition to post practical completion.

Ensure Project team completes and updates the Project Site Sustainability Checklist throughout the life of the project.

Managing the Portfolio – Environmental Performance

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

We will commit to setting a Science Based Target for our core buildings within our managed assets, including our own Head Office.

Reduce landlord purchased energy consumption by 2% from 2017 baseline at selected managed assets that have been within the portfolio for more than two years (to achieve meaningful analysis).

Measure performance indicator for energy consumption at managed multi-let properties with a 3+ year lease against both lettable and landlord area and achieve a 2% reduction from 2017 baseline.

Reduce landlord purchased water consumption by 2% from 2017 baseline at selected managed assets that have been within the portfolio for more than two years (to achieve meaningful analysis).

Measure performance indicator for water consumption at the selected managed multi let office assets against occupancy. Maintain less than 0.50 m³ per m² average water consumption for offices.

Measure and report our greenhouse gas emissions associated with energy use for our managed assets. Aim for 2% reduction in Like-for-Like landlord GHG emissions year on year.

Where there is no BMS in place and where there is suitable landlord controlled plant and services to justify a need we would seek to introduce a BMS to enable tight control of the equipment to ensure optimum energy efficiency and removal of any unnecessary consumption.

Review the findings of the ESOS Audits of the managed assets that are retained and review recommendations to identify measures for improvement.

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

Achieve a recycling rate of 50% at managed properties for the financial year 2018 to 2019 where robust waste data is available.

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

Provide Green Travel Plans to tenants to encourage sustainable transport use such as use of local cycle routes where secure cycle storage has been provided and public transport options where available.

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

Identify engagement measures to work with our managing agents and occupiers on selected managed assets to encourage knowledge sharing.

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

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

Work collaboratively with our Managing Agents and Consultants to ensure that our managed portfolio provides best practice to our occupiers in terms of sustainability, environmental compliance and health & safety practices.

Aim to have at least one ongoing biodiversity project at all managed assets. Tenants will be offered the option to support and participate with the projects.

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

Aim to reduce purchased energy consumption at Hanover Square by 2% based on per capita.