



HELICAL - ENVIRONMENTAL PERFORMANCE

1 April 2017 - 31 March 2018

Performance Coverage

Helical has a flexible business model which fluctuates year on year based around acquisitions, sales and completion of construction projects. This in turn is represented in Helical's year-on-year performance. Below details the respective coverage of Helical's managed and developing portfolios. The development portfolio overall represents 10.8% of total asset value. It should be noted, however, that over the reporting period changes to contractors due to unforeseen circumstances for some projects has impacted reporting. Wherever possible, estimated information has been provided for those properties across the development portfolio which reflects approximately 6.5% of total asset value for the reporting year culminating in 136,000 kWh and 48 tCO₂e (-2% of total reported kWh consumption).

	Number of properties		
	2015-16	2016-17	2017-18
Head Office	1	1	1
Managed Portfolio ¹	28	17	16
Refurbishment Projects ²	18	17	11

¹ Includes multi-let office, retail and mixed-use developments where Helical has operational control.

² Includes all refurbishment projects active in this reporting period with a project cost over £500,000 where Helical has operational control.

Energy Consumption - EPRA-Elec-Abs & Fuels-Abs & Elec-LfL & Fuels-LfL

		Electricity (kWh)			Gas (kWh)		
		2015-16	2016-17	2017-18	2015-16	2016-17	2017-18
Absolute	Head Office and Multi Let offices	3,255,251	4,673,027	5,319,111	3,224,252	4,268,486	4,136,283
	Retail	354,546	322,560	30,440	No Gas	No Gas	No Gas
	Other managed assets	1,454,842	1,182,284	0	781,335	840,193	0
	Refurbishment Projects	1,244,737	2,625,759	331,055*	37	73,211	0
	Combined Total	6,225,326	8,803,630	5,680,606	3,224,289	4,341,697	4,136,283
Like-for-Like	Head Office and Multi Let offices	N/A	4,239,299	4,149,581	N/A	3,811,476	3,688,673

* estimated figure for electricity consumption based on the previous reporting period figures. This accounts for approximately 2% of the total kWh consumption for electricity within the reporting period.

Due to the changing nature of the Helical portfolio traditional benchmarking of performance is complex. Fluctuations across the multi-let office consumption occur through variation in occupancy levels and the change in managed portfolio assets year-on-year.

Only properties which Helical have operational control or influence over are considered within the Like-for-Like (LfL) performance metric. Any properties which have had refurbishment or change in occupancy have not been included within the LfL. Absolute consumption for this reporting year has considerably reduced due to Helical's consolidation over the year to its 'core holdings'. LfL performance measurement for electricity is possible at seven of the Helical owned multi-let offices and the head office, with only three properties

able to be compared for gas. Consumption has decreased approximately 3% LfL against the target of 2%. Across the managed portfolio, approximately 88% of the total floor area's electricity is supplied by green tariff supply. Over the next 12 months the remaining supply shall be reviewed for alternative green tariff supply moving towards 100% renewable energy supply for electricity.

Greenhouse Gas - EPRA-GHG-Dir-Abs & Indir-Abs & GHG-Dir-LfL & Indir-LfL

	Scope 1 ¹ GHG (tonnes)			Scope 2 ² GHG (tonnes)		
	2015-16	2016-17	2017-18	2015-16	2016-17	2017-18
Whole Portfolio	796	1,009	796	2,877	3,865*	1,997
Whole Portfolio LfL	N/A	473	487	N/A	1,747	1,459

¹Scope 1 - direct emissions from gas and fuels

²Scope 2 - indirect emissions from purchases electricity

* restated figure for 2016

	Scope 3 GHG (tonnes)		
	2015-16	2016-17	2017-18
Whole Portfolio	343	485	278

		Scope 1 GHG (tonnes)		
		2015-16	2016-17	2017-18
Absolute	Natural Gas	739	953	762
	Diesel Fuel	30	28	17
	Air Conditioning Gas	27	28	17
	Total	796	1,009	796
Emissions Intensity	Managed assets (tCO _{2e} /m ²)	0.09	0.13	0.12
	Construction Sites (tCO _{2e} /m ²)	0.02	0.01	0

Helical's direct and indirect GHG emissions are reported across the entire managed and development portfolio. This accounts for the Helical Head Office, managed properties and current construction sites and is 100% of the company's operational control. A number of construction/refurbishment projects are now completed and are occupied. The variation in the occupancy levels and the alteration in UK GHG conversion factors has affected the absolute emissions as demonstrated above. Due to Helical consolidating their managed assets to core buildings the absolute consumption figures have reduced accordingly. Notwithstanding this, of the properties able to be compared under Like-for-Like there has been an overall reduction in reported Scope 1 and 2 emissions of 3% which exceeds the target of 2% reduction landlord GHG emissions.

Water Consumption - EPRA-Water-Abs & Water-LfL & Water-Int

		Water (m ³)		
		2015-16	2016-17	2017-18
Purchased	Head Office and Multi Let Offices	29,391	41,083	33,490
	Retail	319	704	83¹
	Refurbishment Projects	13,300	6,790	9,782
	Combined Total	43,010	46,619	43,355
	Water Intensity for managed portfolio (m ³ /m ²)	0.035	0.055	0.049
	Water Like for Like	N/A	36,628	30,689
Effluent	Head Office and Multi Let Offices	-	25,922	28,336
	Retail	-	704	83
	Refurbishment Projects	-	-	108
	Combined Total	-	26,626	28,527

¹ Retail units sold after first quarter. Representative of only 3 months data as opposed to whole year information for 2016-17

The increase in water consumption at the refurbishment sites can be predominantly attributed to consumption occurring at the Barts development (>90%). As part of Helical's corporate target to improve sustainable design of commercial developments, the reduction of water consumption is a key target within the BREEAM assessments. A comparison of the Like-for-Like managed assets shows a decrease of 16% based on last year's data against the target of 2%.

Waste - EPRA-Waste-Abs & Waste-LfL

		Waste recycled on site (%)		
		2015-16	2016-17	2017-18
Absolute	Head Office and All Multi Let Offices	60	80	80
	All Retail	23	54	57
	All Refurbishment Projects	11.2	54	16
	Combined Summary	31	63	51
Like-for-Like	Head office and Multi Let Offices	N/A	66	66

		Waste Diverted from landfill (tonnes)			Waste to Landfill (tonnes)		
		2015-16	2016-17	2017-18	2015-16	2016-17	2017-18
Absolute	Head Office and All Multi Let Offices	371	919	899	53	15	2
	All Retail	12	13	2	11	13	2
	All Refurbishment Projects	6,761	4,690	51,698	429	429	291
	Combined Summary	7,144	5,622	52,599	493	457	295
Like-for-Like	Head office and Multi Let Offices	N/A	829	846	N/A	41	8

	Hazardous Waste (tonnes)		
	2015-16	2016-17	2017-18
All Refurbishment Projects	568	61	142
Head Office and All Multi Let Offices	0	0	0
Retail	0	0	0
Combined Total	568	61	142

Year-on-year Helical's performance in diverting waste from landfill is improving. Across both the managed and development portfolio 99% of waste was diverted from landfill exceeding the Helical target of 50% diversion from landfill. We will continue to pursue improvement against our performance working towards 100% diversion from landfill.

With respect to recycling in the managed portfolio 80% recycling has been achieved in the offices and 57% in the retail elements, both exceeding the target of 50%.

Environmental Supply Chain

		Smart Meters Managed portfolio		
		2015-16	2016-17	2017-18
Smart Meters (Managed Multi-Let Offices)	Electricity	-	64%	88%
	Gas	-	19%	49%
Building Management Systems (Managed Multi- Let Offices)	Multi-let offices	50%	45%	64%
	Retail	25%	50%	50%

It is an ongoing objective of Helical's to improve on their environmental performance of their portfolio. Helical is actively upgrading their inclusion of automated meter reading (AMR) devices and Building Management Systems (BMS) which will allow for accurate, real-time data and increases the accuracy of the data for not only billing but corporate responsibility reporting. Over the next 12 months, Helical will continue to expand the uptake of AMRs across the portfolio, wherever feasible.

Building Certification - EPRA-Cert-Tot

BREEAM and Construction Management

It is a company objective that any new build commercial development will aim to achieve BREEAM 'Very Good'. Of the relevant new build developments and major refurbishment all schemes of above £5 million in value have been registered under BREEAM and are targeting a rating of 'Very Good'. With respect to the managed portfolio overall 35% is already certified to BREEAM and in total 47% is on track to achieve at least BREEAM Very Good with a majority achieving Excellent. Over half (55%) of construction projects are registered with the Considerate Constructor's Scheme (CCS) which sets the industry standard on any construction activity and has environmental performance as a key element. The average score for CCS across all relevant Helical sites (38) is above the current industry average of 36.

	Percentage of Sites		
	2015-16	2016-17	2017-18
Development Projects registered to achieve BREEAM Very Good rating	71	100	100
Managed Assets with a BREEAM certificate at Design Stage and/or Final completion (by floor area) of Very Good or Above	-	-	35%
Managed Assets targeting a BREEAM rating of Very Good or Above	-	-	47%

WELL Assessment

In a Development Management role at the Drury Lane site, Helical has overseen the registration of the building for certification under the WELL Building Standard scheme. Reflecting on the success of the scheme Helical will review the applicability of this assessment methodology for other projects both within the portfolio and under Development Management responsibility.

Construction Management *for refurbishment only*

	Performance of Sites		
	2015-16	2016-17	2017-18
Schemes registered with Considerate Constructors Scheme (CCS)	10 of 18	13 of 17	6 of 11
Our Lowest Score for CCS	34	31	32
Our Highest Score for CCS	42	43	44
Our Average Score for CCS	38	38	38
Sites with recognised EMS ISO14001 (%)	70	65	40

Resource Use *for refurbishment only*

	Number of Sites		
	2015-16	2016-17	2017-18
Proportion of Sustainably sourced timber	18 of 18	15 of 17	7 of 7 ¹
Number of Sites that have reused building elements where possible	10 of 18	9 of 17	6 of 7

¹ four sites are internal refurbishments that required no use of timber.

A strong performance is shown by all sites that reported against the key performance measure for sourcing sustainable timber. The majority of refurbishment sites have confirmed again this year that they source 100% of their timber from sustainable sources exceeding the Helical target of 50%. Maximising the reuse of materials and minimising resource use remains a corporate objective. Of the eleven schemes reviewed, six reported the reuse of materials such as timber, bricks and construction demolition waste, where appropriate. Even when it is not feasible to reuse materials on site, materials are ordered as required, and in the specified quantities, thereby minimising potential wastage. This year approximately over a third of sites have confirmed that they operate to an accredited Environmental Management System (EMS) i.e. ISO 14001 which is less than previous years, however, those sites have monitored their environmental impact through the managed element of the building.

Notifiable Environmental Incidents *for refurbishment and operationally controlled portfolio*

	Frequency		
	2015-16	2016-17	2017-18
Number of Environmental Incidents	Zero	Zero	Zero

Environmental Fines and Penalties

	Frequency		
	2015-16	2016-17	2017-18
Number of environmental fines/penalties	Zero	Zero	Zero
Cost of environmental fines/penalties (£)	Zero	Zero	Zero

Year-on-year Helical continues to monitor and mitigate any potential environmental incidents and continues to record zero incidents, fines or penalties across the whole of the portfolio. This is something that Helical checks and monitors as part of their everyday reporting on site.

Sustainable Transport *for refurbishment only*

	Percentage of Sites		
	2015-16	2016-17	2017-18
Public transport nodes within 500 m of the site	89%	88%	82%
Site with cyclist facilities provisions	61%	77%	46%

Sustainable Transport *for managed multi let offices*

	Frequency		
	2015-16	2016-17	2017-18
Sites with a Green Travel Plan	2 of 12 (17%)	2 of 12 (17%)	3 of 10 (30%)
Public transport nodes within 1km of the site	11 of 12 (92%)	11 of 12 (92%)	10 of 10 (100%)
Site with cyclist facilities provisions	8 of 12 (67%)	8 of 12 (67%)	10 of 10 (100%)
Cycle storage capacity	746	718	902
Cycle storage intensity (space per occupant)	1 per 9	1 per 9	1 per 9

The majority of the managed portfolio is in close proximity to public transport links owing to the central London location of the managed multi let offices. Where feasible, cyclist facilities are considered for all new construction / refurbishment developments. Half of current refurbishment projects include the provision of cyclist facilities and almost all have access to public transport nodes within 500 m.

Biodiversity for refurbishment only

	Percentage of Sites		
	2015-16	2016-17	2017-18
Sites which have included ecological enhancement measures	44%	47%	27%
Sites with appropriate protection measures for sensitive features (%)	88%	100%	100%

The Helical construction sites continue to afford protection to sensitive features located at the construction sites to preserve the existing biodiversity. Where possible sites are encouraged to enhance the local biodiversity of the site. This year has seen less activity in Helical's developing portfolio with good coverage for protecting sensitive features, where present. The refurbishment sites for this reporting year have seen limited availability to enhance ecology at site. Wherever possible, Helical and their contractors actively seek potential opportunities at refurbishment sites to enhance biodiversity.