October 2021

Bruntwood Sustainability

bruntwood

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Sustainability

In this guide

Our target and commitments

Acting sustainably has always been key to our approach as a business. From the very beginning, we've chosen to recycle rather than rebuild, bringing new value and life to our buildings and communities by realising their full potential.

2018

In 2018, we became the first property company in the UK to sign up to the UKGBC NZC commitment.

100%

Our target is to reduce the carbon intensity of spaces under our direct control by 100% by 2030, compared to a 2017/18 baseline.

But what does 'Net Zero Carbon' (NZC) mean?

'Net Zero' refers to achieving an overall balance between the emissions that we produce and the emissions that we take out of the atmosphere.

We pledged that all areas under our direct control - this means our common parts, our own offices and our vehicle fleet - will operate at net zero carbon by 2030.

Working with The Carbon Trust, we've set our own Science-Based Targets (SBTs) which will help us to measure and report carbon emissions on everything that we do as a business.

While our primary focus has been on our emissions and what we can do to reduce these to reach our net zero carbon targets, we're also setting targets regarding our water, waste and energy usage to further embed sustainable operations into our business.

Net zero strategy

To support our net zero carbon ambitions, we're focusing on four key areas:

NZC

All new builds and major refurbs will be NZC for operational carbon by 2030

01

Benchmark:
Benchmarking the energy consumption of proposed and existing buildings against the energy intensity targets that are needed to achieve net zero.

02

Reduce:
Reducing carbon emissions as far as possible for both embodied and operational carbon, including using onsite generation where it makes sense to do so.

03

Offset:
Offsetting residual carbon emissions using schemes which either remove carbon from the atmosphere, or prevent them from being released in the first place.

04

Monitor and verify:
Monitoring and verifying our performance to ensure we continue to make progress towards achieving our net zero carbon ambitions.

Clean energy
Solar Panel installation

Sustainability projects at Bruntwood

Infrastrucuture

Solar Panel installations at Atria, Landmark, Station House, Booths Park, Lancastrian, Innovation Birmingham and Sale Point.

Installed Electric Vehicle charging points across various locations.

Across our portfolio, our buildings have Automated Meter Readers (AMRs) attached to the bulk water meters. This allows our facilities team leaders to monitor water usage daily in order to investigate any unusual high usage quickly to resolve issues and prevent water wastage.

Deployed a Tesla battery Powerpack at the Bright Building.

Development

Partnership with Farm Urban to create a green wall at Cotton Exchange.

Created a Bee and Butterfly garden at Booths Park.

Targets and Reporting

Developed new appraisals model for Net Zero Carbon.

Developed Science Based Targets with The Carbon Trust.

Financial

Sustainability Linked Loan established for a portfolio of Bruntwood buildings.

Waste

Programme to recycle our phones and laptops.

Introduced reverse vending facilities at Union.

Recycle our coffee beans at Union into biofuel.

100%

100% of all waste diverted from landfill and 70% recycled by 2050.

Zero waste to landfill

We're proud that as a business, working with our trusted waste partner, Bagnall and Morris (B&M Waste Services), we send zero waste to landfill.

Since 2011, B&M Waste Services have achieved carbon neutrality to the British Standards Industry's Publicly Available Specification. This includes accreditation for:

ISO 9001
A quality management system which helps organisations to continually monitor and manage quality across the business to then identify areas for improvement.

ISO 14001
Which sets out the criteria and framework for organisations to follow to set up an environmental management system to ensure environmental impact is being measured and improved.

ISO 45001
Focusing on Occupational Health and Safety by ensuring improvements to employee safety, reducing workplace risks and creating better, safer working conditions.

Instead of waste streaming to landfill, materials are instead diverted to recycling plants or to be used for other uses.

48%

In 2020, we recycled 48% of all waste collected; the rest of our waste was reused by:

- Sending paper and cardboard to paper mills
- Glass re-melted and reformed into glass bottles
- Plastic made into new packaging (work is underway to remove single use plastic)
- Food waste to AD Plants to generate gas for the national grid and coffee beans are made into biofuel
- All general waste collected is processed into Refuse Derived Fuel (RDF) which recovers vital energy that would otherwise be lost to landfill and reduces carbon emissions

Alderley Park

Alderley Park is a world-leading life science and innovation campus, home to over 200 businesses. Alderley Park's Mereside campus offers exceptional office and lab space, dedicated business support and a range of specialised scientific services for businesses in Biotech, AI, medtech, life sciences, drug discovery, drug development, software development, digital health and more.

With the range of specialist scientific services taking place at the Park, it was crucial that we established suitable recycling facilities to support the needs of our customers and maintain our commitment to sending zero waste to landfill. On site we now have dedicated recycling facilities for:

- Waste electrical and electronic equipment
  - Electrical components reused
  - Wires recycled
  - Metal recycled
  - Plastic recycled
- Specialist plastics
- Batteries
- Polystyrene
- Clinical waste

200 businesses
Alderley Park is home to over 200 businesses

Creating energy solutions

In October 2020, Bruntwood launched a fully licensed energy supplier, Unify Energy, which offers an end to end solution for the supply and management of energy within multi-tenanted buildings.

Energy distribution within multi-tenanted buildings has been a problem for developers and building operators for a long time. So, about 10 years ago, Bruntwood decided to dedicate more resources to improve the way that energy is distributed and measured in its buildings.

Fast forward to today Bruntwood has incubated a brand new way to distribute, calculate and invoice for energy within multi-tenanted buildings. Visibility of who is using what and where is the first step in creating a strategy for carbon reduction, so Bruntwood's new solution was a way for both the landlord and its customers to manage energy usage and spend to help them on their own net zero carbon journeys.

After successfully creating and running this as a fully licensed Energy supplier Bruntwood decided to spin out this exciting proposition and in October 2020 Unify Energy was born.

Now, Unify Energy offers an end to end solution for the supply and management of Energy within multi-tenanted buildings helping landlords, agents and end user occupiers across the country effectively manage energy usage and the associated costs.

unify energy

Fully licensed energy supplier was born October 2020

Our partnerships

Across our regions, we're working with organisations and partners to ensure that we're helping our communities to reach their sustainability targets.

We're working together with our partners on projects that support the transition to a low carbon economy:

- Gold Leaf Member of the **UK Green Building Council (UKGBC)**, working in partnership for a better, more sustainable built environment. Our NZC Commitment is via the UKGBC and our CEO, Chris Oglesby, is also a Trustee
- Working with the **Manchester Climate Change Agency** to develop new building standards
- Member of the **IGNITION** project which aims to develop innovative financing solutions for investment in Greater Manchester's natural environment
- Supporting the Greater Manchester **Local Energy Market** initiative to help revolutionise energy networks across the city-region, supporting a lower carbon future and its goal of becoming carbon neutral by 2038
- Delivery partner for **EnergyIQ**, a co-innovation initiative funded by the UK - Canada 'Power Forward' Challenge, which will demonstrate smart energy services for office buildings, retail, hospitality, data centres and industrial sites

We are also members of the following sustainability-related groups and boards:

UK GBC

BBP BETTER BUILDINGS PARTNERSHIP

CLIMATE GROUP EP100

Greater Manchester Local Enterprise Partnership

Oxford Road Corridor

BCO British Council for Offices

GM Nature Greater Manchester

MANCHESTER CLIMATE CHANGE AGENCY

GREATER MANCHESTER DOING THINGS DIFFERENTLY FOR THE ENVIRONMENT

Blue-green roof

Bloc is home to a blue-green roof system which is part of a climate and water resilience research project. The roof reduces the discharge of rainwater and features wildflowers to support biodiversity and provide an additional thermal barrier. This is Manchester's first wildflower roof and also aims to attract a rare native butterfly, the Manchester Argus.

The blue-green roof from Polypipe Civils and Green Urbanisation will help to develop a greater understanding of how new construction and data technologies can serve cities and urban developments to mitigate the impact of climate change and population growth, while enhancing biodiversity.

Over the next two years, Bloc's 'smart' blue-green roof will allow United Utilities – which co-funded the development – to assess how storing and reusing rainwater at roof level can reduce the volume of surface run-off entering its sewer network. As a result, it will help to lower the flood risk associated with the prolonged high-intensity storm events that are becoming increasingly frequent as the climate changes.

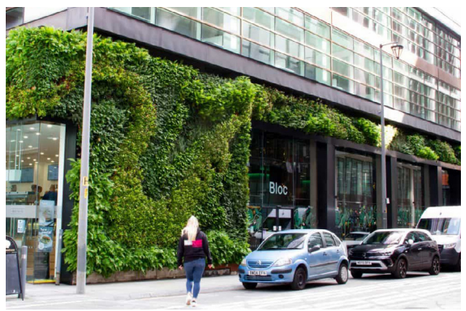
Unlike conventional green roofs, which use a drainage layer to simply remove rainwater, the 525m^2 blue-green structure retrofitted to Bloc's flat roof stores rainwater beneath the planted surface where it lands. Advanced passive irrigation components within the attenuation layer draw water up through the structure to the underside of the green roof substrate to support surface planting.

The two-year roof research programme at Bloc will demonstrate the full creative and multifunctional potential of green urbanisation, which represents the next generation of sustainable drainage systems.

By introducing integrated natural habitats across the urban landscape, we create healthier, more resilient communities that are highly carbon and energy efficient. The net-zero re-use of water to sustain surface planting is a new approach to water management known as green urbanisation and represents the next generation of sustainable urban drainage systems (SuDS).

To learn more about Permavoid, green urbanisation and the new technologies supporting sustainable urban green asset creation visit:

www.polypipe.com/green-urbanisation



Sustainable urban drainage systems

Sustainable urban drainage systems (SuDS) are designed to manage stormwater locally, to mimic natural drainage and encourage its infiltration, attenuation and passive treatment. SuDS are designed to both manage the flood and pollution risks resulting from urban runoff and to contribute wherever possible to environmental enhancement and place making.

How we're incorporating SuDS into our developments

Enterprise Wharf
Birmingham

- Installed a buried attenuation tank which discharges at a controlled rate into the nearby Digbeth Branch Canal

Circle Square
Manchester

- Installed attenuation tanks designed to collect and store excess surface water run-off from a large storm event
- Tree pits act as rain gardens and plants have been specifically designed and chosen for their capability in boggy environments
- Permeable paving has been installed to the rear of the VITA Student building

Base
Manchester Science Park (MSP)

- Installed a Polypipe Permachannel system that will significantly slow rainwater run-off to help reduce the risk of localised flooding
- Installed an oversized attenuation tank providing additional storage to hold rainwater and slowly release it into the surface water system
- Installed permeable paving and flow restrictors
- Surface water is discharged into a culvert as opposed to the combined sewer system

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For more information about our Sustainability efforts across the business at **sustainability@bruntwood.co.uk**

For more information on our business please visit **www.bruntwood.co.uk** or by calling our head office on **0161 279 6990.**

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GR0053 Sustainability October Brochure.