# Property Development & Refurbishment Statement of Achievement 2023

issued December 2024

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The Earnshaw, London



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# **Executive Summary**

Climate records are showing a continual warming trend with human activities such as buildings and construction contributing a large percentage of carbon dioxide ( $CO_2$ ) emissions, with around 39% of global energy related emissions generated from this sector.<sup>1</sup> National Policy is continually under review with targets and performance of buildings under scrutiny to reduce resource demand and consumption.

We recognise that the Royal London Asset Management properties contribute towards climate change and that we have a responsibility to minimise the impact that our properties have on the local and global environment.

Our funds aspire to be leading in their performance. With this in mind, we have developed our Responsible Property Investment (RPI) Strategy 2021-2025 and our Net Zero Carbon Pathway which sets out a plan to enable us to achieve our goals.

We aim to create thriving buildings and places which have enduring appeal for occupiers and add value to local communities.

This annual Statement of Achievement forms part of the RPI Strategy and sets out how our development portfolio is performing against Sustainability Standards.

Our new 2024 Standards apply to all development and refurbishment projects that have commenced design within 2024. Existing projects that have progressed beyond commencement are subject to being reviewed under the respective standards at the time of their design at the time unless they propose to commit to take on a later set of standards. (e.g. the Royal London Asset Management Property standards for 2020, 2021 or 2022/2023). Statements made in this document about Royal London Asset Management's corporate ambitions across its property funds do not guarantee any of these funds will try to meet that

objective individually. If you are seeking a particular 'green' outcome, always remember to check the fund objectives to ensure it will meet your needs.



Holborn Viaduct, London

# 2023 Headlines

In 2023, we reviewed and updated our New Construction and Major Refurbishment Sustainability Standards (hereafter 'Development Sustainability Standards') and supporting documents, to reflect evolving best practice industry updates, and to streamline and strengthen our approach to sustainability within our development projects. This included updating our set of standards for under £5 million developments and reviewing the applicability of the standards across different development typologies.



In the past year, Royal London Asset Management Property has maintained and accelerated its presence across a number of industry initiatives including; Gold Lead members of the UK Green Building Council (UKGBC) and submitting benchmark data to Better Building Partnership (BBP) Real Estate Environment Benchmark (REEB) database.



RLPPF<sup>2</sup> achieved a 4\* GRESB & RLUKREF<sup>3</sup> achieved a 4\* Rating against GRESB standards within the development category<sup>2</sup>



Active member of Better Buildings Partnership (BBP) that has made a Climate Commitment to deliver Net Zero Carbon buildings by 2050



Royal London Asset Management Property are UK Green Building Council (UKGBC) Gold leaf members<sup>3</sup>



The Distillery was a Finalist for the British Council for Offices (BCO) Commercial Workplace Award in 2023



Royal London Pooled Property Fund
 Royal London UK Real Estate Fund

# Sustainability Standards Development & RPI Alignment

In 2020, we initiated a thorough review of our Development Sustainability Standards to ensure they are robust, considering global trends regarding the climate and biodiversity emergency. The review included a benchmarking exercise, comparing our performance with regards to sustainability, against our leading industry peers. This process led to the creation of a new set of targets, which we consider to be both aspirational and market-leading.

Sustainability framework inputs were selected through a review of our existing relevant commitments, as well as a wider review of global trends, well-established environmental assessment metrics and indicators.

This process included a detailed gap analysis review of our peers and review of recognised sustainability frameworks and organisations such as GRESB, United Nations (UN) Sustainable Development Goals (SDGs), Fitwel<sup>4</sup> WELL<sup>5</sup>, BREEAM<sup>6</sup> and LETI<sup>7</sup>.

An appraisal of key drivers and challenges for sustainable design was also completed, through focused engagement sessions with relevant stakeholders.

Since 2021, our standards have aligned with our Responsible Property Investment (RPI) Strategy and our Net Zero Carbon Pathway, ensuring we reflect best practice industry guidance.

### The Sustainability Standards Framework Streamlining



For illustrative purposes only.

4. Fitwel is a Certification System Committed to Building Health for All. Fitwel Ratings are as follows; 1, 2 & 3 Star. Existing Building Pathway – This pathway

is applicable to all occupied projects, including existing or recently completed projects and consists of one certification – Built Certification.

- 5. WELL is a tool for advancing health and well-being in buildings globally. WELL Ratings are as follows Certified, Silver, Gold and Platinum. Ratings are achieved following testing of the building in use.
- 6. BREEAM is an environmental assessment method for Ratings are as follows; Pass, Good, Very Good, Excellent and Outstanding. Interim certification can be achieved following completion of design with final certification being awarded post completion of the building.
- 7. London Energy Transformation Initiative is a network of built environment professionals working to put together a path to net zero, this includes setting industry operational and embodied carbon targets.

### **Sustainability Review & RPI Alignment**



For illustrative purposes only.

Sustainable Review & RPI Alignment

Our Development Sustainability Standards have been reviewed annually since 2020. Our most recent update is our 2024 Development Sustainability Standards that apply to all new developments and refurbishment projects that have commenced design within 2024.

Existing projects that have progressed beyond commencement are subject to being reviewed under the respective standards at the time of their design at the time unless they propose to commit to take on a later set of standards. The 2024 and 2023 standards can be found in Appendix A and B, respectively, with earlier versions available in previous annual Statements of Achievement.

In 2021 our review included understanding the applicability of our Development Sustainability Standards against minor

project refurbishments to ensure sustainability was being translated where practical into all aspects of refurbishment. This was developed throughout 2022, alongside investigating the impact of different building typologies and smaller investment developments on the suitability of the targets.

Ahead of the 2024 calendar year, we reviewed our 2023 Development Sustainability Standards. As a result, they were streamlined to provide design teams with a more focused and concise set of targets to follow within design. This reflected trends in the industry, improving standard practice, and evolving requirements in wider building certifications. In the 2024 standards, there are now 33 targets.

# **Embedding Standards**

Our Sustainability Strategy and Framework is an integral part of our property development strategy and is supported by a wider suite of documents and guidance notes to achieve it.

This diagram highlights the wider suite of documents, identifying how we have incorporated this into our Policy Commitments, Policy Documents (such as this one, the Sustainability strategy), and how it filters down to aid projects.

Throughout 2022 and 2023, we have updated and established further project documents. These were created to support design teams and ensure the targets were more applicable to their building typology, as well as target benchmarks that should be aimed for.



Source: Development and Refurbishment Sustainability framework Suite of documents



# Property Net Zero Carbon Pathway

Royal London Asset Management Property recognises the role that the property development industry plays in reducing greenhouse gas (GHG) emissions and the importance of having an approach to net zero carbon. Since 2021, we have set out and reviewed Royal London Asset Management Property's pathway to net zero carbon across our development portfolio.

Royal London Asset Management Property is targeting achieving net zero carbon by 2030 for directly managed property assets<sup>8</sup> and developments, and 2040 for indirectly managed property assets<sup>9</sup>

Our pathway to net zero carbon follows seven steps:





Our commitments are based on the expectation that governments and policymakers will deliver on the commitments to achieve the goals of the Paris Agreement and that the required actions do not contravene our fiduciary duty to our members and customers.

- 8. Those which Royal London Asset Management Property has complete operational control, greater than 50% equity share and joint ventures where they would cover the proportionate amount of emissions.
- 9. Those partially managed by Royal London Asset Management Property or wholly by the occupier.



### 2021



In December 2021, we launched our **Property Net Zero Carbon Pathway**, this document highlights key targets within the Net Zero Carbon Pathway, and lays out a plan for how this can be achieved. Key targets here include:

- Reducing embodied carbon and operational energy use.
- Maximising on-site renewable energy generation alongside exploring the opportunity in procuring high quality off-site renewable energy.
- Developing a high-quality carbon offsetting strategy for residual emissions.

To demonstrate our commitment to net zero carbon, in line with the Paris Climate Agreement, we are signed up to the Net Zero Asset Managers Initiative within the UN-backed Race to Zero Campaign.

### 2022



In 2022, we produced our 'Approach to Net Zero Carbon for developments and refurbishments' design standards, which support our portfolio-wide net zero carbon targets seen above. These are being applied to Royal London Asset Management Property projects. In 2022, we maintained and accelerated presence across a number of initiatives aligned to latest thinking on net zero carbon. Key initiatives include:

- Gold Leaf members of UKGBC providing the first option to partner on and steer industry frameworks and guidance.
- Benchmark data submitted to the BBP REEB database.
- The Statesman House new-build office development was a Pioneer Project for the new NABERS UK Design for Performance scheme.
- Royal London Asset Management Property were shortlisted for the Embodied Carbon Award at the In the CIBSE Building Performance Awards 2022.

Progress against our 2030 and 2040 net zero carbon targets are documented in our 'Property Net Zero Carbon Pathway Progress Reports'.

### 2023

#### 2023 updates summary

- To support Royal London Asset Management Property's Net Zero Carbon Pathway we completed net zero carbon audits across 22 multi-let offices in 2023. These reports analyse the operational energy performance of the building and compare to industry benchmarks, such as the Carbon Risk Real Estate Monitor (CRREM) 1.5-degree pathway and UKGBC Energy Use Intensity targets. A further 12 multi-let offices are being undertaken as part of 2024.
- Royal London Asset Management Property commenced asset reviews of all existing developments with an Energy Performance Certificate (EPC) below a B. EPC building upgrade reports are being undertaken to identify interventions that will be needed to enable the asset to achieve an EPC B rating.
- 5 St Philips Place is working towards NABERS UK Design for Performance rating of 4 stars.

# Highlights of 2023

We are striving to ensure that the assets they invest in will fit the needs of occupiers and investors, now and in the future. We are introducing procedures to evaluate asset sustainability performance, post-acquisition, and setting targets to deliver positive environmental and social outcomes across our portfolio.

Project teams involved in the design, construction, and operation, are committed to developing solutions that facilitate the achievement of net zero carbon by 2030 within projects.

This report captures the performance of our completed developments against our Development Sustainability Standards. Buildings that have progressed beyond commencement or are in construction or completed are subject to being reviewed under the respective standards at the time of their design (e.g. the Royal London Asset Management Property standards for 2020, 2021 or 2022/2023).

We have over 50 active design / construction development projects within our property portfolio. The majority are for commercial use, both new build and refurbishment. This includes offices, retail, hotel, industrial and residential developments of various size and complexity across the UK, with all of these at different stages of the development process from inception to completion.

Developments covered in detail within this Statement of Achievement, are those that were completed this year, namely:

- The Earnshaw, London
- Medius House, London
- Spectrum, Abingdon Business Park
- Wycliffe Park, High Wycombe
- Springfield Business Park, Chelmsford

To further understand the sustainability credentials of these sites, selected case studies and an overview of these projects has been provided within this Statement of Achievement, highlighting their key sustainability features.



### Royal London Asset Management Property Development Sustainability highlights

Target set to maximise Biodiversity Net Gain with a minimum 10% as per Environment Act

Sustainability targets updated to latest sustainability industry guidance

Under £5 million Sustainability Developments Tracker updated

Detailed review of Residential standards undertaken

### Completed Projects Sustainability highlights

The Earnshaw is targeting BREEAM Outstanding and WELL Gold at Post-Construction (PC)

Spectrum reported an A1-A5 embodied carbon figure of 65 kgCO<sub>2</sub>e/m<sup>2</sup> against the Royal London Asset Management Property 600 KgCO<sub>2</sub>e /m<sup>2</sup> target

Wycliffe Park has an energy centre that uses Air Source Heat Pumps

Springfield Business Park achieved an overall EPC rating A Property Development & Refurbishment Statement of Achievement 2023



Highlights of 2023

Property Development & Refurbishment Statement of Achievement 2023

# **GRESB** Performance

Statesman House, Maidenhead

GRESB is a global benchmark rating system for the real estate industry. The rating system measures the sustainability performance of real estate property and funds. Performance is evaluated against seven different aspects, contributing to an overall score. The aim is to make the real estate sector more transparent with regards to sustainability issues, enabling prospective investors to assess investments with ease.

The twelve categories assessed by GRESB are; stakeholder engagement (development and non development), leadership, polices, reporting, risk management, Environmental, Social and Governance (ESG) requirements, materials, building certification, energy consumption, water use and waste management.

The GRESB assessment is an holistic approach to sustainable development, covering environmental, social and corporate governance.

- RLPPF and the Royal London UK Real Estate Fund (RLUKREF) achieved 4\* ratings against GRESB standards within the development category.
- Both funds achieved above the GRESB average for ESG.
- RLPPF achieved 4<sup>th</sup> in UK and Northern Ireland diversified and RLUKREF achieved 3<sup>rd</sup> for Mixed use: Office/Retail.
- RLUKREF increased its score when compared to 2022.
- 100% scores were achieved in ESG Requirements, Risk Management, Materials, Water and Waste across both funds. RLUKREF also scored 100% in Building Certification.

#### 2023 GRESB Development Benchmark Report



Moving forward GRESB now assesses the proportion of projects completed designed to meet net zero carbon covering both operational and embodied emissions. This is a direction of travel we applaud and are starting to ensure that as developments move forward, we are quantifying what this looks like in design and construction.

Where opportunities exist to increase scores in future years these have been identified for actioning in next year's GRESB update.

The GRESB rating system has become increasingly more rigorous and a driving force behind the move towards net zero buildings. GRESB has moved to collaborate with the World Green Building Council, which will help to further support pathways to net zero carbon across real estate portfolios such as Royal London Asset Management.



Leonardo Hotel, Bristol

## Royal London Asset Management Property Social Value Framework Development

As part of Royal London Asset Management Property's 2023-2024 sustainability framework development, we are undertaking an ongoing review of our approach to social value across our assets.

Our RPI social value vision is for social, economic and environmental benefits to be delivered intentionally for individuals and communities by our investment and development activities.

The ambitions of the strategy are to deliver the following:

As part of the development of the social value framework we have participated in several workshops in order to distill important themes and priorities related to social impact and social value.

Within the framework development, an important priority is understanding how this framework aligns with Royal London Asset Management Property's wider RPI processes, and how social value can be embedded within this as a set of common resources and core KPIs.

#### **Social Value Themes Matrix**

**Resilient Economies** 

**Thriving Communities** 

#### **Sustainable Places**

These KPIs will feed into Acquisition, Design & Planning, Construction and Property Management.

Three core social value themes have been identified throughout this process to guide social value approaches within Royal London Asset Management Property's strategy. These are '**Resilient Economies**', '**Thriving Communities**', and '**Sustainable Places**'



### Case study: Health, Safety and Wellbeing

### The Earnshaw, London



Targeting WELL Core GOLD

Low VOC materials specified

Full score on Considerate Constructors Scheme final visit

'Five ways to wellbeing' features incorporated within design & undertaken as part of Construction

### The Earnshaw is a new build office development, located on Oxford Street in London, completed in September 2023.

Previously known as Castlewood House, The Earnshaw is a new build, mixed use, office and retail development in the West End of London. The development is subject to Royal London Asset Management Property's 2020 Development Sustainability standards as it was at the end of design and progressing to construction, before the 2021 Development Sustainability Standards were released.

The development is currently in the process of finalising as built certifications, and is on track to achieve BREEAM 'Outstanding'.

In line with the net zero carbon strategy, The Earnshaw is a fully electric building, passive design measures have been implemented within the energy strategy to reduce total energy consumption and a design for performance review was undertaken to during construction to look at predicted energy performance. The design team understood the importance of sustainably sourced materials and good material efficiency and as such committed to Royal London Asset Management Property's sustainable sourcing targets. Furthermore, modular construction, including the installation of pre-fabricated units, was used within the development.

The Earnshaw has achieved a 56.34% reduction in water use against the BRE baseline through the incorporation of water efficiency measures within the design.

During design and construction a strong commitment to health, safety and wellbeing for both those working on the development, and future tenants was established. Skanska the main contractor achieved 100% score for considerate constructors during construction and undertook Ethical site audits. The building itself has been designed to reflect wellbeing through the targeting of a WELL Core Gold rating.

Through the implementation of a brown roof, ornamental planting, hedges and edible planting, alongside the installation of bird and insect boxes, The Earnshaw achieved a net gain in biodiversity.





### Case study: Energy and Carbon Emissions

### Medius House, London



23% reduction in CO<sub>2</sub> emissions achieved through energy efficiency and passive design measures

EPC A and EPC B achieved for retail and residential units respectively

Embodied carbon assessment undertaken for development

### Medius House is a refurbishment, mixed retail and residential development part of the Earnshaw development, London. The project reached post-construction in November 2023.

Having received an interim BREEAM 'Excellent' score of 74%, Medius House is on track for BREEAM 'Excellent' at PC.

The development is performing particularly well against BREEAM Water standards, achieving 100% score in this category. As part of this, Medius House has achieved a 40% reduction in mains water use in comparison to the BREEAM baseline. Water metering and leak detection has also been installed to improve water efficiency.

In line with the net zero carbon targets, Medius House has also taken significant steps to reduce the energy and carbon impacts of the development during construction and in use. The project achieved an EPC A rating for the retail unit, and an EPC B average for the residential development, and a 25.3% reduction in CO<sub>2</sub> emissions in line with Building Regulations Part L (2013) was achieved through energy reduction measures.

In line with waste reduction and circular economy principles, a Sustainable Waste Management Plan was undertaken for the development, with the target of diverting a minimum of 95% of demolition, strip out, excavation, construction and fit out waste from landfill.

Recognising the importance of the protection and enhancement of biodiversity as part of the development, an Ecologist report was produced summarising enhancement measures to be considered for the development. As a result of this, bird boxes have been installed within the development as habitats for native and identified species. The contractor supporting this project was registered with the Considerate Constructors Scheme, and ethical audits were undertaken during construction reflecting Royal London Asset Management Property's priority for health safety and wellbeing on site.



Over 40% reduction in mains water usage



BREEAM 'Excellent' certification targeted



EPC 'A' and 'B' average achieved



Over 95% of waste diverted from landfill



#### In line with our Net Zero Carbon Strategy, the Earnshaw is a fully electric building.

	<ul> <li>Embodied carbon A1-A5 883 kgCO<sub>2</sub>e/m<sup>2</sup></li> <li>EPC A rating for the whole building Earnshaw shell and core</li> <li>25.3% improvement on CO<sub>2</sub> emissions against the Part L 2013 Building Regulations</li> <li>Solar photovoltaic (PV) panels installed</li> </ul>
<b>R</b> -	<ul> <li>All timber used in construction Is from sustainable sources accredited by the FSC or PEFC</li> <li>Prefabricated utility cupboards used within development</li> <li>Responsible sourced materials chosen where possible</li> <li>50% GGBS replacement used in concrete</li> </ul>
	<ul> <li>Contractor achieved a diversion from landfill rate of 95% for non-hazardous construction waste</li> <li>Contractor achieved 7.91 tonnes per 100m<sup>2</sup> of the building</li> </ul>
	Achieved 56.35% improvement in water efficiency measures against BRE baseline     Review of greywater and rainwater recycling undertaken
	• Flood Risk Assessment and Sustainable Drainage Assessment was undertaken; this confirmed that the design allows for 1 in 100 year flood + 40% to account for climate change
<b>\$</b>	<ul> <li>2.1% net gain in biodiversity achieved</li> <li>Green infrastructure within development including brown roof, ornamental planting, hedges, kitchen vertical garden and accessible roof garden</li> </ul>
-	<ul> <li>Low VOC materials used</li> <li>Considerate Constructors Scheme score of 45/45</li> <li>WELL Gold targeted</li> <li>'Five Ways to Wellbeing' incorporated within buildings including WELL features to enhance thermal, lighting, acoustics, and wayfinding signage to encourage stair use and green infrastructure incorporated into the design</li> <li>Ventilation rates adhere to BCO best practice guidelines</li> </ul>
200	<ul> <li>Range of volunteering engagement including with local soup kitchen, domestic abuse refuge centre and the building of a local children's playground</li> <li>Six apprentices taken up by contractor</li> <li>Following of Stakeholder Liaison Plan</li> </ul>
	Outstanding rating being pursued at post construction under BREEAM New Construction 2018

WiredScore Gold

#### Performance against 2020 Development Sustainability Standards



### Case study: Energy Performance

### Spectrum, Abingdon





70% Improvement on the existing building

Improved Energy Performance through:

- Design team optimised layouts, Energy monitoring and sensors installed
- Installation of LED lighting, and low-power variable fans
- Demand-controlled ventilation and high-efficiency VRF space conditioning system installed

### Spectrum Abingdon, an industrial major refurbishment within Abingdon Business Park, located near Oxford, completed October 2023.

Recognising Royal London Asset Management Property's commitment to a reduction in carbon emissions, in line with our Net Zero Carbon Pathway, Spectrum incorporated a range of low carbon design measures within the development to reduce energy consumption and the associated emissions and minimise reliance on active building service systems.

Operational energy modelling for Spectrum shows an Energy Use Intensity figure of 39.17 kWh/m²/year. This is significantly below the UKGBC Paris-Proof EUI target of 90 kWh/m²/year by 2025 and 70 kWh/m²/year by 2030. Furthermore, the use of LED lighting, low-power variable speed fans, demandcontrolled ventilation and a high- efficiency VRF space conditioning system helped to reduce the energy use from the existing office block by nearly 60%.

In line with our development sustainability standards, an embodied carbon assessment was undertaken at concept

design, during RIBA stage 4 and as part of post completion. The development has an embodied carbon for A1-A5 of  $65 \text{ kgCO}_{9} \text{e/m}^2$  in line with LETI A++ targets and 192 kgCO<sub>o</sub>e/m<sup>2</sup> for A-C excluding B6 and B7 in line with RIBA A+ target. In part, this low embodied carbon can be attributed to the reuse of the building fabric and the inclusion of GGBS within the design and specification of low embodied carbon materials. The installation of refrigerant leak detection was included to help reduce the embodied carbon of refrigerants over the life of the building by 72% which contributes to the low figures achieved.

During the Spectrum development, efforts to create positive social impact in the community were made during construction. Within this, there were four apprentices on site during the construction, and the principal contractor carried out community engagement activities during construction. The development is targeting and is on track to achieve a BREEAM 2014 Refurbishment and Fit-out certification rating of 'Excellent'. The main highlights of credits being in the management, energy and material categories. The certification is being finalised.



Development is on track to achieve a BREEAM 'Excellent' rating



Embodied Carbon A-C 192 kgCO<sub>2</sub>e/m<sup>2</sup> \*Not including B6,B7



Over a 70% reduction in annual energy usage compared to the existing building



72% reduction in refrigerant embodied carbon due to the inclusion of a leak detection system



Over a	70% reduction in annual energy usage compared to the existing building predicted.
<b>B</b> -	<ul> <li>Embodied Carbon A1-A5 65 kgCO<sub>2</sub>e/m<sup>2</sup> in line with LETI A++ targets and 192 kgCO<sub>2</sub>e/m<sup>2</sup> for A-C excluding B6 and B7 in line with RIBA A+ target</li> <li>Over a 70% reduction in annual energy usage compared to the existing building predicted</li> <li>100% of electricity is backed by Renewable Energy Guarantees Origin certificates</li> <li>Operational energy performance to be predicted to be 39.17kWh/m<sup>2</sup>/year</li> </ul>
-	<ul> <li>Circular Economy and designing out waste methods implemented throughout design and construction</li> <li>All timber used in construction Is from sustainable sources accredited by the FSC or PEFC</li> </ul>
	• Areas where waste could be designed out was identified with the design team to lower construction waste and increase reuse
	<ul> <li>Water efficiency measures were implemented to reduce mains water use by 44% against the BREEAM Baseline</li> <li>Monitoring of water will be sub-metered and connected to the building management system</li> </ul>
	<ul> <li>Low risk of flooding due to being located in a Flood Zone 1</li> <li>Thermal comfort modelling against future weather files undertaken by the contractor</li> </ul>
	<ul> <li>Existing ecological landscaped features kept as part of the scheme</li> <li>Bird and bat boxes have been installed on-site</li> </ul>
	<ul> <li>Design adheres to BCO and CIBSE Guide A, including ventilation rates in line with BCO guidance at 12 L/s/p plus 10%</li> <li>No reportable health and safety incidents on site throughout construction</li> <li>Shower and changing rooms provided in line with BCO best practice guides</li> </ul>
	<ul> <li>The project site is registered with the Considerate Constructors Scheme and a score of 35 'very Good' was achieved</li> <li>Four apprentices on site</li> <li>Inclusive design features included within building</li> </ul>
	The development is on track to achieve a BREEAM Refurbishment and Fit-out 'Excellent' rating

#### Performance against 2020 Development Sustainability Standards



Source: Royal London Asset Management

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### Case study: Health, Safety and Wellbeing

### Wycliffe Park, High Wycombe



Zero reportable health and safety incidents on site during construction

Achieved Considerate Constructors Scheme Score of 40

Active stairwells and active facades incorporated within building design

Mental health first aider present on construction site

Design features promoting five ways to wellbeing incorporated into design

### Wycliffe Park is a mixed-purpose new build development in High Wycombe. The retirement park contains a mix of community and residential buildings.

Wycliffe Park is currently in the process of finalising the BREEAM certification for the scheme.

For the Wycliffe Park development, a feasibility study of low and zero carbon technologies was undertaken during early design stages in order to determine steps that could be taken to work towards reducing carbon emissions related to the development. From this study, Air Source Heat Pumps through an energy centre were incorporated into the design. To further reduce carbon emissions associated with this development, 100% green energy was used during site construction.

All timber and timber products were accredited by the FSC or the PEFC which is In line with Royal London Asset Management Property's targets on sustainable sourcing. To reflect our increasing focus on climate resilience and adaptation within our development portfolio, Wycliffe Park made great steps in this area of our Development Sustainability Standards. Within this, a full flood protection review was undertaken to assess future climate risks. In addition, adaptive measures including the use of natural ventilation systems, passive design measures for cooling demand, and the use of droughttolerant and flood resistant planting within the external landscaping.

Contributing to a positive net gain in biodiversity on site, ecological enhancement features including bat boxes were installed on site, alongside planting beds to incorporate occupier food growing initiatives.

To further increase opportunities for positive wellbeing impacts for occupiers, the 'five ways to wellbeing' were considered during the design of the development, resulting in the incorporation of positive spaces such as recreational areas and a gym, alongside the use of active stairwells and active facades to encourage pedestrian activity, movement and social interaction.





### Construction site electricity from 100% green energy tariff.

	All electric development for heating and hot water
(a)	• EPC B rating
	10% active EV infrastructure in car park
	Construction site electrics is 100% green energy
-	All timber on site was from sustainable sources accredited by the FSC or PEFC
	<ul> <li>99.5% of demolition, strip-out, excavation, construction and fit-out waste was diverted from landfill</li> <li>Recycling facilities provided in communal and public realm areas</li> </ul>
	Threshold requirements for fundamental water quality in line with WELL Version 2 were achieved     Measures were implemented in design improve water efficiency and reduce mains water use
	Full flood protection review undertaken
	Drought-resistant planting included in landscape design
	Irrigation system installed
	Bat hoves included within development
	Planting beds provided within site for occupier food growing initiatives
	• Zone conceptable basilth and coffety incidents
	Active stairwells and active facades within development
200	Contractor mental health first aider on site throughout construction
	Engagement activities undertaker by contractor to benefit and support the local community
	Communication plan with local community followed throughout development (newsletters)
	On track for BREEAM 'Very Good'
	• EPC 'B' achieved
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#### Performance against 2020 Development Sustainability Standards



Source: Royal London Asset Management

### Case study: Energy and Carbon Emissions

### Springfield Business Park, Chelmsford



35.9% reduction in CO<sub>2</sub> emissions achieved through energy efficiency and passive design measures

EUI of 42.74 kWh/m<sup>2</sup>/year

PV and ASHPs installed on site in line Low Zero Carbon feasibility study

A1-A5 embodied carbon figure of 409 kgCO<sub>2</sub>e/m<sup>2</sup> at PC

### Springfield Business Park, Chelmsford is an industrial new build project, that completed construction in early 2023.

The development is currently in the process of finalising its sustainability and environmental certifications and is expecting to achieve a BREEAM 2018 Excellent rating.

Key steps were taken in this development to incorporate a sustainable approach to energy and carbon emissions within design and delivery. An embodied carbon assessment carried out post-construction demonstrated that Springfield Business Park achieved an embodied carbon figure of 409 kgCO<sub>2</sub>e/m<sup>2</sup>, which is significantly beneath the RLAM target of  $600 \text{ kgCO}_{o} \text{e/m}^2$  for industrial buildings. Low Zero Carbon technologies including PV and ASHPs were used to reduce the buildings associated operational carbon emissions, which were reduced by 35.9% through these technologies, alongside energy efficiency and passive design measures. Overall, an EPC 'A' was achieved.

Royal London Asset Management

In line with Royal London Asset Management Property's targets on sustainable sourcing, all timber and timber products were accredited by the FSC or the PEFC.

Working towards the principles of a circular economy, 96% of waste from demolition, strip-out, excavation and fit-out was diverted form landfill and recycled or recovered. This was managed by a Sustainable Waste Management Plan implemented by contractors.

Springfield Business Park achieved over a 50% reduction in mains water use through improved water efficiency measures. A cost benefit review of Greywater and Rainwater was also carried out to determine the feasibility of this for this development.

Within Health, Safety and Wellbeing targets, this development is performing well. The contractor experienced zero

reportable health and safety incidents, and was registered with the Considerate Constructors Scheme and achieved a performance level of Very Good.



Over 50% reduction in mains water usage



certification targeted



EPC 'A' achieved



Over 95% of waste diverted from landfill

#### Embodied carbon of $409 \text{ kgCO}_2/\text{m}^2$ for A1-A5.



#### Performance against 2020 Development Sustainability Standards



Source: Royal London Asset Management

### **Ongoing Developments**

### Test Lane, Southampton



**RIBA Stage 5** 

New build, Industrial

BREEAM 'Excellent' target

EPC 'A' rating target

PV and ASHP installed

DS embodied carbon A1-A5 413 kgCO<sub>2</sub>e/m<sup>2</sup>

106% Biodiversity Net Gain targeted

### 5 St Philips Place, Birmingham



RIBA Stage 5

Refurbishment, Commercial Office

BREEAM 'Excellent' target

Renewable ASHP within development

100% green energy tariff during construction

DS embodied carbon A1-A5  $232 \text{ kgCO}_2 \text{e}/\text{m}^2$ 

NABERS 4\* Design for Performance Rating targeted

### Holborn Viaduct, London



**RIBA Stage 5** 

New build, Commercial Office

BREEAM 'Outstanding' target

Targeting NABERS 'Design for Performance' 5\*

37% reduction in  $\rm{CO}_2$  emissions through energy reduction measures

99% of demolition waste diverted from landfill

EPC 'A' targeted

### Atlantic Park (Phase 1), Liverpool



RIBA Stage 5

#### New Build, Industrial

BREEAM 'Excellent' target

DS embodied carbon A1-A5  $499 \text{ kgCO}_2 \text{e/m}^2$ 

20% of car parking spaces to be designated to electric vehicles

 $Operational\, energy\, {\rm <60\, kWh/m^2/year}$ 

EPC 'A' targeted

### Findel Complex, Manchester



RIBA Stage 3

#### New Build, Industrial

BREEAM 'Outstanding' target

DS embodied carbon A1-A5 377 kgCO<sub>2</sub>e/m<sup>2</sup>

50% improvement in mains water use

>1000% Biodiversity net gain targeted

EPC 'A' targeted



### Glossary

Acronym	Explanation
ASHP	Air Source Heat Pump
BBP	Better Buildings Partnership
BCO	British Council for Offices
BREEAM	Building Research Establishment Environmental
	Assessment Method
BRUKL	Building Regulations United Kingdom Part L
CCS	Considerate Constructors Scheme
CHP	Combined Heat and Power
CIBSE	Chartered Institution of Building Services Engineers
CLT	Cross Laminated Timber
CO <sub>2</sub>	Carbon Dioxide
EPC	Energy Performance Certificate
EPD	Environmental Product Declaration
ESG	Environmental Social Governance
ETI	Ethical Trading Initiative
EU	European Union
Fitwel	Fitwel®
FSC	Forest Stewardship Council
GGBS	Ground Granulated Blast-furnace Slag
GHG	Green House Gas
GIFA	Gross Internal Floor Area
GRESB	Global Real Estate Sustainability Benchmark
GWP	Global Warming Potential
KPIs	Key Performance Indicator
LETI	London Energy Transformation Initiative
LZC	Low & Zero Carbon Technologies
PV	Photovoltaic
RIBA	Royal Institute of British Architects
RLAM	Royal London Asset Management
RLPPF	Royal London Property Pension Fund
RLUKREF	Royal London UK Real Estate Fund
RPI	Responsible Property Investment
SDGs	Sustainable Development Goals
UKGBC	United Kingdom Green Building Council
UN SDGs	United Nations Sustainable Development Goals
VOC	Volatile Organic Compounds
VRF	Variable Refrigerant Flow
WELL	WELL Building Standard®
WIRED	WiredScore®

#### Notes

- 1. IEA (2019a), World Energy Statistics and Balances.
- 2. The GRESB Rating is based on the GRESB Score and the quintile position an entity occupies relative to all entities participating in the GRESB Assessment. If an entity is placed in the top quintile, it is recognized as a GRESB 5 Star rated entity.
- UKGBC Gold Leaf membership is available to organisations who want to demonstrate their commitment to the UK-Green Building Council and be seen by industry and government as playing a leading role in the campaign for a sustainable built environment.
- 4. Fitwel is a Certification System Committed to Building Health for All. Fitwel Ratings are as follows; 1, 2 & 3 Star. Existing Building Pathway – This pathway is applicable to all occupied projects, including existing or recently completed projects and consists of 1 certification – Built Certification.
- WELL is a tool for advancing health and well-being in buildings globally. WELL Ratings are as follows Certified, Silver, Gold and Platinum. Ratings are achieved following testing of the building in use.
- BREEAM is an environmental assessment method for Ratings are as follows; Pass, Good, Very Good, Excellent and Outstanding. Interim certification can be achieved following completion of design with final certification being awarded post completion of the building.
- London Energy Transformation Initiative is a network of built environment professionals working to put together a path to net zero, this includes setting industry operational and embodied carbon targets.
- 8. Those which RLAM has complete operational control, greater than 50% equity share and joint ventures where they would cover the proportionate amount of emissions.
- 9. Those that are managed wholly by the occupier.
- WiredScore is a global digital connectivity rating scheme. Ratings are as follows; Certified, Silver, Gold, Platinum. Certification is achieved following completion of construction.

### Appendix A – Royal London Asset Management Property 2024 New Construction and Major Refurbishment Sustainability Standards

Sustainability theme	Ref	Sustainability standards	SDG mapping
Energy & GHG Emissions	EG1	All developments to reduce $CO_2$ emissions by at least 35% less than the level required by Building Regulations Part L (2021) or the existing building for Major refurbishments, with at least 15% (non-residential) or 10% (residential) achieved through a passive, fabric first approach including efficient building system designs and the remainder delivered through low and zero carbon technologies. Residential developments should be aiming to achieve a benchmark improvement over Part L 2021 of 50%.	
	EG2	Undertake operational energy modelling using NABERs for offices and CIBSE TM54 methodology for other building types as part of the design process. New build and major refurbishments to target the following operational energy performance in line with UKGBC Net zero pathway: Commercial Office 130 kWh/m/yr (GIA) aiming for 90kWh/m²/yr (GIA) Hotel: 55 kWh/m²/yr (GIA) Residential: 35 kWh/m²/yr (GIA) Industrial: 60 kWh/m²/yr (GIA) shell & core Retail: 45 kWh/m²/yr (GIA) Science: 325 kWh/m²/yr (GIA) shell & core Student accommodation: 75 kWh/m²/yr (GIA)	
	EG3	For all new build and major refurbishment projects an operational energy Net Zero Carbon feasibility assessment is to be provided prior to planning. For residential green energy tariffs to be the default upon occupation. This should set out how the scheme can achieve or be readily adapted in the future to attain Zero Carbon in line with UKGBC guidance.	
	EG4	All new development and major refurbishments to have heating, hot water and cooking that is not powered using fossil fuels. In the case of Industrial and F&B Retail target to avoid fossil fuel where practical for catering and commercial process loads requirements. Where gas is present within a major refurbishment clear trajectory should be set out showing how and when fossil fuels will be phased out.	
	EG5	All new build and major refurbishment projects to aim for a construction A1-A5 embodied carbon target as follows: Office 600 KgCO <sub>2</sub> /m <sup>2</sup> Hotel 500 KgCo2e/m <sup>2</sup> Residential 500 KgCo2e/m <sup>2</sup> Industrial 600 KgCo2e/m <sup>2</sup> shell & core Life Sciences 700 KgCo2e/m <sup>2</sup> shell & core Student Accommodation 450 KgCo2e/m <sup>2</sup> Retail 550 KgCo2e/m <sup>2</sup> Whole Life carbon to be reported covering A - C (excluding B6 & B7)	

Sustainability theme	Ref	Sustainability standards	SDG mapping
	MS1	All timber and timber products used in construction (including site timber) shall be from sustainable sources accredited by the Forest Stewardship Council or the Pan European Forestry Council.	8 ICCON KINK KIN ICCONSEC CARTIN
Materials & Supply Chain	MS2	All new and major refurbishments to target the supply of materials (including hard landscaping) with ISO14001 and where possible BES 6001 Very Good certification for plasterboard, aggregates, concrete, cement, asphalt, block-work and rebar.	15 thue
	MS3	Design team to review and adopt the Living Building Challenge materials Red List where possible. Where products specified do not meet this requirement, this should be flagged to the client.	
	MS4	Undertake a workshop and produce a Circular Economy Statement, by the end of Stage 3, in line with GLA guidance.	
	MS5	New Build developments to target 20% of the total value of construction and fit out materials derived from recycled and reused content in the products and materials used.	
	MS6	Where the use of refrigerants is necessary, limit the amount of refrigerant through system type and design, and select systems using low impact refrigerants prioritising ultra-low <50 GWP and no greater than 750 GWP where possible. Leak detection is to be included on systems with refrigerant charge above 6kg.	
	WC1		
	VV51	fit-out waste by weight to be diverted from landfill and recycled or recovered for purposes other than energy generation.	12 conservation to repart to 15 fr tune
Waste			<b>—</b>
[		1	·

Water		efficiency measures and/or water recycling to reduce mains water use by 40% compared to the BREEAM Baseline. Residential targets to target less than 100 litres/person/day. New build offices aim to achieve <13 litres/person/day.	12 ASTROAM
	WA2	Complete a cost benefit review of Greywater and rainwater within the design for new developments.	

Sustainability theme	Ref	Sustainability standards	SDG mapping
Climate Resilience & Adaptation	CR1 CR2	Explore the opportunity for natural ventilation within developments. All developments to reduce overheating risks. This should include mitigation measures to reduce the risk of overheating during extreme weather years, and a strategy for occupants to deal with extreme overheating events. Carry out climate change risk assessment during RIBA Stage 2 for the project and implement recommended mitigation measures. Climate Change Risk assessment to be updated at the end of RIBA Stage 4 design, reviewed at PC and provided to RLAM.	13 dent Constant 15 Haus Constant 17 dentember 11 dentember 11 dentember 11 dentember 11 dentember 11 dentember 11 dentember 11 dentember 12 dentember 13 dentember 15 dentember 16 dentember 17 dentember 17 dentember 18 dentember 19 dentember 19 dentember 19 dentember 10 den
	CR3	No new residential developments to be built on Flood Zones with high possibility of flooding.	

	BG1	All new and major refurbishments to maximise biodiversity net gains with a minimum of 10% in accordance with the Environment Act and DEFRA methodology. Urban Greening Factors of 0.4 for predominately residential and 0.3 for predominately commercial developments should be targeted.	3 MOD HELL BARG
Green	BG2	Assess the opportunities to incorporate occupier organic food growing initiatives.	
Infrastructure			

	HS1	The Contractor shall be required to commit to achieving zero reportable health and safety incidents as part of the works.	3 GOOD MAATH 
Health, Safety + Wellbeing	HS2	All new-build and major refurbishment sites shall be registered under the Considerate Constructors Scheme and the Contractor shall be required to achieve a CCS score of 40 with a minimum score of 7 achieved in each scoring section of the scheme.	8 Ecci inter All 8 Ecci inter All 11 Ecci inter A
	HS3	Contractors to ensure that one Mental Health First aider is present on site and this is communicated to all construction workers.	பை⊞⊞ 1 ஜனா ற்.த்த்.ற்
	HS4	Contractors to comply with the real living wage rates and to work collaboratively with the Gangmasters and Labour Abuse Authority (GLAA) to share information that will help stop or prevent the exploitation or abuse of workers.	/N¥₩₩₩
	HS5	Where local average yearly external air quality levels exceed WELL fundamental Air Quality (Parts 1 & 3), ventilation systems should be designed to meet them. Buildings with specialist functions, office areas, and amenities such as breakout areas and receptions, should consider these requirements.	
	HS6	All applicable new building and major refurbishment projects to undertake Post Occupation Evaluations 12 months after full occupation, occupant health and wellbeing to be assessed as part of this. Building Evaluation Survey Use Studies (BUS) Wellbeing Survey (WELL Compliant) to be used for non-residential and HQM 11.4 to be followed for residential development. Contractor to take on role of Soft Landings champion during construction, commissioning and handover.	

Sustainability theme	Ref	Sustainability standards	SDG mapping
Social value	SV1	Major new build and major refurbishment developments will support and promote the provision of training and skills initiatives in the local area during the construction phase, with a minimum of two apprenticeships or work experience students during construction, and one site visits for local schools/residents.	10 MINUTARIS 10
	SV2	In collaboration with RLAM all residential development and other pilot projects to utilise a Social Value Consultant to develop a social value strategy for the project in line with UKGBC 'Guide for Delivering Social Value on Built Environment Projects'. Design team to input into Social Value assessment, in addition to any other qualitative design outcomes, prior to planning and at PC. Where there is no social value consultant have a meeting/workshop to discuss the principles to identify particular design strategies would be sufficient, with teams providing commentary in the tracker.	4. ooutra
	SV3	Design teams to review the socio-economic needs of the area and investigate through a health impact/community impact assessment or desk-based socio-economic study. Findings to be incorporated into the Social value assessment	
	SV4	For residential developments design teams to consider and show how they have reduced the cost of heating for dwellings in design. Analysis to be done using the actual cost of energy Heat trust calculator.	

Building Certifications	BC1	A minimum Energy Performance Certificate (EPC) rating of 'A' is targeted for all new-build non-residential development projects and a 'B' targeted for all refurbishment projects. Residential developments to achieve a minimum B EPC with an aspiration for an 'A' rating.	
	BC2	All new build and major refurbishment developments over 2500m <sup>2</sup> to undertake UK NABERS Design for Performance Certification, aiming to achieve a NABERS 5* rating. Offices below the threshold and all other applicable building types listed to incorporate a NABERS UK approach (i.e. where appropriate advanced simulation modelling with sensitivity testing, a NABERS compliant metering strategy, and advanced commissioning approach). IDR conforming to NABERS process to be undertaken for Science buildings over 2500m <sup>2</sup> .	
	BC3	All new and major refurbishment projects to achieve a Building Research Establishment Environmental Assessment Method (BREEAM) Excellent and develop a pathway to achieving BREEAM Outstanding for review by Project Director or strategic sustainability consultant. Residential projects to achieve Home Quality Mark (HQM) 3 Star as a minimum and set out a pathway to achieve 4*.	
	BC4	Office and science buildings over 2500m <sup>2</sup> to review feasibility for WELL or Fitwel and consider certification. Where Certification is not pursued the design should consider satisfying the preconditions of WELL to allow for certification in the future.	

### Appendix B – Royal London Asset Management Property 2023 New Construction and Major Refurbishment Sustainability Standards

Sustainability theme	Ref	Sustainability standards	SDG mapping
Energy & GHG Emissions	EG1	All developments to reduce $CO_2$ emissions by at least 35% less than the level required by Building Regulations Part L (2021) or the existing building for Major refurbishments, with at least 15% (non-domestic) or 10% (domestic) achieved through a passive, fabric first approach including efficient building system designs and the remainder delivered through low and zero carbon technologies. Residential developments should be aiming to achieve a benchmark improvement over Part L 2021 of 50%.	
	EG2	A feasibility study of low and zero carbon technologies, including district heating networks, and renewables shall be undertaken for new-build projects and major refurbishment projects.	9 MARTIN ANDREAM
	EG3	<ul> <li>Undertake operational energy modelling using the CIBSE TM54 methodology as part of the design process. New build and major refurbishments to target the following operational energy performance in line with UKGBC Net zero pathway:</li> <li>Commercial Office 130 kWh/m²/yr (GIA) aiming for 90kWh/m²/yr (GIA)</li> <li>Hotel: 55 kWh/m²/yr (GIA)</li> <li>Residential: 35 kWh/m²/yr (GIA)</li> <li>Industrial: 60 kWh/m²/yr (GIA) shell &amp; core</li> <li>Retail: 45 kWh/m²/yr (GIA) shell &amp; core</li> <li>Science: 325 kWh/m²/yr (GIA) shell &amp; core</li> <li>Student accommodation: 75 kWh/m²/yr (GIA)</li> </ul>	
	EG4	All new build and major refurbishment projects at RIBA Stage 2 through to RIBA Stage 4 to undertake a whole life carbon assessment (excluding modules B6 & B7) of materials for developments, and contractors to map and monitor the footprint during the delivery phases to establish an as built whole life carbon assessment.	
	EG5	All new build and major refurbishment projects to aim for a construction A1-A5 embodied carbon target as follows:         Office 600 KgCo2/m²         Hotel 400 KgCo2/m²         Retail 550 KgCo2/m²         Residential 400 KgCo2/m²         Industrial 600 KgCo2/m² shell & core         Life Sciences 700 KgCo2/m² shell & core         Student Accommodation 450 KgCo2/m²         External contractor to procure 100% green tariff energy for construction works. Ofgem recognised green energy suppliers to be chosen where possible. Where agreed not feasible and generators are used the contractor should confirm the environmental credentials of such systems (e.g. gross efficiency, locality of fuel source)	

Sustainability theme	Ref	Sustainability standards	SDG mapping
Energy & GHG Emissions	EG7	For all new build and major refurbishment projects an operational energy Net Zero Carbon feasibility assessment is to be provided prior to planning. This should set out how the scheme can achieve or be readily adapted in the future to attain Zero Carbon in line with UKGBC guidance. Refer to 'increased leadership position' in the UKGBC Net Zero Carbon Buildings: 'Levels of performance' primer (Tables 1 & 2), or other latest UKGBC guidance.	7 difference Leff Ciller Integret Ciller Integret Ciller Integret 11 dictioned Const Constantion Const
	EG8	All applicable new building and major refurbishment projects to undertake Post Occupation Evaluations 12 months after full occupation. Contractor to take on role of Soft Landings champion during construction, commissioning and handover.	9 MACHINE AND
	EG9	A target of up to 20% of vehicle spaces to be designated to electric modes of transport with the appropriate infrastructure capacity to convert 100% of vehicle spaces into electric vehicle spaces in the future for all new developments and major refurbishments. Where there is no vehicle spaces, this target is achieved by default.	12 response declaration de reactions de reac

Sustainability theme	Ref	Sustainability standards	SDG mapping
	MS1	All timber and timber products used in construction (including site timber) shall be from sustainable sources accredited by the Forest Stewardship Council or the Pan European Forestry Council.	8 fictori indix Anii fictori indix Calentia 12 Richardski
Materials & Supply Chain	MS2	All new and major refurbishments to target the supply of materials with ISO14001 and where possible BES 6001 Very Good certification for plasterboard, aggregates, concrete, cement, asphalt, block-work and rebar.	
	MS3	Design teams to explore modern methods of construction such as CLT or modular construction techniques during the lead up to Stage 2 design.	
	MS4	Insitu concrete specification to be targeted to contain a minimum of 30% cement replacement such as Ground Granulated Blast-furnace Slag (GGBS) or similar product where possible and explore using higher value of cement replacement for pre-cast element.	
	MS5	Suppliers outside of the EU to be checked against fair pay and labour standards.	
	MS6	All granite / stone to be sourced through ETI (Ethical Trading Initiative) accredited companies.	
	MS7	Where possible, the design team is to specify structures and MEP products with Environmental Product Declarations (EPD's).	
	MS8	Design team to review and adopt the Living Building Challenge materials Red List where possible. Where products specified do not meet this requirement, this should be flagged to the client.	
	MS9	Undertake a workshop and produce a Circular Economy Statement, by the end of Stage 3, in line with 2020 GLA guidance.	
	MS10	Target 20% of the total value of construction and fit out materials derived from recycled and reused content in the products and materials used.	
	MS11	Where the use of refrigerants is necessary, limit the amount of refrigerant through system type and design, and select systems using low impact refrigerants prioritising ultra-low ←50 GWP where possible and no greater than 750 GWP. Leak detection is to be included on systems with refrigerant charge above 6kg.	

Sustainability theme	Ref	Sustainability standards	SDG mapping
	WS1	95% of non hazardous demolition, strip-out, excavation, construction and fit-out waste by weight to be diverted from landfill and recycled or recovered for purposes other than energy generation.	
Waste	WS2	Construction Waste shall not exceed 7.5 m <sup>3</sup> /6.5 tonnes per 100 m <sup>2</sup> GIFA for new-build development projects, and not exceed 4.5 m <sup>3</sup> /1.2 tonnes per 100 m <sup>2</sup> GIFA for refurbishment projects.	
	WS3	Design out waste workshop to be held with the design team by the end of stage 2 to identify and eliminate major areas of waste (including embodied waste). This must be documented and the outcomes measured at RIBA stages following this.	
	WS4	Contractors to reduce single use plastic packaging from material importation on site. Contractors are to report on single use plastic figures, highlighting reduction measures undertaken as part of construction.	

Water	WA1	All new-build and major refurbishment projects shall incorporate water efficiency measures and/or water recycling to reduce mains water use by 40% compared to the BREEAM Baseline. Residential targets to target less than 105 litres/person/day. Offices designed to achieve ←13 litres/person/day.	6 Scientific Scientific Scientific Scientific Scientific Scientific Scientific
vvaco,	WA2	Complete a cost benefit review of Greywater and rainwater within the design for new developments.	
	WA3	Meet threshold requirements for fundamental Water Quality in line with WELL. V2. Testing to be carried out at the start of design and at post completion to verify compliance.	
	WA4	Reception spaces and changing rooms to have water bottle refilling stations.	

	CR1	Full flood protection review undertaken and appropriate measures implemented within design. This should allow for 1:100 year + 30% event at a minimum. Major refurbishments to undertake feasibility study.	13 danner Action 15 urt
Climate Resilience & Adaptation	CR2	Explore the opportunity for natural ventilation within developments. Where natural ventilation is being pursued the design shall limit the risk of overheating in accordance with CIBSE TM52 and appropriate future weather files. For buildings with specialist functions where natural ventilation is not permitted, office areas and amenities such as breakout areas and receptions to consider these requirements.	
	CR3	For air-conditioned developments incorporate passive design measures to reduce the current cooling demand against current weather files. Design team to test proposed design solutions against future 2030 weather files and demonstrates how the building has been designed to be easily adaptable in the future using further passive design solutions.	
	CR4	Select materials for external horizontal surfaces that have a high albedo (SRI of 65 or higher) or are covered in vegetation to reduce local overheating and the urban heat island effect.	
	CR5	No new residential developments to be built on Flood Zones with high possibility of flooding.	
	CR6	Landscape design to incorporate appropriate native, or of adding to wildlife, drought-tolerant planting. Planting that is not native should be sourced from within Europe.	

Sustainability theme	Ref	Sustainability standards	SDG mapping
Biodiversity + Habitat	BG1	All new and major refurbishments to maximise biodiversity net gains with a minimum of 10% in accordance with the Environment Act and DEFRA methodology. Urban Greening Factors of 0.4 for predominately residential and 0.3 for predominately commercial developments should be targeted.	3 (000 HALTH 
	BG2	Actively consider, and where possible, incorporate biodiverse green roofs on all appropriate roof space, for new and major refurbishment schemes.	
	BG3	Climbers, incorporating native species where possible, to be considered for available vertical surfaces to provide simple green walls for visible green infrastructure.	
	BG4	Install appropriate habitat for native and identified species (e.g. bird and bat boxes and insect walls).	
	BG5	Assess the opportunities to incorporate occupier organic food growing initiatives.	

Sustainability theme	Ref	Sustainability standards	SDG mapping
	HS1	All new-build and major refurbishment projects shall incorporate materials with lower levels of harmful emissions (e.g. low VOC content) specified. Ambient testing in line with BREEAM to be undertaken after practical completion on the basebuild.	3 into Million 
+ Wellbeing	HS2	The Contractor shall be required to commit to achieving zero reportable health and safety incidents as part of the works.	
	HS3	All new-build and major refurbishment sites shall be registered under the Considerate Constructors Scheme and the Contractor shall be required to achieve a CCS score of 40 with a minimum score of 7 achieved in each scoring section of the scheme.	<b>▲田田田</b> 1 ™ант <b>∱∶∲≑:Ť</b>
	HS4	Ventilation system designed in line with requirements for fundamental Air Quality (Parts 1 & 3) in line with WELL V2 where PM2.5 and PM10 levels exceed limiting concentrations. For buildings with specialist functions, office areas and amenities such as breakout areas and receptions to consider these requirements.	
	HS5	Active stairwells to be designed that are aesthetically pleasing to encourage active movement within the buildings.	
	HS6	Adhere to BCO and CIBSE Guide A guidelines for ventilation rates. Life sciences buildings to adhere to relevant HSE guidelines for ventilation with consideration for air change rate setbacks and use of VOC or other monitoring appropriate to lab usage at Containment Level 1 & 2 to improve energy efficiency. Residential buildings to meet ventilation air intake and ventilation rates from '4.6 Ventilation crit 2, 4' in Home Quality Mark.	
	HS7	Incorporate design features into the development that promote the 5 ways to wellbeing (Connect, Be Active, Take Notice, Learn, Give). Highlight how the design incorporated wellbeing features at the end of Stage 2. 'Give' to be assessed and implemented as part of social value strategy.	
	HS8	Contractors to ensure that one Mental Health First aider is present on site and this is communicated to all construction workers.	
	HS9	Shower and changing room provision to be in line with BCO best practice requirements for offices, and BREEAM shower and changing provision, for all other building types.	
	HS10	As part of the Post Occupancy Evaluation, after 12 months of full occupancy, occupant health and wellbeing to be assessed. Building Evaluation Survey Use Studies (BUS) Wellbeing Survey (WELL Compliant) to be used.	
	HS11	Contractors to comply with the real living wage rates and to work collaboratively with the Gangmasters and Labour Abuse Authority (GLAA) to share information that will help stop or prevent the exploitation or abuse of workers.	

Sustainability theme	Ref	Sustainability standards	SDG mapping
(25) (25) (25) (25) (25) (25) (25) (25)	SV1	Contractor to support at least three community engagement activities each year, where team members give time to a project that benefits and supports the local community.	10 NOOCD NEQUALIES
Social Value	SV2	Major new build and major refurbishment developments will support and promote the provision of training and skills initiatives in the local area during the construction phase, with a minimum of two apprenticeships or work experience students during construction, and one site visits for local schools/residents.	4 sector
	SV3	Development and implementation of a communication plan and community monitoring plan during the design and construction phases.	
	SV4	Promote Inclusive Design in the project, beyond meeting regulations into best practice and design for all protected characteristics under the Equality Act. Projects with inclusive design consultants to report fully on this issue. Where there is no inclusive design consultant having a meeting/workshop to discuss the principles to identify particular design strategies would be sufficient, with teams providing commentary in the tracker.	
	SV5	In collaboration with RLAM and for applicable pilot projects, utilise a Social Value Consultant to develop a social value strategy for the project in line with UKGBC 'Guide for Delivering Social Value on Built Environment Projects'. Design team to input into Social Value assessment, in addition to any other qualitative design outcomes, prior to planning and at PC. Where there is no social value consultant having a meeting/workshop to discuss the principles to identify particular design strategies would be sufficient, with teams providing commentary in the tracker.	

	BC1	A minimum Energy Performance Certificate (EPC) rating of 'A' is targeted for all new-build development projects and a 'B' targeted for all refurbishment projects.	
Building Certifications	BC2	All applicable new build and major refurbishment developments to undertake UK NABERS Design for Performance Certification, aiming to achieve a NABERS 5* rating. For applicable building types listed other than offices, incorporate a NABERS UK approach (i.e. advanced simulation modelling with sensitivity testing, a NABERS compliant metering strategy, IDR review and advanced commissioning approach).	3 000 MAIN AMMENSION 
	BC3	All new and major refurbishment projects to achieve a Building Research Establishment Environmental Assessment Method (BREEAM) Excellent and develop a pathway to achieving BREEAM Outstanding for review by Project Director or strategic sustainability consultant. Residential projects to undertake an HQM pre-assessment during Stage 1-2.	
	BC4	Design team to review the feasibility of applying WELL Core 'Platinum' and Fitwel shell and core '3* Rating' on all new build commercial office developments and pursue certification in accordance with one system. For applicable building types listed other than offices, incorporate a WELL ready approach enabling all relevant preconditions.	

### **Contact us**

For more information about our range of products and services, please contact us.

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