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# Sustainable Design Brief







# Scope

This Sustainable Design Brief (SDB) applies to all Harleyford Capital managed development projects and outlines specific minimum targets for the development of logistics, industrial and residential buildings. It also includes sustainability requirements for our projects.

## Minimum Requirements for



Logistics



Industrial



Residential

# Our Vision

Harleyford Capital's vision is to become a market leader in New Economy Real Estate, taking yesterday's buildings and repositioning them to meet the needs of tomorrow.

We recognise the importance of creating sustainable buildings which make positive environmental and societal impacts, as well as safeguarding our future. We believe this approach directly translates into investment performance through attracting best-in-class occupiers and maximising asset liquidity.

We are committed to being a responsible and sustainable business that creates long-term value for our stakeholders.



## Responsible

We strive to operate responsibly and to positively impact our planet, people and communities



## Resilient

We maintain a resilient and innovative business and address global challenges like climate change through effective governance, planning and systems



## Engaged

We believe a collaborative and inclusive approach is necessary to achieve our ESG goals, as well as those of our stakeholders



# UN Sustainable Development Goals

The requirements and commitments laid out in our SDB support the Sustainable Development Goals (SDGs) and in particular are aligned to the following:

## Sustainable Design Minimum Requirements, Targets & KPIs



## Responsible

Category	Requirements & Performance Indicators	Logistics		Residential	
		Min Req	Target	Min Req	Target
Environmental Certifications & Ratings	Obtain BREEAM certification (new build) Obtain Home Quality Mark certification (new build) EPC rating	Very Good N/A N/A	Excellent N/A A+	N/A Level N/A	N/A Level 4 N/A
Building Fabric & Materials	Locally sourced materials Maximise the use of materials with low environmental impact & low embodied carbon Measure embodied carbon of materials Paints and sealants with low or zero volatile organic compounds	Requirement; percentage monitored & reported on each project Requirement; percentage monitored & reported on each project Requirement; kgCO <sub>2</sub> eq. monitored & reported on each project Requirement; g/m monitored & reported on each project			
Energy	Optimise on site renewable energy generation Prioritise electricity based heating, cooling & hot water systems to reflect grid decarbonisation Avoid the use of fossil fuels	Requirement Requirement Requirement			

Category	Requirements & Performance Indicators	Logistics		Residential	
		Min Req	Target	Min Req	Target
Energy	Work with the development partner to reduce energy intensity against a measured baseline for the project	Requirement; energy intensity (kWh/m) during construction & total energy intensity by end-use (kWh/m <sup>2</sup> /year) monitored & reported on each project			
	Completion of EN 15978:2011 WLC template (in RICS Professional Statement on WLC)	Requirement			
	Measure total embodied carbon	Requirement; kgCO <sub>2</sub> monitored & reported on each project			
	Operational energy performance modelling	CIBSE TM54	NABERS Design for performance	CIBSE TM54	NABERS Design for performance
	Energy efficiency measures to be incorporated into the design of the project	Passive design principles - natural ventilation, daylight, optimise building form & utilise thermal mass Zoned systems for heating, lighting & ventilation LED lighting Motion sensors & timers Energy efficient plant, machinery & electrical systems			
	Net zero plan	Assess feasibility and scope for net zero construction & within design for net zero operation			
Water	Operational water consumption	N/A	Compliant with BREEAM Wat01	N/A	N/A
	Maximise use of highly efficient sanitary fittings & appliances	waterless urinals, low flush/dual flush cisterns, proximity sensors, spray taps, water leak detection, automatic flushing systems			
	Design to incorporate water recycling measures including rain &/or grey water recycling	Requirement			
	Measure water consumption	Requirement; water consumption (m) during construction & in-use net water consumption (L/person/per day) monitored & reported on each project			
Waste	Total non-hazardous construction waste generated	Requirement; tonnes monitored & reported on each project			
	Non-hazardous demolition waste diverted from landfill	Requirement; tonnes monitored & reported on each project			
	Material for reuse	Requirement; tonnes monitored & reported on each project			
	Material for recycling	Requirement; tonnes monitored & reported on each project			
	Material for energy recovery	Requirement; tonnes monitored & reported on each project			
	Hazardous waste to disposal	Requirement; tonnes monitored & reported on each project			
	Design of building to incorporate waste segregation facilities for occupiers	Requirement			
Biodiversity	Appoint ecologist on all projects to undertake a biodiversity assessment	Requirement			
	Increase biodiversity net gain		>10%		>10%



## Resilient

Category	Requirements & Performance Indicators	Logistics		Residential	
		Min Req	Target	Min Req	Target
Climate Change Risk	Site selection restricted to flood risks zones 1 & 2 (or where flood defences reduce risk to equivalent status)	Requirement			
	Undertake a Flood Risk Assessment to assess future climate impacts from storms & flooding	Requirement			
	Feasible steps taken to improve flood resilience pre-development levels where risk has been identified in flood risk report	Requirement			
	MSCI Climate Value-at-Risk (CVaR) report to be undertaken to identify the current & future climate risk at the site	Requirement			
	MSCI Physical Climate Value-at-Risk (%CV)		>5%		>5%
Circular Economy	To limit waste and extend the lifespan of a built asset, the design of the building should allow adaptability & flexibility of use type	Requirement			
	Design for deconstruction so that materials & elements can be recovered effectively	Requirement			
Transport & Accessibility	Electric vehicle charging points		If more than 10 spaces one in ten spaces should have an EV charging point		If more than 10 spaces one in ten spaces should have an EV charging point
	Selection of sites restricted to those within 750m of a public transport node	Requirement			



# Engaged

Category	Requirements & Performance Indicators	Logistics		Residential	
		Min Req	Target	Min Req	Target
Socio-economic	Considerate Constructor Scheme (CCS)	37 points	40 points	37 points	40 points
	Encourage supply chain workforce to be paid Living Wage	Requirement			
	Community engagement plan	At least one public consultation pre submission; Planning application to include a statement of community consultation; & 1 email or in person consultation with the relevant town or parish council as stakeholders			
	Housing supply	N/A	N/A	Target sites in boroughs with less than five year housing supply or where neighbouring boroughs fall short	
	Affordable housing	N/A	N/A	Comply or exceed Section 106 affordable housing policy requirements	
	Local labour used during construction	Requirement; percentage monitored & reported on each project			
	Community engagement initiatives	Requirement; percentage monitored & reported on each project			
	Number of community complaints	Requirement; percentage monitored & reported on each project			
	SME engagement	Requirement; percentage monitored & reported on each project			
Health & Wellbeing	Number of injuries, near misses & fatalities	Requirement; percentage monitored & reported on each project			
	Certifications / frameworks	One of the following to be met: WELL Standard preconditions met, & evidence provided for future occupiers to pursue certification; Fitwel 2 Star Design Certification; OR 50% of BREEAM Health & Wellbeing credits to be achieved (five out of ten credits)		N/A	N/A
	Air quality		Total VOC & formaldehyde concentration to meet BREEAM requirements	N/A	N/A
	Prioritise natural ventilation strategies	Requirement			
	Minimise local outside air, noise & light pollution impacts	Requirement			
	Design to provide occupiers with access to healthy outdoor space	Requirement			
	Thermal comfort		Zoned temperature control systems		Zoned temperature control systems
	Cycle storage		One cycle space per 10 employees if in appropriate location		1 cycle space per home (home size studio, 1,2 or 3 bedrooms) 2 cycles spaces (home size > 4 bedrooms)

# Data Collection

Data analytics and sustainability combine together in our risk assessment and performance management processes. A comprehensive list of sustainability data is collected on each development project. The data is submitted directly into our enterprise-wide cloud database where it is connected with operational, financial and strategic data points. Our dedicated ESG resource use these analytics and visualisation tools to monitor our environmental and social impact, assess our progress against targets and KPIs, identify opportunities, manage risk and inform decision-making.

All construction precedent documents have been updated so that there is a contractual obligation on professional teams to capture prescribed data lists in order for us to better understand our impact and to measure our performance against our targets and commitments.





# Roles & Responsibilities

Our SDB is incorporated into the project from the outset. Harleyford Capital review the project alongside the SDB to set the overall targets and minimum requirements. The Development Manager appointed to the project, along with the support from the BREEAM assessor, is then responsible for ensuring that the ESG requirements are met and that ESG project data is inputted within our central database.

# Reviews & Revisions

This policy was created in Q4 2023 and is a working draft to allow us to trial and test our new sustainability requirements and targets. We will review this working draft alongside feedback from our project teams regularly, after which any changes will be made and updated.





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