

Sustainability Objectives and Targets 2010/11



			Targets also applicable to:						
Objective	Target 2010/2011	KPI	Investors	Employees	Environment & Biodiversity	Tenants	Community	Health & Safety	Suppliers
1. Environmental and Biodiversity									
1.1 To monitor and seek to reduce resource consumption.	1.1.1 To ensure 100% of new energy contracts placed are on green energy tariffs, where green tariff rates are available in accordance with our payment terms and within 10% of the rate for brown energy.	% of new energy contracts placed on green energy tariffs, where available in accordance with our payment terms and within 10% of the rate for brown energy.	✓	✓		✓			✓
	1.1.2 To engage with the 10 tenants who consume the most electricity via recharged sub-meters in order to raise awareness of energy initiatives.	Number of tenants engaged.	✓	✓		✓			
	1.1.3 To establish Building Specific Energy Action Plans for all properties in the managed portfolio and to ensure appropriate actions are implemented.	Number of Energy Action Plans produced. Number of appropriate actions implemented.	✓	✓		✓			✓
	1.1.4 To reduce energy consumption by 5% on a normalised basis for common parts on the 2009/10 baseline.	Energy per m ² reduced from 2009/10 consumption.	✓	✓		✓			✓

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1. Environmental and Biodiversity									
1.1 To monitor and seek to reduce resource consumption.	1.1.5 To ensure that all new developments achieve an EPC rating of 'B' and on refurbishments, the existing EPC rating to be improved by a minimum of one grade.	EPC ratings achieved for developments and an increase in EPC rating for refurbishments.	✓	✓		✓			✓
	1.1.6 To require and evaluate energy and water usage reporting on construction and refurbishment projects over £300,000.	Number of projects over £300,000 with full information and overall evaluation report for project stages concluded during the year.	✓	✓					✓
	1.1.7 Aim to re-use or recycle 90% of non-hazardous demolition waste and 75% of construction waste by weight for projects covered by a Site Waste Management Plan.	% of re-used or recycled waste for projects with Site Waste Management Plans.	✓	✓					✓
	1.1.8 To engage with cleaning and waste contractors to increase the quantity of waste diverted from landfill from our managed properties based on 2009/10 data.	Minutes of meetings held with all cleaning contractors.	✓	✓					✓
1.2 To understand the risk to the portfolio if water main pressure is reduced by Thames Water.	1.2.1 To identify properties at risk in the event water pressure is reduced (i.e. mains fed) and establish work required to change to boosted supply.	Number of properties identified and costs to carry out changes.	✓	✓		✓			✓

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1. Environmental and Biodiversity									
1.3	To encourage all contractors and consultants to adopt similar environmental policies and standards to the Company.	1.3.1 To have zero enforcement notices for environmental issues.	Number of enforcement notices received.	✓	✓		✓	✓	✓
		1.3.2 To ensure all building and maintenance contractors and consultants to have an environmental policy.	% of contractors and consultants with policies.	✓	✓				✓
		1.3.4 To undertake a BREEAM audit for all projects over 50,000 sq.ft. with the aim of achieving a minimum scoring of “very good” on refurbishments and “excellent” on new builds.	Number of refurbishments over 50,000 sq. ft. achieving required rating. Number of new builds over 50,000 sq. ft. achieving required rating.	✓	✓		✓		✓
1.4	To consider environmental issues during acquisition, design, development and refurbishment.	1.4.1 To carry out an environmental review for all development and refurbishment projects over the value of £1,000,000 to ensure compliance with the Company’s Sustainability Framework.	Compliance reports for developments and refurbishments over £1,000,000.	✓	✓				✓
		1.4.2 To carry out a post occupation audit on Bermondsey development six months after 50% occupation.	Date post occupation audit report completed.	✓	✓		✓		✓
		1.4.3 To target Code for Sustainable Homes level three on all residential properties.	% of residential units completed to level three or above.	✓	✓		✓		✓

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1. Environmental and Biodiversity									
1.5 To procure timber used on developments and refurbishments from Forest Stewardship Council ('FSC') certified sources or equivalent.	1.5.1 To ensure 90% of timber used in developments and refurbishments are from FSC certified sources or equivalent.	% of timber used from FSC certified sources or equivalent.	✓	✓					✓
	1.5.2 To ensure all new developments achieve FSC Project Certification (in accordance with the FSC Chain of Custody Standard for Project Certification).	Number of all new developments certified under the FSC Standard Certification.	✓	✓					✓