



ASSET MANAGEMENT



2016 PROPERTY
SUSTAINABILITY
STATEMENT OF
ACHIEVEMENT

ROYAL LONDON ASSET MANAGEMENT PROPERTY SUSTAINABILITY 2016

Introduction

Royal London Asset Management have a clear focus on their corporate responsibility with respect to sustainability in property development projects through the RLAM Sustainability Policy. As part of this commitment, this report illustrates progress and overall effectiveness of the initiatives for works substantially completed in 2016.

As with the 2015 report, this statement of achievement has been produced as an annual indicator of our overall performance against the Policy, reviewing the performance of these projects against the Policy Objectives, and a project summary statement for each development.

2016 completed projects

The major projects substantially completed in 2016 were:

- 15 Rathbone Place - Redevelopment of Office/Light Industrial site
- 151 Shaftesbury Avenue, Levels 3 and 4
- Peninsular House, Level 5 and Reception
- Regents Square House, Leamington Spa
- Unit 1 Capitol Retail Park, Preston

2017 ongoing projects

The following projects which started in 2016 are being delivered within the RLAM Sustainability Strategy framework and are currently in progress:

- Hammersley House / 5-8 Warwick Street - Redevelopment of Office
- Tamesis 1 - Major New Build Office
- Vue Capitol Retail Park, Preston
- Woking
- Fenchurch Street
- Reading Thames Valley Park Building Four

ASSESSMENT AGAINST THE OBJECTIVES: ALL BUILDINGS

Theme	Topic	Target	Measure of achievement	15 Rathbone Place	Peninsular House, Level 5	Peninsular House, Receptions	151 Shaftesbury Avenue, Level 3 and 4	Regents Square House, Leamington Spa	Unit 1, Capitol Retail Park, Preston
Land, Site and Neighbourhood Issues	Community Engagement	All construction sites shall be registered under the Considerate Constructors Scheme	Considerate Constructors Scheme score	Completed by Knight Harwood. Overall Score 41	Not Applicable – due to the project scope, value and duration (12 weeks)	Not Applicable – due to the project scope, value and duration (12 weeks)	Not Applicable – due to the project scope, value and duration (12 weeks) of the works	Not Applicable – due to the scope of the works	Not Applicable – due to the scope of the works
	Transport	All new developments and refurbishments to have a tailored travel plan	Travel Plan	Comprehensive workplace travel plan completed by Mayer Brown Limited in January 2015, with specific recommendations made for the operation of the office and light industrial space	A tailored travel plan was not necessary as the site is served by good transport links with a wide network of bus, train and tube routes all within walking distance	A tailored travel plan was not necessary as the site is served by good transport links with a wide network of bus, train and tube routes all within walking distance	No tailored travel plan was undertaken	No tailored travel plan was undertaken	No tailored travel plan was undertaken
Key Resources Issues	Energy and Carbon	Carbon emissions (BER) from new buildings shall be at least 5% less than the level required by building Regulations (2006) Part L		Compliance against Part L2B (refurbishment) 2010 has been confirmed, with the CO2 index (Asset Rating) of 33 (Office) and 37 (Industrial) on the EPC indicating performance significantly better than Part L 2006 and 2010	Compliance against Part L2B (refurbishment) 2010 has been confirmed, with the CO2index (Asset Rating) of 33 (Office) and 37 (Industrial) on the EPC indicating performance significantly better than Part L 2006 and 2010	Compliance against Part L2B (refurbishment) 2010 has been confirmed	Not applicable – refurbishment works only	Not applicable – refurbishment works only	Not applicable – refurbishment works only
	Energy and Carbon	An Energy Performance Certificate (EPC) rating of 'B' should be achieved for new developments and an improved rating and/or a 'D' secured for all refurbishment projects		'B' rating achieved in the Office and Industrial spaces CO2index (Asset Rating) 33 (Office) and 37 (Industrial)	'B' rating achieved in the Office and Industrial spaces CO2index (Asset Rating) 33 (Office) and 37 (Industrial)	High 'E' rating achieved - CO2 index (Asset Rating) 106	High 'D' rating achieved - CO2 index (Asset Rating) 80	High 'D' rating achieved - CO2 index (Asset Rating) 86	High 'D' rating achieved - CO2 index (Asset Rating) 86

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	Energy and Carbon	A feasibility of renewable energy shall be undertaken for every development site	Renewable Energy Feasibility Study at The Royal Institute of British Architects (RIBA) Stage D	A formal feasibility study was undertaken, and the installed building services strategy incorporated roof PV panels		Not Applicable – No feasibility of renewable energy was undertaken during the initial design stage due to the project scope, value and duration	Not applicable – refurbishment works only	Not applicable – refurbishment works only	Not applicable – refurbishment works only
Key Resources Issues	Materials	All Timber and timber products used in construction (including site timber) will be from sustainable sources accredited by the Forest Stewardship Council or the Pan European Forestry Council	Building Research Establishment Environmental Assessment Method (BREEAM) Materials Credits worksheets	All timber was legally harvested and traded FSC timber was used for all construction and site purposes and verified through the BREEAM assessment process	All timber was legally harvested and traded The use of FSC timber has been verified through the BREEAM assessment process	All timber was legally harvested and traded	All timber was legally harvested and traded	All timber was legally harvested and traded Certified timber was used for all construction and site purposes	All timber was legally harvested and traded Certified timber was used for all construction and site purposes
	Materials	Buildings will be constructed with at least 10% recycled content (by value), as verified using The Waste and Resources Action Programme (WRAP) Recycled content toolkit	WRAP Recycled Content Toolkit worksheets	97% of non-hazardous demolition waste was diverted from landfill and recycled or re- used on site	Not Confirmed	Not Confirmed	Not applicable – due to the limited project scope	Not applicable – due to the limited project scope	Not applicable – due to the limited project scope
	Waste	At least 80% of demolition arising from sites will be reused / recycled, as verified using the Institution of Civil Engineers' Demolition Protocol (ICE)	ICE Demolition Protocol worksheets % non- hazardous construction and demolition waste diverted from landfill	98% of non-hazardous demolition waste was diverted from landfill and recycled or re- used on site	97% of non-hazardous demolition waste was diverted from landfill and recycled or re- used on site	Not Confirmed	Not applicable – due to the limited project scope, which only included light strip out with no demolition undertaken	Not applicable – due to the limited project scope, which only included light strip out with no major undertaken	Not applicable – due to the limited project scope, which only included light strip out with no major undertaken
	Water Use	Incorporate water efficiency measures and water recycling to reduce mains water use by 20% compared to base build	% water reduction over base build	Mains water reduction was achieved through the specification of low flow taps and dual flush WCs	Mains water reduction was achieved through the specification of low flow taps and dual flush WCs	Not applicable – no works to public health services were undertaken relating to this project	Not applicable – limited modifications to public health services were undertaken as part of the works	Not applicable – limited modifications to public health services were undertaken as part of the works	Not applicable – limited modifications to public health services were undertaken as part of the works

ASSESSMENT AGAINST THE OBJECTIVES: MAJOR PROJECTS

Theme	Topic	Target	Measure of achievement	15 Rathbone Place	Peninsular House, Level 5	Peninsular House, Receptions	151 Shaftesbury Avenue, Level 3 and 4	Regents Square House, Leamington Spa	Unit 1, Capitol Retail Park, Preston
Environmental Quality Issues		'Best practice' with respect to emissions to air, landscape noise and vibration and surface and ground water both during construction works and in operation	Commentary	4 of the 4 BREEAM Credits for Construction Site Impacts achieved No reportable incidents as part of the works All planning issues e.g. landscaping etc. dealt with and approval achieved	Contractor held ISO 14001:2004 accreditation. No reportable incidents recorded. No planning approvals applicable to the scheme	All planning issues e.g. landscaping etc. dealt with and approval achieved	Contractor held ISO 14001:2004 accreditation No reportable incidents recorded No planning approvals applicable to the scheme	No reportable incidents recorded No planning approvals applicable to the scheme	No reportable incidents recorded No planning approvals applicable to the scheme
Development Quality and Flexibility and Occupant Satisfaction Issues		Delivery of schemes which incorporate best achievable approaches to issues such as access and connectivity, comfort, health and well-being, crime and security, employment, equal opportunities and diversity, health and safety, public realm and response to climate change	Commentary	The site's excellent connectivity was enhanced by the addition of cycle parking spaces and facilities for members of staff to shower and change The refurbishment works gave a previously unattractive and unoccupied office building a new lease of life as office space with flexible industrial space on the lower ground floor	The opportunity to improve shower rooms was also undertaken to improve the facility for tenants	The site is served by good transport links with a wide network of bus, train and tube routes all within walking distance	The tenants amenity was also improved through the provision of new seating and planters and improved access to the roof terrace	Site management team liaised with neighbouring properties and businesses and maintained security throughout the works	

ASSESSMENT AGAINST THE OBJECTIVES: MAJOR PROJECTS

Theme	Target	Measure of achievement	15 Rathbone Place	Peninsular House, Level 5	Peninsular House, Receptions	151 Shaftesbury Avenue, Level 3 and 4	Regents Square House, Leamington Spa	Unit 1, Capitol Retail Park, Preston
Benchmarking	New office buildings shall achieve a rating of at least 'Excellent' under BREEAM 2008, with an aspiration to achieve 'Outstanding'	BREEAM Design Stage Certificates BREEAM PCR Stage Certificates	BREEAM 'Excellent' for the Office space BREEAM 'Very Good' for the Industrial space	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
	Refurbished office buildings shall achieve a rating of at least 'Very Good' under BREEAM 2008, with an aspiration to achieve 'Excellent'	BREAM Design Stage Certificates BREEAM PCR Stage Certificates	Not Applicable	Scheme not registered for BREEAM certification due to the project scope, value and duration of the works	Scheme not registered for BREEAM certification due to the project scope and value	Scheme not registered for BREEAM certification due to the project scope and value	Scheme not registered for BREEAM certification due to the project scope and value	Scheme not registered for BREEAM certification due to the project scope and value

PROJECT SPECIFIC DISCUSSION

15 Rathbone Place



Situated at the heart of Fitzrovia, 15 Rathbone Place is desirably unique. This entirely new development sits behind a fully renovated façade. Organised over 5 upper floors it boasts private terraces, outstanding views and design details that enhance the character of this development. A fully glazed ground floor ensures visibility from the street and excellent levels of natural light within.

BREEAM ratings of ‘Excellent’ for the Offices and ‘Very Good’ for the Light Industrial unit were achieved. Best site practice procedures applied on site including monitoring of water and energy use, and waste produced on site were reflected in a Considerate Constructors Scheme score of 41 achieved.

An EPC rating of 33 (Band ‘B’) was achieved with 60m² of photovoltaic panels installed on the roof.

Peninsular House – Level 5 and Reception



The works undertaken to the receptions at Peninsular House included the refurbishment of the existing receptions, plus renewal of the curtain walling system to the West reception. The project aimed to improve the amenity space for the occupying tenants.

The works to the office floor consisted of a CAT A refurbishment, consisting of new ceiling system, new raised access floors, new above ceiling plant and a complete refurbishment of the WC cores.

The existing lighting was also replaced and new LED lights installed in accordance with the CIBSE lighting guide 7 for office lighting.



151 Shaftesbury Avenue – Levels 3 and 4

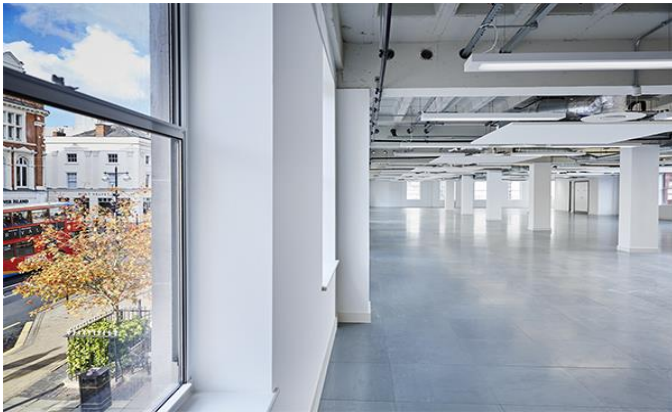


151 Shaftesbury Avenue is located on the north west side of Shaftesbury Avenue between Tottenham Court Road, Leicester Square and Covent Garden underground stations. Refurbishment works were undertaken to the third and fourth floors and the basement and showers, reception/entrance and roof terrace.

The office floors received a new ceiling system, new raised access floors, with above ceiling plant extensively refurbished to significantly extend its service life rather than replace it. LED lights were installed throughout, in accordance with the CIBSE Lighting Guide 7 for offices.

The tenants' amenity was also improved through the provision of new seating and planters and improved access to the roof terrace.

Regents Square House, Leamington Spa



Located in the heart of the town centre of Leamington Spa, 1,900 sqm of Regents Square House has been refurbished to Cat A office standard.

This renovation is situated on a busy shopping street within the heart of the retail centre of Leamington Spa and is well connected with local amenities and sustainable transport options.

Unit 1 Capitol Retail Park, Preston



The works consisted of the complete refurbishment of an existing retail unit for later fit out by tenants. Located near the centre of Preston, the administrative centre of Lancashire, the Capitol Retail Park is within easy access from the A6, M6 and M65.

All site timber and timber used in the building was sourced from legally harvested and traded sources. Ample parking is shared with other units in the Capitol Retail Park.

An EPC rating in Band 'D' was achieved.

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