



ASSET MANAGEMENT

SUSTAINABILITY POLICY 2016

SUSTAINABILITY POLICY STATEMENT FOR DEVELOPMENT PROJECTS

In our activities as developers of buildings we uphold the aims of Sustainable Development:

- to enhance the economic, social and environmental benefits of our work, and
- to reduce, as far as is viable, the environmental impact of our developments

We are **committed** to reducing the impact of our property portfolio through **environmental good practice** and its application to acquisition, **development and management activities**.

In addition to compliance with relevant environmental legislation, our commitment includes:

- setting clear environmental objectives and, where possible, specific targets
- developing and implementing procedures to achieve these objectives
- monitoring and reviewing progress towards achieving the objectives
- continuous improvement in environmental performance
- reporting the firm's environmental performance

Environmental sustainability objectives

Wherever we undertake development activities, including refurbishment and new construction, we will endeavor to:

- undertake surveys of sites and buildings prior to acquisition to identify potential sources of contamination or hazardous substances and materials and, following acquisition, implement any necessary remedial action
- ensure that development plans meet the relevant environmental sustainability policies of the local planning authority
- ensure that environmental criteria are included in the design brief, in particular
 - reduction of demolition arising and construction waste sent to landfill
 - selection of new and recycled content construction materials
 - reduction of carbon emissions from energy use
 - reduction of demand for water
 - management of operational waste
- ensure our contractors and suppliers manage the construction process so as to minimise pollution and the production of waste
- communicate our environmental policy to our consultants, contractors, suppliers and agents, and give consideration only to those who can demonstrate that they share and will implement environmental standards consistent with our own

Wherever we manage properties, we will endeavor to:

- reduce the use of energy, water and other natural resources
- undertake regular maintenance and improvement programmes to ensure properties operate at their highest environmental efficiency

- ensure that buildings are operated to prevent or minimise adverse impacts on human health or the environment, to provide high quality air and water, and minimise any hazardous effects from emissions or materials
- reduce the production of waste, recycle waste wherever possible, and dispose of the rest according to the best practicable environmental option
- engage with our tenants on environmental issues by providing them with details of our environmental policy and encouraging them to achieve similar environmental standards in their own operations
- ensure that properties managed by a third party adhere to RLAM's environmental objectives and targets

Target setting and annual reporting

Each year we will review our progress in the previous year towards achieving our environmental sustainability objectives and make this review public. We will also set targets relating to our environmental sustainability objectives for the following year.

Training and awareness of sustainable development

We will ensure that our staff are made aware of our environmental sustainability commitments and the means by which they can be achieved. An understanding of our commitment to sustainable development will form part of the induction of new staff.

Environmental sustainability performance targets for 2015-2018

Managed buildings:

- to establish a baseline for solid waste volume sent to landfill, recycling and recovery and influence tenants to achieve a reduction in the quantity of solid waste sent to landfill
- to establish a baseline for hazardous waste volume per property and assess the source of the waste (e.g. landlord, tenant, contractor)
- to increase recycling and reuse rate against a 2013 baseline
- to source 100% of mains electricity from renewable sources subject to acceptable costs
- to reduce energy consumption across all relevant operations by 2.5% per m² occupied floor space by 2016
- increase Automated Meter Reader coverage of operations to cover all landlords' electricity and gas supplies to multi-let office and retail properties by 2016
- increase check/sub-meter coverage of relevant multi-let office and retail properties to cover 50% of tenant consumption by 2016
- complete a feasibility study to install water meters at managed properties to Automated Meter Reading (AMR) by end of 2016
- establish annual baseline data and report on water consumption to client and fund managers across funds by 2016
- reduce chemical usage of ozone depleting substances used in the provision of heating and cooling operations by 10% by 2016
- to use 100% legal and sustainable timber and sustainable construction materials (aligned with the specifications of industry good practice, including The Building Research Establishment Green Guide)

New building developments:

- carbon emissions from new buildings shall be at least 5% less than the level required by building Regulations (2013) Part L
- timber and timber products used in construction will be from sustainable sources accredited by the Forest Stewardship Council and all timber shall be legally sourced
- all construction sites will be registered under the Considerate Constructors Scheme
- at least 95% of demolition arisings from sites will be reused / recycled, as verified using the Institution of Civil Engineers' Demolition Protocol
- buildings will be constructed with at least 10% recycled content (by value), as verified using the WRAP Recycled content toolkit
- buildings will incorporate water efficiency measures and water recycling to achieve 25% better water efficiency than Building Research Establishment Environmental Assessment Methodology (BREEAM) NC 2014 baseline scenario
- an Energy Performance Certificate rating of 'B' should be achieved for new developments and an improved rating and / or a 'D' secured for all refurbishment projects
- a feasibility of renewable energy shall be undertaken for every development site

CONTACT

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