

Opus Land Sustainable Design Brief





Scope

This Sustainable Design Brief (SDB) applies to all Opus Land funded development projects and outlines specific minimum targets for the development of office, logistics, industrial and residential buildings. It also includes sustainability requirements for our residential land entitlement projects.

Minimum Requirements for



Industrial



Office



Residential



Logistics

Our Vision and Commitments

The foundation of our ESG strategy is based on the primary belief that the way in which we operate our business should be responsible, resilient and engaged. Our vision is to design buildings which support the transition to a low carbon economy, catalyse the circular economy, reverse biodiversity decline, meet local / place-based needs, improve air quality and maximise occupant wellbeing and productivity.



Responsible

- ▶ Develop projects with leading environmental certifications.
- ▶ Select building materials with environmental attributes and with responsible sourcing certification.
- ▶ Design buildings to use less energy and to use resources more efficiently.
- ▶ Increase the amount of renewable electricity generated on site and pioneer low carbon technologies.
- ▶ Protect, restore, conserve and enhance the natural environment.



Resilient

- ▶ Incorporate climate change mitigation and adaptation features into building design.
- ▶ Design buildings that are fit for the future and which support the transition to a low carbon economy.



Engaged

- ▶ Create spaces which fairly support and uplift local communities, businesses and labour.
- ▶ Deliver safe, healthy buildings without incident and which are designed to maximise occupant wellbeing and productivity.

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 and KPIs

<div> <div>→)))</div> <div>RESPONSIBLE</div> </div>									
CATEGORY	REQUIREMENTS AND PERFORMANCE INDICATORS	OFFICE		INDUSTRIAL/ LOGISTICS		RESIDENTIAL		LAND ENTITLEMENT	
		MIN REQ	TARGET	MIN REQ	TARGET	MIN REQ	TARGET	MIN REQ	TARGET
Environmental Certifications & Ratings	Obtain BREEAM certification (new build)	Very Good	Excellent	Very Good	Excellent	N/A	N/A	N/A	N/A
	Obtain Home Quality Mark certification (new build)	N/A	N/A	N/A	N/A	Level 3	Level 4	N/A	N/A
	EPC rating	B	A	N/A	A+	N/A	N/A	N/A	N/A
Building Fabric and Materials	Locally sourced materials	Requirement; percentage monitored and reported on each project						N/A	N/A
	Timber sourced from sustainable sources		100%		100%		100%	N/A	N/A
	Maximise the use of materials with low environmental impact and low embodied carbon	Requirement; percentage monitored and reported on each project						N/A	N/A
	Measure embodied carbon of materials	Requirement; kgCO ₂ eq. monitored and reported on each project						N/A	N/A
	Paints and sealants with low or zero volatile organic compounds	Requirement; g/m monitored and reported on each project						N/A	N/A
Energy	Maximise on site renewable energy generation	Requirement						N/A	N/A
	Prioritise electricity based heating, cooling and hot water systems to reflect grid decarbonisation	Requirement						N/A	N/A
	Avoid the use of fossil fuels	Requirement						N/A	N/A

Energy	Work with the development partner to reduce energy intensity against a measured baseline for the project	Requirement; energy intensity (kWh/m ²) during construction and total energy intensity by end-use (kWh/m ² /year) monitored and reported on each project						N/A	N/A
	Completion of EN 15978:2011 WLC template (in RICS Professional Statement on WLC)	Requirement						N/A	N/A
	Measure total embodied carbon	Requirement; kgCO ₂ monitored and reported on each project						N/A	N/A
	Operational energy performance modelling	CIBSE TM54	NABERS Design for performance	CIBSE TM54	NABERS Design for performance	CIBSE TM54	NABERS Design for performance	N/A	N/A
	Energy efficiency measures to be incorporated into the design of the project	Passive design principles - natural ventilation, daylight, optimise building form and utilise thermal mass Zoned systems for heating, lighting and ventilation LED lighting Motion sensors and timers Energy efficient plant, machinery & electrical systems						N/A	N/A
	Net zero plan	Assess feasibility and scope for net zero construction and within design for net zero operation				Net zero ready by 2030			
Water	Operational water consumption		Compliant with BREEAM Wat01		Compliant with BREEAM Wat01	N/A	N/A	N/A	N/A
	Maximise use of highly efficient sanitary fittings and appliances	waterless urinals, low flush/dual flush cisterns, proximity sensors, spray taps, water leak detection, automatic flushing systems							N/A
	Design to incorporate water recycling measures including rain and/or grey water recycling	Requirement						N/A	N/A
	Measure water consumption	Requirement; water consumption (m ³) during construction and in-use net water consumption (L/person/per day) monitored and reported on each project						N/A	N/A
Waste	Total non-hazardous construction waste generated	Requirement; tonnes monitored and reported on each project						N/A	N/A
	Non-hazardous demolition waste diverted from landfill	Requirement; tonnes monitored and reported on each project						N/A	N/A
	Material for reuse	Requirement; tonnes monitored and reported on each project						N/A	N/A
	Material for recycling	Requirement; tonnes monitored and reported on each project						N/A	N/A
	Material for energy recovery	Requirement; tonnes monitored and reported on each project						N/A	N/A
	Hazardous waste to disposal	Requirement; tonnes monitored and reported on each project						N/A	N/A
	Design of building to incorporate waste segregation facilities for occupiers	Requirement						N/A	N/A
Biodiversity	Appoint ecologist on all projects to undertake a biodiversity assessment	Requirement							
	Increase biodiversity net gain		>10%		>10%		>10%		>10%



RESILIENT

CATEGORY	REQUIREMENTS AND PERFORMANCE INDICATORS	OFFICE		INDUSTRIAL/ LOGISTICS		RESIDENTIAL		LAND ENTITLEMENT	
		MIN REQ	TARGET	MIN REQ	TARGET	MIN REQ	TARGET	MIN REQ	TARGET
Climate Change Risk	Site selection restricted to flood risks zones 1 and 2 (or where flood defences reduce risk to equivalent status)	Requirement							
	Undertake a Flood Risk Assessment to assess future climate impacts from storms and 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 and future climate risk at the site	Requirement							
	MSCI Physical Climate Value-at-Risk (%CV)?		>5%		>5%		>5%		>5%
Circular Economy	To limit waste and extend the lifespan of a built asset, the design of the building should allow adaptability and flexibility of use type	Requirement							N/A
	Design for deconstruction so that materials and elements can be recovered effectively.	Requirement							N/A
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		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 AND PERFORMANCE INDICATORS	OFFICE		INDUSTRIAL/ LOGISTICS		RESIDENTIAL		LAND ENTITLEMENT	
		MIN REQ	TARGET	MIN REQ	TARGET	MIN REQ	TARGET	MIN REQ	TARGET
Socio-economic	Considerate Constructor Scheme (CCS)	37 points	40 points	37 points	40 points	37 points	40 points	N/A	N/A
	Encourage supply chain workforce to be paid Living Wage	Requirement						N/A	N/A
	Community engagement plan	At least one public consultation pre submission; Planning application to include a statement of community consultation; and 1 email or in person consultation with the relevant town or parish council as stakeholders							
	Housing supply	N/A	N/A	N/A	N/A	Target sites in boroughs with less than five year housing supply or where neighbouring boroughs fall short		Target sites in boroughs with less than five year housing supply or where neighbouring boroughs fall short	
	Affordable housing	N/A	N/A	N/A	N/A	Comply or exceed Section 106 affordable housing policy requirements		Comply or exceed Section 106 affordable housing policy requirements	
	Local labour used during construction	Requirement; percentage monitored and reported on each project						N/A	N/A
	Community engagement initiatives	Requirement; percentage monitored and reported on each project						N/A	N/A
	Number of community complaints	Requirement; percentage monitored and reported on each project						N/A	N/A
	SME engagement	Requirement; percentage monitored and reported on each project						N/A	N/A
Health and wellbeing	Number of injuries, near misses and fatalities	Requirement; percentage monitored and reported on each project						N/A	N/A
	Certifications / frameworks	One of the following to be met: WELL Standard preconditions met, and evidence provided for future occupiers to pursue certification; Fitwel 2 Star Design Certification; OR 50% of BREEAM Health and Wellbeing credits to be achieved (five out of ten credits)				N/A	N/A	N/A	N/A
	Air quality		Total VOC and formaldehyde concentration to meet BREEAM requirements		Total VOC and formaldehyde concentration to meet BREEAM requirements	N/A	N/A	N/A	N/A
	Prioritise natural ventilation strategies	Requirement						N/A	N/A
	Minimise local outside air, noise and light pollution impacts	Requirement						N/A	N/A
	Design to provide occupiers with access to healthy outdoor space	Requirement						N/A	N/A
	Thermal comfort		zoned temperature control systems		zoned temperature control systems		zoned temperature control systems	N/A	N/A
	Cycle storage		One cycle space per 10 employees if in appropriate location		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)	N/A	N/A

Data collection

Data analytics and sustainability combine as powerful allies 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 and Value-Add Team 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.

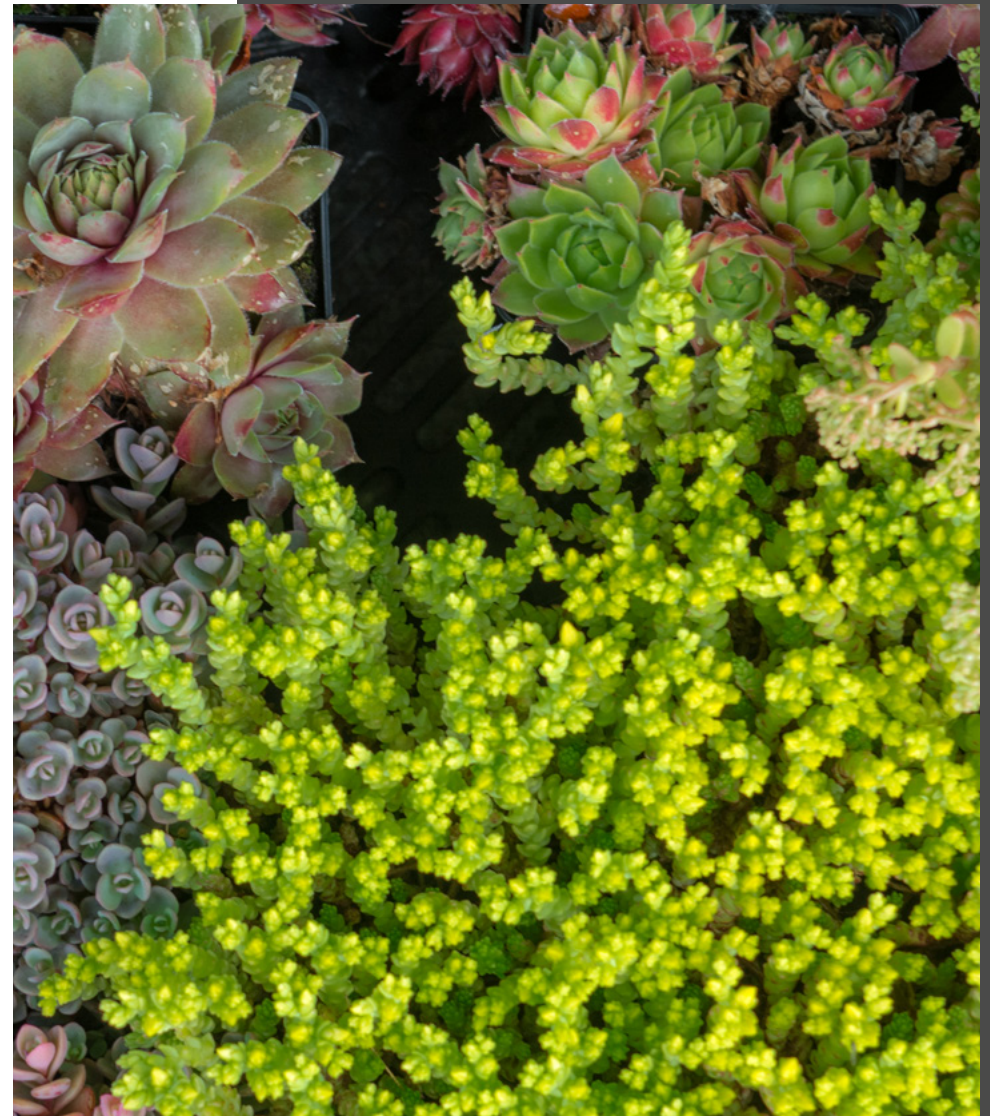


Roles and Responsibilities

Our SDB is incorporated into the project from the outset. Opus Land review the project alongside the Sustainable Design Brief 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 and Revisions

This policy was last updated in February 2022 and is a working draft to allow us to trail 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.





Contact Information



Jessica Pilz

Global Head of ESG, Fiera Real Estate

jess.pilz@fierarealestate.com

+44 (0) 754 7438 3835

info@opusland.co.uk www.opusland.co.uk

Opus Land has taken all reasonable care to ensure that the facts stated in this article are true and accurate in all material respects. Recipients must rely, however, on their own assessment of the information presented herein. Certain of the information contained in this article has been obtained from published sources prepared by other parties. Neither Opus Land nor any other person assumes any responsibility for the accuracy or completeness of such information. Other than as set out above, no representation made or information given in connection with any fund, mandate or asset may be relied upon as having been made or given with the authority of Opus Land and no responsibility is accepted by Opus Land, its subsidiaries or associates or any of their directors, officers, employees, agents or any other person in respect thereof. The delivery of this article does not imply that the information herein is correct as at any time subsequent to the date hereof. All statements of opinion and/or belief contained in the presentation and all views expressed and all projections or statements relating to expectations regarding future events or the possible future performance of any fund, mandate or individual asset represent Opus Land's own assessment and interpretation of information available to it as at the date of this article. No representation is made or assurance given that such statements, views or projections are correct or that the Disclaimer objectives of any fund or mandate will be achieved. Recipients must determine for themselves what reliance (if any) they should place on such statements, views or projections and no responsibility is accepted by Opus Land in respect thereof. The information contained within this document may be confidential or commercially sensitive. It should not be passed to any other person by the recipient without the prior consent of Opus Land. If requested the recipient shall return this article (and any copies made of it) to Opus Land or confirm that they have destroyed the same. This document does not constitute an offer or invitation to subscribe or purchase interests in any fund, mandate or asset. It should not be relied upon by any persons for any purpose. Issued by Opus Land. Registered Number 06647423. Registered office Queensberry House, 3 Old Burlington Street, London, W1S 3AE.