

March 2017 v1.0

Unite Students is the UK's largest and most established manager and developer of purpose-built student accommodation. We provide a home for around 50,000 students, in more than 140 properties, across 28 leading university cities in England and Scotland. Unite Students works in partnership with more than 60 Higher Education institutions and also lets rooms directly to students. Our purpose is to provide a home for our culturally-diverse customers, offering them a strong foundation for academic and personal success.

We recognise that our operations have an impact on the environment, and that we have a responsibility to manage and reduce this for the benefit of current and future generations. We also have a duty to help our student residents develop lasting responsible living habits. Our environmental management system aims to reduce our three most materially significant environmental impacts (**Energy & Carbon, Water, and Resource Use & Waste**) with a range of activity across three environmental themes (**Sustainable Buildings, Sustainable Behaviour, and Sustainable Energy Use**) as below:



## THE ENVIRONMENT

Aiming to reduce our environmental impacts (**energy & carbon, water, and resource use & waste**), and encourage responsible behaviour in our students, employees and suppliers.



### SUSTAINABLE BUILDINGS



Improving the environmental performance of our properties and reducing the impact of new construction activity.

### SUSTAINABLE BEHAVIOUR



Enabling and encouraging lasting responsible living and working habits in our customers, employees and suppliers.

### SUSTAINABLE ENERGY USE



Managing our energy use and using renewable energy.

**Our commitment to reduce our environmental impacts:**

**ENERGY & CARBON:** We recognise that greenhouse gas (GHG) emissions contribute towards climate change, and the serious threat this poses to humanity and the planet. We are committed to cutting our own GHG emissions and engaging our supply chain and customers to help them reduce theirs. In 2015 we committed to Science Based Carbon Targets, underlining our commitment to shouldering our fair share of the challenges of reducing GHG emissions. Energy used within our buildings constitutes our most significant source of GHG emissions, as well as being a significant business cost; we are therefore committed to reducing energy consumption to ensure an environmentally and financially sustainable future for Unite Students. We also recognise that reducing demand for energy, particularly at peak times, helps safeguard national energy supplies, helping to avoid the need for additional generation capacity and contributing towards on-going security of supply.

The effects of climate change will also increasingly impact on our business. Our Up to uS Responsible Business Steering Group, chaired by our CFO, is accountable to the Board for assessing Climate Change related risks and opportunities annually, and ensuring appropriate action is taken to avoid, mitigate, or adapt to business impacts so that we can continue to provide a Home for Success for our students and staff. In practice this may mean making changes to the design, construction and operation of existing buildings and future new constructions, and changes to our business strategy and operational procedures. Examples of this could include: enhancements to buildings to deal with increased frequency and seriousness of severe weather events, changes to procedures to better cope with disruption to essential utilities, or adjusting business strategy as customer behaviour patterns change.



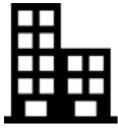
**WATER USAGE:** We believe that water is a valuable and finite resource, and that wasting water also wastes energy used in its treatment and delivery, contributes towards water scarcity and disruptions, and necessitates increases abstraction from aquifers, reservoirs and rivers that can be damaging to the environment. The supply of potable water is essential for all of our buildings, and also constitutes a significant operational cost. While we neither operate in areas deemed to be water stressed nor undertake highly water intensive operations, we are nonetheless committed to reducing our water usage through a range of physical water efficiency measures, close liaison with water supply companies, leak detection and student and staff education and engagement. We also ensure new constructions are specified to have the lowest practicable consumption so as to avoid placing undue stress on local water supplies.



**RESOURCE USE & WASTE:** Waste, generated both by our students and from the management and maintenance of our buildings, constitutes a significant environmental impact. We are committed to reducing the overall quantity generated and increasing the proportion that is recycled. We are also committed to ensuring waste is managed in accordance with legislation and regulation at all times. There is also increasing competition for limited global resources, and we are committed to reducing the impact of resources we consume during the construction and operation of our buildings by considering the full lifecycle cost analysis of materials and resources used. We are committed to applying the principles of sustainability in this area, and our Sustainable Procurement Policy sets out more details. We are also committed to reducing and controlling the use of hazardous substances & materials we use, and to reducing nuisance from our operations such as that caused by noise, litter & light pollution.

### Our Environmental Management System:

To manage and reduce our environmental impacts, we focus on three core themes:



**SUSTAINABLE BUILDINGS:** This theme aims to improve the energy and water efficiency of our buildings through improvements to fabric and building services, while providing a physical environment that helps support and encourage responsible living and working habits in our residents and employees. It also focuses on improving the performance and reducing the construction impacts of building new properties.



**SUSTAINABLE BEHAVIOUR:** This theme seeks to engage both employees and students, enabling and encouraging behaviours that deliver energy, water and waste improvements while also promoting broader sustainable living and working habits in areas such as energy use, water consumption, recycling, travel and transport.



**SUSTAINABLE ENERGY USE:** This theme aims to reduce carbon emissions by making use of renewable and low carbon energy sources, and to make use of demand-side management techniques to support and help balanced supply and demand across the national transmission and local distribution networks.

To achieve this, we operate an Environmental Management System (EMS) based around the requirements of ISO14001, including:

- Our environmental policy, that provides more details of our approach.
- Our management structures, roles and responsibilities.
- Identification of significant environmental impacts, and implementing procedures and controls for monitoring them.
- Setting and working towards objectives, targets and programmes for continual performance improvements.
- Systems for complying with environmental legislation and other applicable requirements.
- Systems for measuring and reporting our environmental performance.
- Auditing and review processes.

These three themes include a various environmental targets, improvement programmes and operating procedures, and are measured via environmental performance indicators. This environmental policy is reviewed annually and communicated to appropriate stakeholders. All staff and contractors are expected to comply with this environmental policy and support its implementation.

**Richard Smith, Chief Executive Officer**

**March 2017**