

SUSTAINABILITY POLICY FOR NEW CONSTRUCTION AND MAJOR REFURBISHMENT



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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.

In addition to operating our existing properties, we also develop new buildings and undertake the refurbishment of existing buildings. We are committed to ensuring this activity not only delivers high quality accommodation that provides a home for success for our students, but that it also minimising any negative environmental or social impacts during construction/refurbishment and subsequently during operation. We are therefore committed to the following when undertaking new development and refurbishment activity:

Legal compliance: We will comply with all relevant legislative, regulatory and planning requirements at all stages of planning, design and construction.

Consultation and site selection: Consultation with, and consideration of the impact of the development on, the local community when selecting sites for new developments, and favouring brownfield or existing urban sites.

Project sustainability lead: We will appoint a dedicated sustainability lead for all new projects to work through all stages of planning, design and construction, to act as design champion for sustainability and will monitor progress against agreed outcomes through the construction process.

BREEAM: All new developments will be assessed using BREEAM (Building Research Establishment Environmental Assessment Methodology) at both Interim and Final Assessment stage, and must achieve formal certification to at least Excellent, including specific credits identified by Unite Students.

Sustainability throughout design and operation: We will ensure that the principles of sustainability are applied to all new developments and major refurbishments, from

pre-planning through to handover and ongoing operation, helping to ensure our customers and operations teams can live and work in a sustainable manner. Specific consideration will be given to how new developments and refurbishments can support our Up to uS responsible business strategy.

Sustainable procurement: The principles of our Sustainable Procurement Policy will be applied in relation to suppliers of products and services at all stages of work.

Lifecycle cost analysis: We will undertake full lifecycle cost analysis for all new developments including consideration of future energy, carbon, and maintenance to reduce the financial and environmental impact of future operation.

Materials and resources: Consideration to the responsible sourcing and embodied energy/carbon and wider environmental impact of materials/equipment specified and used during construction to reduce the environmental impact of the building.

Energy performance: We will ensure that all new developments achieve an EPC (Energy Performance Certificate) of at least a B rating, with aspiration to achieve an A rating.

Biodiversity: We will give consideration the impact of developments on the local environment, and measures to protect and enhance biodiversity where practicable.

Heating & cooling: We will design and construct buildings that do not need air conditioning to remain comfortable all year round, and that also require minimal space heating.

Low and zero carbon technologies: We will make use of low and zero carbon technologies such as renewable energy and heat recovery.

Water saving: We will ensure the building, building services and landscaping are designed and constructed to minimise water consumption during operation.

Waste management: We will ensure the principles of the waste management hierarchy are applied to design and construction to minimise waste and enable recycling both during construction and ongoing operation.

Construction site impacts: All sites must participate in the Considerate Constructors Scheme, and we will assess the embodied carbon and construction activity carbon emissions of all new developments.

Commissioning: We will undertake initial commissioning and then periodic re-commissioning of building services to ensure ongoing efficient and effective operation.

Detailed implementation of this policy will be achieved via our standard procedures and specifications used for new developments and major refurbishments. This document is reviewed annually and communicated to appropriate stakeholders. All staff and contractors are expected to comply with this policy and support its implementation.

Richard Smith, Chief Executive Officer
March 2017