

# PLP ESG STRATEGY FRAMEWORK AND CASE STUDIES





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### ESG GLOSSARY

FURTHER INFORMATION

www.plproperty.com/esg

# PLP

# OUR ESG COMMITMENT

In our mission to be at the forefront of our industry, and in recognising the impact we have, our ESG commitment guides all our actions, directs our sense of responsibility, and creates long-term value for our stakeholders.

Our ESG policy is comprehensive and covers not only all sectors of our business, but also our relationships with our suppliers, clients and the communities in which we operate.

We are committed to taking positive, measurable action, and we align our ESG policy with recognised and accredited ESG best-practice standards. As stewards of the environment, we place sustainability at the forefront of planning, designing and building. We are committed to achieving an environmental impact that is positive, measurable and transparent.

The social element of our ESG commitment places health, safety and wellbeing at the heart of what we do. We incorporate best practices on issues such as diversity, inclusion and human rights, not only for our teams, but on the wider communities we impact.

Sound governance for us means investing responsibly, reporting transparently, driving minimum standards of ethics across our supply chain and upholding anti-bribery and anti-corruption practices.



# PLP'S ESG FRAMEWORK

### ENVIRONMENT

Minimise environmental harm, make efficient use of resources use and achieve long-term resilience.



SOCIAL

Ensure safety of constituents as well our real estate having a positive impact on local communities.



### GOVERNANCE

Incorporate ESG into investment evaluation, adhere to highest ethical standards and transparent disclosure of policies, process and performance.



DISCLOSURE

INVESTMENT

CORRUPTION



### We are committed to taking positive, measurable action, and we align what we do with recognised and accredited ESG best-practice standards.

Our ESG commitment directs our sense of responsibility, and creates long-term value for our stakeholders. It is central in our mission to be at the forefront of our industry and encompasses our commitment to Carbon Net Zero development.

PLP is committed to delivering all new speculative developments as carbon net zero in accordance with the UK Green Building Council Net Zero Buildings Framework. PLP's Carbon Net Zero (CNZ) framework combines CNZ construction with CNZ ready design, adhering to the UK Green Building Council's Net Zero Buildings Framework. This standard will enable future customers to achieve CNZ operation by utilising built-in renewable energy features and by procuring appropriate renewable energy supplies.

All assets are built CNZ ready and we encourage occupiers to operate net zero by suggesting 'Dark green' lease clauses.



Total investment into social and community initiatives surrounding current developments: £7,051,850.83



# SUSTAINABLE DEVELOPMENT

Total investment into enabling environmentally robust and CNZ buildings: £8,750,000 Equating to £2.50 per square across developments

To help minimise environmental harm, efficient resources use,





# in the last 12 months.

# STABILISED PORTFOLIO CERTIFICATIONS



4 CARBON NEUTRAL



2 BREEAM EXCELLENT

13\* BREEAM VERY GOOD





1 EPC B

# DEVELOPMENT PORTFOLIO CERTIFICATION TARGETS\*



23 CARBON NET ZERO (UKGBC)



17 BREEAM VERY GOOD





EPC A

\* PLP constantly reviews targets and strives for better

# PLP

### Carbon Net Zero and Carbon Neutral

We strive for 100% of our speculative developments to achieve UKGBC Carbon Net Zero and Carbon Neutral statuses, along with a minimum of BREEAM Excellent or Very Good certification and an EPC A+ rating. We consistently exceed the Minimum Energy Efficiency Standards (MEES) for our assets.

### Mandatory 'One Click' LCA

All new developments undergo a mandatory 'One Click' Life Cycle Assessment (LCA) to quantify reductions and address embodied carbon impact during construction.

### Green Leases

We actively engage with current and future occupiers to encourage the adoption of green leases, promoting the transition to sustainable energy sources and reducing energy consumption.

### Smart Metering

Our goal is to retrofit smart meters to all incoming main supplies in our existing portfolio and incorporate smart meters into 100% of our new developments.

### **Investment Into Tenant ESG Objectives**

We prioritize active tenant engagement in our stabilized portfolio, aiming to understand their ESG objectives and provide support accordingly...

### Measuring **Social Value**

We measure social and economic value impact by utilizing the Real Estate Transition to Outcomes Measurement (RE TOMs) framework. This allows us to validate achievements through the Social Value Portal and align outcomes with the UN Sustainable Development Goals.



# ENVIRONMENTAL STRATEGY



### ENVIRONMENTAL STRATEGY OVERVIEW

As stewards of the environment, we place sustainability at the forefront of planning, designing and building. We are committed to achieving an environmental impact that is positive, measurable and transparent.

Our environmental practices seek out solutions that minimise harm and aim for high standards of future-facing sustainability. We hold ourselves accountable for what we do to all stakeholders.

### CARBON NET ZERO COMMITMENTS:

Our Environmental Strategy places a high level of focus on building and maintaining Carbon Net Zero developments. As members of the UK Green Building Council (UKGBC) and following their framework, we strive to acheive this through the following commitments:

- 1. Reducing carbon through construction
- 2. Future-proofing and Ecology
- 3. Offsetting through Carbon Finance









INCORPORATING CLIMATE RESILIENCE INTO DUE DILIGENCE







PLANS

GREENHOUSE GAS FOOTPRINT

BIOD

TRANSPORTATION





### CARBON NET ZERO COMMITMENTS

### 1. REDUCING CARBON THROUGH CONSTRUCTION

We strive to efficiently manage resources, such as water, energy and waste. By measuring our use of resources we can minimise this, which in turn reduces our carbon footprint.

We analyse where our construction materials are sourced and choose sustainable materials and suppliers. We also examine transport options around our buildings, facilitating sustainable solutions.

### 2. FUTURE-PROOFING AND ECOLOGY

We aim to protect and restore ecosystems, not only where we build, but also where our materials are obtained and, in the wider picture, through our use of energy and resources.

We build both competitive advantage and climate resilience into what we do, future-proofing our work for all our stakeholders.

### 3. OFFSETTING THROUGH CARBON FINANCE

Our combined approach to the environment, plus our carbon offsetting measures, make our projects highly sustainable, and resonate with a number of UN Sustainable Development Goals.





### CARBON NET ZERO: OVERVIEW

Working with <u>Turley</u> and <u>Climate Impact Partners</u>, leading experts in net zero and climate finance, PLP is committed to delivering all new speculative developments as carbon net zero in accordance with the **UK Green Building Council Net Zero Buildings Framework**.

### 01.

### REDUCING CARBON THROUGH CONSTRUCTION

The carbon net zero concept combines carbon net zero construction with carbon net zero design

including targeting an EPC A rating and an all-electric building services strategy. PLP also double any solar PV requirement of the local planning authority. This enables tenants to achieve **carbon net zero operation** by utilising built in renewable energy features and procuring appropriate renewable energy supplies.

### 02.

### FUTURE-PROOFING BY REDUCING OPERATIONAL CARBON

To **reduce construction carbon**, PLP utilises smart materials such as 100% recyclable cladding systems plus low carbon concrete and steel. Remaining carbon emissions are addressed via the purchase of high quality carbon offsets to achieve carbon net zero construction at practical completion in accordance with the UKGBC Framework.

### 03.

### OFFSETTING THROUGH CARBON FINANCE

New buildings will be net zero ready through reducing and then **offsetting remaining construction carbon** via high-quality international projects, such as through the provision of cookstoves in Bangladesh, China and Ghana, and through carbon financing in Asia to accelerate the adoption of V



# CARBON NET ZERO:

### **EXAMPLES FROM OUR SITES: AN OVERVIEW**

- On our Crewe site we used the cement alternative **Cemex**, and in Smithywood we • used '**SteelPhalt**', which contains 95% recycled materials
- In Wakefield, the concrete used in the drainage channels and manholes was **50%** • Ground Granulated Blast furnace Slag (GGBS), a cement replacement, and in Metro 190, both the concrete foundations and yard incorporated 30% GGBS
- Our internal walls were constructed with **recycled aggregate** in Bessemer Park • and in Knowsley we recycled and reused 60,000m3 of aggregate
- Our steel frame in Ellesmere contains 20% recycled steel and British steel with • 20% recycled content is being used in Metro 190, where 9,500m2 of site-won concrete and asphalt is being incorporated
- In Milton Keynes, our **cladding** is 100% recyclable •







ECOLOGICAL PROTECTION AND MITIGATION





### CARBON NET ZERO: 01. REDUCING CARBON DURING CONSTRUCTION

### **EXAMPLES FROM OUR SITES**

Spotlight on: Our Metro 190 Site



PLP Metro 190 has been delivered to target **Net Zero Ready** in line with the UKGBC Net Zero Carbon Buildings: A Framework Definition; across lifestages A1-A3, **we reduced our construction carbon by 16.6%** 

- Total carbon saved/offset during build: 6,012 tCO2
- Embodied carbon performance of 568 kgCO2/ m2, surpassing the RIBA Climate Challenge targets for new build non-domestic (offices)
- 30% GGBS cement replacement within the concrete foundations
- 30% GGBS cement replacement within the concrete yard
- Procurement of **British steel** which contains an average of 20% **recycled** content
- 9,500 m2 of site-won concrete and asphalt used in construction
- Total saving of 1,319 tCO2 (approx. 11%)

### Spotlight on: Our use of low-carbon steel



Selecting **low-carbon steel** has reduced our carbon during construction:

- On our Metro 190 site, we used British steel which contains an average of 20% recycled content
- Our **Ellesmere** site benefits from a 20% **recycled steel frame**, and many of our materials, including steel, were **procured locally** where possible
- Low-carbon steel was chosen for our MK site
- At Smithywood, we used 'SteelPhalt' within the hard landscaping which uses 95% recycled materials

### Spotlight on: Our use of low-carbon concrete



We opt for **low-carbon** concrete, which reduces the carbon embodied during construction:

- At our Wakefield site, we incorporated 50%
  Ground Granulated Blast furnace Slag (GGBS)
  cement replacement in the concrete used for the construction of drainage channels and manholes.
- Our Metro 190 site used 30% GGBS cement replacement within the concrete foundations, and 9,500 m2 of site-won concrete and asphalt were used in construction
- Low-carbon concrete was also used on our **MK** site



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## CARBON NET ZERO: 02. FUTURE-PROOFING BY REDUCING OPERATIONAL CARBON

While planning policy and Building Regulations set the baseline, **our developments go beyond compliance** and feature high-performance building envelopes, low-carbon heating and additional solar PVs to ensure the highest levels of energy efficiency and 'A' rated EPCs.

By **designing for future flexibility** through improved structural tolerances and additional underground infrastructure, tenants can easily integrate further solar PVs, battery storage and electric vehicle (EV) charging points. Our developments are fit for the future.

### LOW-CARBON OPERATIONS: EXAMPLES OF FUTURE-PROOFING ON OUR SITES

- On our Crewe site we used the cement alternative Cemex, and in Smithywood we used 'SteelPhalt', which contains 95% recycled materials
- In Wakefield, the concrete used in the drainage channels and manholes was 50% Ground Granulated Blast furnace Slag (GGBS), a cement replacement, and in Metro 190, both the concrete foundations and yard incorporated 30% GGBS
- Our internal walls were constructed with recycled aggregate in Bessemer Park and in Knowsley we recycled and reused 60,000m3 of aggregate
- Our steel frame in Ellesmere contains 20% recycled steel and British steel with 20% recycled content is being used in Metro 190, where 9,500m2 of site-won concrete and asphalt is being incorporated
- In Milton Keynes, our **cladding** is 100% recyclable



RAPID EV CHARGE POINTS IN CAR PARKS AND FUTURE-PROOFED DUCTING TO ENABLE THE TENANT TO ADD MORE





FUTURE-PROOFED ROOF CONSTRUCTION TO ENABLE THE TENANT TO ADD MORE SOLAR PANELS



LIGHTING

PHOTOVOLTAIC PANELS

FOR ONSITE RENEWABLE

ENERGY GENERATION

INFRASTRUCTURE PROVISION OF BATTERY STORAGE UNITS





10-15% ROOFLIGHTS REDUCES LIGHTING REQUIREMENT IN WAREHOUSES

BREEAM VERY GOOD



AIR SOURCE HEAT PUMPS



ENERGY PERFORMANCE CERTIFICATE OF 'A' RATING







### CARBON NET ZERO: 02. FUTURE-PROOFING BY REDUCING OPERATIONAL CARBON

LOW-CARBON OPERATIONS: EXAMPLES OF FUTURE-PROOFING ON OUR SITES

#### Spotlight on:

**Our Smithywood Site** 



PLP Smithywood is **Net Zero Ready** in accordance with the UKGBC Net Zero Carbon Buildings Framework. The **operational energy efficienc**y on our site is enhanced thanks to the following measures:

- 1,160 m2 solar PV array and future-proofed for more
- Air-source heat pumps and air-to-water heat pump
- 18 electric vehicle charging points in the car park and future-proofing of standard spaces
- 12% roof lights
- Best-in-class air tightness
- BREEAM Very Good
- EPC A rating
- Rainwater harvesting
- LED lighting
- Infrastructure provided for future installation of battery storage units

Spotlight on: Our MK Site



PLP MK is the **first Carbon Net Zero logistics park to be developed in the UK** through reducing carbon and offsetting, in accordance with the UKGBC Net Zero Framework. We are enabling **operational efficiency** through the following:

- Green future-proofing to allow occupiers to install up to 100% PV roof coverage
- Electric vehicle charging and future-proofing of standard spaces
- 12% roof lights
- Battery storage and with provision for more
- BREEAM Very Good
- EPC A rating
- Air source heating and cooling
- Rainwater harvesting
- LED lighting
- Extensive on-site cycle storage and shower facilities





### CARBON NET ZERO: 03. OFFSETTING

We purchase high-quality carbon offsets to achieve carbon net zero construction at practical completion in accordance with the UKGBC Framework. We partner with the following community projects in order to deliver on our carbon offset goals.

### IMPROVED COOKSTOVES, BANGLADESH

### RURAL CLEAN COOKING, CHINA



An efficient, easy-to-use stove, that lowers fuel use by 50%, reducing the health impacts of indoor air pollution and saving money.

### **Project type:** Health and livelihoods,

Clean cooking

Standards: CDM



A closed-loop solution providing clean energy to smallholder farmers in China through biogas clean cooking

**Project type:** Health and livelihoods, Clean cooking

**Standards:** Gold Standard EFFICIENT COOKSTOVES, GHANA



An efficient, easy-to-use stove, that lowers fuel use by 50%, reducing the health impacts of indoor air pollution and saving money.

**Project type:** Health and livelihoods, Clean cooking

Standards: CDM

### 50% CARBON OFFSET TO RENEWABLE ENERGY AND SUSTAINABLE INFRASTRUCTURE PROJECTS, ASIA



Carbon finance enables renewable energy projects around the world to accelerate the adoption of renewable energy.

**Project type:** Sustainable infrastructure, Renewable energy

Standards: CDM











# SOCIAL STRATEGY

In support of Sheffield Children's Hospital, PLP sponsored a bear for the 'Bears of Sheffield' sculpture trail.



### SOCIAL STRATEGY OVERVIEW

Our social strategy is to ensure safety of constituents and that our real estate has a positive impact on local communities.

The social element of our ESG commitment covers the impact we have on our own employees, the communities in which we work, and our wider society.

We place best-in-class health, safety and wellbeing at the heart of our projects, recognising the significant touchpoints our work has across multiple stakeholders.

We view it as essential to measure the diversity of both our employees and our suppliers, and to take steps to ensure that we are working inclusively. Our policies on human rights and against modern slavery form a core part both of what we do and what we require from our supply chains.

Straddling both our environmental and social strategies, we examine and incorporate public transport options around our buildings, such as investment in bus and cycle routes, along with bicycle storage and shower facilities. We also invest in social and emergency services and engage in local community initiatives.  $(\infty)$ 

**DIVERSITY & INCLUSION** 

WORK PLACE HEALTH AND SAFETY FOCUS



SOCIO-ECONOMIC CHANGES



HUMAN RIGHTS & MODERN SLAVERY

### SOCIAL COMMITMENTS:

01.

ETHICAL EMPLOYMENT



COMMUNITY INITIATIVES





### SOCIAL STRATEGY: 01. ETHICAL EMPLOYMENT

Our ethical employment strategy places prime focus on health and safety on our sites, and endeavours to ensure that wellbeing of our people is never compromised. The people who work on our projects are critical for every aspect of our success.

### Supporting local talent

It is our policy to integrate tradespeople and disadvantaged employees from the areas local to our developments, thereby rooting our projects in the community. This investment in talent helps to future-proof this area by equipping its people with skills and building a link between our projects, local people, and their futures.

#### Supporting local supply chains

Through awarding contracts to local suppliers, we also support supply chains local to our properties. This extends to many services, for example fencing, catering, waste management and signage.





### SOCIAL STRATEGY: 01. ETHICAL EMPLOYMENT

### **EXAMPLES FROM OUR SITES**

#### Spotlight on:

Supporting the local supply chain



A new gateway access into our Knowsley site is being created by local firm Sterling Services. Based in Knowsley for over 15 years, and with 80% of their team working in the borough, Sterling Services' work will ensure the site is immediately deliverable for occupiers, while also helping PLP deliver on our strategy of bolstering the local supply chain. Furthermore, contracts were awarded to six additional local businesses, from waste management, to fencing, and catering.

### Spotlight on: Supporting local talent



PLP and our contractor Glencar are delighted to have local talent on board on our Crewe site in the shape of Jessica Kendall. Working close to home allows Jessica to balance work, her MSc in Quality Surveying, and family life. In supporting people like Jessica, PLP strives to create diverse opportunities for local people, bringing benefits to individuals and their families, and strengthening local skills.

Spotlight on: Direct employment for local people



PLP's development in Knowsley delivered an apprenticeship and 37 jobs – all for local people. The roles were broad and spanned banksmen, chefs, cleaners, labourers, electricians, and FLT drivers – and more. In hiring local people, PLP seeks to support local communities during our projects, and create a legacy of transferable skills for local people.



## SOCIAL STRATEGY: 02. COMMUNITY INITIATIVES

We believe firmly in – and see first hand – the power of community initiatives to engage, inspire, deliver tangible benefits.

We are proud to provide materials – and the willing hands of many volunteers from PLP and our contractors – to refurbish parks, community centres, schools and nature reserves. We support public art, protect archaeological sites, regenerate brownfield sites, and invest in social and emergency services.





### SOCIAL STRATEGY: 02. COMMUNITY INITIATIVES

### **EXAMPLES OF OUR INITIATIVES.**

Spotlight on: PLP MK Community



17 acres of lowland meadows will be created for the enjoyment of the Milton Keynes community, as well as a significant investment into other public open spaces across town to provide extensive social well being opportunities. Throughout the site there will be 3.8 km of pedestrian and cycle access, with integration into the Milton Keynes Redway Cycle Network through the estate spine road and through the informal public spaces, plus a contribution to improvements to the pedestrian route to Bow Brickhill Station. Spotlight on: Sheffield Children's Hospital



In support of Sheffield Children's Hospital, PLP is sponsored a bear for the 'Bears of Sheffield' sculpture trail. Sixty large bear sculptures individually designed by local artists, and 100 small bears decorated by school children, went on display on a trail throughout Sheffield. After the trail, the large bears were auctioned off, raising over £750,000, with all proceeds donated to Sheffield Children's Hospital, in particular to help transform the Cancer & Leukaemia Ward. Spotlight on: Public Art Installation



We supported a site-specific installation to PLP Bessemer Park Phase 1 entrance by award-winning Sheffield-based artist Michael Johnson. Spotlight on: Development in Liverpool city region



With our support, employees of our contractor, Winvic, volunteered their time in a number of ways in the Knowsley community, while our site was being built. The team helped the local Incredible Edible initiative with solar panels and refurbishing the bandstand, meanwhile Malvern Primary School were the happy beneficiaries of newly painted doors and soffits, car park paint lining, and relaid paving in the playground.



# GOVERNANCE STRATEGY



# GOVERNANCE STRATEGY

In our commitment to sound governance, we place our corporate focus on financial and ethical approaches that make a positive contribution to society and minimise any possible negative effects on our stakeholders.

We measure and manage financial risks and make responsible investments, ensuring that they have recognised ESG standards at their core.\_\_\_\_\_

Our policies are transparent, and our financial reporting adheres to standards set by bodies such as the GRESB.

By operating in accordance with the highest possible ethical standards, we seek to identify potential corruption and take action to create a culture that does not support it.

In turn, we look for the same rigour throughout our supply chain and service providers, which allows us to further drive our ESG agenda across a wider reach.



# OUR ESG STRATEGY IN ACTION: CASE STUDIES



# CASE STUDIES CONTENTS

# COMPLETED PROJECTS

PLP Smithywood

PLP Crewe Phase 1

**PLP Ellesmere Port** 

**PLP Wakefield** 

PLP Bessemer Park Phase 1

# CURRENT PROJECTS

PLP Metro 190

PLP Bessemer Park Phase 2

PLP MK

PLP Gateway 45

PLP Knowsley





# OVERVIEW



# TOTAL TONNES OF CARBON SAVED / OFFSET SO FAR: **42,267**

Future Projected estimation of carbon saved/offset based on 2million sq ft across 4 sites currently being developed: **83,000 tCO2.** 

PLP Metro 190PLP Crewe 460PLP MK Phase 1PLP Bessemer



# PLP TOTAL TCO2 OFFSET

To date, we have offset a total of 59,301 tCO2, and this is set to rise with a further 408,797 tCO2 to be offset from future projects.





# DEVELOPMENT CASE STUDIES





## PLP METRO 190 CASE STUDY

Size: 190,669 sq ft Sat Nav: M17 1PG Completion: Q4 2021

Prime urban logistics facility located in the heart of Trafford Park. Metro 190 has been delivered to target **Net Zero Ready** in line with the **UKGBC Net Zero Carbon Buildings: A Framework Definition.** Modelled using OneClick LCA software, **carbon construction has been reduced by 16.6%**\* and future proofed for operational carbon reduction through its **all-electric building** services strategy and **building fabric efficiency.** 

\*Life stages A1-A3

### 1,319 tCO2 (approx. 11%) was saved while building PLP Metro 190



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Estimated total carbon to be saved / offset: 6,012 tCO2



Embodied carbon performance of 568 kgCO2/m<sup>2</sup>, **surpasses the RIBA Climate Challenge** targets for new build non-domestic (offices)

18 dock level and 2 level access doors

### ENERGY EFFICIENT OPERATION



# REDUCING CARBON CONSTRUCTION



**30% GGBS** cement replacement within the concrete foundations

**30% GGBS** cement replacement within the concrete yard

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Procurement of British steel which contains an average of **20% recycled content** 

**9,500 m<sup>2</sup>** of site-won concrete and asphalt used in construction

Total saving of **1319 tCO2 (approx. 11%)** 





### INVESTING IN A SUSTAINABLE FUTURE: CARBON OFFSET PROJECTS



50% Global Renewable Energy, to support the drive towards a low carbon future

50% in Cookstove Project Ghana, creating a market for fuel efficient cookstoves that improve health and reduce emissions



# CARBON NET ZERO DEVELOPMENT



# PLP SMITHYWOOD CASE STUDY

Size: 346,330 sq ft Sat Nav: S35 1QP Completion: August 2020 Development: Speculative

Prime new logistics/industrial facility with immediate access to M1 J35. PLP Smithywood is **Net Zero Ready** in accordance with the **UKGBC Net Zero Carbon Buildings Framework**. Construction carbon has been assessed at design and 'as built' stages using licensed OneClick LCA software. Measures have been taken to increase operational energy efficiency, including the provision of **Iow carbon heating** and approximately **1,160 m<sup>2</sup> of solar PV.** 

Unit Size **32,637 m<sup>2</sup>** Total carbon saved/offset: **14,398 tCO2** Carbon neutral certified

### ENERGY EFFICIENT OPERATION

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1,160 m<sup>2</sup> solar PV array and future-proofed for more

Air source heat pumps and air to water heat pump

18 electric car charing points in the car park and future proofing of standard spaces

12% roof lights

Best in class air tightness

BREEAM Very Good

EPC A rating

Rainwater harvesting

### LED lighting

Infrastructure provided for future installation of battery storage units



# REDUCING CARBON



Use of 'SteelPhalt' within the hard landscaping which uses 95% recycled materials

Reduction in as built carbon of 803 tCO2 in hard landscaping areas

Recyclable structure and cladding systems

### INVESTING IN A SUSTAINABLE FUTURE: CARBON OFFSET PROJECTS



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Supporting Sheffield Children's Hospital by sponsoring the "Bears of Sheffield' summer sculpture trail raising money for a new cancer and leukaemia ward

50% carbon offset to renewable energy and sustainable infrastructure projects in Asia

50% carbon offset to replacement of existing traditional cookstove with sustainable, high efficiency alternatives in Bangladesh

Building contractors required to employ a proportion of local tradespeople and disadvantaged workers





# PLP CREWE CASE STUDY

Size: 43,000 sq ft & 92,000 sq ft Sat Nav: CW2 5AB Completion: Phase 1 July 202 Development: Speculative

Modern distribution business park close to the M6 motorway and proposed HS2 Hub. PLP Crewe Commercial Park is **Net Zero Ready** in accordance with the **UKGBC Net Zero Carbon Buildings Framework**. Construction carbon has been modelled at as built stage, and reduced through the specification of **low carbon products** combined with **efficient operational energy** measures and a **high performance building envelope**.



### ENERGY EFFICIENT OPERATION

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Low carbon heating heat pump and water heating

Double the number of integrated solar PV panels required by planning

EPC A Rating

BREEAM Very Good

High performance building envelope (U-value and air tightness)

Roof lights



### REDUCING CARBON CONSTRUCTION



Low carbon products including Twin-Therm external walls

Interface carpet tiles

Recycled content within the concrete as a cement alternative, through the use of Cemex INVESTING IN A SUSTAINABLE FUTURE: CARBON OFFSET PROJECTS

> 50% renewable energy and sustainable infrastructure projects in Asia, to support the drive towards a low carbon future

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50% replacement of existing traditional cookstoves with sustainable, high efficiency alternatives in Bangladesh





## PLP ELLESMERE CASE STUDY

Size: 90,548 sq ft & 138,612 sq ft Sat Nav: CH66 1ST Completion: May 2021

Speculative logistics/industrial units with immediate access to M53 J8. PLP Ellesmere Port is **Net Zero Ready** in accordance with the **UKGBC Net Zero Carbon Buildings Framework**. Total construction carbon for both units has been assessed at 'as built' stage using licensed OneClick LCA software, and a **reduction in construction carbon** has been achieved through the specification of **low carbon** products.



# ENERGY EFFICIENT OPERATION

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Provision of low carbon air source heat pump for space and water heating in office area

Inclusion of solar PV (605m2 and 375m2 for Units 1b and 1a respectively)

EPC A Rating

BREEAM Excellent

Each unit fitted with a dual 25 KW DC rapid charger

All car/HGV parking bays future-proofed to enable rapid charging stations



# REDUCING CARBON CONSTRUCTION



INVESTING IN A SUSTAINABLE FUTURE: CARBON OFFSET PROJECTS

> 50% renewable energy and sustainable infrastructure projects in Asia, to support the drive towards a low carbon future



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50% replacement of existing traditional cookstoves with sustainable, high efficiency alternatives in rural China

# CARBON NET ZERO DEVELOPMENT

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# PLP WAKEFIELD CASE STUDY

Size: 75,105 & 236,250 sq ft Sat Nav: WF5 9TP Completion: April 2021

Prime logistics units with immediate access to M1 J40. PLP Wakefield is **Net Zero Ready** in accordance with the **UKGBC Net Zero Carbon Buildings Framework**. A **reduction in construction carbon** has been achieved at design stage through the specification of insulation with lower embodied carbon and through the incorporation of **cement replacement** in concrete for the construction. **Operational energy measures** have also been implemented including **low carbon heating systems** and solar **PV panels**.



PLP WAKEFIELD CASE STUDY

### ENERGY EFFICIENT OPERATION

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BREEAM Very Good

Provision of a solar PV array generating 137 and 45kWp for Units 1 & 2 respectively

Each unit fitted with a dual 25KW DC rapid charger

Highly efficient VRV systems for space and water heating in office areas

All car/HGV parking bays future proofed to enable rapid charging stations

EPC A rating



### REDUCING CARBON CONSTRUCTION



Specification of insulation with lower embodied carbon (mineral wood instead of PIR)

Incorporation of 50% Ground Granulated Blast furnace Slag (GGBS) cement replacement in concrete for the construction of drainage channels and manholes INVESTING IN A SUSTAINABLE FUTURE: CARBON OFFSET PROJECTS

> 50% renewable energy and sustainable infrastructure projects globally, to support the drive towards a low carbon future



50% replacement of existing traditional cookstoves with sustainable, high efficiency alternatives in Ghana



### PLP BESSEMER PARK PHASE 1 CASE STUDY Size: 44,925 sq ft - 133,914 sq ft Sat Nav: S9 1RF Completion: Q4 2019 Development: Completed, fully let

Prime industrial/warehouse units with immediate access to M1 J34. PLP Bessemer Park has been developed to deliver a regulated CO2 emissions reduction of c.14.9%.



NOTTIN

BIRMING

ISTOL

LEICESTER

### ENERGY EFFICIENT **OPERATION**



### **REDUCING CARBON** CONSTRUCTION



recycled aluminium

All timber used provided from FSC 100%

Internal partition walls built using recycled aggregate

Carbon neutral interface carpet tiles used in all office areas

**INVESTING IN A** SUSTAINABLE FUTURE: COMMUNITY & ENVIRONMENT



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Significant financial contribution to improvements works to local wildlife site



# DELIVERING SUSTAINABLE DEVELOPMENTS



# PLP GATEWAY 45 CASE STUDIES

Size: 2,001,543 sq ft Sat Nav: LS9 OPS Completion: June 2022 Development: Consented pre-let

The largest distribution scheme in the **Leed's city region** with immediate access to **M1 J45**. PLP Gateway 45 has been developed to deliver a **44.1% reduction in CO2 emissions** over Part L.



PLP GATEWAY 45 CASE STUDY

### ENERGY EFFICIENT OPERATION

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PV panels - 100% coverage

BREEAM Very Good

EPC A rating

LED lighting

Air source heat pumps used for

heating and cooling for occupied areas

INVESTING IN A SUSTAINABLE FUTURE: ENVIRONMENT & COMMUNITY

£274,000 local public transport contribution

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Regeneration of former sewage treatment works site. Including removal of extensive below-ground structures

Wyke Beck restoration and upgrade of landscape corridor and beck

Installation of a new 30m bridge

Reclamation and remediation of underground coalmining measures and workings, including pressure grouting REDUCING CARBON CONSTRUCTION

10-15% carbon saving due to efficiencies in site set up and operating

10-20% carbon saving due to use of green energy supply chain during construction





## PLP KNOWSLEY CASE STUDY

Size: 833,675 sq ft Sat Nav: L33 7XQ Completion: March 2022 Development: Speculative - Now Fully Let

**Design and build industrial / distribution units** in prime location close to rail freight terminal and **Junction 14 of the M57**. PLP Knowsley has been developed to deliver a **29.8% reduction in CO2** output against Part L baseline achieved through passive **design principles** and integration of **low and zero carbon technology.** 



PLP KNOWSLEY CASE STUDY

### ENERGY EFFICIENT **OPERATION**

53 electric car charging points





Target EPC A rating

Water source heating & cooling throughout

Internal and external LED lighting

Rainwater harvesting

PV panels for onsite renewable energy generation

### **INVESTING IN A** SUSTAINABLE FUTURE: COMMUNITY & ENVIRONMENT









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Contribution of labour and materials

for upgrade of community play area

To deliver 513 weeks of local labour during the construction phase

Long-term local employment

creation at an employment site

Provided labour and materials for local school refurbishment

Supplied labour for the refurbishment of Swanside Community Centre

Provided support for Swanside Community Centre project growing vegetables for local food bank and residents



### **REDUCING CARBON** CONSTRUCTION

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**60,000m<sup>3</sup>** of aggregate was recycled and re-used as part of the earthwork's strategy

Local contractors used including fencing, skips, muck away and painting





## **PLP CREWE 460 CASE STUDY**

Size: 456,735 sq ft Sat Nav: CW2 5UZ **Completion: December 2022 Development: Speculative** 

Modern distribution business park close to the M6 motorway and proposed HS2 Hub. PLP Crewe 460 is Net Zero Ready in accordance with the UKGBC Net Zero Carbon Buildings Framework. Construction carbon has been modelled at 'as built' stage, and reduced through the specification of **low carbon** products combined with efficient operational energy measures and a high performance building envelope.

### 2,391 tCO2 (approx 12%) was saved while building PLP Crewe 460

 $\mathbb{X}$ Site area 20.53 acres ૼૺઽૢૢૢૢૢૢૢ૽ Total carbon offset: **16,848 tCO**  $\leftrightarrow$ 

Floor area 456,734 sq ft / 42,432 m<sup>2</sup>

Carbon neutral certified in line with the RIBA Climate Challenge targets for new build non-domestic (offices)

44 dock level and 4 level access doors

PLP CREWE 460 CASE STUDY

### ENERGY EFFICIENT OPERATION

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**REDUCING CARBON** 

**INVESTING IN A** 



# CARBON NET ZERO DEVELOPMENT



# PLP BESSEMER PARK PHASE 2 CASE STUDY

Size: 84,650 sq ft - 292,000 sq ft Sat Nav: S9 1RF Completion: Q1 2023 Development: Consented Speculative

Brand new industrial / warehouse units with immediate access to M1 J34. PLP Bessemer Park is being delivered as **Carbon Net Zero** in accordance with the **UK Green Building Council Net Zero Buildings Framework**, to deliver **efficient**, **low carbon** and **future-proofed** units.



# ENERGY EFFICIENT OPERATION

20 electric car charging points (12 rapid, 8 fast)

12% roof lights

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Dedicated space and infrastructure provided for future installation of battery storage units

VRV heating and cooling system throughout the office areas

Rainwater harvesting

LED lighting

BREEAM Rating Very Good

EPC A rating

PV panels and future capacity for additional PV panels on the roof

### INVESTING IN A SUSTAINABLE FUTURE: COMMUNITY & ENVIRONMENT

600 jobs will be created

Investment in carbon offset

projects in partnership with Natural Capital Partners







Regeneration and reclamation of a former steelwork's brownfield site

Offsite habitat contribution

Remediation of groundwater



Contribution to upgrade of highway network







# PLP MK CASE STUDY

Size: 10 units from 14,963 sq ft - 308,267 sq ft Sat Nav: MK17 9FE Completion: TBC Development: Speculative

Prime new **2.2 million sq ft** logistics business park at the heart of the **Oxford to Cambridge Arc**. PLP MK is the first **Carbon Net Zero** logistics park to be developed in the UK through reducing carbon and offsetting, in accordance with the **UKGBC Net Zero Framework.** 



## ENERGY EFFICIENT **OPERATION**

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Green future proofing to allow occupiers to install up to 100% PV roof coverage

Electric car charging and future- proofing of standard spaces

12% roof lights

Battery storage and with provision for more

BREEAM Very Good rating

EPC A rating

Air source heating & cooling

Rainwater harvesting

### LED lighting

Extensive on-site cycle storage and shower facilities

### **INVESTING IN A** SUSTAINABLE FUTURE: COMMUNITY & **ENVIRONMENT**



4 £250,000 investment in public art

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17 acres of lowland meadows and investment in public open spaces

9.4 acres of archaeological protection

Community investment in social and

emergency services



## **REDUCING CARBON** CONSTRUCTION



100% recyclable cladding systems

Low carbon concrete



# ESG GLOSSARY

### BREEAM

BREEAM is the world's leading sustainability assessment method for master planning projects, infrastructure and buildings. It recognises and reflects the value in higher performing assets across the built environment lifecycle, from new construction to in-use and refurbishment.

### **CARBON NET ZERO (CNZ)**

A commitment to reducing greenhouse gas emissions with the goal of balancing the emissions produced and emissions removed from the earth's atmosphere.

#### **CLIMATE IMPACT PARTNERS**

This organisation specialises in working with companies to achieve ambitious climate action targets, through solutions of the highest quality which make an immediate impact, drive the global transformation to a net zero economy while supporting good health and livelihoods for all and a thriving planet.

#### **EMBODIED CARBON**

Embodied carbon is the carbon dioxide (CO2) emissions associated with materials and construction processes throughout the whole lifecycle of a building or infrastructure.

### GRESB

GRESB is a mission-driven and industry-led organisation that provides actionable and transparent environmental, social and governance (ESG) data to financial markets. We collect, validate, score and benchmark ESG data to provide business intelligence, engagement tools and regulatory reporting solutions for investors, asset managers and the wider industry.

#### OFFSETTING

Offsetting is a way for businesses and individuals to take responsibility for all of their emissions now and invest in the transition to a low carbon economy. Good quality carbon offsetting projects focus on the additional benefits to various aspects of people's lives, including their health, their wellbeing and their economic prosperity.

### PPA

A power purchase agreement (PPA), or electricity power agreement, is a contract between two parties, one which generates electricity (the seller) and one which is looking to purchase electricity (the buyer).

#### UKGBC

The UK Green Building Council (UKGBC) is uniting the UK building industry using sustainability as a catalyst to positively transform the places people use every day.

#### **UKGBC FRAMEWORK**

This framework sets out the two definitions for net zero carbon buildings and the approach that should be taken to demonstrate achievement of this status. The two definitions are:

**1.1** Net zero carbon – construction (for new buildings and major renovations).

**1.2** Net zero carbon – operational energy (for all buildings in operation).

### UNSPSC

UNSPSC is a global, multi-sector standard for accurately classifying goods and services.

### TURLEY

A full service UK and Ireland planning and development consultancy.



## FURTHER INFORMATION

www.plproperty.com/esg

