

Sustainability Brief for Developments 2022

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An introduction from our Director of Developments

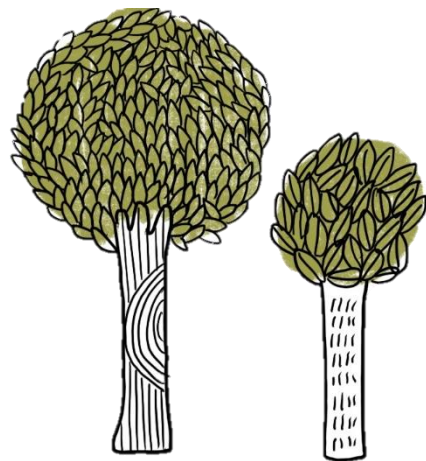
I am delighted to introduce you to our Sustainability Brief for Developments. The way we think about developments has changed over the past few years and sustainability has become an ever-increasing focus area for us. In 2019, we achieved our first BREEAM certification and we are now targeting certifications for all new development projects. In addition, we have developed a best practice Sustainability Framework that forms part of all new development projects with costs greater than £1 million, requiring contractors to complete feasibility assessments of a range of additional Environmental and Social considerations.

The objective of this sustainability brief is to provide a solid overview of our efforts to minimise our environmental impact, whilst delivering social value on all development projects. We hope you will find this brief insightful, and that it shows an appreciation of how important sustainability is to us.



Justin Thomas

Director of Developments



1. Our Sustainability Vision

As an owner of assets located in communities across the UK, NewRiver are committed to enhancing the lives of the communities we serve, whilst minimising our impact on the environment. Supporting our communities and championing local causes have always been central to our culture and strategy. At the same time, we appreciate the important role the real estate sector has in addressing climate change issues, and the responsibility we therefore must reduce our environmental footprint. This year, we are pleased to have announced our three-step commitment to achieving net zero in our operations & developments, which is outlined in our Net Zero Commitment Statement.

Our sustainability programme is focused on four key objectives



Minimising our environmental impact

Measures to reduce our greenhouse gas emissions and energy use include procuring renewable energy, reducing consumption, adopting efficient technology, improving building efficiencies and broadening stakeholder engagement to better understand our occupiers' and stakeholders' needs and priorities. For our developments, this also means committing to undertaking life-cycle carbon emissions assessments for all new major developments, prioritising the use of sustainable materials, and ensuring the diversion of demolition and construction waste from landfill. We assess the potential to re-purpose existing building structures at the outset of all redevelopment projects via a pre-demolition audit, prioritising their re-use in order to minimise both the need for demolition, and the projects' overall environmental impact.



Supporting our communities

With a portfolio of assets in communities across the UK we can drive real, positive change within towns and cities by supporting and championing local causes. By creating jobs and supporting communities, we are better placed to identify and respond to local needs, helping communities to thrive. For our development projects, this means encouraging contractors to use a local workforce, and ensuring minimum construction disturbance through 'The Considerate Constructors Scheme' or other appropriate initiatives, and sustainable construction traffic routes.



Engaging Key Stakeholders

We enthusiastically encourage and support a holistic approach to managing our business. As owners, we cannot achieve our targets without the support of our occupiers or of our staff. Clear and consistent communication with these key groups, involving two-way education, is vital for our success. For our developments, this education extends to key community groups by encouraging school engagement & educational site visits wherever possible.



Leading on governance and disclosure

High standards of corporate governance and disclosure are essential to ensuring we operate effectively, and to instil confidence amongst stakeholders. We aim to ensure our governance and disclosures are aligned with industry best practice. Our Sustainability Framework for New Developments is therefore designed to support consistent best practice in our development processes, alongside pursuing certifications to demonstrate that best in class sustainability standards are adopted throughout.

2. Delivering our Sustainability Vision

This Brief applies to all developments with project costs of over £1 million. To ensure each project supports our commitment to minimising our environmental impact and serving our communities, we have

developed key policies and processes for how sustainability is embedded within our developments and operations, which are available on our website or upon request.

Supplier Code of Conduct	Health and Safety Policies	Sustainability Framework for Developments	Sustainable Fit Out Guide	Environmental & Social Implementation Plans
We conduct our activities according to our strict ethical values and expect our suppliers to follow the same principles. It is expected that all partners comply with all applicable laws and regulations, and follow our environmental process and ethical standards, as outlined in our Code of Conduct and Modern Slavery Act Supplier Policy.	Providing safe and healthy environments for our staff and users of our properties is of utmost importance to us. We have developed a set of health & safety policies applicable to everyone that does business with us, to ensure health & safety is a top priority for everyone working on or visiting our properties.	Our Sustainability Framework for Developments sets out environmental, social and governance (ESG) focus areas and associated strategies that our contractors are required to review for each project. It includes key sustainability principles, which need to be reviewed, followed by a feasibility assessment.	We engage with our occupiers to ensure common sustainability goals are met. We do this via green leasing practices and our Sustainability Handbook for Occupiers. We have also developed a Sustainability Fit Out guide to drive the sustainable performance of the spaces we create.	For the spaces we manage directly, we have developed environmental & social implementation plans and performance monitoring and reporting processes. We actively engage with our Property & Centre Managers through regular training sessions on sustainability.

3. Our Processes

The table below communicates the processes that are adopted for all developments to ensure the integration of sustainability requirements from the design stage and throughout. This has been prepared in alignment with the RIBA Design stages:

Stage	Feasibility	Project Design	Delivery	Handover	Post Occupancy
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Scope	NewRiver Development lead and Sustainability Manager discuss project & sustainability minimum requirements with project team Project specific sustainability plan and targets set	Develop the design plan Incorporate sustainability principles into planning submissions Contractor reviews the Sustainability Framework & completes feasibility assessment of the sustainability principles listed	Review performance against the sustainability project plan Develop handover requirements	Deliver handover requirements Review overall performance against the sustainability plan Establish post-occupancy monitoring procedures	Review project performance, outcomes and improvement opportunities Conduct post-occupancy assessments
Responsibility (internal)	Development Manager	Development / Project Manager	Project Manager	Project Manager	Project Manager
Responsibility (external)	External Project Manager	External Project Manager	Contractor	Contractor	Contractor
Reporting requirements	Project sustainability gap analysis / sustainability principles feasibility completed 'Sustainability Project Plan' report developed with clear roles and responsibilities for the development cycle	'Sustainability Project Plan' updated and reported	'Sustainability project Plan' updated and reported	'Sustainability project Plan' updated and reported	Post-occupancy performance report
In alignment with the routine reporting requirements, updates on Sustainability for each development must be provided to the Sustainability Manager on a quarterly basis.					

4. Our Sustainability Framework for Developments

All our development projects over the value of £1 million are required to be reviewed for applicability of certification. In addition, and regardless of whether it is deemed feasible to pursue certification or not, we require our contractors to follow our principles of evaluating a range of environmental and social impact strategies, provide evidence, and track progress and performance.

Our Sustainability framework, available upon request, includes 11 focus areas across environmental, social and governance criteria:

1. Management
2. Construction
3. Materials
4. Climate Resilience
5. Energy
6. Water
7. Waste
8. Pollution
9. Health & Wellbeing
10. Comfort
11. Biophilia & Ecology

