
Lothbury Property Trust

Developments Sustainability Strategy Overview

Version: Rev 04 (External)

This document applies to LPT new construction and major refurbishment projects from **December 2022** onwards and where requirements can be integrated prior to RIBA Stage 2. Appointed construction teams must refer to the detailed requirements applicable to each project, as provided in the full strategy and supporting documents.

Developments Sustainability Strategy Overview

Overview

Lothbury recognises the importance of incorporating sustainability considerations throughout the planning, design, procurement and construction stages of its development projects. This document outlines Lothbury's strategy for managing Environmental, Social and Governance (ESG) matters relevant to development activities, including commitments and policies on specific sustainability issues. It also signposts to additional Lothbury approaches relating to particular themes.

Lothbury and its appointed construction teams (consultants and contractors) will look to implement this strategy as well as all applicable environmental and other regulations to manage, mitigate and seek to optimise sustainability risks and opportunities. Consideration will be given to suppliers' sustainability procedures and practices and how these will reflect and integrate with Lothbury's own goals and aspirations. This strategy will apply to all major refurbishment and new construction projects.

To achieve this strategy, Lothbury will work collaboratively with suppliers to allow appropriate time and resources in the procurement process so this strategy can be achieved. Lothbury will employ Health & Safety advisors throughout the whole development cycle including monitoring of on-site activities and will implement procedures for the selection of building contractors in line with this strategy.

Lothbury will favour contractors and suppliers who:

- a) Conform with good practice in relation to environmental issues.
- b) Meet or better HSE guidelines with relation to Health & Safety.
- c) Monitor and audit their on-site Health & Safety activities.
- d) Allocate adequate resources (both financial and practical) to environmental, ecological and Health & Safety issues to safeguard the environment, public and site personnel.

e) Have policies in place and show an active approach to human rights, ethics and fair labour practices throughout their activities.

Key Objectives

The following objectives will be targeted on all projects:

Building Certification

New construction and major refurbishment projects shall achieve a BREEAM rating of Very Good as a minimum, with an aspiration for Excellent where viable.

Materials

New construction and major refurbishment projects will be required to undertake the Lothbury Materials Process.

Where feasible, Lothbury will look to promote the design, specification, selection and procurement of materials or substances which:

- a) Have low embodied carbon.
- b) Disclose environmental attributes through Environmental Product Declarations.
- c) Disclose materials hazards and effects through Health Product Declarations.
- d) Are sourced locally.
- e) Do not comprise natural stone extracted outside of the UK or the EU
- f) Are from a certified and sustainable timber source – PEFC or FSC certified.
- g) Comprise paints, coatings, adhesives and sealants applied on site with low or zero Volatile Organic Compounds (VOCs).

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Net Zero Carbon in Construction

New construction and major refurbishment projects will be required to undertake the Lothbury Net Zero Carbon in Construction Process.

Energy and Carbon

New construction and major refurbishment projects will seek to minimise energy use and associated carbon emissions through the following measures:

a) Assess and incorporate energy efficient and low carbon technologies into the design phase of the development where appropriate.

Consideration should be given to:

- Building orientation, fabric and passive design measures;
- Efficient space heating that minimises fossil fuel use;
- Efficient equipment for ventilation and cooling, lighting and appliances;

b) Assess the feasibility of on site renewable energy and incorporate when appropriate, targeting 10% of energy supply where viable.

c) Enable monitoring of energy consumption in operation.

d) Achieve best practice design targets where viable for operational energy intensity.

Protection of the Environment, Biodiversity and Habitat

Seek to minimise negative and maximise positive impacts upon the environment as a result of construction activities and operation of the development. This includes:

a) Minimising negative impacts on biodiversity and seeking gains in biodiversity where possible.

b) Implementing suitable on site management processes to protect the local environment, specifically addressing pollution to air, water and land.

Health and Wellbeing

New construction and major refurbishment projects are to review and implement where feasible and appropriate the Lothbury Health and Wellbeing Requirements, targeting measures which:

a) Enhance indoor air quality to reduce viral transmission and improve cognitive function.

b) Maintain thermal comfort for occupants.

c) Provide natural daylight and suitable lighting levels.

Sustainable Transport

Active travel and public transport should be encouraged over private car use. Where private car use is facilitated, provisions should be made for the transition towards electric vehicles.

Occupier Handover Process

In order to improve the initial operation of new buildings and major refurbishments, the organisation responsible for operating the building shall be engaged with at the point of handover.

Waste Management

The completed development will include adequate provision for effective on site waste sorting and storage so as to maximise the diversion of waste from landfill and maximise recycling rates.

The contractor shall implement a suitable construction environmental plan to minimise waste generation, segregate waste on site and maximise diversion from landfill and recycling rates. Waste will be accurately measured and monitored throughout construction.

Water Management

Indoor and outdoor water efficiency should be sought through the planning and design process so as to conserve the consumption of water. As appropriate to the scale and scope of project, where feasible, the following measures should be considered for new construction and major refurbishment projects:

- a) Use of efficient water fixtures and fittings to conserve water without reducing performance.
- b) Installation of leak detection systems.
- c) Installation of water metering systems to allow monitoring in use. All water consumption in operational assets is to be monitored, using sub meters where appropriate.
- d) Landscaping should use drip or smart irrigation and vegetation should be drought tolerant.
- e) Water systems to be commissioned for correct operational use.