

PACKAGED LIVING

# MULTI FAMILY RENTAL SUSTAINABLE DESIGN BRIEF

UPDATED SEPTEMBER 2023





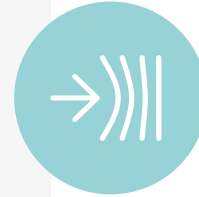


## SCOPE

This Sustainable Design Brief (“SDB”) applies to all Packaged Living Multi Family Housing projects and outlines specific target requirements for the development of those homes.

# OUR VISION AND COMMITMENTS

The foundation of our ESG strategy is based on the primary belief that the way in which we build and operate our developments should be responsible, resilient and engaged. Our vision is to design buildings which support the transition to a low carbon economy, catalyse the circular economy, reverse biodiversity decline, meet local / place-based needs, improve air quality and maximise occupant wellbeing and productivity.



## RESPONSIBLE

- Develop projects with leading environmental certifications.
- Select building materials with environmental attributes and with responsible sourcing certification.
- Design buildings to use less energy and to use resources more efficiently.
- Increase the amount of renewable electricity generated on site and pioneer low carbon technologies.
- Protect, restore, conserve and enhance the natural environment.



## RESILIENT

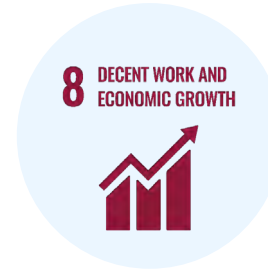
- Incorporate climate change mitigation and adaptation features into building design.
- Design buildings that are fit for the future and which support the transition to a low carbon economy.



## ENGAGED

- Create spaces which fairly support and uplift local communities, businesses and labour.
- Deliver safe, healthy buildings without incident and which are designed to maximise occupant wellbeing and productivity.

The requirements and commitments laid out in our SDB support the Sustainable Development Goals (“SDGs”) and in particular are aligned to the following:



## SUSTAINABLE DESIGN MINIMUM REQUIREMENTS, TARGETS AND KPIS

→) RESPONSIBLE						
OBJECTIVES	QUALITATIVE STATEMENTS	INDICATORS(S)	MEASUREMENT UNIT(S)	KPI	MINIMUM	ASPIRATION
<b>Net Zero Carbon-Operational</b>	The buildings benefit from a highly efficient 100% electric energy strategy which supports the UK grid transition to fossil free generation over the next decade, and enabling net zero carbon living by 2035. There will be no operational gas use within any of our developments.	Space heating demand	kWh/m2yr	LETI benchmark / RIBA Challenge 2030	15 CHCHECKED / TM54	10
<b>Net Zero Carbon-Operational</b>	Targeted energy performance ratings, low CO2 emissions and reduced running costs have informed the design and specification of the scheme. The inherent energy efficiency of the 'fabric first' specification and optimised design seek to limit the energy intensity loads of these apartments in line with the established low carbon trajectory, ensuring these towers are net zero ready.	Energy Performance Certificate	SAP points	EPC rating	81 (B)	92+ (A)
<b>Net Zero Embodied Carbon</b>	Carbon emissions associated with the construction process, and life cycle analysis of the structural materials inform reductions in embodied carbon where feasible, along with measures to design out waste and targeting zero waste to landfill... with an overarching aspiration to achieve Net Zero Carbon for the towers at Practical Completion.	Upfront embodied carbon (A1-A5)	KgCO2e/m2 (GIA)	LETI benchmark / RIBA Challenge 2030	500	300-400 prior to carbon offset at PC
<b>Sustainable Water Cycle</b>	Integrated high quality, digital systems throughout the scheme avoids unnecessary travel whilst enabling inclusive social connectivity and versatile working for all residents.	Potable water	Litre/person/year	RIBA & GLA guidance	1051/p/d (GLA aligned)	951/p/d (RIBA 2025 target)





## RESILIENT

OBJECTIVES	QUALITATIVE STATEMENTS	INDICATOR(S)	MEASUREMENT UNIT(S)	KPI	MINIMUM	ASPIRATION
<b>Sustainable Connectivity</b>	Integrated high quality, digital systems throughout the scheme avoids unnecessary travel whilst enabling inclusive social connectivity and versatile working for all residents.	High speed broadband	Mbps	On site measures	Superfast (30+Mbps)	Hyperfast (300+Mbps)
<b>Sustainable Transport</b>	Cycle storage, secure managed access, and EV charging points for all apartments supports take up of sustainable transport options, linking residents directly to highly accessible connections and amenities in the city.  Home office provision within each apartment supports a balanced, low impact lifestyle.	Cycle stores EV chargers	Various	On site measures	75% Cycle provision 100% EV capability	100% cycle provision 100% EV installed day one
<b>Enhancing Biodiversity</b>	Within the context of the scheme, measures to secure biodiversity gains and incorporate habitats on site include nesting boxes, 100% native species planting and maximised soft landscaping provision.	Biodiversity Net Gain	% enhancement	On site measures	10%	20%



## ENGAGED

OBJECTIVES	QUALITATIVE STATEMENTS	INDICATOR(S)	MEASUREMENT UNIT(S)	KPI	MINIMUM	ASPIRATION
<b>Good Health &amp; Wellbeing</b>	Optimised views out from each apartment, coupled with good levels of natural daylighting within the habitable areas, serve to deliver recognised personal wellbeing benefits to mood, productivity and health whilst limiting energy demand for artificial lighting.	Daylight levels	& of applicable areas where daylight is between 300-200lux for 80% occupied time	Climate based dynamic modelling	55%	75%
	Analysis of the overheating risk and fine tuning of internal environments balance the build fabric performance and building systems to ensure enhanced thermal comfort for the occupants. Simulation of future weather scenarios ensures the apartments are resilient to anticipated climate changes.	Thermal comfort - Summertime	% Time out range	TM59 & DSM	3%	1%
<b>Sustainable Communities &amp; Social Value</b>	Seeking to create spaces which fairly support and uplift local communities, businesses and labour during the construction and operation of the scheme	Local workforce Apprenticeships	% employed Number per £10m construction cost	On site measures	25% 2	50% 5
<b>Third Party Certification</b>	Packaged Living demonstrate our commitment to sustainability leadership through independent verification upon completion, ensuring our properties meet expected environmental, wellbeing and quality performance levels.	Home quality mark	Star ratings measured in 1/2 star ratings from 1-5*	Costs / Wellbring / Environment Footprint	3.5* rating	4*

# DATA COLLECTION

Data analytics and sustainability combine as powerful allies in our risk assessment and performance management processes. A comprehensive list of sustainability data is collected on each development project. Our dedicated ESG resource use these analytics tools to monitor our environmental and social impact, assess our progress against targets and KPIs, identify opportunities, manage risk and inform decision-making.

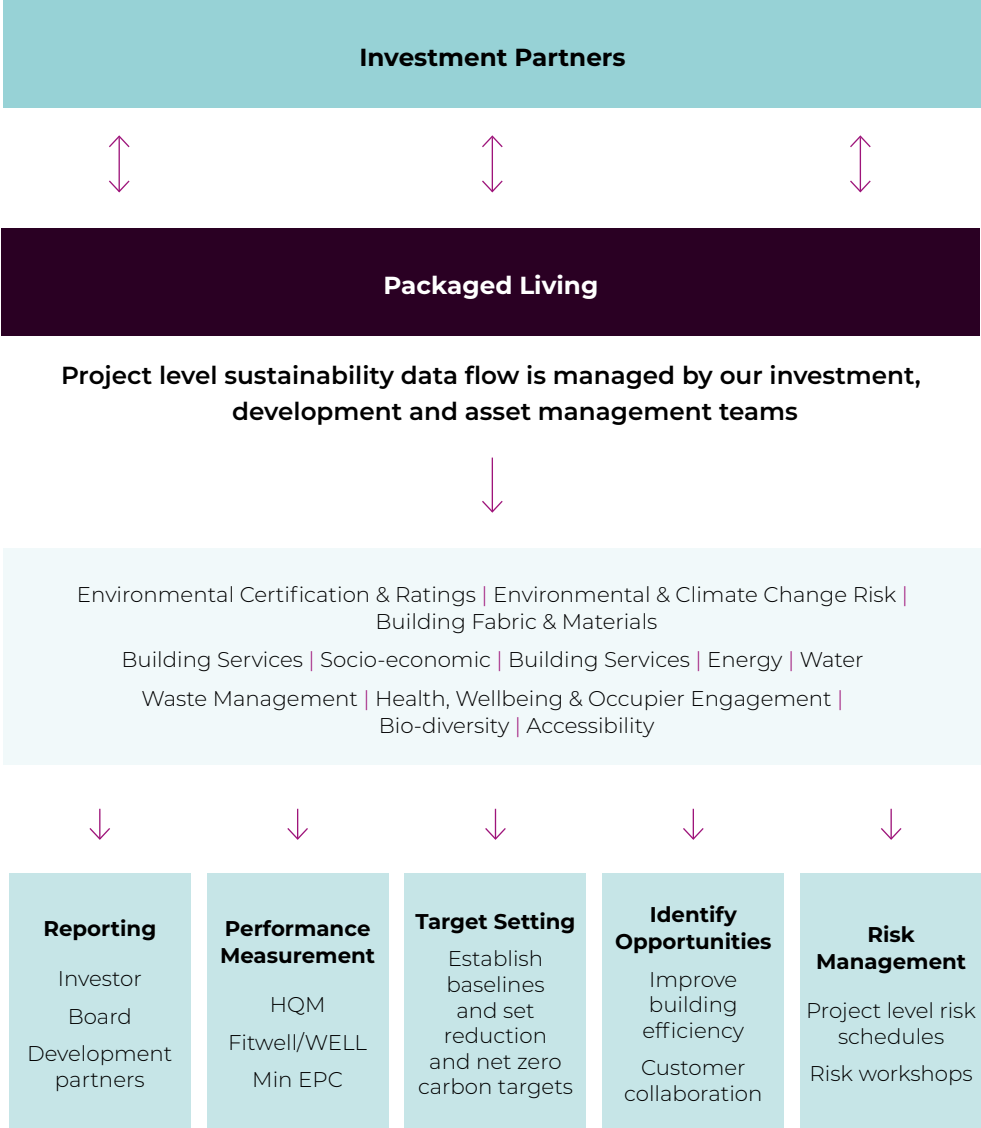
All construction precedent documents have been updated so that there is a contractual obligation on professional teams to capture prescribed data lists in order for us to better understand our impact and to measure our performance against our targets and commitments.







# SUSTAINABILITY DEVELOPMENT DATA FLOW







## ROLES AND RESPONSIBILITIES

Our SDB is incorporated into the project from the outset. The Packaged Living team and project stakeholders review the project alongside the Sustainable Design Brief to set the overall targets and minimum requirements. The Development Manager appointed to the project, along with the support from the Sustainability Consultant is responsible for correctly setting out the Contractual requirements with regards the ESG credentials of the site to ensure that the ESG requirements are met.

The Packaged Living team work closely with the Sustainability team at Fiera Real Estate to ensure that the sustainability brief and the sustainability credentials of the individual developments is consistent with up-to-date industry requirements and further in line with the organisations ESG targets.

## REVIEWS AND REVISIONS

The Packaged Living Team and Fiera Real Estate ESG Team will annually review the content of this document against investor expectations and regulatory changes to ensure we are continually meeting our sustainability vision and commitments. The Chief Operating Officer will sign off the content and keep the board fully updated on ESG matters.





**Mark Woodrow**

Chief Operating Officer, UK

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[packagedliving.co.uk/esg](https://packagedliving.co.uk/esg)

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