

PACKAGED LIVING HOMES

SINGLE FAMILY HOUSING SUSTAINABLE DESIGN BRIEF

UPDATED SEPTEMBER 2023





SCOPE

This Sustainable Design Brief (SDB) applies to all Packaged Living Homes projects and outlines specific minimum requirements and targets for the development of single family residential buildings.

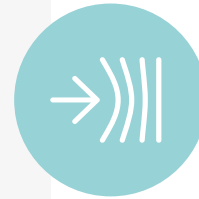
Minimum Requirements for



Residential

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

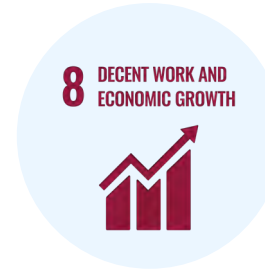
- Incorporate climate change mitigation and adaptation features into building design.
- Design buildings that are fit for the future and which support the transition to a low carbon economy.



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			
CATEGORY	REQUIREMENTS AND PERFORMANCE INDICATORS	RESIDENTIAL	
		MIN REQ	TARGET
Site selection	Site selection to exclude greenbelt land that hasn't been previously developed or allocated in an existing or emerging local plan	Target Requirement	
	Obtain Home Quality Mark Certification	Level 3	Level 4
	EPC rating	B	A
Building Fabric and materials	Locally sourced materials	Requirement; percentage monitored and reported on each project	
	Timber sourced from sustainable sources	-	100%
	Maximise the use of materials with low environmental impact and low embodied carbon	Requirement; percentage monitored and reported on each project	
	Measure embodied carbon of materials	Requirement; kgCO2 eq. monitored and reported on each project	
	Paints and sealants with low or zero volatile organic compounds	Requirement; µg/m ³ monitored and reported on each project	

Energy	Maximise on site renewable energy generation	<i>Requirement</i>	
	Prioritise electricity based heating, cooling and hot water systems to reflect grid decarbonisation	<i>Requirement</i>	
	Avoid the use of fossil fuels	<i>Requirement</i>	
	Work with the development partner to reduce energy intensity against a measured baseline for the project	<i>Requirement; energy intensity (kWh/m²) during construction and total energy intensity by end-use (kWh/m²/year) monitored and reported on each project</i>	
	Completion of EN 15978:2011 WLC template (in RICS Professional Statement on WLC)	<i>Requirement</i>	
	Total embodied carbon (targets based on LETI; 40% reduction in business as usual)	KgCO2 monitored and reported on each project	KgCO2 monitored and reported on each project
	Operational energy performance modelling	EPC Requirements	CIBSE TM54 and NABERS Design for Performance
	Energy efficiency measures to be incorporated into the design of the project	Passive design principles – natural ventilation, daylight, optimise building form and utilise thermal mass Zoned systems for heating, lighting and ventilation LED lighting Motion sensors and timers Energy efficient plant, machinery & electrical systems	
	Net Zero Plan		Net Zero Ready
Water	Operational water consumption	N/A	N/A
	Design to incorporate water recycling measures including rain and/or grey water recycling	-	Targeted
	Measure water consumption	<i>Requirement; water consumption (m³) during construction and in-use net water consumption (L/person/per day) monitored and reported on each project</i>	
Waste	Total non-hazardous construction waste generated	<i>Requirement; tonnes monitored and reported on each project</i>	
	Non-hazardous demolition waste diverted from landfill	<i>Requirement; percentage monitored and reported on each project</i>	
	Material for reuse	<i>Requirement; tonnes monitored and reported on each project</i>	
	Material for recycling	<i>Requirement; tonnes monitored and reported on each project</i>	
	Material for energy recovery	<i>Requirement; tonnes monitored and reported on each project</i>	
	Hazardous waste to disposal	<i>Requirement; tonnes monitored and reported on each project</i>	
Biodiversity	Appoint ecologist on all projects to undertake a biodiversity assessment	<i>Requirement</i>	
	Increase biodiversity net gain	-	>10%



RESILIENT

CATEGORY	REQUIREMENTS AND PERFORMANCE INDICATORS	RESIDENTIAL	
		MIN REQ	TARGET
Climate Change Risk	Site selection restricted to flood risks zones 1 and 2		Requirement
	Undertake a Flood Risk Assessment to assess future climate impacts from storms and flooding		Requirement
	Feasible steps taken to improve flood resilience pre-development levels where risk has been identified in flood risk report.		Requirement
	MSCI Climate Value-at-Risk (CVaR) report to be undertaken to identify the current and future climate risk at the site	-	Target CIBSE TM54 model
Circular Economy	To limit waste and extend the lifespan of a built asset, the design of the building should allow adaptability and flexibility of use type		Requirement
	Design for deconstruction so that materials and elements can be recovered effectively		Requirement
Transport & Accessibility	Electric vehicle charging points	Every dwelling with an associated parking space to have one EV charging point	



ENGAGED

CATEGORY	REQUIREMENTS AND PERFORMANCE INDICATORS	RESIDENTIAL	
		MIN REQ	TARGET
Socio-economic	Considerate Constructor Scheme (CCS)	35 points	40 points
	Community engagement plan	At least one public consultation pre submission; Planning application to include a statement of community consultation; and 1 email or in person consultation with the relevant town or parish council as stakeholders.	
	Housing supply	-	Target sites in boroughs with less than five year housing supply
	Affordable housing	Comply Section 106 requirements	Exceed Section 106 requirements
	Local labour used during construction	<i>Requirement; percentage monitored and reported on each project</i>	
	Community engagement initiatives	<i>Requirement; number monitored and reported on each project</i>	
	Number of community complaints	<i>Requirement; number monitored and reported on each project</i>	
	SME engagement	<i>Requirement; percentage monitored and reported on each project</i>	
Health and wellbeing	Number of injuries, near misses and fatalities	<i>Requirement; number monitored and reported on each project</i>	
	Certifications / frameworks	EPC B HQM L3	EPC A HQM L4 WELL Cycle Score Air Rated Wired Score
	Prioritise natural ventilation strategies	<i>Requirement</i>	
	Minimise local outside air, noise and light pollution impacts	<i>Requirement</i>	
	Design to provide occupiers with access to healthy outdoor space	<i>Requirement</i>	
	Thermal comfort	Hive Controlled Heating System	

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

Investment Partners



Packaged Living

Project level sustainability data flow is managed by our investment, development and asset management teams



Environmental Certification & Ratings | Environmental & Climate Change Risk | Building Fabric & Materials
 Building Services | Socio-economic | Building Services | Energy | Water
 Waste Management | Health, Wellbeing & Occupier Engagement | Bio-diversity | Accessibility



Reporting
 Investor
 Board
 Development partners

Performance Measurement
 HQM
 Fitwell/WELL
 Min EPC

Target Setting
 Establish baselines and set reduction and net zero carbon targets

Identify Opportunities
 Improve building efficiency
 Customer collaboration

Risk Management
 Project level risk schedules
 Risk workshops



ROLES AND RESPONSIBILITIES

Our SDB is incorporated into the project from the outset. The Packaged Living team, funding partner and Development Partner 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 and the Development Partner is then responsible for ensuring 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

packagedliving.co.uk/esg

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