

Canmoor's ESG approach



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Sustainability In Development

For our Development activities we focus on the following key areas:



“ Canmoor are focused on developing in a responsible way, with the intention to reduce the carbon footprint of our development projects, whilst constructing buildings that are future proofed to allow occupiers to achieve net zero carbon in operation.”

MANAGEMENT

- We have an ambition for all new build developments to have an Excellent BREEAM rating.
- Complete a Life Cycle Analysis (LCA) to inform decision making on material and plant specification.
- Identified and targeted sustainable construction methods to be adopted on site.

HEALTH & WELLBEING

- Considered Design to include air quality improvements through using filtered mechanical ventilation systems.
- Improvements to the layout and the design of the fabric of the building to control levels of overheating and glare for occupants – this includes the use of Brise soleil, building orientation and glass with anti-glare coatings for glazing.

ENERGY

- New Office developments are constructed with a target of EPC A, and minimum of EPC B for Redevelopments/ Refurbishments.
- Smart metering to allow building users to easily monitor and report on energy consumption.
- Highly efficient mechanical ventilation systems incorporating heat recovery to increase efficiency.
- Installation of LED lighting with automatic PIR and daylight dimming control.

TRANSPORT

- Electric vehicle charging points to encourage the use of more sustainable transport use, with additional ducting to allow additional future EV chargers.
- Secure cycle storage and facilities (e.g. showers and changing rooms) to encourage cycling as an alternative modes of commuting.
- Incorporation of cycleways into highways work where required and appropriate.
- Improved connectivity where appropriate to local public transport, including new footpaths and pedestrian crossings.

WATER

- Sanitary fittings are specified to ensure low water demand during operation.
- Flow Control Devices and monitoring equipment installed to reduce risk of leaks in pipework going unnoticed.
- New mains cold water meter install incorporating leak detection.
- New high efficiency mains water booster set to provide on demand water at a suitable pressure.

Sustainability In Development

“All Canmoor contractors are required to commit to a sustainable procurement plan for all new materials.”



MATERIALS

- All Canmoor contractors are required to commit to a sustainable procurement plan for all new materials.
- Materials are selected for their suitability and durability and where appropriate materials with a recycled content are selected, including carpets, steel and concrete.
- All timber used on new developments must be procured from a sustainable source and we follow the FSC requirements.
- An example is cladding with a Confidex Sustain guarantee in place. This means the CO2 emitted during the manufacturing and installation process will be managed by Tata Steel. Resulting in a carbon neutral building envelope (external walls & roof).



WASTE

- At the outset of new development projects a waste audit is undertaken to target recycling of materials to minimise waste sent to landfill.
- If demolition is required all suitable materials are crushed on site and retained for reuse in the redevelopment.
- All waste produced during construction will be sorted and managed with the aspiration for little or no waste sent to landfill.



LANDUSE & ECOLOGY

- Ecologist recommendations to be adopted within the design to maintain and potentially improve the ecological value of the site.
- A Landscape Management Plan is developed to maintain the site for the first 5 years of operation and beyond.
- Planting is selective to include native plants and to increase the biodiversity of the site where possible.



POLLUTION

- Refrigeration plant to be specified to have low environmental impact.
- Our strategy is for the building services to be 100% electric led.
- External plant specified and installed to reduce and mitigate external acoustic impact.

Sustainability In Asset Management

For our Asset Management activities we focus on the following key areas:



ENERGY EFFICIENCY

- We have an ambition for all refurbishments to achieve a B EPC rating.
- Building fabric is always considered on refurbishments and where replacing windows and roofs, we will focus on improving U-values and g-values.
- If feasible, we will assess whether gas boilers can be replaced by heat pumps or other electric alternatives.



WASTE & POLLUTION

- Where we provide common lighting we are targeting to have 100% of the electricity required for this to be from renewable sources by 2023. All lights will be LED's by 2025.
- Reducing Energy Use Intensity (EUI) is key - we focus on ways to manage down EUI across our assets, which will include smart technology and building programmes.
- We are also now turning our attention to working with our occupiers in order to help them manage their energy (scope 3 emissions).



MATERIALS

- We focus on key materials and work with our suppliers to ensure that they are sourced in a responsible way. For example using recycled timber, low VOC paint and carbon negative carpet tiles.
- All of our refurbishment programmes have waste management plans in order to ensure that waste material is re-used, re-purposed, reduced and recycled - only then will it be considered for landfill.
- Where there is common asset waste, our managing agents will seek to recycle as much as they possibly can.



HEALTH & WELLBEING

- It is more important than ever that we provide the spaces that our occupiers and their employees need. Where possible we will create internal and external areas that promote wellness.

Sustainability In Asset Management



TRANSPORT

- EV charging points are being installed across our assets and we will continue to roll these out.
- We will look to install covered cycle shelters where possible to promote employees cycling to our assets.
- Many of our assets are located in key areas and so have good access to public transport provision.
- Accessibility for all is a key focus.



WATER EFFICIENCY

- Where sanitary ware is needing to be replaced, we will specify low flow products.



ECOLOGY

- Ecological enhancement of our assets is always considered by ourselves and managing agents. We will seek to plant more trees and foliage that attracts and promotes wildlife.

Canmoor's commitment to ESG



BUSINESS TRAVEL

- Canmoor has a pooled Electric Vehicle (EV) and where green public transport is not a suitable option, our team are encouraged to use the EV when undertaking site visits and meetings with occupiers and local stakeholders.



ENERGY CONSUMPTION

- The buildings that we occupy are fitted with LED lighting.
- We have a target to have 100% of our operational space being supplied by green energy by end 2024.



OPERATIONAL WASTE & RECYCLING

- Our offices are focused on reducing, recycling, and re-using. Only after that will we consider waste being sent to landfill.



DIVERSITY & INCLUSION

- Canmoor's continuing goal is to maintain and advance a diverse and inclusive workplace where everyone can achieve their potential.
- It is important for us to create an environment where difference is valued, to encourage all of us to work and live inclusively. We know that focusing on diversity and inclusion is not just the right thing to do, but the smart thing to do, helping us to attract and retain top talent and meet our clients' needs. We seek to embed our inclusion and diversity efforts into our everyday activities.



SOCIAL

- Canmoor fully recognises the need to support local communities and charities. On an annual basis we support one key charity (for the current year this is First Touch)
- We are a long-standing supporter of a local amateur rugby team, which in itself contributes to local communities.

Partners

BRITISH AIRWAYS
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General

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Sachs

abr dn

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INVESTORS

AIMCo

HERMES
INVESTMENT MANAGEMENT

TRISTAN
CAPITAL PARTNERS

GOVERNING BODIES

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BREEAM
CODE FOR A SUSTAINABLE BUILT ENVIRONMENT

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Canmoor's Sustainability & ESG

