GROSVENOR

Sustainable Development Brief

Grosvenor Britain & Ireland

Think Zero

Contents

Foreword

Grosvenor Britain & Ireland (GBI) creates places where communities, business and nature thrive. We are part of a global property business that has been developing and managing land and property for over 340 years.

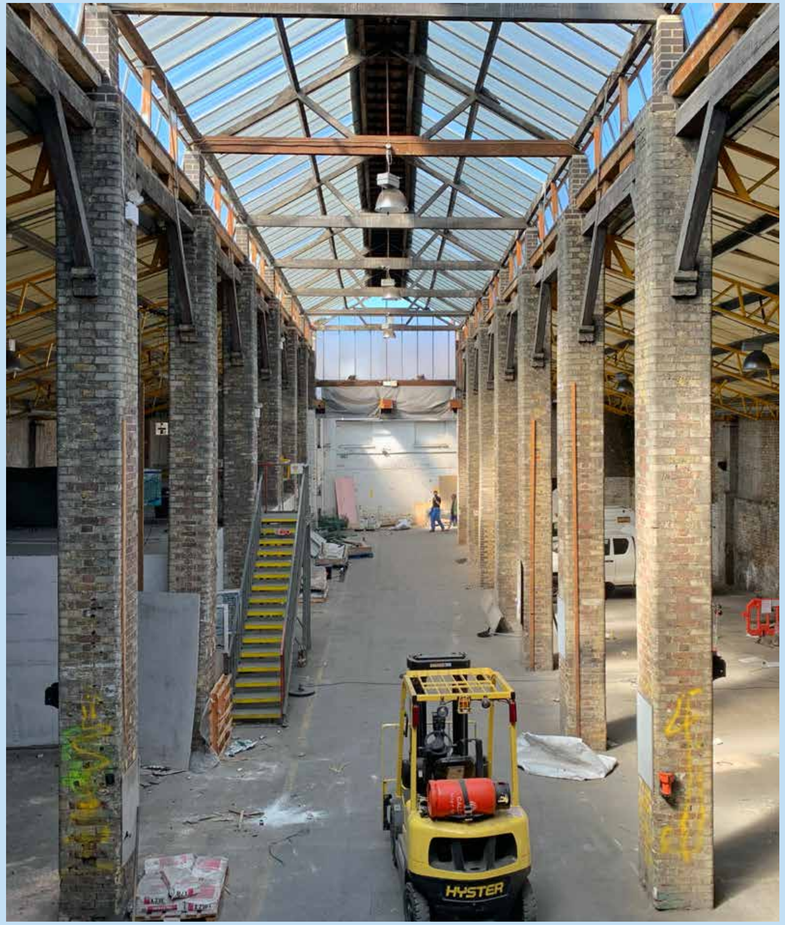
Our heartland is in London's West End, where we support 9,000 residents, 840 businesses and 50,000 workers every day. We also create sustainable new neighbourhoods in London and across the South of England.

Climate breakdown and the mass destruction of land, rivers and seas is now happening worldwide. Faced with this threat, it's our job as long-term place-makers to ensure that the neighbourhoods we manage are resilient and actively contribute towards healing the environment. Up to this point, we have all worked hard to try and ensure see that our activities don't have a negative impact. Now it's clear we have to lead a positive, transformational response.

Our business has set itself four ambitious environment goals for 2030 themed around zero carbon, zero waste, valuing nature and bringing our partners with us. We are also committed to supporting job creation and improving quality of life in our communities. These commitments are already driving the way we contribute towards a sustainable built environment and economic growth.

This Sustainable Development Brief is the culmination of project research and a behavioural shift within our business towards exponential change and thought leadership. We want to work hand in hand with our supply chain and project partners to implement it on each site. It should challenge all of us to innovate, to disrupt our normal business operations, and in so doing help secure the future of our planet.

Anna Bond
Executive Director, Development



Our Sustainable Development Brief

1 Purpose into practice

Grosvenor's core purpose is to improve properties and places and deliver lasting commercial and social benefit. This Sustainable Development Brief has been driven by our sustainability commitments which flow directly from this purpose. It adopts current industry best practice and comprises a range of qualitative design approaches, as well as quantitative metrics. Together, these inform design development, improve the performance of our buildings in use and the satisfaction of our occupants.

This brief enables us to embed our environmental and community governance aspirations into development proposals and establishes a set of progressive requirements that can develop further over time, as the expertise of our supply chain, products and technologies evolves.

2 Our Objective

The aim of this brief is to deliver best practice consistently across our development projects, improve performance in-use, drive continual improvement and optimise the wellbeing and satisfaction of our occupants, while minimising the carbon impacts of buildings.

We always aim to prioritise the reuse of the existing building fabric to minimise our environmental impact.

3 Who is this for?

This is intended for use by our development partners and supply chain. Everyone collaborating on a development project is expected to embrace the ethos and purpose of the brief and we want to challenge our partners to exceed expectations and identify opportunities to incorporate emerging best practice and innovation.

4 Sustainability Requirements

We have grouped our sustainability requirements into themes that best represent our vision, commitments and the outcomes we want to achieve through the design, construction and operational phases of each project. These themes shape how we deliver developments and contribute to the delivery of our 2030 environmental goals and community outcomes.

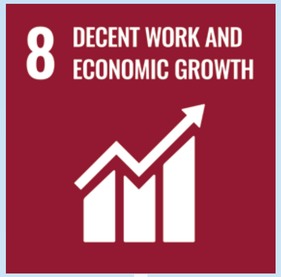
5 Net Zero Carbon Ready

To align with industry best practice and emerging frameworks we align with the UKGBC's framework definition , adopting its principles and outlined steps to delivering net zero carbon buildings in operation by 2030. For more details of our Net Zero Carbon Pathway to 2030 please visit www.grosvenor.com/netzero

Climate Resilience	Resilient to both long-term climate change and extreme weather events.
Social Benefit	Diverse, active and continually adapting to meet the changing needs of all who use these buildings, streets and public spaces.
Connected	World-class assets that are outward-facing and tied to the success of the surrounding community, connected, smart, safer, cleaner, more enjoyable and easy for everyone to reach.
Greener Spaces	Thriving trees, greener spaces and a flourishing natural environment making the estate a beacon of environmental excellence and resilience.
Resource Use	Sustainable sourcing, conservation and management of natural resources to meet long-term needs.
Wellbeing	Places that support healthy and safe lifestyles and make people feel at their best.
Quality Places	High performing assets, beautiful buildings, streets and public spaces distinguished by the quality of their design and an exceptional cultural legacy.
Economic	Ensure developments are cost effective and are considered with a long term view.
Certification	Adopt leading environmental and wellbeing certification to demonstrate a clear commitment in delivering sustainable assets.

Alignment with United Nations Sustainable Development Goals

Our SDB aligns with the United Nations Sustainable Development Goals. We intend to review the sustainability of our London Estate against these to understand how our practice and performance contributes, with a particular focus on five of the goals:



Goal 8

Through our Supply Chain Charter we encourage fair, decent employment opportunities and algin with the local living wage requirements to ensure improved standards of living for all. We look to work with Small and Medium Enterprises wherever possible and champion high quality community engagement and initiatives to support local businesses and people.

Goal 10

Reducing inequalities and ensuring no one is left behind are integral to our business. Our Supply Chain Charter sets out the importance of reporting gender pay gap and workforce diversity statistics together with setting an improvement plan.

Goal 11

Our London estate portfolio focuses on creating resilient buildings and spaces for future climate scenarios. We prioritize retaining buildings and local heritage over new constructed developments and create accessible, inclusive schemes for people to access and enjoy whilst optimizing local suppliers and materials. This encourages circularity and challenges our project teams to innovate and in turn challenge us to consider leading-edge design solutions.

Goal 13

By designing developments that use less embodied carbon and have low energy demand we will support the Paris Agreement which aims to strengthen the global response to the threat of climate change by keeping a global temperature rise this century well below 2 degrees Celsius above pre-industrial levels.

Goal 17

Our development agenda requires inclusive partnerships built upon principles, values, a shared vision and goals placing people and the planet at the centre.

The Process

The following process has been designed to embed our Sustainable Development Brief across the project lifecycle. Teams will be provided with a separate technical monitoring schedule which details all mandatory requirements for developments and is used to confirm design team responsibilities and monitor progress through project development.

It will also be a requirement for teams to identify a number of project innovations determined by project scale. To ensure design robustness and consistent application of the SDB, a peer review will be undertaken at key phases of developments.
The depth and frequency of this peer review will be determined by project size.

RIBA 0–1: Project Briefing

Project team provided with the Sustainable Development Brief and other supporting documents.
Grosvenor development team and project team disciplines to agree applicable targets and innovation areas for incorporation into the brief.

RIBA 1–2: Embedding the Brief within the Design

Based on agreed targets, project discipline leads are identified and actions embedded within project scope.
The Project Manager drives the delivery of the Sustainable Development Brief with project sign-off from the Development Management team at key approval phases.

RIBA 3–5: Contractor engagement and Sustainable Development Brief Contract Integration

Engage with potential contractors and include the Sustainable Development Brief within the Employer's Requirements for contract delivery. Consider early contract actions including pre-refurbishment / demolition audits and existing building material reuse opportunities to contribute to project circularity.

RIBA 4–6: Project Monitoring

Coordinate with operations and facilities management teams to develop an appropriate aftercare and handover plan and operational monitoring and verification building strategy. Contractor to monitor through construction and demonstrate social and environmental compliance with the Sustainable Development Brief.

RIBA 7: In-use evaluation and lessons learnt

Monitor, verify and evaluate building performance and customer satisfaction to integrate learnings back into future projects.

The Requirements

These requirements have been compiled based on best-in-class industry practice, emerging standards and our own delivery experience. The targets have been designed to deliver the highest levels of sustainability across our London Estate. The following pages detail these requirements against our nine key themes and are aligned with delivering our 2030 environmental commitments.

These requirements will continue to be updated and improved as industry best practice advances and we learn from our development projects.

Climate Resilience

Developments need to be able to cope with long-term climatic changes and associated extreme weather events, to reduce potential adverse impacts from typical climate resilience issues such as flooding, increased solar gain, and urban heat island effect.

In addition, they should address issues such as disruption to energy security, increased wind speeds, and unusual subsidence together with the associated risks these extreme issues bring for maintenance, insurance, and tenancy voids from uncomfortable and unhappy occupants.

KEY PERFORMANCE INDICATOR	DESIRED OUTCOME	NEW	REFURB	COMMERCIAL	RETAIL (SHELL)	RESIDENTIAL	SUSTAINABILITY REQUIREMENTS	TARGET	RIBA STAGE ACTION	RIBA STAGE CLOSE OUT
Future Climate Change	Future proof developments against the risks of climate change	√	√	√	√	√	Undertake a systematic climate change risk and adaptation appraisal to inform design mitigation and adaptation, and to ensure business continuity, occupant safety and comfort.	100% residual risk 'acceptable/ tolerable'	0-1	6
Resilience to Flooding	Future proof developments against the risks of flooding from all sources	√	√	√	√	√	Identify the flood risk zone(s) of the proposed site from all sources of potential flood risk and undertake appropriate flood risk management in accordance with BREEAM Pol03 Flood Risk and Surface Water Management (New Construction or RFO). Refer to guidance in the Greening Grosvenor Strategy to inform flood risk reduction.	>0% for projects with a net increase in impermeable surfaces	1	6
Thermal Comfort Resilience	Future proof developments against the risks of extreme temperatures	√	√	√		√	Undertake an adaptive comfort analysis using CIBSE TM52 (commercial) or TM59 (residential) overheating methodology and incorporate CIBSE TM49 weather files for climate change scenarios. For mixed mode buildings complete both the mechanical and natural ventilation thermal comfort checks.	Compliance with CIBSE TM standard	2	7

Social Benefit

Investing in communities and understanding the needs of local businesses is key to creating lasting social value. For development to be future-proofed, it must engage with relevant stakeholders to identify locational priorities and create ownership and shared governance of spaces and places.

Ensuring our developments have lasting benefits for the communities they are located within forms a fundamental element of our business strategy and overarching sustainability aspirations. By engaging with stakeholders from the outset, we can listen to local needs and their insights will help inform design decisions and create a better brief and better outcomes.

KEY PERFORMANCE INDICATOR	DESIRED OUTCOME	NEW	REFURB	COMMERCIAL	RETAIL (SHELL)	RESIDENTIAL	SUSTAINABILITY REQUIREMENTS	TARGET	RIBA STAGE ACTION	RIBA STAGE CLOSE OUT
Supply Chain Charter	Support Grosvenor's Supply Chain Charter to deliver socio-economic and environmental value in the places where we operate	√	√	√	√	√	100% compliance with the Grosvenor Supply Chain Charter standard requirements.	Y/N	1	7
Social Value	Social or shared value to be reported to demonstrate wider value benefits of our developments to society	√	√	√	√	√	Review of social or shared value, or Social Return on Investment to be undertaken.	Project Specific	1	2
Community Engagement	Engage with the local community and relevant stakeholders to encourage design inclusion	√	√	√	√	√	Undertake third party stakeholder consultation to include BREEAM 2018 Man 01 consultation content as a minimum.	Y/N	1	4
Employment, Training & Education Strategy	Promote local jobs and upskilling of local trades	√	√	√	√	√	Develop a project specific employment, training and education strategy and report the number of jobs created, apprenticeships created, and training initiatives developed.	Project Specific	1	5

Connected

Our developments need to be outward-facing and tied to the success of the surrounding community. They should connect people through safe, clean and pleasurable spaces that work for pedestrians, cyclists and future building users.

To make these buildings enjoyable, productive and easy to reach, they need to be accessible through public transport and improved infrastructure and provide high levels of digital connectivity.

KEY PERFORMANCE INDICATOR	DESIRED OUTCOME	NEW	REFURB	COMMERCIAL	RETAIL (SHELL)	RESIDENTIAL	SUSTAINABILITY REQUIREMENTS	TARGET	RIBA STAGE ACTION	RIBA STAGE CLOSE OUT
Passive Electric Vehicle Provision	Support passive EV infrastructure within our buildings and developments	√	√	√	√	√	Provide passive electric vehicle infrastructure for all parking, where provided.	100% of car parking provision	1	7
Active Electric Vehicle Provision	Support active EV infrastructure within our buildings and developments	√	√	√	√	√	Provide active electric vehicle infrastructure for all parking, where provided.	20% of car parking provision	1	7
Cyclability (New Developments)	Provide safe and secure facilities for cyclists and their equipment	√		√	√		Provide the following cycling infrastructure: → Long term and short term bicycle storage provision accords with London Plan requirements → One onsite locker for every five regular building occupants or evidence that the lockers provided exceed demand by at least 20% (commercial office) → Changing facilities include one onsite shower for the first 100 regular building occupants and an additional shower for every 150 additional regular building occupants (commercial office).	GLA requirements Y/N	1	6
Cyclability (Existing Developments)	Provide safe and secure facilities for cyclists and their equipment		√	√	√	√	Cycling infrastructure (secure covered storage, changing facilities, lockers) to comply with BREEAM refurbishment requirements (including BREEAM domestic refurbishment for residential projects).	Y/N	1	6
Cyclability (Residential only)	Provide safe and secure facilities for cyclists and their equipment	√				√	Provide secured cycling infrastructure secure covered storage in line with HQM.	Y/N	1	6
Smart Buildings	Ensure our buildings and developments have high speed connectivity and can integrate with emerging city wide smart networks	√	√	√	√	√	Achieve WiredScore certification for commercial office developments. Retail, leisure and residential projects to incorporate high speed connectivity and be integrated with city wide networks where appropriate. All projects to consider 'smart' building integrated technologies including sensors for internal environmental quality, space utilisation and other emerging trends, as appropriate.	Platinum Wired Score (commercial office) Project specific all other project types	1	7

Greener Spaces

These Greener Spaces requirements respond to the Mayor of London's environmental strategy, 2050 green city targets and the Wild West End initiative *www.wildwestend.london.com*, alongside our own estate-wide aspirations.

Our developments should make a significant contribution to net biodiversity gain and enhance ecological benefits both on site and within the surrounding space, creating species rich habitats and green corridors between sites.

KEY PERFORMANCE INDICATOR	DESIRED OUTCOME	NEW	REFURB	COMMERCIAL	RETAIL (SHELL)	RESIDENTIAL	SUSTAINABILITY REQUIREMENTS	TARGET	RIBA STAGE ACTION	RIBA STAGE CLOSE OUT
Green Infrastructure	Deliver Green Infrastructure in all its forms for developments to support ecosystem services and resilience, as well as securing biodiversity gains	√	√	√	√	√	In accordance with the New London Plan definitions under Policy G5 Urban Greening, developments shall target at Urban Greening Factor and contribute to the local green infrastructure network. At least 5% of building/site area will be green space that incorporates location specific measures to contribute to the Wild West End. Prioritise green infrastructure and plant species that support the following: → Air quality improvements → Surface water attenuation → UHI mitigation and climate resilience → Biodiversity and ecological enhancement.	Ration (Urban Green Factor) 0.4	0-1	7
Biodiversity	By 2030 achieve a minimum of 100% net gain in biodiversity and incorporate purposeful green infrastructure into developments	√	√	√	√	√	Develop a design that delivers a net gain in biodiversity, as guided by the Wild West End Framework. Ensure all projects accord with wildlife legislation.	≥5% GIA	0-1	6
Food Growing – Commercial	Support local food growing onsite promoting a community	√	√	√			→ Develop and implement strategy for growing healthy food onsite within landscape or integrated outdoor spaces or within the building such as terraces or roof gardens, or using urban agriculture solutions. → Provision should be made for necessary storage for tools and space for propagation activities. → The area should be accessible to all occupants, calculated and reported as the sqm allocation per occupant.	0.09 m^2 per occupant	2	7
Food Growing – Residential	Support local food growing onsite promoting a community	√				√	→ Develop and implement strategy for growing healthy food onsite within landscape or integrated outdoor spaces or within the building such as terraces or roof gardens, or using urban agriculture solutions. → Provision should be made for necessary storage for tools and space for propagation activities. → The area should be accessible to all occupants, calculated and reported as the sqm allocation per occupant.	Food growing area >3% GIA	2	7

Resource Use

In order to meet the ambitions of the Paris Climate Agreement, the construction industry needs to significantly reduce Greenhouse Gas (GHG) emissions from site practices and current design and construction principles. It requires a holistic approach to delivering buildings that optimise material use, construction and operational energy, waste and water.

Through early interrogation of resource use and considering Design for Performance, we can identify innovative design solutions and measure the impacts of our portfolio. This can then be managed through operation and improved by ongoing performance refinement, lessons learnt and customer engagement.

KEY PERFORMANCE INDICATOR	DESIRED OUTCOME	NEW	REFURB	COMMERCIAL	RETAIL (SHELL)	RESIDENTIAL	SUSTAINABILITY REQUIREMENTS	TARGET	RIBA STAGE ACTION	RIBA STAGE CLOSE OUT
Operational Energy Efficiency (Commercial)	Reduce operational emissions to support Net Zero Carbon goal by 2030	√	√	√			Achieve at least a 20% emission reduction (over Part L for new build, over existing building performance for refurbishments) through energy demand reduction and energy efficient new building services under the Be Lean element of the energy and carbon hierarchy. This is applicable to refurbishment projects where there is significant upgrade of building services.	≥20%	1	6
Operational Energy Efficiency (Residential)	Reduce operational emissions to support Net Zero Carbon goal by 2030	√	√			√	Achieve at least a 15% emission reduction through energy demand reduction (over Part L for new build, over existing building performance for refurbishments) and energy efficient new building services under the Be Lean element of the energy and carbon hierarchy. This is applicable to refurbishment projects where there is significant upgrade of building services.	≥15%	1	6
Operational Energy Efficiency (Retail)	Reduce operational emissions to support Net Zero Carbon goal by 2030		√		√		Achieve at least a 5% emission reduction through energy demand reduction (over Part L for new build, over existing building performance for refurbishments) and energy efficient new building services under the Be Lean element of the energy and carbon hierarchy. This is applicable to refurbishment projects where there is significant upgrade of the building envelope.	≥5%	1	6
NABERS UK	Close design and operational performance gap	√	√	√			For offices >1,000m² establish the expected whole building operational energy intensity using advanced simulation modelling of the basebuild. Methodology to be in line with NABERS UK.	NABERS UK Star rating / kWhe/m² (NLA) <2025 – 4.5 / 90kWhe ≥2025 – 5 / 70kWhe	1	6
Energy Use Intensity (EUI) – Commercial	Close design and operational performance gap	√		√			For developments>1,000m², establish the expected whole building operational energy intensity using advanced simulation modelling based on CIBSE TM54 methodology to achieve specified Display Energy Certificate (DEC) rating, if DfP is not appropriate.	DEC / kWhe/m² (NIA) <2025 – D90 / 160kWh ≥2025 C65 / 115kWh	1	7
Energy Use Intensity (EUI) – Retail	Close design and operational performance gap	√			√		For retail units>250m² establish the whole building operational energy intensity using advanced simulation modelling based on CIBSE TM54 methodology to achieve the specified DEC rating.	DEC <2025 – D90 ≥2025 – C65	1	7
Energy Use Intensity (EUI) – Residential	Close design and operational performance gap	√				√	Establish the buildings operational energy intensity using advanced simulation modelling tool to achieve target.	kWh/m² GIA <2025 – 81kWh ≥2025 – 81kWh	1	7

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Energy Use Intensity (EUI) – Refurbishment	Close design and operational performance gap (of existing buildings)		√	√	√	√	Establish the buildings operational energy intensity based on CIBSE TM54 methodology, if DfP is not appropriate.	kWhe/m² GIA Refer to EUI table in GBI's NZP	1	7
Energy Metering	Better understanding of estate energy demand profiles and help identify and reduce energy hot spots	√	√	√	√	√	100% Automatic Meter Reading. Landlord procured energy supplied to tenants to be sub-metered.	100%	1	7
Energy Performance Certificates (EPC) – New	Target beyond compliance to demonstrate leading design performance	√		√		√	Achieve an EPC A rating.	EPC Rating -A	2	6
Energy Performance Certificates (EPC) – Existing	Target beyond compliance to demonstrate leading design performance	√	√	√	√	√	Achieve an EPC C rating or better (inc listed buildings).	EPC Rating – C	2	6
Whole Life Carbon Assessment	Assess carbon footprint of constructing and operating buildings to inform progressive carbon management planning	√	√	√	√	√	Undertake a Whole Life Carbon assessment following RICS professional statement to inform design strategies and reduction pathways.	$kgCO_2e/m^2$ GIA Report	1	6
Net Zero Carbon: Construction	Calculate the building's embodied carbon to inform whole life decision making for material choice and construction processes	√	√				Undertake an embodied carbon assessment (EN15978 modules A-C), using an IMPACT compliant assessment tool and report carbon for residual offset A1-A5 cradle to practical completion associated emissions. Overall performance can include carbon sequestration but must be reported separately. Report the 'as constructed' emissions at the end of RIBA Stage 5.	$kgCO_2e/m^2$ GIA PC – <2025: ≤650 PC – ≥2025: ≤500	1	6

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Net Zero Carbon: Construction	Calculate the building's embodied carbon to inform whole life decision making for material choice and construction processes		√	√	√	√	Undertake an embodied carbon assessment (EN15978 modules A-C), using an IMPACT compliant assessment tool and report carbon offset for residual A1-A5 cradle to practical completion emissions. Optimise the design to reduce the associated embodied carbon emissions by 15% over the Stage 2 embodied carbon exercise by the end of RIBA 4 with carbon offset for residual A1-A5 cradle to practical completion emissions reported. Report the 'as constructed' emissions at the end of RIBA Stage 5.	$kgCO_2e/m^2$ GIA 15% improvement	1	6
Onsite Energy Storage	Improved resilience to external energy infrastructure	√	√	√		√	Review viability of energy storage to provide demand-side response and energy resilience. Implement viable options.	% (peak demand) Project Specific	1	7
Onsite Energy Generation	Maximise onsite Low and Zero Carbon technologies to significantly contribute to carbon reduction savings and reduce cash in-lieu contributions made to offset remaining carbon emissions	√	√	√		√	Maximise onsite Low and Zero Carbon energy generation (Be Green) for commercial and residential schemes. Implement technologies to enable supply and demand mapping to optimise building energy consumption.	% (regulated CO_2 emissions)	2	7
Construction Energy Use	Monitoring onsite energy use (kWh and CO) to be used as part of calculating Scope 3 emissions to feed into carbon target setting	√	√	√	√	√	Agree project specific targets using ConstructCO_2 guidance.	$kgCO_2e$/£100k Project Specific	1	4
Operational Energy/Water/ Waste Verification	Deliver developments that support resource efficiency and our Zero Carbon goal	√	√	√		√	Undertake post occupancy monitoring of energy, carbon, water, waste and user behaviour to optimise building performance and energy efficiency, towards our zero-carbon goal. Operations strategy to be developed (see QP3) and reviewed annually to ensure appropriate monitoring and collection of data to feed back into our business operations	Y/N	3	7
Circular Economy	Minimise wastefulness and make decisions based on product adaptability and lifecycle	√	√	√	√	√	Design in accordance with the CE hierarchy, applying circularity throughout the design process and in reference to Grosvenor's circularity toolkit. Achieve a minimum 'Silver Standard' within the circular economy toolkit.	Toolkit Rating Silver	0-1	7

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Life Cycle Assessment	Reduce environmental impacts of buildings through an IMPACT compliant Life Cycle Assessment	√	√	√	√	√	Undertake an LCA and ensure at least 2 of the following impact categories are improved over the baseline: → Depletion of the stratospheric ozone layer → Acidification of land and water sources → Eutrophication → Formation of tropospheric ozone → Depletion of non-renewable energy resources.	Impact categories ≥2	1	6
Demolition/Strip Out Material reusability	Reduce material waste and promote a circular economy	√	√	√	√	√	Where there is demolition to existing buildings/structure undertake a pre-demolition audit to determine the viability of material re-use onsite. Alternatively, where there is a strip out of existing buildings undertake a pre-strip out audit to determine the viability of material re-use on and off site and report savings (cost and carbon).	% (reuse/recycle) 100	0-1	5
Materials Schedule	Improve procurement of sustainable and healthy materials and supply chain environmental reporting to inform product decision making	√	√	√	√	√	Comply with the Grosvenor Materials Schedule.	100% compliance Report by Project	2	6
Minimising Construction Waste	By 2030 be a zero waste business eradicating non-hazardous waste to landfill from new construction commercial projects	√		√	√		Do not exceed 6.5 tonnes of non-hazardous construction waste per 100m² of GIFA.	t/100m² GIFA ≤6.5	2	6
Minimising Construction Waste	By 2030 be a zero waste business eradicating non-hazardous waste to landfill from commercial refurbishment projects		√	√	√		Do not exceed 3.5 tonnes of non-hazardous construction waste per 100m² of GIFA.	t/100m² GIFA ≤3.5	2	6
Minimising Construction Waste	By 2030 be a zero waste business eradicating non-hazardous waste to landfill from residential buildings and developments	√	√			√	Do not exceed 8.5 tonnes of non-hazardous construction waste per 100m² of GIFA	t/100m² GIFA ≤8.5	2	6

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Waste Diversion	Eradicate non-hazardous waste to landfill	√	√	√	√	√	Divert 98% (by tonnage) of construction waste and 95% demolition waste (if applicable) from landfill.	% (non-hazardous waste diverted) ≥98	2	6
Water Efficiency (Commercial)	All our commercial properties are water neutral by 2050	√	√	√			Specify water efficient fixtures to achieve at least 50% reduction in potable water consumption (in accordance with BREEAM Wat01 methodology).	% (reduction below baseline) ≥50	2	7
Water Efficiency (Residential	All our residential properties are water neutral by 2050	√				√	Ensure an internal water consumption of no more than ≤90 litres/p/day.	l/p/day ≤90	2	6

Wellbeing

We aspire to create healthy and safe environments for our customers, employees and project partners particularly with respect to air quality, daylight and security.

There is now growing public awareness of the health and wellbeing impacts that result from poor air quality and we have strong focus on the design and construction of buildings which address poor indoor environmental quality (IEQ) and promote the wellbeing and satisfaction of occupants.

KEY PERFORMANCE INDICATOR	DESIRED OUTCOME	NEW	REFURB	COMMERCIAL	RETAIL (SHELL)	RESIDENTIAL	SUSTAINABILITY REQUIREMENTS	TARGET	RIBA STAGE ACTION	RIBA STAGE CLOSE OUT
WELL Building Standards	Encourage best in class wellbeing standards to ensure future flexibility	√	√	√			Undertake necessary reporting to demonstrate compliance WELL V2 pre-conditions including: → A01 : Air Quality → A03 : Ventilation Design → W01 : Water Quality indicators → W02 : Drinking Water quality → L01 : Light Exposure → T01 : Thermal Performance → X02: Interior hazardous materials management	Y/N	1	7
Indoor Air Quality: Ventilation Strategy	Improved air quality for occupancy wellbeing	√	√	√	√	√	For areas subject to mixed-mode or mechanical ventilation, specified filters should be in accordance with BS EN 16798-3:2017 and achieve supply air classification (SUP) of at least 2 and minimum filtration efficiency of 88% for fine particulates. Where projects are located in an AQMA for elevated NOx emissions the HVAC system should incorporate molecular filtration (activated carbon) either as a separate filter or as a combined particulate and molecular filter suitable for NOx and SOx, and VOCs.	SUP 2 88% 2 / >88%	1	7
Indoor Air Quality Plan	Improved air quality for occupancy wellbeing	√	√	√		√	Produce a site-specific indoor air quality plan for optimal internal air quality post completion.	Y/N	2	7
Emergency Preparedness Plan	To ensure safety and appropriate responsiveness to potential emergency	√	√	√	√	√	Prepare an emergency management plan outlining the responses in case of emergency situations within the building or surrounding community which could include the following hazards: → Natural (flood, heatwave etc) → Fire → Health (acute medical emergency, infectious disease outbreak) → Technological (e.g. power loss, explosion) → Deliberate (e.g. human caused threat).	Y/N	4	7
Security	Users to feel safe and secure within our developments	√	√	√	√	√	Review the viability of targeting SABRE accreditation.	SABRE Criteria Certification	1	6
Security	Users to feel safe and secure within our developments	√	√	√	√	√	Appoint a Suitably Qualified Security Specialist (SSQS) to undertake a Security Needs Assessment.	SNA assessment	1	6

Quality Places

One of our key focus areas is creating beautiful, high performing buildings, streets and public spaces.

By focusing on the building user and working with our Joint Venture partners and prospective occupiers, we want to create exciting places informed by local heritage that strengthen the connection between people and the site.

KEY PERFORMANCE INDICATOR	DESIRED OUTCOME	NEW	REFURB	COMMERCIAL	RETAIL (SHELL)	RESIDENTIAL	SUSTAINABILITY REQUIREMENTS	TARGET	RIBA STAGE: ACTION	RIBA STAGE: CLOSE OUT
Place Making	Creating communities that have a strong sense of place and identity, maximise shared value, and that delight	√	√	√	√	√	Project to support GBI's placemaking strategy through collaboration with a range of stakeholders, that identifies opportunities to create a mix of spaces and places that have a strong sense of place within the community, identity, and that delight.	Y/N	0	7
Public Realm	Create a high-quality public realm that strengthens the connection between people and the shared space and maximises shared value	√	√	√	√	√	Design the public realm to support the London Estate Vision, incorporating guidance set out in the Greener Grosvenor Strategy. Design of the public realm is developed collaboratively through stakeholder and community engagement, responding to local needs, strengthens the connection between people and the shared space and maximises shared value (refer also to CY 3).	Y/N	0	7
Aftercare & Customer Experience	Deliver buildings and developments that address user needs and support exceptional customer experience	√	√	√	√	√	Place the customer/occupant at the heart of the design. Develop a Handover and Aftercare Plan.	Y/N	0-1	7
Customer Satisfaction	Provide buildings and developments that support exceptional customer satisfaction	√	√	√		√	Undertake Post Occupancy Evaluation (POE) that address occupant satisfaction and wellbeing. Report % of occupants expressing satisfaction in survey. Results should be analysed in context with building performance data (see QP3-5). Target is 75th percentile for new build/70th percentile for refurbishment projects.	% (percentile): >75th	2	7
Occupier Fit-out: Commercial	Optimise building performance and customer health and wellbeing	√		√			Provide fit out guidance to future occupants. Adopt BPP's responsible fit-out guide toolkit. Consider appropriate lease clauses for optimum building performance (resource use and health and wellbeing).	Y/N	2	6
Occupier Fit-out: Retail	Optimise building performance and customer health and wellbeing	√			√		Provide fit out guidance to future occupants. Consider appropriate lease clauses for optimum building performance (resource use and health and wellbeing).	Y/N	2	6
Home User Guide	Optimise building performance and customer health and wellbeing	√				√	Provide a Home User Guide that summarises the following: → Environment → Health and wellbeing → Operation and maintenance → Safety and security.	Y/N	2	6

Economic

Balancing environmental, social and economic objectives is key to our success.

Fully understanding life cycle costs allows us to intelligently assess the impact of decisions and minimise costs across the design life of each development.

KEY PERFORMANCE INDICATOR	DESIRED OUTCOME	NEW	REFURB	COMMERCIAL	RETAIL (SHELL)	RESIDENTIAL	SUSTAINABILITY REQUIREMENTS	TARGET	RIBA STAGE ACTION	RIBA STAGE CLOSE OUT
Life Cycle Cost – Elemental	Ensure that designs are cost effective and are considered with a long-term view	√	√	√	√	√	Undertake elemental LCC analysis with cost scenarios aligning with Grosvenor requirements.	Cap ex/Op ex costs Project Report	1	4
Life Cycle Cost – Component	Ensure that components are cost effective and are considered with a long-term view	√	√	√	√	√	Undertake component LCC analysis with cost scenarios aligning with Grosvenor requirements.	Cap ex/Op ex costs Project Report	1	6

Certification

Environmental certification tools provide the industry with a consistent approach to measuring sustainability performance.

They are recognised within the industry as tried and tested benchmarks to apply to the built environment. Compliance with these certification standards helps us demonstrate our alignment with the best industry practice and provides a consistent measure for our occupiers and development partners.

KEY PERFORMANCE INDICATOR	DESIRED OUTCOME	NEW	REFURB	COMMERCIAL	RETAIL (SHELL)	RESIDENTIAL	SUSTAINABILITY REQUIREMENTS	TARGET	RIBA STAGE ACTION	RIBA STAGE CLOSE OUT
BREEAM: New Construction	Adopt latest BRE assessment method, where this adds value to the development	√		√	√		Certification viability to be scoped at RIBA Stage 1. Target = Outstanding Commercial Offices Target = Very Good Retail/Leisure shell only	BREEAM Rating Outstanding (commercial) Very Good (shell retail)	0-1	7
BREEAM: Refurbishment	Adopt latest BRE assessment method, where this adds value to the development		√	√	√		Certification viability to be scoped at RIBA Stage 1. Target = Excellent Commercial Offices. Target = Very Good Retail/Leisure shell only.	BREEAM Rating Excellent (commercial) Very Good (shell retail)	1	7
BREEAM: Domestic	Undertaken a pre-assessment to determine the value of BREEAM certification. Adopt latest BRE assessment method, where this adds value to the development		√			√	Certification viability to be scoped at RIBA Stage 1. Target = Excellent.	BREEAM Rating Excellent	1	7
Home Quality Mark	Undertaken a pre-assessment to determine the value of HQM certification. Residential projects adopt best practice sustainability initiatives detailed in latest BRE assessment method where this adds value to the development	√				√	Certification viability to be scoped at RIBA Stage 2. Target = 4 Star.	HQM Star Rating ≥4	2	7
WELL Building Standard	Ensure the design enables commercial occupiers to certify their fit out using the WELL Building Standard™ Where WELL Building Standard™ certification is sought for residential schemes or for Core commercial projects, target WELL™ Gold	√	√	√		√	Certification viability to be scoped at RIBA Stage 1/2. Target = Gold.	WELL Rating Gold	2	7

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