

Data for [EXAMPLE SITE]' – Example Address, EX4 MP

0: **39**

2: **88**

1: **164**

3: **2**

Reporting date: 31/7/2025

ENVIRONMENTAL IMPACT

COMMUNAL AREA OPERATIONAL CARBON (tCO₂e)

District Heating
N/A

Water
0.62

Electricity
39.87

Gas
N/A

18%
than last 12m average

1,857
Trees needed to offset

Avg Carbon footprint
(per person per year)

0.12 tCO₂e
SITE AVERAGE

vs. **3.6 tCO₂e**
UK AVERAGE

97%
BETTER THAN UK AVERAGE

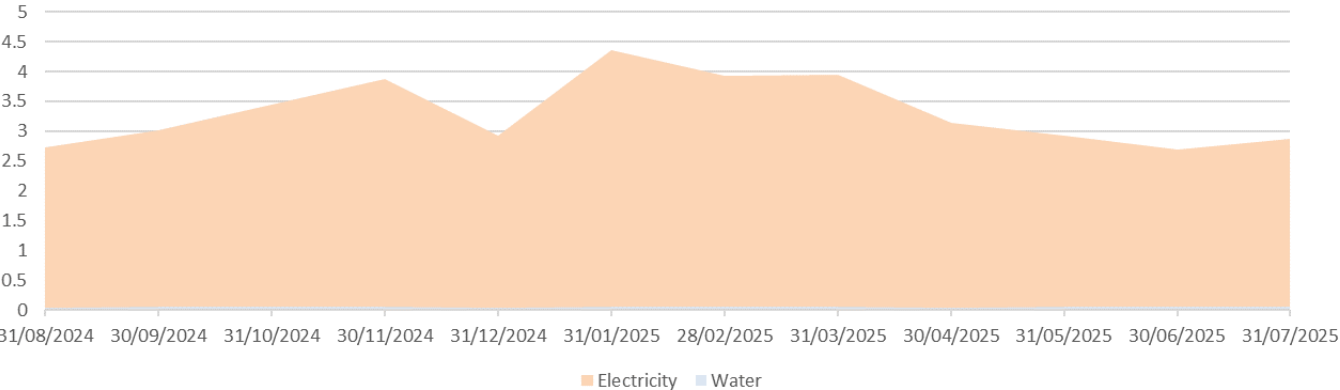
APPLICABLE BUILDING REGULATIONS

The development was built pre-15th June 2022 when Building Regulations Part L (Conservation of fuel & power) came into force, presumably under the 2013 building regulations. It was in June 2022 that Part L (emissions reduction) came into force and buildings built under the new Part L should achieve a 31% reduction in CO2 vis-a-vie those build under 2013 regulations.

FOSSIL FUELS

The development is all-electric. There is no gas or oil on site.

Carbon Footprint from Electricity Use (tCO₂e)



	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25
Electricity Used (kWh)	11,870.50	13,122.40	15,011.30	16,876.00	12,708.20	18,969.30	17,043.20	17,127.67	13,687.60	12,725.50	11,722.40	12,469.68
Carbon footprint* (kgCO ₂ e)	2767.84	3059.75	3500.18	3934.98	2963.17	4423.07	3973.96	3993.66	3191.54	2967.20	2733.31	2907.56
No of residents	259	324	325	332	324	330	329	374	341	259	365	389
Avg per resident	10.69	9.44	10.77	11.85	9.15	13.40	12.08	10.68	9.36	11.46	7.49	7.47
Trees to offset	127	141	161	181	136	203	183	183	147	136	126	134

*conversion factor of 0.23317kgCO2 per kWh is used from this paper- <https://assets.publishing.service.gov.uk/media/647f50dd103ca60013039a8a/2023-ghg-cf-methodology-paper.pdf>

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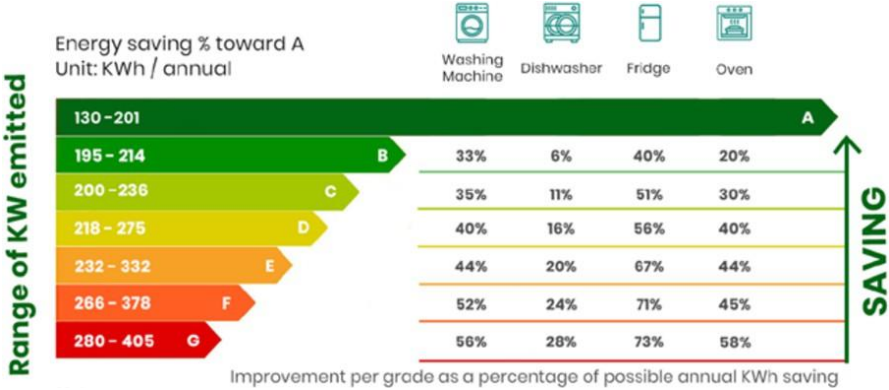
ENERGY EFFICIENCY – EPC & APPLIANCES

EPC RATINGS

EPC Rating	No of units	%
A	0	0%
B	15	5%
C	278	95%
D	0	0%
E	0	0%
F	0	0%
G	0	0%
Total	293	100%

 EPC C & above
100%

The chart below illustrates possible savings if when replaced better grade appliances are purchased

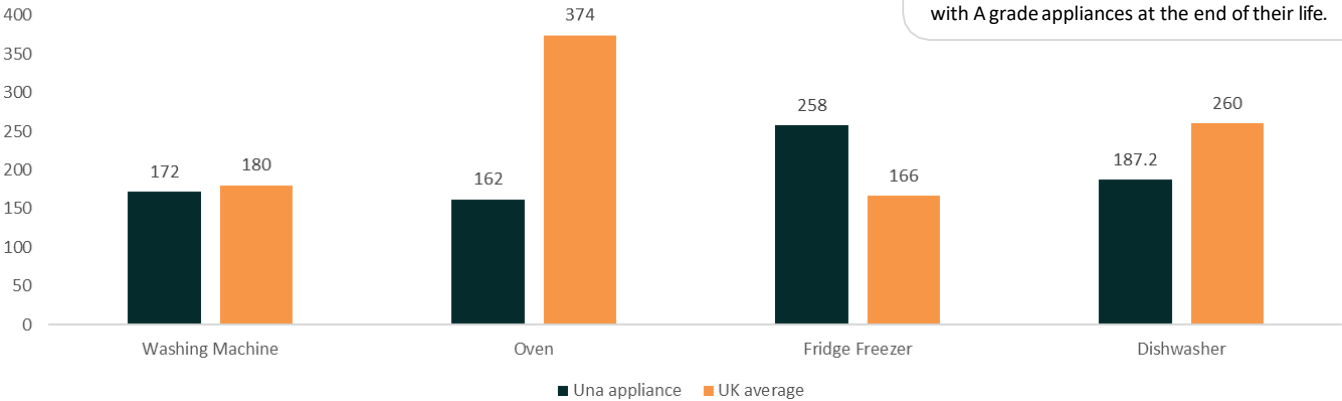


APPLIANCE RATINGS

Appliance	Units	Rating	Rating A saving (kWh)	Lifespan (years)	Cost saving if A grade	Current Appliances
Washer Dryer	293	D	22	10–13	£16,403	Indesit WIDL 102
Oven	293	A	0	10	£0	Indesit IO232HXUK
Fridge Freezer	293	F	160	10	£11,251	CDA BK2963FA Amica
Dishwasher	293	F	36.2	10	£2,546	Indesit DIE2B19UK

 EPC D & above
50%

APPLIANCE COMPARISON



Action: Save for fridge freezers, emissions from other appliances are less than the national average. There is an opportunity to reduce emissions further by replacing fridge freezers with A grade appliances at the end of their life.

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SOCIAL IMPACT

CHURN

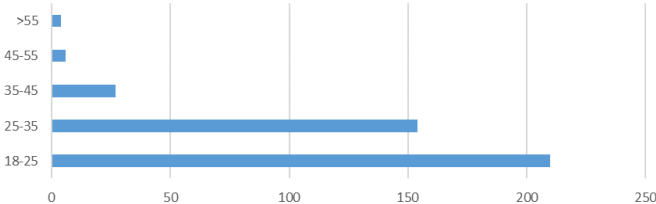
Last 12 Weeks: 25

Last 12 Months: 207

Unit	No.	Churn	Moveouts	Moveouts as % of Unit Type	Unit Type	No. Units	Churn	Moveouts	Moveouts as % of Unit Type
0	39	1	0.34%	2.56%	0	39	33	11.26%	84.62%
1	164	16	5.46%	9.76%	1	164	106	36.18%	64.63%
2	88	8	2.73%	9.09%	2	88	66	22.53%	75.00%
3	2	0	0.00%	0.00%	3	2	2	0.68%	100.00%
TOTAL	293	25	8.53%	8.53%	TOTAL	293	207	70.65%	70.65%

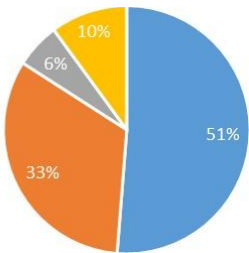
TENANT DEMOGRAPHIC

AGE: 26 avg



EMPLOYMENT STATUS

- Student
- Full time employment
- Part time employment
- Unemployed



OCCUPANCY

	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Last 12 mth
Studio	46.82%	51.37%	58.73%	59.74%	64.10%	63.52%	75.55%	82.05%	81.45%	88.17%	94.53%	94.87%	71.74%
1 bed	70.57%	85.93%	93.92%	96.81%	95.71%	95.73%	92.90%	91.58%	93.98%	91.78%	91.54%	94.75%	91.27%
2 bed	56.56%	67.73%	72.65%	72.73%	70.45%	68.44%	67.09%	69.54%	74.13%	72.54%	80.08%	88.71%	71.72%
3 bed	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	50.00%	50.00%	50.00%	100.00%	20.83%
Building	62.72%	75.28%	82.21%	83.98%	83.27%	82.59%	82.20%	83.07%	86.05%	85.24%	88.21%	92.99%	82.32%

TENANT ENGAGEMENT



77%
APP DOWNLOAD
251
RESIDENT USERS



0
EVENTS ORGANISED
N/A
AVERAGE ATTENDANCE

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SITE DESIGN – ESG CONTRIBUTION

570 m² of Green Roof Installed

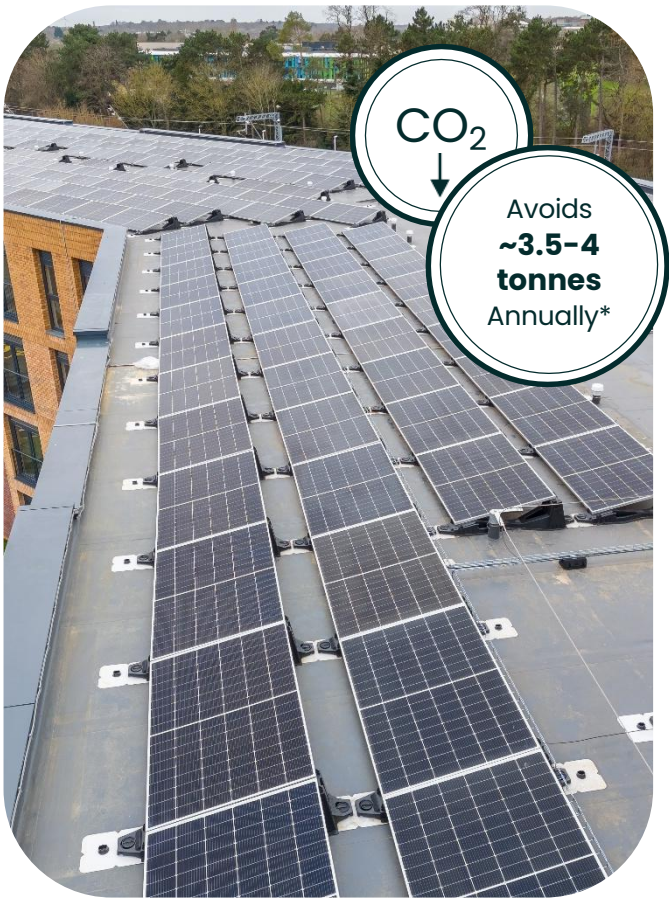


Environmental Benefits:

- **Climate resilience:** reduces urban heat island effect and improves stormwater management.
- **Biodiversity:** creates new habitats for pollinators and local species, contributing to biodiversity net gain.
- **Carbon and air quality:** assists in capturing carbon and particulates, improving local air quality.
- **Energy efficiency:** supports building insulation, lowering heating and cooling demand.

48 Solar Panels

- **Renewable Energy Generation:** System has produced ~62,750 kWh to date (equivalent to powering ~20 UK homes for a year).
- **Carbon Savings:** Avoids ~3.5–4 tonnes of CO₂ emissions per year (based on UK grid emission factors).
- **On-site Consumption:** Electricity is used within the building, reducing reliance on grid power and improving resilience.
- **Sustainability Credentials:** Demonstrates commitment to decarbonisation and supports ESG reporting goals.



*Grass-dominated green roofs with irrigation have been shown to sequester 2.5 kg CO₂ m⁻² year (Kuronuma et al. 2018).

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GOVERNANCE & CERTIFICATIONS



45001:2024



14001:2025



27001:2025



9001:2025

CONTRIBUTION TO UN SUSTAINABLE DEVELOPMENT GOALS (SDG)

While these illustrate examples of commitments, please refer to pages 6 and 7 for the specific contributions to UN SDG that is applicable for this development.



3 

Good Health & Well-being

- Defibrillators On-Site
- Yoga / Wellness Classes
- Clean Air Strategy

4 

Quality Education

- Education Events
- Work Experience Opportunities

5 

Gender Equality

- Diversity in hiring
- Equitable access to facilities

7 

Affordable & Clean Energy

- All-Electric Building
- Solar Panels
- Renewable Energy
- Efficient Appliances

8 

Decent Work & Economic Growth

- Employment Pathways
- Cycle-to-Work Scheme

11 

Sustainable Cities & Communities

- Cycle Storage
- Community App
- Pet-Friendly Tenancies

12 

Responsible Consumption & Production

- Recycling Facilities
- Paperless Transactions
- Dual Flush WC

13 

Climate Action

- All-Electric Building
- Renewable Energy Purchased
- Green Roof

15 

Life on Land

- Green Roof
- Wildflower Areas
- Bee Line - Pollinator Trail

ESG ACCREDITATION HELD

Framework	Purpose	Achieved
	Rating of building connectivity, wifi & broadband speed – an important need among residents.	Gold
	Certification of the building from an environmental and social perspective, with an emphasis on newly constructed or refurbished buildings.	Very Good

Asset Insights

ESG Report



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Environmental Checklist	Applicability	Note	3	4	5	7	8	11	12	13	15
EV Charging						✓		✓			
Electric Bike Charging						✓		✓		✓	
Solar Panels (PV)	✓	48 Panels						✓		✓	
All-Electric Building	✓					✓				✓	
Renewable Energy Purchased	✓	Positive Energy uses 100% renewable energy				✓				✓	
Smart Metering (energy/water)	✓					✓				✓	
Air Quality Sensors						✓			✓		
Clean Air Strategy (filtration, ventilation)			✓					✓			
Paperless Transactions	✓	App-based	✓					✓			
Recycling Facilities	✓									✓	
Composting Facilities									✓	✓	
Free/Shared Cycling (bikes provided)									✓	✓	
Cycle Storage	✓							✓		✓	
Cycle Paths & Maps Displayed								✓		✓	
BMS (Building Management System)								✓			
BOS (Building Operating System)						✓		✓			
TRV Heating Controls						✓		✓			
HRV (Heat Recovery Ventilation)						✓				✓	
Smart Controls / Building Automation						✓		✓			
Efficient Appliances (D-rated and above)	✓	50% achieved				✓		✓			
Washable Hob Extractors						✓			✓		
LED Lighting	✓								✓		
Daylight / Occupancy Sensors	✓					✓			✓	✓	
Computer/Monitor Local Power Cooling						✓		✓			
Greywater Recycling						✓				✓	
Rainwater Harvesting										✓	
Dual Flush WC	✓										
Water-Efficient Showers / Taps									✓		
Drinking Water Refill Stations									✓		
Living Wall									✓		
Indoor Plants								✓		✓	
Green Roof	✓		✓					✓			
Biodiversity Net Gain (trees, habitats, wildlife corridors)	✓	750m² green roof						✓		✓	
Bee Line – Pollinator Trail											✓
Wildflower Areas	✓	750m² green roof						✓		✓	
Herb Garden / Edible Planting											✓
Defibrillators On-Site			✓					✓			
Water-Efficient Showers / Taps			✓								



Una is the Living Sectors delivery platform
of The Ringley Group



Asset Insights

ESG Report



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Social & Wellbeing Checklist	Applicability	3	4	5	7	8	11	12	13	15
Community App	✓						✓			
Resident Volunteering Programme							✓			
Nominated Charity Partnership										
Charity Match Funding										
Work Experience Opportunities (local youth)			✓			✓				
Affordable Portable Appliance Rentals										
Affordable Housing Allocation (if applicable)							✓			
Inclusive Design / Accessibility							✓			
Pet-Friendly Tenancies	✓	✓								✓
Pet Wash / Dog Spa		✓								✓
Dog Treats in Reception		✓								
Cycle-to-Work Scheme						✓	✓			
Bicycle Hire (internal/shared scheme)							✓		✓	
Runners Warm-Up Area		✓					✓			
Gym		✓								
Running Club		✓					✓			
Yoga / Wellness Classes (e.g., Big Screen Yoga)		✓					✓			
Mental Health Support / Workshops		✓								
Outdoor Screening (films, sports, culture)							✓			
Children’s Play Area		✓					✓			
Community Kitchen / Shared Dining							✓			
Post Lockers	✓						✓			
Water Stations (social spaces, gyms, outdoors)								✓		
Defibrillators (in public spaces)		✓								
Herb Garden / Allotments (community-led)							✓			
Green Roof with Social Access (roof terrace gardens)							✓			✓
Outdoor Social/Play Spaces							✓			
Cultural / Education Events (lectures, workshops, arts)			✓				✓			
Employment Pathways (partnership with local businesses)						✓				



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Category	Document / Survey	Status	Last Inspection	Next Due Date	Actions Required
Compartmentation	Compartmentation Survey	Completed	Q1 2025	One-off	Remedial about to start
Fire Doors	Fire Door Survey	Inspected	July 2025	October 2025	139 doors needing remedial works
Fire Safety	FRAEW	A1	August 2024	August 2029	

Plant	Contractor	No	Visits (pa)	Last Report	Next Report Due	Total actions	Actions Open
P02 - Lifts	Allianz	4	2	21/07/2025	04/02/2026	1	0
P02 - Lifts	Allianz	4	2	21/07/2025	04/02/2026	1	1
P02 - Lifts	Arc Elevators	4	2	02/01/2025	16/07/2025	2	0
P02 - Lifts	Arc Elevators	4	4	02/07/2025	16/10/2025	1	1
P02 - Lifts	Allianz	4	2	21/07/2025	04/02/2026	1	1
P03 - Pumps	AGM	3	1	12/06/2025	26/06/2026	1	0
P03 - Pumps	AGM	3	1	12/06/2025	26/06/2026	1	0
P03 - Pumps	AGM	3	1	12/06/2025	26/06/2026	1	0
P08 - Emergency Lighting	Woollens	1	1	12/12/2024	26/12/2025	0	0
P09 - Fire Alarms	ADT	3	2	02/01/2025	16/07/2025	0	0
P09 - Fire Alarms	ADT	3	2	07/01/2025	21/07/2025	0	0
P09 - Fire Alarms	ADT	3	2	02/01/2025	16/07/2025	0	0
P10 - Fire Extinguishers	Hollinsend	1	1	25/02/2025	11/03/2026	0	0
P11 - Fire Protection	tyco fire and integrated solutions	2	2	23/03/2025	07/10/2025	0	0
P11 - Fire Protection	Walker miller	2	2	07/09/2024	21/03/2025	0	0
P12 - Fire Protection Dry Risers	Wlaker miller	3	2	29/05/2025	13/12/2025	1	1
P12 - Fire Protection Dry Risers	walker miller	3	2	29/05/2025	13/12/2025	0	0
P12 - Fire Protection Dry Risers	walker miller	3	2	29/05/2025	13/12/2025	0	0
P16 - Fall Protection	Euro Safe	4	1	22/02/2024	08/03/2025	1	1
P16 - Fall Protection	Euro Safe	4	1	22/02/2024	08/03/2025	1	1
P16 - Fall Protection	Euro Safe	4	1	22/02/2024	08/03/2025	1	1
P16 - Fall Protection	Euro safe	4	1	12/01/2024	26/01/2025	1	1
P19 - Water Tanks	thomson environmental service	2	2	07/07/2025	21/01/2026	0	0
P19 - Water Tanks	Aquatronic group management	2	2	25/11/2024	08/06/2025	2	0
P20 - Lightning	Eurosafe	3	1	05/07/2024	19/07/2025	2	0
P20 - Lightning	Eurosafe	3	1	05/07/2024	19/07/2025	2	0
P20 - Lightning	Eurosafe	3	1	05/07/2024	19/07/2025	2	0
P39 - Electrical Certificate	Woollen Building Services Ltd	3	0	14/02/2024	28/02/2029	0	0
P39 - Electrical Certificate	Woollen Building Services Ltd	3	0	12/02/2024	26/02/2029	4	0
P39 - Electrical Certificate	Woollen Building Services Ltd	3	0	19/03/2024	02/04/2029	1	0
P42 - Lift Loler	Allianz	4	2	21/07/2025	04/02/2026	2	2
P42 - Lift Loler	Allianz	4	2	21/07/2025	04/02/2026	2	2
P42 - Lift Loler	Allianz	4	2	28/01/2025	11/08/2025	1	0
P42 - Lift Loler	Allianz	4	2	21/07/2025	04/02/2026	2	2
P39 - Electrical Certificate	Woollen Building Services Ltd	3	0	12/02/2024	26/02/2029	4	0

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ESG ACCREDITATION HOTLIST

The following accreditations are typical in the BTR sector.
Table A lists those achievable after a building is built (operational stage).
Table B lists those requiring application during design and/or construction (development stage).

Table A: ESG accreditations achievable after a building is built (operational stage).

Framework	Purpose
	Rating of building connectivity, wifi & broadband speed – an important need among residents.
	A vehicle for buildings and organizations to deliver more thoughtful and intentional spaces that enhance human health and well-being, requires scrutiny of community and amenity spaces inside that enhance.
	Certifies and validates the health and wellness credentials of the building.
	A certification for indoor air quality in buildings covering factors such as particulates, volatile organic compounds and humidity. Requires sensors
	Active the building based on the greening travel agenda with a focus on enhanced travel modes and information service.
	Helps tangibly prove all the positive benefits that filter out from the development, inspires ways to curate social value and actually prove or measure this.
	Certification mark for new homes covering design, construction and sustainability.
	A badge that demonstrates companies are in accord with the climate protocol.
	Assesses the whole lifecycle impact of a building and during the journey supports decision making to reduce this along with accreditation.
	A triple bottom line approach toward orienting a company on a value perspective. assesses a companies success on financial performance, social value
	Designed to identify buildings that have been designated as safe from the transmission of Covid-19 in response to the pandemic of 2020

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Table B: ESG accreditations requiring application during design and/or construction (development stage).

Framework	Purpose
	Certification of the building from an environmental and social perspective, with an emphasis on newly constructed or refurbished buildings.
	An accreditation system for social landlords relating to their environmental credentials.
	A vehicle for buildings and organizations to deliver more thoughtful and intentional spaces that enhance human health and well-being, requires scrutiny of community and amenity spaces inside that enhance.
	Certification that allows to demonstrate in the projects that the building is equipped with the renewable energy resources to produce annual energy demand.