

Nurturing Neighbourhoods

Our commitment to sustainable living



PLATFORM_



At PLATFORM_ we recognise that the built environment is one of the largest contributors to climate change and that we, as a developer of new homes and landlord to thousands of residents, have the opportunity and responsibility to create positive environmental and social outcomes for our neighbourhoods.

Our role is to **nurture those neighbourhoods** over the long term.

We are committed to addressing the causes and impacts of climate change within our control and promoting wellbeing for our residents and communities.

To help us deliver on these objectives, we have established our **commitments to sustainable living**. These are targets which together represent positive outcomes addressing the impacts of climate change and enhancing the experience of our residents.

Our commitments to sustainable living span our activities across the business. I'm proud to see the steps being taken by each of our teams, working together, to address the challenges arising and create opportunities to improve our offer to residents and create sustainable, long-term investment returns.

JM Vandevivere

Jean-Marc Vandevivere
CEO
January 2024



Overview

Our focus on nurturing neighbourhoods goes beyond just mitigating the impacts of climate change as we aim to enhance our residents' experience and create long term value for our investors and other stakeholders from the opportunities that come out of ESG challenges. Our commitments to sustainable living cover the development of new residential-led neighbourhoods, including any commercial space, as well as the operation of our existing buildings.

The commitments cover three pillars:

- Environment - Environmentally regenerative
- Social - People centric
- Governance - Future proofing our business

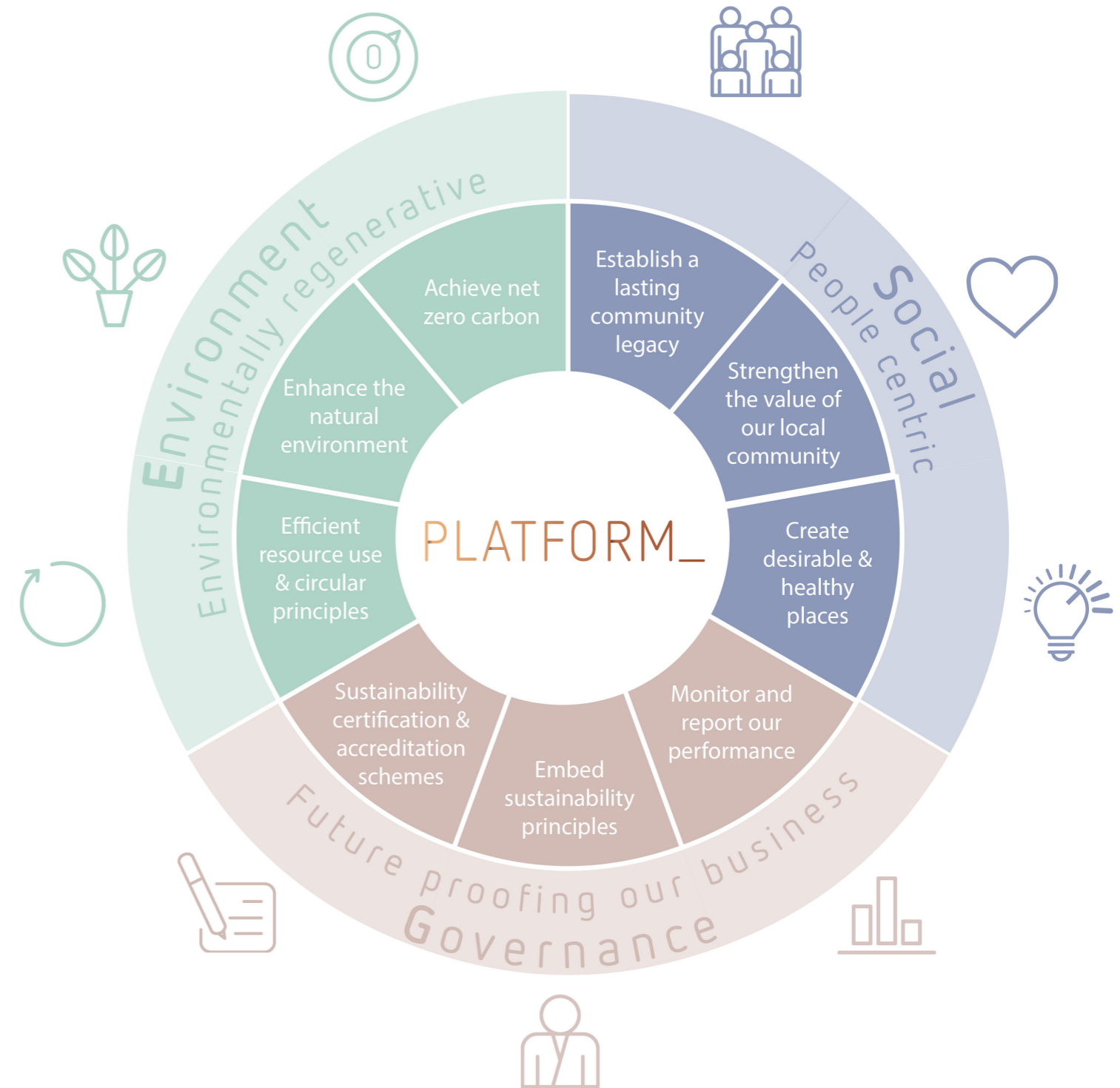
Our approach aligns our policies and targets with the priorities of our residents, investors and wider stakeholders whilst ensuring that we remain ahead of relevant emerging legislation.

Our approach to defining and achieving our targets will continue to evolve to respond to market, environmental and social changes. We have appointed sustainability champions across the business, who together comprise the Sustainability Steering Group which oversees the delivery and evolution of our commitments.

This document provides further detail around our commitments and gives some examples of what we are already doing.

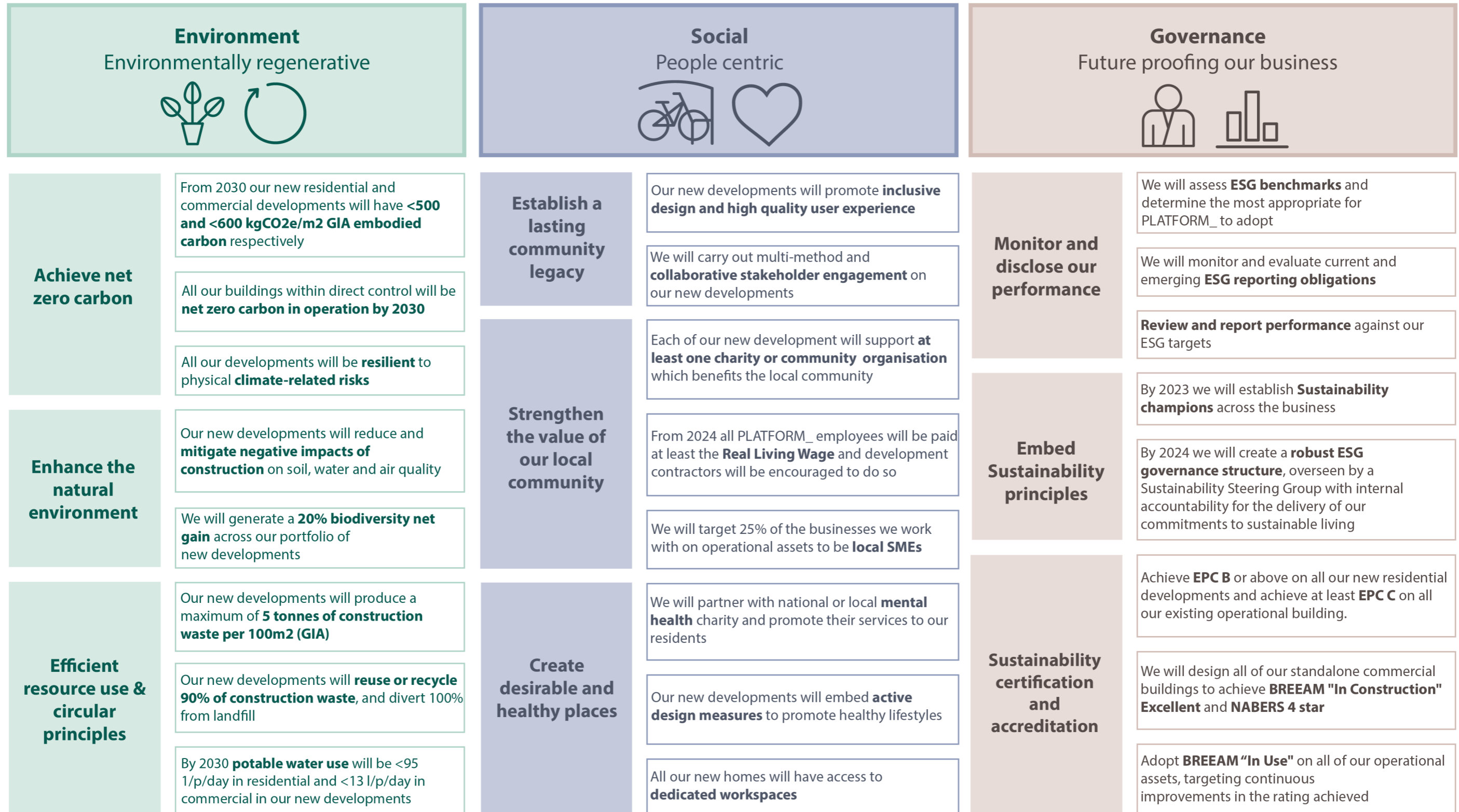


Our sustainable living pillars



Our commitments to sustainable living at a glance

Our commitments to sustainable living together represent positive outcomes addressing the impacts of climate change and enhancing the experience of our residents.



Our Environmental Commitments



Our Environmental commitments define how we design, develop and operate buildings sustainably by minimising and ultimately removing their impact on the environment through the development and operational life cycle.

Through our 'Environmentally regenerative' pillar we focus on reducing embodied carbon and becoming a Net Zero BTR operator.

We work closely with our landscape architects from the early stages of development, to ensure we contribute positively to the local natural environment and biodiversity.

Throughout the design of our buildings, we assess the benefits of alternative methods of construction and materials to improve energy efficiency and reduce embodied carbon during construction and operation.



Achieve net zero carbon

We are targeting low embodied carbon in the construction of new residential and commercial developments and net zero carbon in operation for all buildings within our direct control by 2030.

At PLATFORM_, we recognise that even with efforts to mitigate climate change, climatic shocks such as water scarcity, flooding and overheating will continue to occur so we design our developments to be resilient to the physical risks of climate change associated with new weather patterns. Nature-based solutions, such as green roofs and Sustainable Drainage Systems (SuDS), offer a means for us to adapt to these risks without further exacerbating climate change through the associated embodied carbon of hard engineered solutions.

1. From 2030 new residential and commercial developments will have **<500 and <600 kgCO2e/m2 GIA embodied carbon** respectively
2. All our buildings within direct control will be **net zero carbon in operation by 2030**
3. All our developments will be **resilient to physical climate-related risks**

Our approach to reaching Net Zero

LEAN

Design and construct energy efficient buildings and manage demand during operation, through both passive and active measures

PLATFORM_ Cardiff and Sheffield were constructed with high airtightness envelopes and mechanical ventilation with heat recovery (MVHR) in the apartments to minimise heat loss and reduce energy use for heating.

CLEAN

Connect to the most energy efficient heating and electrical infrastructure

PLATFORM_ Edinburgh is an all electric scheme that connects to the Edinburgh local grid network which is scheduled to be carbon neutral by 2030.

GREEN

Incorporate on-site renewable energy sources such as air-source heat pumps (ASHPs) and photovoltaic panels (PVs) on all our new developments to reduce our reliance on fossil fuels

PLATFORM_ Leeds and Milton Keynes energy strategies maximise the quantum of PVs in the schemes and have ASHPs to provide a renewable source of hot water.



Enhance the natural environment

We design our schemes to integrate with and enhance their existing local natural environments, to capture the inherent environmental, social and financial value for the benefit of our residents and local communities. To do this we have set targets to reduce and mitigate any negative impacts associated with new development, for instance through the degradation of soil, water and air quality.

In addition, we will go beyond the Government’s minimum biodiversity net gain requirement for new developments of 10% by creating a minimum 20% uplift across our development portfolio. To do this PLATFORM_ will work with wildlife experts to deliver new high-quality habitats as well as extending and strategically connecting existing natural spaces through habitat corridors.

1. Our new developments will reduce and **mitigate negative impacts of construction** on soil, water and air quality

2. We will generate a **20% biodiversity net gain** across our portfolio of new developments

Through considered design and early engagement of a landscape architect, our Milton Keynes development is expected to deliver a

63% biodiversity net gain.

This not only provides a large environmental benefit, but results in a number of lush green spaces, outdoor working places, and children’s play areas for our residents to enjoy.



PLATFORM_ in Milton Keynes



Efficient material use and circular principles

We will shift our approach to resource use to overcome the environmental impact, lost value and embodied carbon associated with waste. This will be done by firstly reducing waste produced and water consumed and secondly, by embedding circular economy principles into the creation of new developments. We plan to achieve these targets through thoughtful building design and materials selection, specification of low flow water fittings, and use of the SmartWaste waste management system. We also ensure that all our third party contractors share and commit to our waste targets.

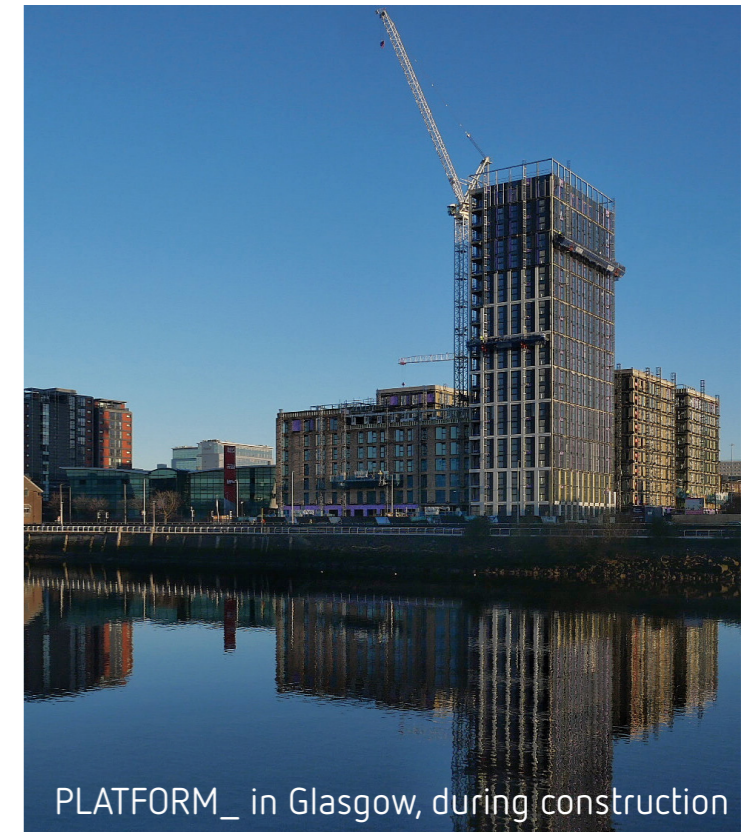
Our targets

1. Our new developments will produce a maximum of **5 tonnes of construction waste per 100m2 (GIA)**

2. Our new developments will **reuse or recycle 90% of construction waste**, and divert 100% from landfill

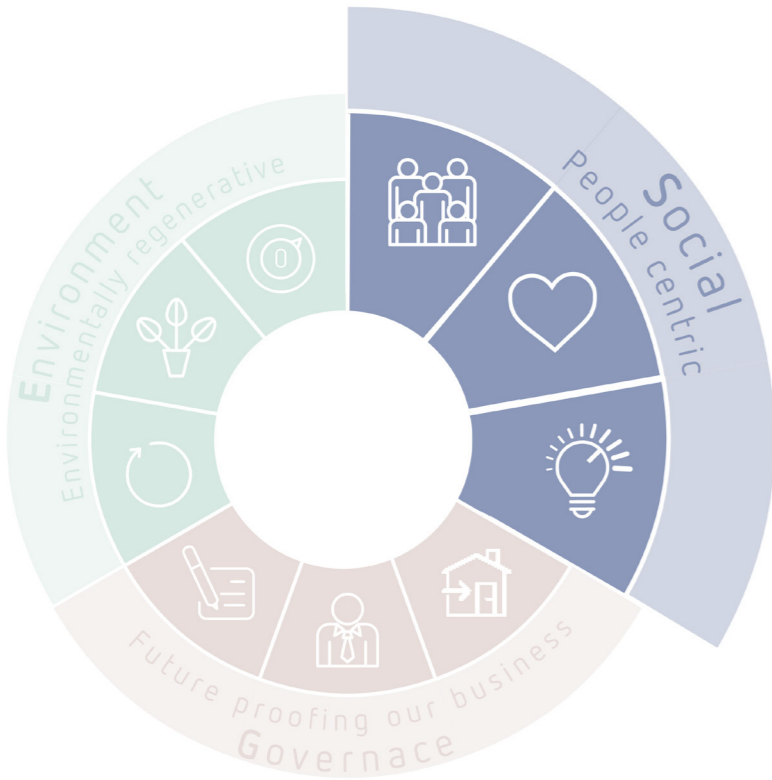
3. By 2030 **potable water use** will be <95 l/p/day in residential and <13 l/p/day in commercial in our new developments

Working with trusted contractor partners and through the use of SmartWaste we are on track to **recycle >90% of waste** across of our construction sites in Cardiff, Sheffield, Glasgow and Edinburgh.



PLATFORM_ in Glasgow, during construction

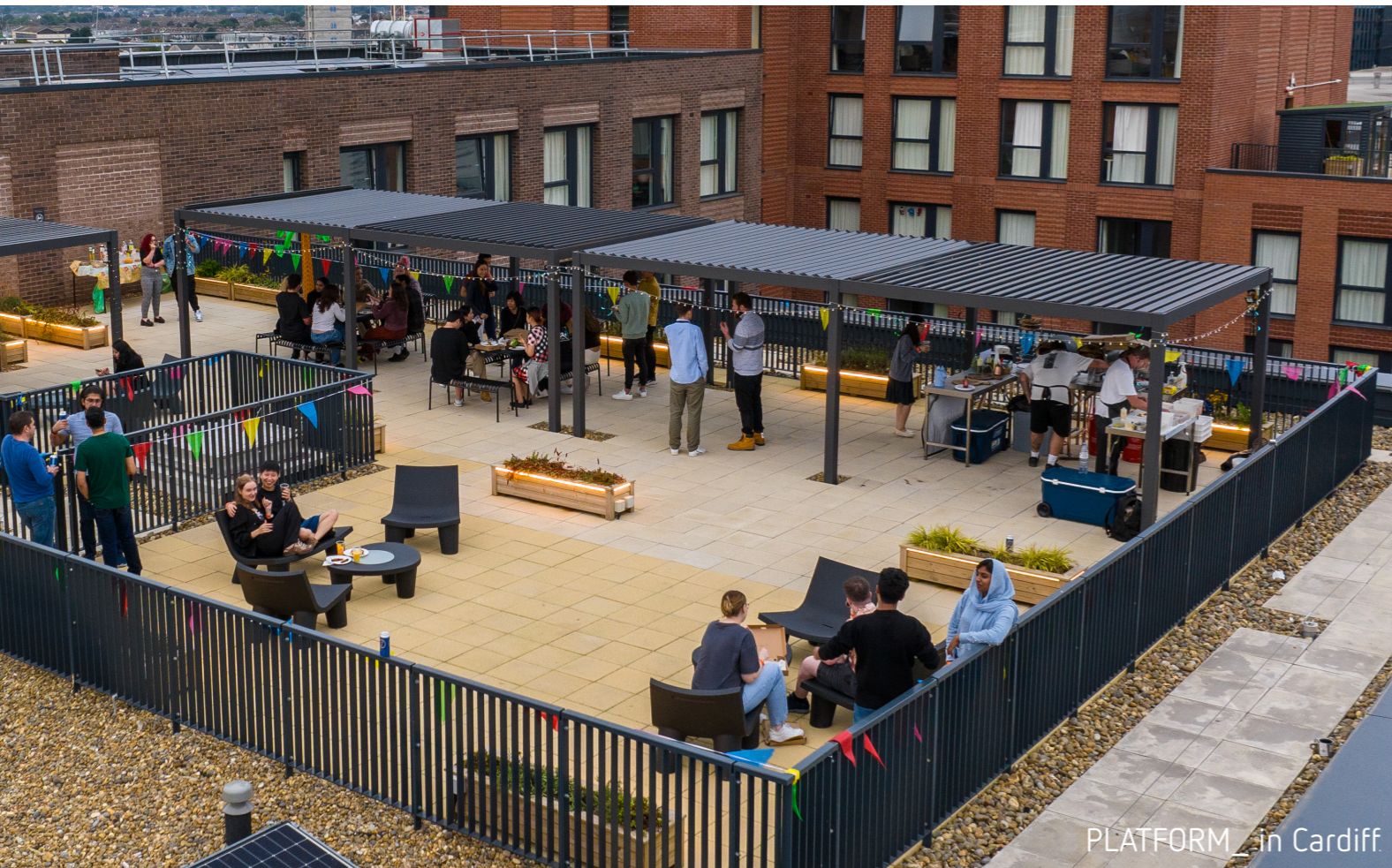
Our Social Commitments



Our Social commitments are set under our 'People centric' pillar where we strive to create desirable and high performing buildings for our PLATFORM_ residents which integrate with the communities around them.

We set out to ensure every PLATFORM_ resident feels welcome and part of the community. Our developments seek to create and nurture the best possible environment for our residents to thrive in terms of both physical and mental wellbeing.

This includes constantly reviewing and evolving our resident services, such as resident events, our state-of-the-art gyms and amenities and our loyalty partnership scheme connecting local businesses with residents.



PLATFORM_ in Cardiff



Establish a lasting community legacy

We seek to give everyone in the communities in which we develop an opportunity to voice their thoughts to shape the evolution of new buildings and neighbourhoods by undertaking extensive community engagement and actively considering all perspectives. Through this approach our developments respond to occupiers' needs and also to those of the wider community, creating truly people-centric places.

We aspire to create lasting cohesive communities at the heart of our developments, that grow and adapt to residents' needs over time.

1.

Our new developments will promote **inclusive design and high quality user experience**

2.

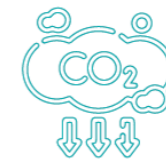
We will carry out multi-method and **collaborative stakeholder engagement** on our new developments

Community engagement on PLATFORM_ Leeds planning submission

Our community commitments:



Provide a home for growing businesses and create jobs for local people



Create a sustainable, low carbon development



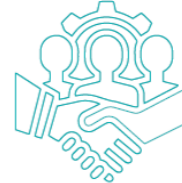
Reflect Holbeck's proud heritage on our plans



Build a range of new homes of different types and sizes



Transform a vacant brownfield site into a welcoming new community



Integrate the development into Holbeck, both physically and socially

Engagement with over

2,000

households and businesses

>80%

supportive feedback



Strengthen the value of our local communities

We will create good quality employment opportunities and support a prospering local economy. One way we work towards this is by ensuring that PLATFORM_ employees are paid a minimum of the real Living Wage – the voluntary rate paid by employers who choose to go above and beyond the Government’s minimum to ensure staff are always paid a wage that covers the cost of living. We will also encourage our development and operational contractors to adopt the same approach.

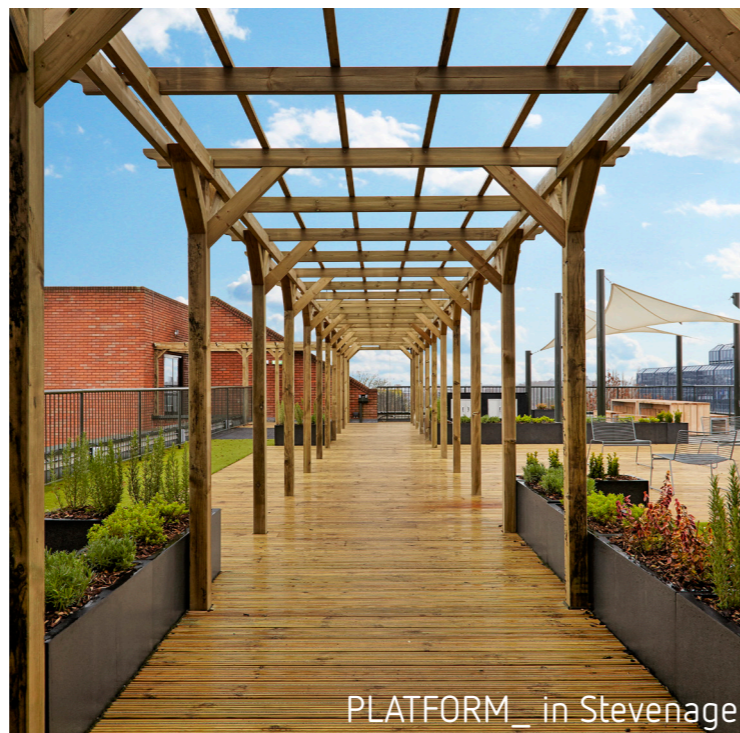
We will also prioritise working with local SMEs on operational assets to create additional links and economic benefits within our local communities. We will develop strong links with the communities that we operate in by partnering with charities at each PLATFORM_ development.

1. Each of our new developments will support at least one **charity or community organisation** which benefits the local community

2. From 2024 all PLATFORM_ employees will be paid at least the **real Living Wage** and development and operational contractors will be encouraged to do the same

3. We will target 25% of the businesses we work with on operational assets to be **local SMEs**

100%
of PLATFORM_ staff are paid the
real Living Wage
or higher



PLATFORM_ in Stevenage



Creating desirable and healthy places

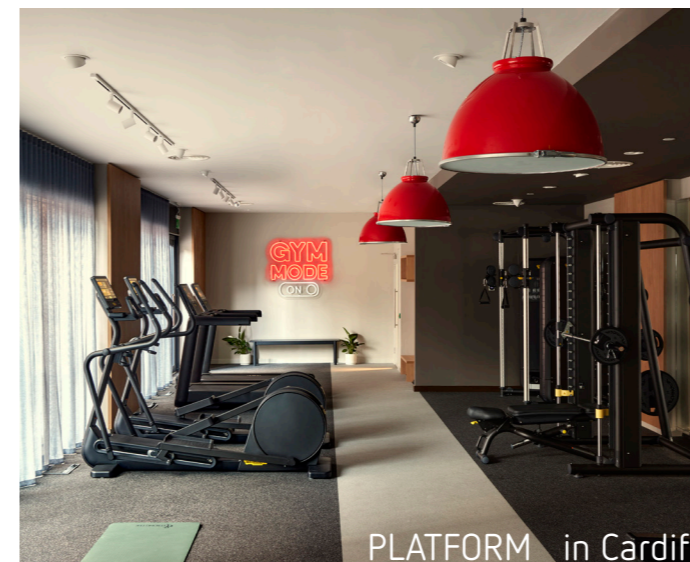
Our developments are designed to reflect a modern way of life, enabling residents to live healthy active lifestyles. We integrate dedicated workspaces into all our buildings to enable residents to work remotely as well as providing state of the art gyms, access to a range of outdoor spaces and a programme of events to strengthen the communities within our developments.

1. We will partner with national or local **mental health** charities and promote their services to our residents

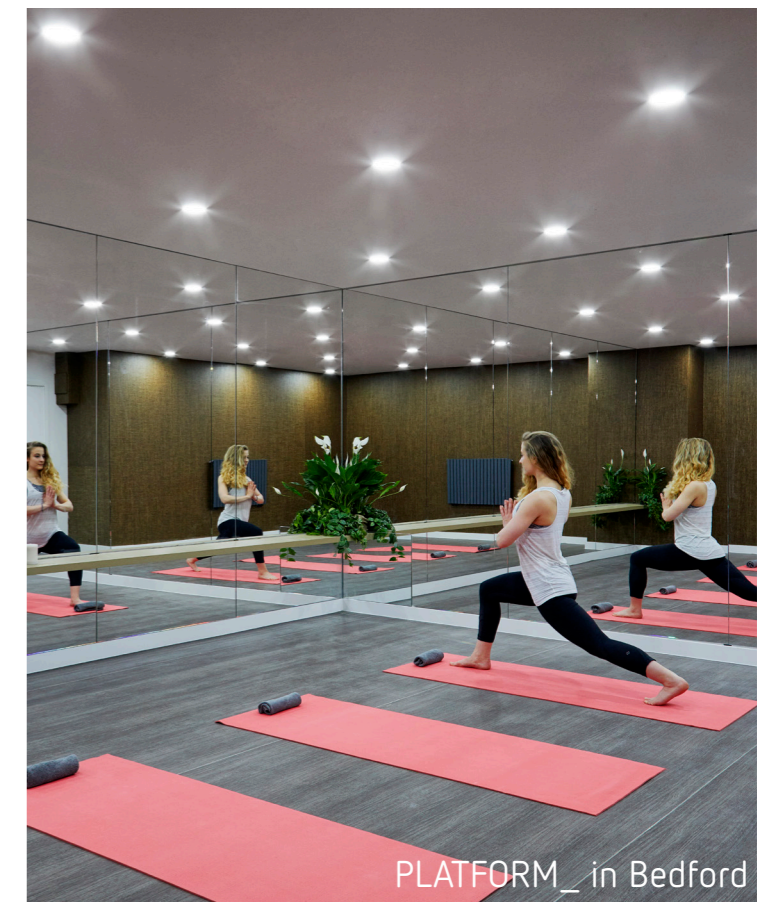
2. Our new developments will embed **active design measures** to promote healthy lifestyles

3. All our new homes will have access to **dedicated workspaces**

Our developments offer free access to fully equipped gyms, promoting **physical activity**



PLATFORM_ in Cardiff



PLATFORM_ in Bedford

Our Governance Commitments



Our Governance pillar focuses on future proofing our business. This involves maintaining awareness of emerging best practice across the business and having the right processes in place to evaluate, design and implement changes to our business to protect and create value in a changing environment.

This process is overseen by our Sustainability Steering Group which comprises Sustainability champions from each team in our business.



Monitor and disclose our performance

We will monitor and progress current performance against our ESG targets as well as assessing performance against current and emerging external reporting requirements which apply to our business.

1. We will assess **ESG benchmarks** and determine the most appropriate for PLATFORM_ to adopt

2. We will monitor and evaluate current and emerging **ESG reporting obligations**

3. We will **review and report performance** against our ESG targets

We have signalled our commitment to achieve net zero by becoming signatories of the following campaigns:



United Nations
Climate Change

RACE TO ZERO



BPF Net
Zero Pledge
MEMBER



PLATFORM_ in Exeter



Embedding Sustainability principles

The delivery of our commitments to sustainable living requires collaboration across all functions of our business. PLATFORM_ has created its Sustainability Steering Group comprised of Sustainability champions from across the business. The members of the Steering Group collectively and individually hold responsibility and accountability for the prioritisation and delivery of our commitments to sustainable living.

- By 2023 we will establish **sustainability champions** across the business
- By 2024 we will create a robust sustainability governance structure, overseen by a **Sustainability Steering Group** with internal accountability for the delivery of our commitments to sustainable living.

<p>PLATFORM_ Sustainability Steering Group</p>	
<p>Jean-Marc Vandevivere CEO</p>	
<p>Jonathan Rae Finance Director <i>Chair of Sustainability Steering Group</i></p>	<p>Stewart Knight Acquisitions Director</p>
<p>Matt Willcock Development Director</p>	<p>Pene Davies Senior Operations Manager</p>
<p>Lewis Kent Senior Development Manager <i>Sustainability Lead</i></p>	<p>Sav Sangha Senior Asset Manager</p>
<p>Matt James Senior Project Manager</p>	<p>Aleks Dineva Design and Mobilisation Coordinator</p>



Sustainability certification and accreditation

Sustainability certification and accreditation schemes provide a robust and comparable way of measuring and reporting the ESG standards achieved by a building. We will monitor our buildings against the relevant standards and set ourselves challenging targets which remain ahead of Government requirements. We will also continue to assess emerging accreditation schemes and changes to measurement approaches in this evolving field.

- We will achieve **EPC B** or above on all our new residential developments and at least **EPC C** on all our existing operational buildings
- We will design all of our standalone commercial buildings to achieve **BREEAM "In Construction" Excellent** and **NABERS 4 star**
- We will adopt **BREEAM "In Use"** on all of our operational assets, targeting continuous improvement in the ratings achieved

All our residential operational assets are **BREEAM**[®] "In Use" certified

All apartments at PLATFORM_ in Sheffield and Glasgow are **100% EPC B or above**



PLATFORM_ in Glasgow topping out

PLATFORM_

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