Sustainable Real Estate Investment in Action

Produced in conjunction with

“The world’s first responsible real estate fund”
(United Nations, 2006)
Introduction
The landscape for investors is changing in unprecedented ways. Increasingly, environmental and social factors are moving to centre stage. Rising energy costs, climate change and associated regulation, environmental degradation, population growth and social instability are redefining the contours of the investment universe.

Astute investors have for some time recognised that competitive and financial success is inextricably linked to more sustainable ways of doing business. Since its inception igloo has both recognised the opportunities and risks associated with environmental and social change and, through its pioneering Footprint policy, ensures that sustainability principles shape all that it does.

This 'Footprint in Action' document demonstrates igloo’s commitment to sustainability in order to better manage risk and to enhance returns. It details completed projects and others under development from right across the United Kingdom and includes high-value mixed use projects such as Bermondsey Square in London to smaller scale neighbourhood projects such as Green Street in Nottingham.

Along with my colleagues Professor Anne Power, Paul King and George Ferguson, all members of the Sustainable Investment Committee Steering Group that reviews and advises on igloo’s sustainability commitment, we hope you will learn some more about ‘Footprint in Action’ and find some real inspiration in some of the projects described.

Jonathon Porritt
Founder Director, Forum for the Future
Introduction

For igloo, sustainable investment in real estate is a culture, an approach, an attitude that informs everything we do: maximising returns by driving value in a sustainable world.

“Companies capable of managing environmental and social (ES) challenges better than their competitors are quite likely to be better managed companies, period. It therefore follows logically that they are likely to be superior financial performers as well.”

Matthew Kiernan, ‘Investing in a Sustainable World’ 2008

A sustainable approach is attractive to investors

Igloo, an Aviva Investors Fund, was established in 2002. Its central policy is to deliver sustainable returns to investors through its sustainable investment policy, ‘footprint’ www.igloo.uk.net/sustainable-investment. This policy, which is at the heart of all our investment decisions, delivers sustainable improvements to our neighbourhoods. Our approach has received significant attention and has been a key factor in igloo securing public sector investment into new projects. It has also encouraged awards committees to comment openly about igloo’s sustainable investment approach. The policy has also been adopted by the partnerships that igloo has invested in: ISIS and Blueprint.

A sustainable approach gives competitive advantage

We invest in well designed, mixed use, edge of city centre regeneration projects, because bringing neighbourhoods back to life in this way delivers long-term benefits, which maximise long-term returns. Igloo delivers regeneration through the management of environmental and social factors, such as cutting CO₂ emissions through environmentally efficient building construction and occupation and greatly reduced car usage; providing employment and facilities for deprived communities; and underpinning economic prosperity to a greater degree than traditional development. People and organisations then actively choose to live and work in these places, which therefore increase in value.

Buildings account for around 40% and transport around 25% (including aviation and shipping) of UK carbon emissions. The UK has committed to a 34% reduction in carbon emissions by 2020 (against a 1990 baseline), so the igloo approach is attractive. Government supports these policies and seek to partner and co-invest with igloo, giving igloo competitive advantage in accessing investment opportunities.

A sustainable approach minimises potential environmental risks

By integrating environmental and social factors into investment processes, igloo is able to manage project and corporate risks, costs and values in a sustainable way. Real estate is a relatively long term business (leases are typically for 15 years in the UK and buildings have 100+ years life on average) in a world that is presently subjected to rapid and transformative change driven particularly by government climate change policy. By predicting potential change, and acting on it, igloo ‘future proofs’ its investments and gains a sustainable competitive advantage in the market.
"Professor Anne Power, Paul King and George Ferguson all share my sense of excitement that this is an initiative that really could help drive much better practice across the sector as a whole - and not before time!"

Jonathon Porritt
Founder Director, Forum for the Future

A sustainable approach across all investments and partnerships
The footprint Sustainable Investment policy is being implemented across all of igloo’s investments either in its complete form or in an adapted form.

Blueprint is a joint venture between the Aviva Investors’ igloo Regeneration Fund, the East Midlands Development Agency (emda) and the Homes and Communities Agency (HCA). It is a partnership which brings together the best of the private and public sectors – a powerful mix of influence, skills and resources. The Blueprint partnership delivers innovative, property-led regeneration in the major urban areas of the East Midlands and is committed to bringing about real, tangible change.

ISIS Waterside Regeneration is a joint venture between the Aviva Investors’ igloo Regeneration Fund, British Waterways and MUSE Developments. ISIS was created to deliver a vision of an urban renaissance, building on the natural strength of our waterways to create mixed, balanced, diverse and genuinely sustainable communities. The Board of ISIS have approved an adapted version of igloo’s SI policy – the ISIS Sustainability Charter. The Charter’s aim is to deliver well designed mixed-use developments which contribute to the improvement of the local waterways, local communities and local economies.

Overview by an independent committee
In 2006, igloo established a Sustainable Investment Committee to advise on and monitor progress in the implementation of footprint®. This committee comprises of leading figures in the sustainability arena:

Jonathon Porritt (Chair) – Founder/Director, Forum for the Future
Anne Power – Professor of Social Policy Housing and Social Exclusion, London School of Economics
Paul King – Chief Executive of the UK Green Buildings Council
George Ferguson – Past President of RIBA

The committee’s terms of reference are to review SI performance audits and to advise on means of continuous improvement to the policy and its implementation.

The role of Urbed is to draft policies and keep them up to date in line with the latest developments, undertake independent audits on all projects, and provide guidance to project managers.

The role of Upstream (part of Jones Lang LaSalle) is to manage the audit and to co-ordinate an independent report of overall performance against footprint (this document).
Introduction

Our investors support our sustainable approach

"The West Midlands Pension Fund’s main objective is to invest in assets that generate consistent and strong returns. We already invest in infrastructure and property, so finding a fund that meets these requirements combined with a sustainable investment element is particularly attractive. We believe that pursuing sustainable investment and good corporate governance is best practice and so where we find investments (igloo) where both these criteria are met, we will make a commitment."

West Midlands Pension Fund, Chief Investment Officer

"Barclays Bank is delighted to be an investor in the igloo Regeneration Partnership which shows not only our commitment to regeneration, but also to the socially responsible investment approach that is taken."

Barclays Bank, National Regeneration Director
Making it happen

*footprint® is our Sustainable Investment (SI) policy, designed to drive competitive advantage and returns, as well as to help us screen and assess our urban regeneration schemes.*

**footprint® themes**

*footprint® is based around four themes covering all aspects of igloo’s activities:*

– Health, happiness and wellbeing: Investing in people and communities in order to change lives and realise potential;

– Regeneration: Investing not just in physical regeneration but in the social and economic lifeblood of urban neighbourhoods;

– Environmental Sustainability: Investing in more environmentally sustainable forms of urban development, and associated infrastructure and services;

– Urban Design: Investing in place making to create distinctive, vibrant and mixed use neighbourhoods that are urban in character

**Continuous improvement**

The footprint policy is improved through our commitment to continuously develop our understanding of key factors driving developments in the industry. For example in the past year we have:

– Collaborated with academics leading research in sustainability. For example, we are part of the steering group for a study by Demos, funded by Joseph Rowntree Foundation, which researched how different people feel about the spaces in their neighbourhoods.

– Been active partners in Knowledge Transfer Networks like the Urban Futures Expert Panel.

– Continuously monitored the policy horizon in Europe, the UK and the devolved administrations and regions to identify new relevant policy themes and funding sources.

**How performance is assessed**

Assessment under the policies contained within each theme happens at four key stages during the development process:

**Stage 1: Screening**

Screening of a scheme at pre-acquisition.

**Stage 2: Assessment**

Assessment of the scheme to determine its SI characteristics.

**Stage 3: Monitoring**

Monitoring and evaluation of detailed planning and construction against the SI characteristics established in Stage 2 assessment.

**Stage 4: Post-occupancy**

Post-occupancy survey to determine actual performance of the scheme against the SI policies, and feedback lessons learned to inform future improvement.

This report provides an update of progress against the footprint® policy for our direct and indirect investments. We have chosen to present this in the form of case studies demonstrating ‘footprint® in Action’ – how we have achieved our policies in practice on our projects.
**Sustainable Client/Developer of the Year: igloo**

Building Magazine and UK Green Building Council Awards

The judges said sustainability was more inherent in igloo's philosophy than any other developer's.

"The company works hard to minimise its own carbon footprint but its biggest impact comes through its projects. Energy performance certificate A grades and BREEAM 'excellent' ratings are basic benchmarks but igloo's projects seek to achieve more than just reductions in energy use. All schemes are built on brownfield sites in locations with integrated transport connections. They seek to achieve balanced and vibrant communities, are let on green leases and actively managed to ensure sustainability in the long term. On top of this, the company is active in promoting sustainability across the industry, working with organisations such as the Sustainable Development Commission, the Green Building Council and the RICS to drive the agenda forward."

**Regeneration Scheme of the Year: Bermondsey Square**

Estates Gazette Green Award

"The award is in recognition of igloo's Bermondsey Square development (www.bermondseysquare.co.uk), which has helped to revive and reinvigorate one of London's oldest neighbourhoods, while ensuring that Bermondsey's popular antiques market, held on the site, remained unaffected and continues to thrive."

**Mixed Use Regeneration Project of the Year Highly Commended: Bermondsey Square**

Regeneration & Renewal Awards

"Awarded to the mixed use scheme that most clearly demonstrates regeneration impact through environmental, design, social and economic improvements."

**Regeneration Project of the Year: Phoenix Square**

Insider East Midlands Property Awards

"Blueprint is leading from the front in the regeneration of Phoenix Square in Leicester."

**Regeneration Award: Granary Wharf**

Yorkshire Insider Property Industry Award
1.0
Health, Happiness & Wellbeing in Action
1.0 Health, Happiness and Wellbeing

Introduced in 2008, the newest footprint theme was developed to make the link between how every aspect of our work relates to the eventual health, happiness and wellbeing of people experiencing our developments.

The policies within this theme look at the health, happiness and wellbeing of those people living, working and spending time in our developments, and also focus attention on the wider neighbourhood, helping us unlock the long-term value of investment in regeneration to the benefit of investors, communities and the environment.

**Policy 1.1 Supporting Healthy Living**

Schemes should protect and support good health by seeking to create a healthy urban environment, and by giving people the opportunity to make healthy choices and to lead active lives.

**Healthier Living Spaces**

The 38 homes at Green Street in the Meadows area of Nottingham have been designed to maximise light and space. Many rooms and spaces are dual aspect, and a whole house mechanical heat recovery system supplies fresh air to the house, but retains building heat and prevents it from being wasted. External timber louvres provide sun shade during the summer to prevent over-heating, but allow low winter sunlight into the house.

With good connectivity to the city, a quarter of The Meadows homes have achieved the lifetime home standard. This certifies that the homes have been designed to be convenient for most occupants including some (but not all) wheelchair users and disabled visitors. These homes also meet the space requirements of a wide range of households, including families with push chairs. The extra space is also helpful to everyone in ordinary daily life, for example when carrying large and bulky items. By providing these recognised highly accessible homes, we have added value to the development by widening the potential customer base. Furthermore the recognition that these homes take into account families’ changing circumstances deepens igloo’s reputation for providing appropriate high quality housing solutions for urban developments.

**Policy 1.2 Creating Opportunities for Community**

Schemes should create the opportunity, space and time for community by incorporating sociable spaces, encouraging a healthy work life balance, and by putting in place a social contract.

**igloo comfort zone – understanding what influences public behaviour**

An important aspect of community is how people behave in the public areas outside buildings. We have coined a concept, the ‘igloo comfort zone’, which, at the planning stage, analyses how building design and arrangement, in addition to wind, rain, sun, noise and fumes will influence people’s behaviour.

This is critical for igloo as we put emphasis on designing places where people will feel comfortable and happy and where they will therefore spend more time sitting, posing, thinking, watching, chatting and spending. We do this because these are the sort of places people want to live, work and spend time thus increasing values.
1.0 Health, Happiness and Wellbeing

What we are doing

Our analysis of the external environment is based upon research commissioned by igloo and conducted by the Welsh School of Architecture. For example, extensive wind-tunnel testing was carried out to analyse the variance in comfort depending upon weather conditions. By commissioning this research and by continually endeavouring to create schemes which consider external comfort levels, we strive to create superior public spaces which the community wish to frequent and socialise in.

Making fresh food available to local communities

Bermondsey Square provides an effective community arena for a weekly farmers market. The fresh produce sold at the market provides residents with healthy food choices. This regular market not only provides an amenity for local residents but also attracts visitors who provide custom for the restaurants and cafes. The increased turnover positively impacts upon igloo’s rent share and the stall traders plot charge also provide a further income stream for igloo.

Policy 1.3

Changing Lives & Realising Potential

Schemes should contribute to neighbourhood well-being, identifying how they can reach out into communities in order to improve life chances and leave a lasting, and positive legacy.

‘Third Places’ and living rooms

We provide carefully considered external spaces to ensure optimum comfort, but it is important that these spaces also provide opportunities for social interaction, ‘Third Places’.

At igloo we believe it is important to create sociable spaces through the regeneration process. Our schemes seek to enable communities to engage with each other in a safe and comfortable environment whether it be through increasing the size of our lobbies or by creating generously sized and considered outside spaces.

igloo’s commitment to ensuring ‘Third Places’ adds value to our developments: through the appreciation from residents, occupiers and the surrounding community, the added ‘dwell time’ within the developments and also through the publicity associated with events that take place within these spaces.

In Leeds we have worked with four local artists on three pieces to be displayed within our development projects: ‘Regulator’ by lighting artist Charles Quick, ‘Baarrie’ by Antonia Stowe, ‘Make your Mark’, a community arts project by two local students and most recently the Wonderwood project, which can be viewed at http://www.youtube.com/watch?v=nU6v5Obhsm0. All four pieces have provided valuable positive publicity in the media, through word of mouth and online.
2.0
Regeneration in Action
2.0
Regeneration

igloo recognises the value in developing areas deemed priority by local authorities, this is due to the potential increases in values which can be achieved by improving the social, physical and economic fabric of the area alongside public investment.

By developing relationships with local governments and communities we are able to establish igloo as a developer of choice for areas requiring lasting regeneration.

At The Meadows in Nottingham, a Blueprint development, we have developed Code for Sustainable Homes (CSH) Level 4 housing (building fabric to carbon neutral CSH level 6). This is an exemplar project in an area which was previously lacking in social cohesion, and has substantially enhanced our public sector reputation, enabling the project to access substantial amounts of public financial support to achieve viability in the recession.

Nottingham Science Park is located on a site selected by the East Midlands Development Agency (EMDA) adjacent to the University to facilitate growth in technology businesses in the City of Nottingham. It is in an assisted area, and was formerly a waste tip and heavily contaminated. EMDAs objective for the site was to enhance the deliverability of a future city-wide technology strategy and to advance development on a site reserved for R&D and knowledge based uses. Blueprint acquired this site from EMDA to deliver these objectives. The development will secure the future of this neglected brownfield site, and bring economic growth to the City of Nottingham as well as supporting its Science City status. The economic development opportunities on the site outweigh the fact that the site is not designated as a regeneration area.

From its inception, igloo has sought to approach regeneration by responding to the opportunities created by an area and building on its distinct characteristics to develop vibrant, lasting communities.
What we are doing

Policy 2.1
Location and Connectivity
Schemes should be located in priority areas for urban regeneration, with good connectivity to the rest of the urban fabric.

Technological links
We connected two of our buildings in Leeds to the Round Foundry Media Centre’s advanced IT system, and formed strong links with the centre to help promote the networks of creative businesses that are so important to their success. This, together with the bars, restaurants and galleries we attract, enables the creation of Creative Neighbourhoods and helps us to attract occupiers in this fast growing sector that is relatively ignored by the mainstream real estate industry. As a result, rents have grown faster than prime rents and in some cases have exceeded prime rents.

Policy 2.2
Contextual Analysis
Schemes should be grounded in a thorough process of contextual analysis to inform the engagement processes and develop the scheme concept.

Local Context
In the development of The Meadows masterplan, Blueprint carefully considered local characteristics. The Meadows development area is bordered by two residential streets in Nottingham. An inherent characteristic of the streets is that the houses are double fronted. By meeting with community representatives through the Meadows Partnership Trust, funded by the local council, Blueprint were able to engender trust before the scheme design began to fully take shape. It became apparent that the residents did not want another gated development or flat block but appropriate housing to fit within the context of the neighbouring streets. Blueprint took on board these comments and put forward plans to build 38 double fronted townhouses mirroring the existing neighbourhood. Having conducted initial consultation and engaged with the community throughout the development process, we brought the community with us and facilitated a smooth planning process.

Policy 2.3
Engagement Process
Schemes should manage, resource and record a meaningful and ongoing process of stakeholder engagement which will balance partnership working and consultation with regard to its context.

Engagement at Design
In recent years ISIS has fully engaged with the Brentford community through a ‘Design for Change’ process. This process allowed the community to actually help design proposals for the area. The active community have previously been involved in producing an award winning community plan for another part of the town.
We regard the community as “locality experts” and work with them in the same way as we do with the architects, engineers and other professionals to ensure that we deliver the best possible place. The 2010 Planning Bill takes a similar approach. The outcome of this process has developed a degree of trust with the community and provided more interesting design solutions founded upon ‘local’ ideas and input.

**Local Involvement**
In a similar fashion we worked closely with the community at Bermondsey Square. This engagement has ensured that the community had significant input into the original development brief, removing planning objections to increase speed of investment. Also, by commissioning community filmmaker Shortwave to make films about the area in conjunction with the residents, igloo now has a powerful marketing tool and engaged extensively with the community in the process. This engagement has resulted in continuous support from the community and reduced planning time, and these strong relationships are now being fostered by our local manager.

**Policy 2.4**

**Neighbourhoods and Livability**
Schemes should create attractive and livable urban neighbourhoods by ensuring there are a range of basic amenities and services, a choice of housing, and quality public realm.

**Importance of Social Interactions**
Apartment buildings can be isolating. In a street you can look out of the window and see your neighbours go in and out of their houses, work in their gardens or wash their cars. As a result you know who your neighbours are. Many apartment buildings have tiny lobbies and enclosed lifts preventing these social interactions. In Bermondsey we have created something similar to the social interaction of the street by having a very large lobby with a concierge, with adjacent deli/restaurant and shop to encourage residents to spend more time in a place where they can meet, or be introduced to their neighbours.

In the residential elements of our projects, we work hard to engender a feeling of community through encouraging long term occupiers with a stake in the neighbourhood. We discourage ‘buy to let’ investors through lease provisions. This approach produces higher values, as purchasers prefer our communities to blocks with large numbers of absent landlords and transient tenants.
2.0 Regeneration

What we are doing

Policy 2.5 Community and Stewardship
Schemes should create neighbourhoods that contribute to rebuilding the social fabric of our towns and cities through combining careful integration with measures to actively foster community cohesion and long-term stewardship.

Community cohesion through involvement in local initiatives
Through our involvement with the Bermondsey Square Community Chest, we support community networks and foster the development of local interaction. We involve ourselves in events such as the Bermondsey Street Festival, which is very successful in bringing the local community together. We are facilitating the creation of social networks that are important for both jobs and happiness and well-being. igloo’s participation in these initiatives increases the levels of trust in igloo among the community and provides support for possible future projects.

At the ISIS Granary Wharf development in Leeds, a significant area of public space has been created beside the water to help celebrate community events and develop social interaction between residents and visitors to the area. A cultural programme of events is in place which ensures that there are things happening throughout the year to bring life to the spaces and further develop community cohesion and enjoyment.

Policy 2.6 Economic Diversity and Independence
Schemes should support independent economic activities and enterprises, with measures taken to nurture an independent business culture that supports entrepreneurship, creativity and co-operation.

Reduced transience of residents through lease terms
Our key objective for letting developments is to secure occupiers who will spend time and money in the neighbourhood, enhancing the value of our investment. In this way we take measures to avoid residential buildings becoming occupied by the transient tenants found in many buy to let investments. Such measures include retaining residential units and letting them ourselves and also through preventing multiple sales to investors and favouring owner occupiers. Our lease now prevents purchasers from letting without our consent to try to maintain continuity of the communities.

Incubation for start ups and space for growth
At our Blueprint scheme at Phoenix Square in Leicester, facilities are provided with independent enterprise in mind. By working with the local De Montfort University and the nearby LCB (Leicester Creative Depot), we ensure that there is a stream of occupiers. Through the provision a variety of spaces, the scheme caters for start ups (through the provision of serviced incubator spaces) as well as established firms with larger independent offices. Phoenix Square is unusual too in its aim to encourage links between the companies operating there. For example using the café bar as an informal setting for a creative business club, and through the provision of a gallery on site there is opportunity for collaboration with other occupiers to exhibit their work.
In Glasgow at the ISIS Speirs Locks Scheme, ISIS has been working in close collaboration with the cultural industries to attract arts and other creative businesses to the neighbourhood. So far, National Theatre for Scotland and the Royal Scottish Academy for Music & Drama have been encouraged to establish office, rehearsal and dance school facilities within the neighbourhood and ISIS has also refurbished a former factory to provide space for local, independent artists to create and exhibit work.

Independent retailers over the larger brands
At Bermondsey Square we preferred small, independent chain Bespoke Hotels, and the independent Shortwave Cinema. This allowed us to maximise the initial value of our other investments (both the residential and the workspace were worth more as a result) and to share the benefits of our longer term active management through the turnover rent on the hotel and the ground floor bars and restaurants. This creates the biggest attraction possible to drive value in other parts of the development. This mix of a large number of small, growing businesses provides occupier diversification which provides a ready supply of prospective growing tenants and which has proved robust through the recession.

A number of our schemes are designed to provide a variety of letting opportunities to encourage a range of companies at different stages of their business cycle to operate from the developments. We also encourage small enterprises to take flexible leases in our schemes. We are looking for tenants who, through their own design and business flair, add value to the neighbourhood. At igloo we believe that by nurturing creative clusters within development areas we are able to establish valuable, culturally fascinating communities which will lead to increased value of the development.
3.0 Environmental Sustainability in Action
We must develop urban solutions to environmental problems. By incorporating appropriate technologies as well as ensuring strategies are in place within our schemes, we aim to design and manage our developments in such a way to mitigate and minimise our environmental impacts.

Our six environmental sustainability policies ensure that we invest in schemes that minimise resource consumption and enhance the environment, during both construction and occupation.

Policy 3.1
Energy Systems
Achieve 60% reduction in carbon emissions (from 1997 levels) through implementation of energy strategy.

Efficiencies within work environments
At Bermondsey Square we have installed an adiabatic air cooling system in the offices. This has the potential to reduce cooling costs by 50% and improve health benefits versus normal air conditioning. In addition to the heat exchangers in each apartment these efficient systems are delivering a 60% reduction in carbon emissions. The system has been very well received by tenants which now include Munich Re, Cow PR and Purcell Miller Tritton Architects. We have continued to let space through the downturn while other offices have remained vacant.

Renewable energy solutions
At Nottingham Science Park we have developed an EPC A-Rated building which features a biomass boiler, alongside other environmental features including a brown roof. These features have established the Park as the ‘green’ alternative in the Nottingham market and have generated significant positive publicity for the project, for Blueprint and for its public sector partners. This development received recognition from the UK Science Park Association, when it won the award for innovative design of a building demonstrating environmental sustainability.

Sustainable living
All residential units at Bermondsey Square have achieved A or B grade Energy Performance Certificates and one block is designed to CSH Level 4 and provides for at least 10% renewable energy throughout the development. In the same way all residential units at Phoenix Square have achieved B grade Energy Performance Certificates. The value of achieving such high standards ensured that during the difficult housing market sales of these units were strong. By providing our customers with homes designed to operate efficiently, we are providing them with an opportunity to significantly reduce their running costs.

Green Leases
To further minimise the environmental impact of our developments we let both our commercial and residential properties on the ‘igloo green lease’. This leasing practice ensures that our occupiers are conscious of their environmental impact and are committed to managing this alongside igloo and other occupiers.
In many respects igloo’s green lease is similar to other emerging green leases. The key distinction is that there is a local ‘Footprint Committee’ provision that commits occupiers to work together, and with the landlord, to continuously improve the footprint performance of the project. This clause addresses a difficulty faced with long leases, where actions that will be required in the future cannot always be predicted.

One of our main aims is to reduce the carbon emissions of igloo’s schemes through the inclusion of efficient technologies and sustainable solutions. We also seek to achieve this by thinking beyond simply buildings and infrastructure and exploring how neighbourhood management, services, commerce and retailing can encourage more sustainable patterns of living.

**Policy 3.2**

**Car Dependency**

*Achieve a 60% reduction in CO₂ emissions through the implementation of a low carbon transport strategy.*

**Increasing value by releasing space**

High density mixed-use urban development creates the opportunity to reduce car dependency and associated carbon emissions due to intrinsic central location and proximity to public transport networks. At Marshall’s Mill, Leeds, igloo have converted to green electricity and installed an electric car charging point. igloo are also supporting the creation of a local car club and encouraging the club to also use electric cars. By introducing the car club we hope to release valuable development land which would have typically been used for car parking. When developed this will further enhance the value of our existing investment. It also gives us a marketing advantage on both new build residential and on our existing residential and workspace investments.

Bermondsey Square takes car dependency to a new level. The site is car free with an active Car Club run by Streetcar. By removing the requirement for parking spaces we have been able to realise increased revenues, by using the space for the farmers market and other revenue generating events.

**Alternatives to car travel**

Nottingham Science Park’s comprehensive transport strategy ensures that whilst not being in a city centre location, access to the site is possible through public bus services, bicycle routes and proximity to two train stations. Furthermore, Nottingham’s tram network is being extended and will be stopping directly outside the site by 2012. Also, by introducing the requirement for occupiers to develop their own travel plan upon taking space at the site, igloo is encouraging companies to reconsider their requirement for cars.
3.0 Environmental Sustainability

What we are doing

Policy 3.3 Waste Minimisation
Schemes should minimise waste arisings by putting in place a waste minimisation strategy.

Reducing waste in occupation
As part of the igloo green footprint® lease in place at Nottingham Science Park, a clause states the requirement for companies to implement a waste management strategy to ensure that companies are committed to minimising their waste sustainably. This also includes agreement to a centralised waste management scheme with a view to achieving economies of scale as well as reducing the environmental impact of multiple waste contractors coming to the site.

Policy 3.4 Food Supply
Where schemes feature food retailing, this should support reductions in the environmental impacts associated with food production.

Diversifying food supply
Mixed-use urban neighbourhoods have the potential to sustain a rich diversity of independent retail and commercial activity, which can in turn support shorter, and potentially more environmentally and economically efficient supply chains. Our Bermondsey Square development hosts its own farmers market, and is also close to independent food shops and the well known Borough Market.

igloo’s commitment to minimising environmental impacts of our development sites goes beyond ensuring management systems are in place for completed sites, we begin at the design specification stage.

Policy 3.5 Construction Processes
Schemes should seek to minimise the embodied energy and ecological impact of buildings through the careful selection of materials and construction systems.

Sustainable construction
During the design and procurement processes for igloo’s developments, BREs Green Guide to Specification is used to identify the most appropriate materials for the scheme. At The Meadows in Nottingham, all materials included in specification were A-C rated within the guide and where possible local materials were also used. For example, the bricks were sourced regionally and timber frames from FSC wood served to reduce the embodied energy and ecological impact.

The properties all have a physical envelope structure of buildings to 2016 standards, ensuring that they are of the highest quality and air tight. By concentrating on the structural sustainability of the buildings we provide occupiers with an effective base upon which they are able to make continued improvements.
What we are doing

Policy 3.6

Water Cycle

Schemes should seek to manage local water resources in such a way as to make efficient use of available resources.

Minimising the impact on water systems

In all our developments we strive to manage our impacts upon local water courses, to avoid putting additional pressure upon the water system. Our innovative Sustainable Urban Drainage System (SUDS) at Nottingham Science Park ensures that run off water from roofs, cars, roads and buildings is managed to enter the water system in a controlled manner. The SUDS includes a brown roof and a wetland habitat. igloo have utilised this sustainability feature to develop a large scale concept art piece and public space through constructing a lily pad walkway over the water.
4.0
Urban Design in Action
4.0 Urban Design

We want to create a clear definition between private and public realm, and ensure that the latter is a well proportioned, attractive stage for public life.

**Policy 4.1 Permeable Street Network**

Schemes should create a hierarchy of streets and spaces that are places as well as routes, and which are well connected and generate activity.

**Liveable Streets**

At the Glasgow, Maryhill Locks scheme, the masterplan proposals are based on the creation of liveable streets where neighbourhood activities will flourish. The layout of the neighbourhoods is based on connecting people with water, communal spaces and the town centre. The project has been established as a Scottish Government Sustainable Community Initiative and the latest phase of development is being designed to meet the Scottish Government’s ‘Designing Streets’ Guidance which is based on Homezone principles. This will be a first for Glasgow.

**Policy 4.2 Public Realm and Enclosure of Space**

Schemes should create a public realm that has appropriate character and proportion and is well designed and maintained – creating the stage on which the life of an area is played out.

**Design of public space**

Interior design is equally important to maximising value. In Bermondsey we worked with innovative young designers Dive to design a shared residential and office lobby which increases the lobby space available and shares the costs of the concierge service. This provision serves to minimise the service charge and improves the perceived occupier value. The neighbourhood manager’s office is also here to maximise the customer service opportunities. The Bermondsey Square development encourages a sense of place within a mixed use environment. By having businesses, shops, restaurants, bars and a hotel igloo ensure that the streets are animated at all points throughout the day.

**Policy 4.3 Density and Mix of Uses**

Schemes should create sufficient density and mix of uses to animate streets, support commercial activity and enhance safety, with building designs providing for flexibility and adaptation over time.

**Design of public space**

Places that are designed for people to live work and relax increase creating the sense that this is the place to be. Careful design of areas where people mix socially or functionally (access, recycling etc) encourages the chance encounter, a chance to meet neighbours and build a sense of community. At Phoenix Square, all of the 63 apartments are configured individually, and there are 7 studios and 38 workspaces which can be configured to suit different types of occupiers – from architects and designers to a wellness salon. Added to this are the digital media facilities, independent cinema, café bar and internal courtyard which provide social spaces for residents to meet and mix whilst attracting people from across Leicester, and increasing animation of the neighbourhood.
Policy 4.4
Quality, Diversity and Distinctiveness
Schemes urban design, architecture and public realm should be of the highest quality, with a distinctive and diverse range of buildings used to create landmarks and focal points.

Contemporary design
In Bermondsey we conducted a design competition with the Architecture Foundation for the third phase of the project. Urban Salon, the winning designers, in conjunction with our local authority and community partners, deliver a superb design that maximises the value of our adjoining investment.

At Bermondsey Square, Urban Salon join Sarah Wigglesworth Architects, Dive, East and Munkenbeck and Marshall to deliver higher values and sustainable competitive advantage through a ‘hard to replicate’ track record of delivery of high quality design together with marketing benefits through awards and media coverage. Design variety adds to the distinct image of igloo and its projects. We have worked with innovative young architects dRMM to produce bespoke furniture for our offices in Manchester, with artist Jason Taylor to produce tables that we exhibited at 100% Design and with Dive to produce the reception desk at Bermondsey Square.

This design ethos continues through our marketing material. We take a community based approach to marketing and at Bermondsey Square our approach involved creating a street art/illustration collective which worked with local schools to produce art on the construction hoardings. We have also worked with a local street artist to design an ‘art wall’ which has been used to teach children from the local estates how to develop their creative skills.

Recognising the past with a view to the Future
At ISIS’s Granary Wharf development in Leeds there is a combination of high quality contemporary architecture with the sensitive retention and refurbishment of historic listed and unlisted buildings. As well as being environmentally sustainable, this approach creates a sense of place impossible for competitors to achieve following comprehensive demolition thus giving the project a competitive advantage in attracting occupiers and visitors using the ground floor shops and restaurants. A range of architects were used to increase interest and diversity: CZWG (Watermans Place); Carey Jones (Candle House); Allies and Morrison (City Inn Hotel); Capita Lovejoy (public realm).
What we are doing

Policy 4.5
Biodiversity by Design
Schemes should protect and create biodiversity ‘by design’ in order to improve the quality of the urban environment, and encourage greater respect and value for nature.

Nurturing biodiversity
Within urban regeneration projects it is important to nurture the biodiversity which may be already in place at the site but also to encourage further diversity through provision of appropriate habitats. Within Granary Wharf in recognition of the otter population, facilities have been created including a holt and a tunnel for them to continue using the waterways despite the proximity to the new developments. As well as being valued in its own right as a sign of a healthy planet by our local communities, public sector partners, occupiers and ourselves, it also delivers wellbeing benefits to occupiers and helps drive values.

By developing on brownfield land out of the city centre, Nottingham Science Park’s location provides ample opportunities for nurturing biodiversity. The installation of a brown roof acts as a valuable water management device and also provides a valuable habitat for flora and fauna. Furthermore, the innovative SUDS which includes a reed bed surrounding a lily pad walkway has created a water habitat for local wildlife.

Policy 4.6
Living in the City
Schemes should broaden the appeal of urban living by seeking to create homes that provide the safety, comfort and space required by families and older people as well as urban pioneers.

Living in the City
ISIS has responded to a requirement in Manchester for larger accommodation within the city to support growing families and to create mixed income communities by developing Islington Wharf. To start attracting middle class families to remain in the city centre, ISIS developed a hub of family homes around a podium garden to provide an open space for families to interact.
5.0 The Future
footprint® Sustainable Investment in the future

igloo’s approach to Sustainable Investment will continue with the ethos that where companies are capable of managing environmental and social challenges better than their competitors they are quite likely to be better managed companies and are likely to be superior financial performers as well. This will be reflected in the series of new investments across the UK and the start of on-site works for a number of our schemes.

Furthermore igloo’s footprint® approach to Sustainable Investment was recognised as a key component in its landmark appointment as one of only six firms to be represented on all three Homes and Communities Agency (HCA) Delivery-Partner Panels covering the whole of England, in a joint venture with Carillion. The Panels will be used by the HCA and by local authorities to deliver well designed, sustainable mixed tenure housing on public land throughout England.

Conclusions

This report demonstrates igloo’s continuing commitment to Sustainable Investment. In awarding igloo the UK Green Building Council / Building Sustainable Client of the Year, the judges said that sustainability was more inherent in igloo’s philosophy than with any other developer’s. Ongoing work includes the development of footprint® with an emphasis on the environmentally-efficient retrofitting and the sustainable management of occupied buildings and neighbourhoods for a low carbon economy.

“We look forward to continuing to innovate in our management of the environmental and social challenges facing real estate investment, working with igloo’s Sustainable Investment Committee, with igloo’s investors, with the increasing number of public sector partners and with the all-important communities that are part of each igloo project.”

Chris Brown, Chief Executive
Recognition

Doing well by doing good – external recognition of our success

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**igloo Regeneration Fund**
- Sustainable Client / Developer of the year
- Building Magazine and UK Green Building Council Awards
- Regeneration Scheme of the Year: Bermondsey Square
- Estates Gazette Green Awards
- Highly Commended – Best Mixed Use Development: Bermondsey Square
- Regeneration and Renewal Awards
- Highly Commended – Bermondsey Square
- BEX International Innovation Awards
- Highly Commended for Sustainable and Responsible Finance
- City of London

**Blueprint**
- Design Excellence: No.1 Nottingham Science Park
- Nottingham Evening Post Commercial Property Awards
- Project Of The Year: Nottingham Science Park
- Constructing Excellence, East Midlands
- Sustainable Development Of The Year: No.1 Nottingham Science Park
- Insider East Midlands Property Dinner Awards
- Design Commendation
- Nottingham Civic Society
- Developer Of The Year: Blueprint
- Property Week, Midlands Property Awards
- Design-Led Project Of The Year: No.1 Nottingham Science Park
- Property Week, Midlands Property Awards
- RIBA East Midlands Award
- Highfields Automotive and Engineering Centre
- Innovation in Sustainability: No.1 Nottingham Science Park
- UK Science Parks Association
- Community Involvement: Phoenix Square, Leicester
- First Time Buyer Magazine
- Regeneration Project of the Year: Phoenix Square
- Insider East Midlands Property Awards
- Design Excellence: Phoenix Square (highly commended)
- RIBA Awards East Midlands
- Commercial Developer of the Year: Blueprint
- Insider East Midlands Property Awards
- Flourishing Places: Phoenix Square (highly commended)
- HCA/Regeneration and Renewal Awards

**ISIS**
- RTPI Scottish Awards for Quality in Planning
- Commendation – Spiers Locks Masterplan Framework and Engagement Process
- BURA Waterways Renaissance Award Winner
- Spiers Locks, Glasgow
- Scottish Sustainable Communities Initiative Status
- Maryhill Locks and Spiers Locks, Glasgow
- Independent Developer of the Year
- Granary Wharf
- Property Executive Regeneration Award for Excellence
- Islington Wharf
- Property Executive Residential Award for Excellence
- Islington Wharf
- Greater Manchester Building of the Year – Finalist
- Islington Wharf
- Yorkshire Property Insider Award for Regeneration
- Granary Wharf