



Investor CDP 2014 Information Request Unite Group

Module: Introduction

Page: Introduction

CC0.1

Introduction

Please give a general description and introduction to your organization.

Unite Students is the UK's leading manager and developer of student accommodation. We provide a home for 41,000 students in over 120 purpose built properties across 23 of the UK's strongest university towns and cities. We have nearly 1,000 employees and work in partnership with over 50 higher education providers, as well as renting rooms directly to students. In May 2013 Unite Students was awarded Student Accommodation Provider of the Year at Property Week's RESI Awards.

Our culturally-diverse customers are at the heart of our business and we aim to provide a home for students that supports their success, whether defined as academic achievement, personal growth or employability. Our properties provide high quality, well-located, safe accommodation that is close to university campuses, transport and local amenities. Our rent includes a study bedroom, all bills, insurance, 24-hour security and high speed Wi-Fi throughout our buildings.

Founded in 1991, Unite Group is a FTSE 250 company listed on the London Stock Exchange. We are pursuing a sustainable growth strategy designed to make the most of the resilient nature of the student accommodation sector. We aim to maintain the strongest brand in the sector and operate the highest quality portfolio through consistent investment in and improvement to our operating platform, highly selective development activity, asset management initiatives and portfolio recycling.

In addition to our wholly owned properties, we are also invested in and operate a small number of specialist funds and joint ventures with institutional investment partners, the largest of which is the £1.35 billion Unite Student Accommodation Fund (USAF).

The Group's charitable trust, the Unite Foundation, supports widening access to higher education, integrating students into the community and employability. It provides scholarships for disadvantaged students at seven universities and volunteering opportunities for our students and employees through partner organisations.

CC0.2

Reporting Year

Please state the start and end date of the year for which you are reporting data.

The current reporting year is the latest/most recent 12-month period for which data is reported. Enter the dates of this year first.

We request data for more than one reporting period for some emission accounting questions. Please provide data for the three years prior to the current reporting year if you have not provided this information before, or if this is the first time you have answered a CDP information request. (This does not apply if you have been offered and selected the option of answering the shorter questionnaire). If you are going to provide additional years of data, please give the dates of those reporting periods here. Work backwards from the most recent reporting year.

Please enter dates in following format: day(DD)/month(MM)/year(YYYY) (i.e. 31/01/2001).

Enter Periods that will be disclosed

Tue 01 Jan 2013 - Tue 31 Dec 2013

CC0.3

Country list configuration

Please select the countries for which you will be supplying data. This selection will be carried forward to assist you in completing your response.

Select country

United Kingdom

CC0.4

Currency selection

Please select the currency in which you would like to submit your response. All financial information contained in the response should be in this currency.

GBP(£)

CC0.6

Modules

As part of the request for information on behalf of investors, electric utilities, companies with electric utility activities or assets, companies in the automobile or auto component manufacture sectors, companies in the oil and gas industry, companies in the information technology and telecommunications sectors and companies in the food, beverage and tobacco sectors should complete supplementary questions in addition to the main questionnaire.

If you are in these sectors (according to the Global Industry Classification Standard (GICS)), the corresponding sector modules will not appear below but will automatically appear in the navigation bar when you save this page. If you want to query your classification, please email respond@cdp.net.

If you have not been presented with a sector module that you consider would be appropriate for your company to answer, please select the module below.

If you wish to view the questions first, please see <https://www.cdp.net/en-US/Programmes/Pages/More-questionnaires.aspx>.

Further Information

Module: Management

Page: CC1. Governance

CC1.1

Where is the highest level of direct responsibility for climate change within your organization?

Individual/Sub-set of the Board or other committee appointed by the Board

CC1.1a**Please identify the position of the individual or name of the committee with this responsibility**

Paul Harris, Strategy & Commercial Director. Paul heads up Unite Students' Corporate Responsibility (CR) Steering Group, and is accountable to the CEO and Operations Board for CR matters, which are split into four themes: Environment (covering Carbon & Climate Change), Communities, Business and People.

Environment CR theme is headed up by James Tiernan, Energy & Environment Manager, who is accountable to his line manager (Steve Batley, Estates Director) and the CR Steering Group.

CC1.2**Do you provide incentives for the management of climate change issues, including the attainment of targets?**

Yes

CC1.2a**Please provide further details on the incentives provided for the management of climate change issues**

Who is entitled to benefit from these incentives?	The type of incentives	Incentivized performance indicator
Chief Executive Officer (CEO)	Monetary reward	Progress against CR Objectives is reported internally and in our Annual Report, specifically, progress towards carbon emissions reduction targets. CEO remuneration is dependent on delivering these targets.
Environment/Sustainability managers	Monetary reward	Progress against Environmental objectives including energy/carbon, water, and waste reduction, are incorporated into Annual Performance Objectives, which influence annual bonus payment.
Facility managers	Recognition (non-monetary)	Building Managers are accountable for their building's Profit & Loss accounts, of which Energy costs are a significant cost. Progress towards reducing carbon emissions and improving water efficiency are key in improving building P&L performance, used internally as a measure of how successful that building manager is in their role. Unite will be implementing the NUS Green Impact scheme during 2014-15 academic year, whereby site management teams will be accountable for improving environmental performance (including carbon emissions) of their site.
Director on board	Monetary reward	Risks associated with climate change are reviewed quarterly and managed by all the members of the Operations Board as part of our strategy review, led by our Managing Director of Operations who sits on the Group Board. His remuneration is performance related and includes managing risk associated with climate change.

Further Information**Page: CC2. Strategy****CC2.1****Please select the option that best describes your risk management procedures with regard to climate change risks and opportunities**

Integrated into multi-disciplinary company wide risk management processes

CC2.1a**Please provide further details on your risk management procedures with regard to climate change risks and opportunities**

Frequency of monitoring	To whom are results reported	Geographical areas considered	How far into the future are risks considered?	Comment
Six-monthly or more frequently	Individual/Sub-set of the Board or committee appointed by the Board	Focus on UK as Unite Student's area of operation. Consideration also given to global climate change as these impact on supply chains, markets, regulation and customers.	> 6 years	Energy & Environment Manager undertook initial "Climate Change Risks & Opportunities Scoping Study", covering climate change risks & opportunities over period 2010-2039. This used data from the UKCP 09 Climate Projections website, and the "Speed BACLAIT" vulnerability assessment tool provided by UKCIP website. The findings have been discussed at the group "Corporate Responsibility Steering Group" which is chaired by Corporate and Strategy Director (accountable to the Board & CEO for climate change). Also communicated to Company Secretary & Head of Legal who sits on the Group's "Risk Committee", who are responsible for tracking strategic business risks. Climate Change Risks and Opportunities analysis are reviewed quarterly at "Strategic Business Reviews" that are undertaken by the Operations Board and used to guide business strategy.

CC2.1b**Please describe how your risk and opportunity identification processes are applied at both company and asset level**

At company level, strategic risks & opportunities are considered by the Risk Committee and also considered by the Operations Board during Quarterly Strategic Reviews that inform and guide Unite Students' business strategy.

Likely asset (property) level climate change risks and opportunities are identified centrally and communicated to property teams via a company-wide "Sustainability Network" made up of "Sustainability Champions". They are responsible for identifying and tracking property level risks and opportunities, and for implementing adaptations/mitigation's as appropriate.

CC2.1c**How do you prioritize the risks and opportunities identified?**

The Climate Change Risks and Opportunities analysis undertaken was based on UKCIP "Speed BACLAIT" tool. In addition, an assessment of "severity" and "likelihood" was included using a numerical score of 1-5, multiplied to give an overall risk rating used to prioritize risks. A "sense check" was then undertaken to ensure the results were also aligned with views of Unite Students' key stakeholders.

CC2.2**Is climate change integrated into your business strategy?**

Yes

CC2.2a**Please describe the process of how climate change is integrated into your business strategy and any outcomes of this process**

1. Unite Students' defining purpose is 'Home For Success', which sits at the core of our strategic plan and brand identity. Based on this, our organisation is aligned around the principle that we add the greatest value to all our stakeholders by striving to understand how accommodation positively contributes to a student's success while at University, focusing our resources to deliver that and being recognised accordingly. Underpinning this are four brand strengths, the first of which is that 'we act responsibly'. This reflects the fact that we must act to mitigate our contribution towards climate change by reducing our GHG emissions, and so we have formally committed in our Energy & Environment Policy to reduce energy consumption and GHG emissions. We monitor and report our energy consumption & GHG emissions internally and externally to help track progress. Energy consumption data (main source of GHG for Unite Students) is monitored monthly and reported annually, and is taken into consideration during quarterly business strategy reviews.

2. Climate change adaptation has also been identified as key to our long term success, and following our Climate Change Risks and Opportunities Assessment various vulnerabilities have been identified particularly around building fabric, infrastructure and operational procedures. Changes are being implemented to our maintenance regime & operating procedures to avoid and reduce the impact of climate change, and we aspire to achieving BREEM Very Good or Excellent in all our new developments. Our Operations Board has tasked the business with creating "ageless properties" that operate and perform to high standards irrespective of building age, and this extends to energy performance and GHG emissions. We have also identified that key stakeholders including students, universities and investors are more aware of and interested in our GHG emissions and wider environmental performance, and are increasingly requesting specific information and data about what we are doing to mitigate and adapt our operations both in the wider sense and more specifically in relation how we support their operations.

3. In the short term Unite Students have identified the need to ensure the business has the necessary management structure in place to facilitate the ongoing climate change mitigation and adaptation measures that will be required. To do this we have been developing and implementing an Environmental Management System based around the requirements of ISO14001. We have also been reporting our GHG emissions data for several years on a voluntary basis ahead of mandatory reporting introduced this year.

4. In the long term, Unite Students has recognised the need to monitor climate change risks and opportunities to ensure our business strategy reflects reacts accordingly to changes in things such as customer behaviour and expectations, the need to respond to every more stringent regulation on GHG emissions and rising energy prices.

5. By implementing a comprehensive EMS and Corporate Responsibility policy Unite Students can demonstrate to key stakeholders (including university partners, student customers, investors and stakeholders) that we are not only working to mitigate our climate change impact – and so support their own intentions and aspirations in this area – but also to adapt to any changes more than competitors, and so help protect and insulate them from climate change impacts and provide a comfortable affordable home.

6. In order to mitigate our climate change impact by reducing our electricity related carbon emissions, and to adapt by reducing our energy consumption and so insulate us from increasing energy and carbon costs, Unite Students took the decision to rollout new energy saving LED lighting and controls to all buildings in a £20 million project over two years that will reduce GHG emissions by c.15%. During the reporting year this decision was taken and a comprehensive tender process undertaken to select a strategic lighting partner (major global manufacture) to work with. This tender process included expenditure of over £500 thousand on three full pilot sites with different suppliers, and resulted in the appointment of a single chosen partner who Unite Students will work with over the next 2 years. In the reporting year his partner also then completed detailed surveys and designs for all c.120 sites at a further cost of £500thousand, and installation is commencing during 2014.

CC2.3**Do you engage in activities that could either directly or indirectly influence public policy on climate change through any of the following? (tick all that apply)**

Trade associations

CC2.3b**Are you on the Board of any trade associations or provide funding beyond membership?**

Yes

CC2.3c**Please enter the details of those trade associations that are likely to take a position on climate change legislation**

Trade association	Is your position on climate change consistent with theirs?	Please explain the trade association's position	How have you, or are you attempting to, influence the position?
British Property Federation	Consistent	BPF's "Sustainable Existing Non-Domestic Buildings Manifesto" and "Low Carbon New Non-Domestic Buildings Manifesto" set out BPF's stance on and backing for moving towards zero-carbon new build dwellings, and minimum energy performance standards for existing dwellings.	Unite Student's Managing Director of Property, Richard Simpson, is Chair of the British Property Federation's cross-sector Student Accommodation Committee, and is working to promote awareness of climate change and the need for action to mitigate and adapt across the Student Accommodation sector.

CC2.3h**What processes do you have in place to ensure that all of your direct and indirect activities that influence policy are consistent with your overall climate change strategy?**

Unite Student's overarching Corporate Responsibility Policy and Energy & Environment Policy, which set out the business' position, are approved by the Chief Executive Mark Allan, and communicated throughout the business via the company intranet to ensure that staff who are in a position to influence policy do so in a manner consistent with our policies.

The Corporate Responsibility Steering Committee has been established to provide closer liaison between relevant people within Unite Students who are in position to influence policy. Any resulting actions are coordinated the Unite Students CR Working Group to ensure consistency.

Further Information

CC3.1

Did you have an emissions reduction target that was active (ongoing or reached completion) in the reporting year?

Absolute target

CC3.1a

Please provide details of your absolute target

ID	Scope	% of emissions in scope	% reduction from base year	Base year	Base year emissions (metric tonnes CO2e)	Target year	Comment
Abs1	Scope 1+2	100%	5%	2012	63345	2013	

CC3.1d

For all of your targets, please provide details on the progress made in the reporting year

ID	% complete (time)	% complete (emissions)	Comment
Abs1	100%	100%	A 5% reduction in absolute emissions from 2012 to 2013 was targeted, which equates to a reduction of 3,124.3 metric tonnes CO2e. An actual reduction of 7,631.42 metric tonnes CO2e was achieved between 2012 and 2013 - exceeding this target by more than 100%.

CC3.2

Does the use of your goods and/or services directly enable GHG emissions to be avoided by a third party?

No

CC3.3

Did you have emissions reduction initiatives that were active within the reporting year (this can include those in the planning and implementation phases)

Yes

CC3.3a

Please identify the total number of projects at each stage of development, and for those in the implementation stages, the estimated CO2e savings

Stage of development	Number of projects	Total estimated annual CO2e savings in metric tonnes CO2e (only for rows marked *)
Under investigation	4	
To be implemented*		
Implementation commenced*		
Implemented*	1	68.8
Not to be implemented		

CC3.3b

For those initiatives implemented in the reporting year, please provide details in the table below

Activity type	Description of activity	Estimated annual CO2e savings (metric tonnes CO2e)	Annual monetary savings (unit currency - as specified in CC0.4)	Investment required (unit currency - as specified in CC0.4)	Payback period	Estimated lifetime of the initiative, years	Comment
Energy efficiency: Building services	LED Lighting Pilot Installations: Three full sites had their entire lighting system replaced with state of the art energy saving LED systems including enhanced controls. These were pilot installations from different manufactures that were used to quantify energy saving potential and help with selection of Lighting Partner who will be used to install LED lighting to all Unite Student buildings over next 24 months.	68.8	34000	539758	4-10 years	15	In addition to energy savings, significant savings to be achieved through reduction in lighting maintenance and hardware, and through reduced CRC liability.
Energy efficiency: Building services	Wet Central Heating Controls Installation Pilot: Installation of improved heating controls into a single flat in order to assess potential savings if more widely rolled out. Achieved circa 25% reduction in gas consumption for heating and hot water	0.02	50	500	1-3 years	10	

Activity type	Description of activity	Estimated annual CO2e savings (metric tonnes CO2e)	Annual monetary savings (unit currency - as specified in CC0.4)	Investment required (unit currency - as specified in CC0.4)	Payback period	Estimated lifetime of the initiative, years	Comment
Behavioral change	Student Engagement Pilots: the National Union of Students "Student Switch Off" scheme was piloted across Bristol, London, and Sheffield aiming to engage with students and drive behaviour change towards lower energy consumption.	5	0	7500	4-10 years	1, needs to be repeated each year with new intake of students	Very difficult to accurately and reliably quantify energy savings attributable to this activity, (from changes due to weather, changes in occupancy numbers and patterns, and other activity). Savings are therefore estimates.
Energy efficiency: Building services	Electric Heating Control Settings Optimisation: Settings (temperature set points and timings) in occupant activated electrical heating controllers were optimised to balance comfort against energy efficiency. Pilot across 4 sites to identify potential savings and any customer impacts, likely to rolled out on wider scale in future.	37	9000	0	<1 year	One off re-programming of existing heating controllers likely to last 5-10 years.	Difficult to accurately assess savings attributable to this as separate sub metering of heating system is not possible. Saving reported is estimate based on observed reduction in overall energy consumption.

CC3.3c

What methods do you use to drive investment in emissions reduction activities?

Method	Comment
Compliance with regulatory requirements/standards	Participation in the CRC ESS
Dedicated budget for energy efficiency	To fund pilot projects to identify those suitable for larger scale roll out
Employee engagement	National "Energy Network" of representatives from sites, to coordinate rollout of energy and carbon reduction measures and to engage with internal stakeholders.
Internal incentives/recognition programs	The company's internal Certificates of Recognition are used to reward and recognise good initiative and performance in all areas including energy and carbon saving. There is a specific award for positive impact on the community, in which achievement in this area would be recognised.
Internal finance mechanisms	Individual sites are responsible for their own energy budget, so energy and carbon savings equate to improved profit for that site, thus incentivising energy reduction measures on each site.

Further Information**Page: CC4. Communication****CC4.1**

Have you published information about your organization's response to climate change and GHG emissions performance for this reporting year in places other than in your CDP response? If so, please attach the publication(s)

Publication	Page/Section reference	Attach the document
In mainstream financial reports (complete)	43	https://www.cdp.net/sites/2014/34/19834/Investor CDP 2014/Shared Documents/Attachments/CC4.1/unite-group-2014-annual-report_final.pdf
In voluntary communications (underway) – previous year attached	Whole document	https://www.cdp.net/sites/2014/34/19834/Investor CDP 2014/Shared Documents/Attachments/CC4.1/corporate-responsibility-report-2012.pdf

Further Information

Module: Risks and Opportunities**Page: CC5. Climate Change Risks****CC5.1**

Have you identified any climate change risks that have the potential to generate a substantive change in your business operations, revenue or expenditure? Tick all that apply

- ☐ Risks driven by changes in regulation
☐ Risks driven by changes in physical climate parameters
☐ Risks driven by changes in other climate-related developments

CC5.1a

Please describe your risks driven by changes in regulation

Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact	Estimated financial implications	Management method	Cost of management
Carbon taxes	Increased cost associated with GHG emissions in future will impact on business operating costs.	Increased operational cost	Unknown	Direct	More likely than not	Low-medium	Difficult to quantify, but carbon costs under CRC are currently circa 3% of overall energy costs, so even a 100% increase in this would not have substantial impact on over all energy costs.	Mitigate: reduce energy consumption and hence GHG emissions to avoid cost. Examples of work in this area include improving building efficiency through introduction of LED Lighting & controls, development of optimised heating controls, and customer and staff engagement campaigns to reduce demand for energy. Regulatory Change Tracker is maintained to help identify any further relevant changes in legislation or regulation.	£20,000,000 spend planned on lighting over next 24 months. £10,000 spend on student and staff engagement planned over next 12 months.

Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact	Estimated financial implications	Management method	Cost of management
Product efficiency regulations and standards	Introduction of Minimum Energy Performance Standards (MEPS) for buildings will require us to reassess energy performance (produce new EPC) for each building, and confirm that they will meet the proposed MEPS due to be introduced in 2017. Should any site not meet the MEPS, significant investment could be required to improve performance, or else asset value likely to be impacted.	Reduced stock price (market valuation)	1 to 3 years	Direct	Virtually certain	Medium	Impact on asset value if building is not rentable due to MEPS non-compliance would be significant, potentially £millions	Ongoing programme of reviewing all EPCs is about to commence. Regulatory Change Tracker is maintained to help identify any further relevant changes in legislation or regulation.	Cost of checking energy performance by repeating Energy Performance Certificate (EPC) and reviewing rating, as well as identifying measures to implement where necessary is likely to be circa £150,000. Cost of any measures required to improve performance could be £millions.
General environmental regulations, including planning	Increase in minimum energy performance and other environmental performance standards required under Building Regulations or to secure Planning Consent could result in increased cost for new developments, and also make Planning Consent for new developments harder to secure.	Reduction/disruption in production capacity	1 to 3 years	Direct	More likely than not	Medium	Inability to undertake new developments could impact on overall asset value and constrain ability of business to grow and modernise stock.	Work closely with specialists to identify cost effective ways in which to improve energy performance of new buildings. Regulatory Change Tracker is maintained to help identify any further relevant changes in legislation or regulation.	Small increase in cost of new developments could result from increase in energy performance requirements, perhaps 5% to 10%.

CC5.1b

Please describe your risks that are driven by change in physical climate parameters

Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact	Estimated financial implications	Management method	Cost of management
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Change in temperature extremes	Increased summer time temperatures could result in more incidents of buildings overheating, which could lead to risk to health, need to compensate or rehouse tenants, requirement to modify buildings and inability to let certain properties. Impact likely to be worse in urban centres where our buildings are concentrated due to urban heat island effect. UK climate change projections for period 2010-2039 show potential 1 to 2DegC rise in mean temperatures in our areas of operation.	Increased operational cost	3 to 6 years	Direct	Very likely	Medium	Cost of rehousing tenants for short periods if building is uninhabitable due to overheating could be £100s per tenant per day. Possible compensation for discomfort or illness resulting from overheating.	Identify at-risk buildings and develop measures to minimise risk of overheating (building fabric measures such as solar control film, brise soleil, natural ventilation strategies, and if necessary active cooling. Ensure design of new developments is sufficient to prevent overheating during periods of warmer than average temperature. Ensure operational procedures are in place to identify incidents and take appropriate action.	Assuming some areas of at risk buildings are uninhabitable due to overheating for 1 week per year, impact through compensation, rehousing and inability to let could be significant, potentially £100,000s. Cost of measures to prevent could also be £100,000s
Change in temperature extremes	Increased incidents of extreme cold weather. Extreme cold could result in increased heating costs, risk of damage to properties through freezing conditions snow and ice, risk of injury to staff or customers through slips/trips/falls on snow/ice or from falling snow/ice.	Increased operational cost	3 to 6 years	Direct	More likely than not	Medium	Cost of meeting increased heating demand resulting in potentially 5% increase in annual energy consumption if winter is particularly cold. Cost of repairing buildings damaged by cold weather could be £100,000s.	Identify at risk buildings, look at measures to reduce heating demand during winter and to protect against damage caused by extreme cold. Ensure operational procedures are in place to identify incidents and take appropriate action.	Cost of preparing buildings for cold weather likely to vary significantly from site to site but could be £100,000s
Change in precipitation extremes and droughts	Increased likelihood of high intensity rainfall or period of extreme wet weather leading to building damage through ingress of water of failure of building fabric elements (such as roof, rainscreen cladding, windows etc)	Increased operational cost	3 to 6 years	Direct	More likely than not	Medium	Cost of repairing damage caused can be £100,000s per incident. Cost of rehousing tenants if rooms are uninhabitable due to damage can be £100s per day. Cost of compensating tenants for damage or injury caused could be £100,000s.	Identify at risk buildings, ensure maintenance regimes are sufficient to maintain building fabric and drainage to prevent ingress or failure. Ensure operational procedures are in place to identify incidents and take appropriate action.	Minimal as this is part of existing maintenance regimes.

Change in precipitation extremes and droughts	Increased likelihood of high intensity rainfall or period of extreme wet weather resulting in local or regional flooding, either on site with direct impacts, or in vicinity and thus affecting access to/from site by staff, tenants and suppliers.	Inability to do business	3 to 6 years	Direct	More likely than not	Medium	Cost of repairing damage, compensating or rehousing tenants, Could vary significantly due to extent, scale and duration of flooding event, from £1,000s to £1,000,000s	Identify at risk buildings, review local flood risk assessment, ensure maintenance regimes are sufficient to maintain building fabric and drainage to prevent flooding. Ensure operational procedures are in place to identify incidents and take appropriate action to mitigate or prevent.	Minimal as largely management procedures.
Induced changes in natural resources	Potential for increased incidents of water scarcity, resulting in possible disruption to supply and increased supply/waste costs	Increased operational cost	>6 years	Direct	About as likely as not	Medium	Annual water costs currently circa £4,000,000, so even 5% increase in supply/disposal costs could have significant impact on business.	Identify and implement water saving opportunities. Engage with staff and customers to reduce water usage. Ensure effective procurement to deliver good value water supplies.	Cost of implementing water saving measures could be £1,000,000s.
Sea level rise	Potential for increased coastal flooding and inundations, impacting on our operations in low lying areas or coastal areas due to flooding on site causing damage or making business impossible, or impacting on access to/from site by staff, tenants and suppliers.	Increased operational cost	>6 years	Direct	More likely than not	Medium	Cost of repairing damage, compensating or rehousing tenants, Could vary significantly due to extent, scale and duration of flooding event, from £1,000s to £1,000,000s	Identify at risk buildings, review local flood risk assessment, ensure maintenance regimes are sufficient to maintain building fabric and drainage to prevent flooding. Ensure operational procedures are in place to identify incidents and take appropriate action to mitigate or prevent. Longer term focus operations in areas of low risk.	Minimal as largely management procedures.

CC5.1c

Please describe your risks that are driven by changes in other climate-related developments

Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact	Estimated Financial Implications	Management method	Cost of management
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Changing consumer behaviour	Increased awareness of impact of global travel, and increased cost of global travel, could result in reduction of overseas students choosing to study in the UK, thus resulting in increased competition in student accommodation sector causing reduced occupancy levels.	Reduced stock price (market valuation)	Unknown	Direct	About as likely as not	Medium	significant proportion of tenants are overseas students, particularly in specific areas of operation such as London. Reduction in overseas students could result in reduction in occupancy.	Monitor international student numbers and habits, ensure balanced approach and avoid overreliance on specific groups of tenants.	none, management procedure.
Reputation	Increased stakeholder awareness of climate change issues puts pressure on Unite Students to actively mitigate and adapt, and to be seen to do so. Failure to act or be seen to act could result in reputational damage, impacting on sales.	Inability to do business	>6 years	Direct	More likely than not	Low-medium	Potential loss of revenue or inability to do business, very difficult to quantify impact.	Ensure that Unite Students not only undertake action to effectively mitigate and adapt to climate change impacts, but that we also effectively communicate this to key stakeholders.	None, part of business as usual.
Induced changes in human and cultural environment	Increased cost of living as a result of global climate change impacts could result in changes to education and study patterns, with more students living at home resulting in reduced demand for our products and services.	Reduced demand for goods/services	>6 years	Direct	Unlikely	Medium-high	Significant reduction in student numbers living away from home could have significant impact on business but this is impossible to quantify, as change is likely to be gradual and Unite Students would evolve gradually in response.	Monitor market trends	none, part of business as usual.

Further Information

Page: CC6. Climate Change Opportunities

CC6.1

Have you identified any climate change opportunities that have the potential to generate a substantive change in your business operations, revenue or expenditure? Tick all that apply

- ☐ Opportunities driven by changes in regulation
- ☐ Opportunities driven by changes in physical climate parameters
- ☐ Opportunities driven by changes in other climate-related developments

CC6.1a

Please describe your opportunities that are driven by changes in regulation

Opportunity driver	Description	Potential impact	Timeframe	Direct/Indirect	Likelihood	Magnitude of impact	Estimated financial implications	Management method	Cost of management
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General environmental regulations, including planning	By developing our ability to build and operate energy efficient buildings, we can develop a competitive advantage over competition who may be less experienced and adept at doing so than us.	Increased demand for existing products/services	Unknown	Direct	About as likely as not	Medium	Difficult to quantify.	Ensure we have the ability to build and operate our buildings in an energy efficient manner.	None
Product efficiency regulations and standards	Introduction of minimum energy performance standards will drive energy efficiency in our buildings where action may not have previously been cost effective.	Reduced operational costs	Unknown	Direct	About as likely as not	Low-medium	Difficult to quantify.	Identify sites at risk of not meeting MEPS and take action to improve energy efficiency.	Difficult to quantify.

CC6.1b

Please describe the opportunities that are driven by changes in physical climate parameters

Opportunity driver	Description	Potential impact	Timeframe	Direct/Indirect	Likelihood	Magnitude of impact	Estimated financial implications	Management method	Cost of management
Change in mean (average) temperature	Increased average winter temperatures	Reduced operational costs	>6 years	Direct	Likely	Low-medium	Potential savings from reduced winter heating demand due to milder winters could result in 5% to 10% reduction in energy demand compared to "traditional" colder winters.	Monitor winter mean temperatures and energy consumption	None.

CC6.1c

Please describe the opportunities that are driven by changes in other climate-related developments

Opportunity driver	Description	Potential impact	Timeframe	Direct/Indirect	Likelihood	Magnitude of impact	Estimated financial implications	Management method	Cost of management
Changing consumer behaviour	Customers more aware of climate change impacts and so we can leverage a competitive advantage if we are able to demonstrate that we are mitigating and adapting to climate change better and more effectively than our competition.	Increased demand for existing products/services	3 to 6 years	Direct	More likely than not	Medium	Difficult to quantify.	Effective programme to mitigate and adapt to climate change impacts, coupled with effective communications and marketing to make this clear to customers and other stakeholders.	business as usual

Further Information**Module: GHG Emissions Accounting, Energy and Fuel Use, and Trading**

Page: CC7. Emissions Methodology**CC7.1**

Please provide your base year and base year emissions (Scopes 1 and 2)

Base year	Scope 1 Base year emissions (metric tonnes CO2e)	Scope 2 Base year emissions (metric tonnes CO2e)
Sat 01 Jan 2011 - Sat 31 Dec 2011	6116.62	56447.49

CC7.2

Please give the name of the standard, protocol or methodology you have used to collect activity data and calculate Scope 1 and Scope 2 emissions

Please select the published methodologies that you use
Defra Voluntary Reporting Guidelines

CC7.2a

If you have selected "Other" in CC7.2 please provide details of the standard, protocol or methodology you have used to collect activity data and calculate Scope 1 and Scope 2 emissions

CC7.3

Please give the source for the global warming potentials you have used

Gas	Reference
CH4	IPCC Fourth Assessment Report (AR4 - 100 year)
N2O	IPCC Fourth Assessment Report (AR4 - 100 year)
HFCs	IPCC Fourth Assessment Report (AR4 - 100 year)
PFCs	IPCC Fourth Assessment Report (AR4 - 100 year)
SF6	IPCC Fourth Assessment Report (AR4 - 100 year)
CO2	IPCC Fourth Assessment Report (AR4 - 100 year)

CC7.4

Please give the emissions factors you have applied and their origin; alternatively, please attach an Excel spreadsheet with this data at the bottom of this page

Fuel/Material/Energy	Emission Factor	Unit	Reference
Electricity	0.44548	metric tonnes CO2e per MWh	DEFRA 2013 Emissions Factors, Scope 2 electricity direct emissions
Natural gas	0.18404	metric tonnes CO2e per MWh	DEFRA 2013 Emissions Factors, Scope 1 natural gas direct emissions
Diesel/Gas oil	2.6008	kg CO2 per liter	DEFRA 2013 Emissions Factors, Scope 1 diesel direct emissions

Further Information**Page: CC8. Emissions Data - (1 Jan 2013 - 31 Dec 2013)****CC8.1**

Please select the boundary you are using for your Scope 1 and 2 greenhouse gas inventory

Operational control

CC8.2

Please provide your gross global Scope 1 emissions figures in metric tonnes CO2e

5361.7

CC8.3

Please provide your gross global Scope 2 emissions figures in metric tonnes CO2e

50352.6

CC8.4

Are there any sources (e.g. facilities, specific GHGs, activities, geographies, etc.) of Scope 1 and Scope 2 emissions that are within your selected reporting boundary which are not included in your disclosure?

No

CC8.5

Please estimate the level of uncertainty of the total gross global Scope 1 and 2 emissions figures that you have supplied and specify the sources of uncertainty in your data gathering, handling and calculations

Scope 1 emissions: Uncertainty range	Scope 1 emissions: Main sources of uncertainty	Scope 1 emissions: Please expand on the uncertainty in your data	Scope 2 emissions: Uncertainty range	Scope 2 emissions: Main sources of uncertainty	Scope 2 emissions: Please expand on the uncertainty in your data

Less than or equal to 2%	Metering/ Measurement Constraints	Where some energy suppliers do not allow or facilitate half hourly meter reading, meter reads may not align with calendar months or years necessitating estimations to be made based on wider billing periods or budgeted consumption.	Less than or equal to 2%	Metering/ Measurement Constraints	Where some energy suppliers do not allow or facilitate half hourly meter reading, meter reads may not align with calendar months or years necessitating estimations to be made based on wider billing periods or budgeted consumption.
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CC8.6

Please indicate the verification/assurance status that applies to your reported Scope 1 emissions

Third party verification or assurance complete

CC8.6a

Please provide further details of the verification/assurance undertaken for your Scope 1 emissions, and attach the relevant statements

Type of verification or assurance	Attach the statement	Page/section reference	Relevant standard	Proportion of reported Scope 1 emissions verified (%)
Limited assurance	https://www.cdp.net/sites/2014/34/19834/Investor CDP 2014/Shared Documents/Attachments/CC8.6a/Unite Group 2013 VSCCP6405 ISO 14064-1 Verification Statement with scopes p3.pdf	whole document	ISO14064-3	100

CC8.7

Please indicate the verification/assurance status that applies to your reported Scope 2 emissions

Third party verification or assurance complete

CC8.7a

Please provide further details of the verification/assurance undertaken for your Scope 2 emissions, and attach the relevant statements

Type of verification or assurance	Attach the statement	Page/Section reference	Relevant standard	Proportion of Scope 2 emissions verified (%)
Limited assurance	https://www.cdp.net/sites/2014/34/19834/Investor CDP 2014/Shared Documents/Attachments/CC8.7a/Unite Group 2013 VSCCP6405 ISO 14064-1 Verification Statement with scopes p3.pdf	Whole document	ISO14064-3	100

CC8.8

Please identify if any data points other than emissions figures have been verified as part of the third party verification work undertaken

Additional data points verified	Comment
No additional data verified	None.

CC8.9

Are carbon dioxide emissions from biologically sequestered carbon relevant to your organization?

No

Further Information

Page: CC9. Scope 1 Emissions Breakdown - (1 Jan 2013 - 31 Dec 2013)

CC9.1

Do you have Scope 1 emissions sources in more than one country?

No

CC9.2

Please indicate which other Scope 1 emissions breakdowns you are able to provide (tick all that apply)

By activity

CC9.2d

Please break down your total gross global Scope 1 emissions by activity

Activity	Scope 1 emissions (metric tonnes CO2e)
Head offices	152
Student accommodation sites	5210

Further Information

Page: CC10. Scope 2 Emissions Breakdown - (1 Jan 2013 - 31 Dec 2013)

CC10.1

Do you have Scope 2 emissions sources in more than one country?

No

CC10.2

Please indicate which other Scope 2 emissions breakdowns you are able to provide (tick all that apply)

By activity

CC10.2c

Please break down your total gross global Scope 2 emissions by activity

Activity	Scope 2 emissions (metric tonnes CO2e)
Head offices	38
Student accommodation sites	50315

Further Information**Page: CC11. Energy****CC11.1**

What percentage of your total operational spend in the reporting year was on energy?

More than 5% but less than or equal to 10%

CC11.2

Please state how much fuel, electricity, heat, steam, and cooling in MWh your organization has purchased and consumed during the reporting year

Energy type	MWh
Fuel	28718
Electricity	113030
Heat	
Steam	
Cooling	

CC11.3

Please complete the table by breaking down the total "Fuel" figure entered above by fuel type

Fuels	MWh
Natural gas	28718

CC11.4

Please provide details of the electricity, heat, steam or cooling amounts that were accounted at a low carbon emission factor in the Scope 2 figure reported in CC8.3

Basis for applying a low carbon emission factor	MWh associated with low carbon electricity, heat, steam or cooling	Comment
No purchases or generation of low carbon electricity, heat, steam or cooling accounted with a low carbon emissions factor	0	None

Further Information**Page: CC12. Emissions Performance****CC12.1**

How do your gross global emissions (Scope 1 and 2 combined) for the reporting year compare to the previous year?

Decreased

CC12.1a

Please identify the reasons for any change in your gross global emissions (Scope 1 and 2 combined) and for each of them specify how your emissions compare to the previous year

Reason	Emissions value (percentage)	Direction of change	Comment
Emissions reduction activities	1	Decrease	Various projects including LED lighting pilots, heating controls pilots and student engagement pilots.
Divestment	3	Decrease	Divestment of 12 sites during course of 2012 (i.e. that contributed towards previous year's carbon footprint but not to this reporting year's carbon footprint)
Acquisitions	0	No change	None
Mergers	0	No change	None
Change in output	0	No change	None
Change in methodology	0	No change	None
Change in boundary	0	No change	None
Change in physical operating conditions	5	Decrease	Mild winters over 2012-13 and 2013-14 resulted in reduced demand for heating.
Unidentified	0	No change	None
Other	0	No change	None

CC12.2Please describe your gross global combined Scope 1 and 2 emissions for the reporting year in metric tonnes CO₂e per unit currency total revenue

Intensity figure	Metric numerator	Metric denominator	% change from previous year	Direction of change from previous year	Reason for change
231.47	metric tonnes CO ₂ e	unit total revenue	12.20	Decrease	Reduced scope 1 and scope 2 emissions for reasons outlined in CC12.1

CC12.3Please describe your gross global combined Scope 1 and 2 emissions for the reporting year in metric tonnes CO₂e per full time equivalent (FTE) employee

Intensity figure	Metric numerator	Metric denominator	% change from previous year	Direction of change from previous year	Reason for change
62.60	metric tonnes CO ₂ e	FTE employee	4.54	Decrease	Reduced scope 1 and scope 2 emissions for reasons outlined in CC12.1 as well as reduction in FTE.

CC12.4

Please provide an additional intensity (normalized) metric that is appropriate to your business operations

Intensity figure	Metric numerator	Metric denominator	% change from previous year	Direction of change from previous year	Reason for change
1.363	metric tonnes CO ₂ e	unit of service provided	10.84	Decrease	Reduced scope 1 and scope 2 emissions for reasons outlined in CC12.1

Further Information**Page: CC13. Emissions Trading****CC13.1**

Do you participate in any emissions trading schemes?

No, and we do not currently anticipate doing so in the next 2 years

CC13.2

Has your organization originated any project-based carbon credits or purchased any within the reporting period?

No

Further Information**Page: CC14. Scope 3 Emissions****CC14.1**

Please account for your organization's Scope 3 emissions, disclosing and explaining any exclusions

Sources of Scope 3 emissions	Evaluation status	metric tonnes CO ₂ e	Emissions calculation methodology	Percentage of emissions calculated using primary data	Explanation
Purchased goods and services	Relevant, calculated	9.23	9,666kg of paper used over 2013 (data from company stationary supplier), emissions factor of 0.955kgCO ₂ e/kg paper used (for "Paper & Board: Paper" from 2013 DEFRA Emissions Factors).	100.00%	Paper is a relatively large and readily quantifiable supply chain impact for Unite's operations. Unite Students plans to widen the range of Purchased Goods & Services for which we are able to calculate and report Scope 3 emissions for over the next year as part of EMS implementation.
Capital goods	Relevant, not yet calculated	0	Not yet determined	0.00%	As yet, Unite Students has not collected sufficient data to allow calculation of Scope 3 emissions from Capital Goods purchase. There are plans to start doing so as part of EMS implementation next year.
Fuel-and-energy-related activities (not included in Scope 1 or 2)	Relevant, calculated	5105	Using total kWh data for electricity and gas consumed (that were used for Scope 1 and Scope 2 emissions respectively), the 2013 DEFRA Scope 3 emissions factors for both were used to (i.e. "WTT emissions for natural gas", and "T&D losses emissions for electricity")	100.00%	Accurate data for energy consumption already collected so logical to calculate Scope 3 impact thereof using DEFRA emissions factors.
Upstream transportation and distribution	Not evaluated	0	Not yet determined.	0.00%	As of yet Unite Students has not collected sufficient data to allow calculation of Scope 3 emissions from upstream transportation and distribution. There are plans to start doing so as part of EMS implementation next year.

Sources of Scope 3 emissions	Evaluation status	metric tonnes CO2e	Emissions calculation methodology	Percentage of emissions calculated using primary data	Explanation
Waste generated in operations	Relevant, not yet calculated	0	Not yet determined.	0.00%	Waste disposal arrangements vary from site to site due to Local Authority arrangements and as such it is not possible to collect accurate data on all of Unite Students' waste (since the majority of it is deemed to be "domestic" waste it is collected under Council Tax arrangements and Waste Transfer Notices or other data is available as basis of calculations. As part of Unite Students' EMS being implemented, we intend to start calculating waste data to allow Scope 3 emissions to be calculated next year.
Business travel	Relevant, calculated	100.46	Figure is based on milage claims for private vehicles used for work purposes, multiplied by the DEFRA 2013 emissions factor for "average car, unknown fuel", plus the Scope 3 "well to tank" emisisions from business vehicle use reported as Scope 2.	100%	Data for both these was available and deemed to be material to our scope 3 emissions.
Employee commuting	Relevant, not yet calculated		no satisfactory method has yet been developoed or implimented to allow sufficient data to be collected to allow this to be calculated.	0%	no satisfactory method has yet been developoed or implimented to allow sufficient data to be collected to allow this to be calculated.
Upstream leased assets	Not relevant, explanation provided		Unite Students have not identified any upstrea leased assets that could contribute towards our Scope 3 emissions but will continual to reassess this anually.		Unite Students have not identified any upstrea leased assets that could contribute towards our Scope 3 emissions but will continual to reassess this anually
Downstream transportation and distribution	Not relevant, explanation provided		Unite Students to not provide products or services that require transportation or distribution to customers.		Unite Students to not provide products or services that require transportation or distribution to customers.
Processing of sold products	Not relevant, explanation provided		Unite Students to not sell products for processing by cusotmers or anyone else.		Unite Students to not sell products for processing by cusotmers or anyone else.
Use of sold products	Not relevant, explanation provided		Unite Students to not sell products for use by customers or anyone else.		Unite Students to not sell products for use by customers or anyone else.
End of life treatment of sold products	Not relevant, explanation provided		Unite Students to not sell products for use by customers or anyone else.		Unite Students to not sell products for use by customers or anyone else.
Downstream leased assets	Not relevant, explanation provided		Unite Students to not lease assets for use by others.		Unite Students to not lease assets for use by others.
Franchises	Not relevant, explanation provided		Unite Students to not operate franchises.		Unite Students to not operate franchises.
Investments	Not relevant, explanation provided		Unite Students to not have investments in third parites that are deemed to have scope 3 impacts.		Unite Students to not have investments in third parites that are deemed to have scope 3 impacts
Other (upstream)	Not relevant, explanation provided		None identified.		None identified
Other (downstream)	Not relevant, explanation provided		None identified		None identified

CC14.2

Please indicate the verification/assurance status that applies to your reported Scope 3 emissions

Third party verification or assurance complete

CC14.2a

Please provide further details of the verification/assurance undertaken, and attach the relevant statements

Type of verification or assurance	Attach the statement	Page/Section reference	Relevant standard	Proportion of Scope 3 emissions verified (%)
Limited assurance	https://www.cdp.net/sites/2014/34/19834/Investor CDP 2014/Shared Documents/Attachments/CC14.2a/Unite Group 2013 VSCP6405 ISO 14064-1 Verification Statement with scopes p3.pdf	whole document	ISO14064-3	

CC14.3

Are you able to compare your Scope 3 emissions for the reporting year with those for the previous year for any sources?

Yes

CC14.3a

Please identify the reasons for any change in your Scope 3 emissions and for each of them specify how your emissions compare to the previous year

Sources of Scope 3 emissions	Reason for change	Emissions value (percentage)	Direction of change	Comment
Fuel- and energy-related activities (not included in Scopes 1 or 2)	Change in physical operating conditions	5	Decrease	Significant reduction due to overall reduction in energy usage for reasons already covered.
Purchased goods & services	Change in physical operating conditions	5	Decrease	REduction in paper usage and change in emisisions factor used for calculating emissions from paper

CC14.4

Do you engage with any of the elements of your value chain on GHG emissions and climate change strategies? (Tick all that apply)

Yes, our customers
Yes, other partners in the value chain

CC14.4a

Please give details of methods of engagement, your strategy for prioritizing engagements and measures of success

Unite Students have been trialing the Natioinal Union of Students' "Student Switch Off" campaign in a number of cities which seeks to raise awareness of energy wastage (and associated carbon emissions) and to change behaviours of students (i.e. our customers) to reduce wastage, and also on wider sustainable and low emissions living habits around travel and recycling as well as water usage.

Unite Students also works closely with a number of key Uniersity parnters jointly on a range of engagement activities and hardware projects to reduce emissions.

Further Information

Module: Sign Off

Page: CC15. Sign Off

CC15.1

Please provide the following information for the person that has signed off (approved) your CDP climate change response

Name	Job title	Corresponding job category
Paul Harris	Strategy & Commercial Director	Director on board

Further Information

CDP: [D][:-][D2]