



Climate Change 2016 Information Request Unite Students

Module: Introduction

Page: Introduction

CC0.1

Introduction

Please give a general description and introduction to your organization.

Unite Students revolutionised student housing in the UK in 1991, opening the first private and large-scale accommodation, created specifically for students. From pioneering to leading a thriving sector in the UK, Unite is now a FTSE250 company.

We offer safe, high quality and bills-inclusive homes for more than 46,000 students in 138 halls, across 28 university cities, working with 60 Universities. As a first home-away-from-home, for most of our students, our buildings are more than bricks and mortar. They offer a solid foundation for their success.

Our 1,250 employees are committed to listening to our students and growing our business to anticipate and nurture their needs. Our charity, The Unite Foundation, helps students beat a difficult start in life. So far, we have awarded free student accommodation and generous scholarships to 116 young people.

Unite Students invests in and operates some specialist funds and joint ventures with institutional investment partners, the largest of which is the £2 billion Unite UK Student Accommodation Fund (USAF).

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

Thu 01 Jan 2015 - Thu 31 Dec 2015

CC0.3

Country list configuration

Please select the countries for which you will be supplying data. If you are responding to the Electric Utilities module, 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 sub-industries, companies in the oil and gas sub-industries, companies in the information technology and telecommunications sectors and companies in the food, beverage and tobacco industry group should complete supplementary questions in addition to the main questionnaire.

If you are in these sector groupings (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

More details about Unite Students can be found on our corporate website www.unite-group.co.uk, including links to relevant documentation and our annual report. Our student facing website, www.unite-students.com, provides information about our buildings and is aimed at helping students book their accommodation.

Module: Management

Page: CC1. Governance

CC1.1

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

Board or 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

Throughout the reporting period, Richard Smith, Managing Director of Operations, was the Executive Director responsible for Corporate Responsibility & Sustainability (CR&S), including climate change. He chaired the CR&S Committee, accountable to the Board for CR&S strategy and targets (including carbon, energy, water and waste). During the reporting period Richard Smith reported directly to Mark Allan, the Group Chief Executive Officer.

During the reporting period James Puxty, Communications Director, was made responsible by Richard Smith for the day to day coordination of CR&S activity including climate change. This included chairing the CR&S Working Group, which reported into the CR&S Committee. James Puxty reported directly into Richard Smith.

During the reporting period James Tiernan, Group Energy & Environment Manager, lead the Environment theme of the CR&S Working Group, including specific responsibility for reducing our contribution to climate change through reducing our GHG emissions. James Tiernan reports directly into Steve Batley, the Director of Estates, who in turn reports into Richard Smith.

Note that in April 2016 Mark Allen announced his intention to step down as CEO, to be succeeded by Richard Smith who assumed this role on 1st June 2016. Richard

Smith will retain ultimate responsibility for Unite Students CR&S strategy.

Note also that James Puxty stepped down as Communications Director at Unite Students in April 2016, and day to day responsibility for CR&S transferred to the Chief Financial Officer, Joe Lister.

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	Comment
Chief Executive Officer (CEO)	Monetary reward	Behaviour change related indicator Other: Qualitative assessment of progress against sustainability objectives	In addition to a general commitment to improving sustainability that is assessed qualitatively, our company bonus scheme calculations include consideration of customer satisfaction collected via a series of customer feedback questionnaires aimed at all customers which includes questions about how well Unite Students helps our customers live in a sustainable manner, including reducing carbon emissions.
Energy managers	Monetary reward	Emissions reduction project Energy reduction project Efficiency project Behaviour change related indicator Other: Qualitative assessment of progress against sustainability objectives	In addition to a general commitment to improving sustainability that is assessed qualitatively, our company bonus scheme calculations include consideration of customer satisfaction collected via a series of customer feedback questionnaires aimed at all customers which includes questions about how well Unite Students helps our customers live in a sustainable manner. Our Energy & Environment Manager (who heads up our Energy & Environment Team) is accountable to our Estates Director and to the CR&S Working Group for implementing energy, carbon and water saving schemes and improving wider environmental sustainability. Our Energy & Environment Technical Manager (who reports into the Energy & Environment Manager) leads our Sustainable Buildings team of Regional Energy Efficiency Manager. Improvements in climate change performance by all these roles is incentivised via personal annual objectives set at the start of the year, which are linked to the achievement of this outcome, and which also directly influence Bonus payments.
Environment/Sustainability managers	Recognition (non-monetary)	Emissions reduction project Energy reduction project Behaviour change related indicator Other: Qualitative assessment of progress against sustainability objectives	In addition to a general commitment to improving sustainability that is assessed qualitatively, our company bonus scheme calculations include consideration of customer satisfaction collected via a series of customer feedback questionnaires aimed at all customers which includes questions about how well Unite Students helps our customers live in a sustainable manner. Our Sustainability Engagement Supervisor (part of our Energy & Environment Team) leads the Sustainable Behaviour Team and is accountable to our Energy and Environment Manager for development and running of our customers and staff focused sustainability engagement campaign that seeks to drive meaningful behavioral change and help our customers and staff adopt lasting responsible and sustainable living habits. Improvements in climate change performance are incentivised via personal annual objectives set at the start of the year, which are linked to the achievement of this outcome, and which also directly influence Bonus payments. .
Director on board	Monetary reward	Emissions reduction project Energy reduction project Efficiency project Behaviour change related indicator Other: Qualitative assessment of progress against sustainability objectives	During the reportign period, our Communications Director was charged with coordinating day to day activity of the CR&S working group, including the development and adoption of broad ranging targets covering our four CR&S themes of The Environment, Responsible Business, Developing People and Building Communities. These include reduction of carbon and water usage. Note as of April 2016 our Estates Director has assumed this responsibility. Improvements in climate change performance are incentivised via personal annual objectives set at the start of the year, which are linked to the achievement of this outcome, and which also directly influence financial bonus payments.
Facility managers	Monetary reward	Energy reduction project Efficiency project Behaviour change related indicator Other: Qualitative assessment of progress against sustainability objectives	Our Area Managers, City Managers and Building Managers are responsible for the Profit and Loss accounting of the buildings under their management, and since energy costs contribute one of the most significant P&L impacts, a focus on energy (and hence carbon emissions) reduction is an integral part of their day to day management responsibilities. Successful energy reduction initiatives (leading also to GHG cuts) help improve P&L performance, which in turn has a direct bearing on annual financial bonus payments.

Who is entitled to benefit from these incentives?	The type of incentives	Incentivized performance indicator	Comment
Management group	Recognition (non-monetary)	Emissions reduction project Emissions reduction target Energy reduction project Energy reduction target Efficiency project Efficiency target Behaviour change related indicator Other: Qualitative assessment of progress against sustainability objectives	Our Corporate Responsibility & Sustainability (CR&S) Working Group, which during the reporting period was chaired by our Communications Director, is accountable to the Board CR&S Committee for all CR&S performance including GHG emissions. The Group includes managers from different parts of the business who are each responsible for each of our four CR&S themes: The Environment, Responsible Business, Developing People and Building Communities.
Other: Sustainability Champions	Recognition (non-monetary)	Emissions reduction project Energy reduction project Efficiency project Behaviour change related indicator Other: Qualitative assessment of progress against sustainability objectives	Our Sustainability Network comprises of volunteers from across our operations (at least one per city), who work closely with the central Energy & Environment Team, and who are integral to the delivery of our bespoke "Up to uS" staff and student engagement programme, that includes the NUS Green Impact Awards scheme. This includes a range of awareness raising, initiatives, activities and information that is aimed at delivering both building energy improvements and lasting behavioral change (as well wider sustainable living habits). Sustainability Champions are responsible for their city's Green Impact Award submission. Over the 2015-16 academic year 17 city teams earned Green Impact Bronze awards (up from 12 for the 2014-15 year) with a further 3 city teams earning silver and two earning gold. Unite Students' annual employee recognition awards, the Stars Awards, includes a category for the best contribution towards sustainability within the company.
All employees	Monetary reward	Behaviour change related indicator	In addition to a general commitment to improving sustainability that is assessed qualitatively, our company bonus scheme calculations include consideration of customer satisfaction collected via a series of customer feedback questionnaires aimed at all customers which includes questions about how well Unite Students helps our customers live in a sustainable manner, including reducing carbon emissions.
Corporate executive team	Monetary reward	Behaviour change related indicator	In addition to a general commitment to improving sustainability that is assessed qualitatively, our company bonus scheme calculations include consideration of customer satisfaction collected via a series of customer feedback questionnaires aimed at all customers which includes questions about how well Unite Students helps our customers live in a sustainable manner, including reducing carbon emissions.

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	Board or individual/sub-set of the Board or committee appointed by the Board	UK (Unite Students area of operations)	> 6 years	The Risk Committee (sub-committee of the Executive Board) meets quarterly to formally review business risks and management procedures including relevant climate change risks. Review of risk is also integral to all Board meetings. The Board are also responsible for considering developing opportunities including any relating to climate change. The Risk Committee reviews and scrutinises business risk management plans and activities, and also monitor Group policies, control measures and other risk management activities. Climate change risks are also monitored by the Energy & Environment Manager, over extended timescale (over 25 years) and reviewed at the CR&S Working Group for escalation to the CR&S Committee and Risk Committee as necessary.

CC2.1b

Please describe how your risk and opportunity identification processes are applied at both company and asset level

The Board reviews the Strategic Plan annually, using detailed 3 year financial projections with a further 2 years generic assumptions, then stress test it against multiple combined risk events. A base case & stress tested Strategic Plan is developed to help scenario planning.

The Group's risk management framework ensures appropriate monitoring & control of principle risks, & ensures clear ownership. This culture is set by the Board & cascades through the organisation, promoting a uniform risk management culture recognising that risk is inherent in business but encouraging open & proactive risk management.

The Board conducted a risk review in 2015 including a top-down (considering strategic & emerging risks) & bottom-up (risks identified in the Operations & Property Business units, as well as financing & treasury risks) assessment, as well as an externally facilitated "pre-mortem" to help it consider unforeseen risks, & passed the results to the Board. The Board consider risks during strategy setting & ad hoc opportunity assessment, as well as a twice-yearly formal risk review. Board directors sit on business unit boards so get direct sight to business unit risk management.

The Risk Committee reviews principal risks, scrutinise & challenge business unit risk management activity, & use external & internal auditors & specialist third party risk assurance if needed.

Climate change related risks are considered at by the Energy & Environment Manager & escalated to the Risk Committee as appropriate. Consideration is given to vulnerability & resilience to climate change risks (e.g. increased frequency & severity of severe weather events) & escalated to the central Estates Team for appropriate action to manager risks (e.g. building maintenance or refurbishment works). Asset level risks are assessed by building management teams.

CC2.1c

How do you prioritize the risks and opportunities identified?

The Main Board and Business Unit Boards, and Risk Committee assesses risks during their reviews (outlined at CC2.1b) based on an assessment of both the risk itself and the potential impact on the business such as on profitability, asset value, reputation, pricing, increased costs, investor perception and confidence, stakeholder relations etc. When prioritising risks, both the potential impact and its perceived likelihood are considered.

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

Our strategy focuses on fulfilling our purpose of creating a "Home for Success" for our customers by providing a comfortable environment, enabling them to achieve more during their time at university and reflecting the desire of our employees to positively contribute to making students feel at home. We have four Brand Strengths: "we use our knowledge and experience"; "we are straightforward and hassle-free"; "we bring people together"; and "we act responsibly".

"We act responsibly" embeds the principles of responsible and sustainable operation into our strategy, and we recognize the serious threat climate change poses to our operations and wider humanity. Key business related climate change threats include

- increasing energy costs to finance centrally delivered carbon reduction measures;
- energy security risks (increased likelihood of blackouts/brownouts) as national generation capacity shrinks as the carbon intensive coal fired power stations are decommissioned;
- growing expectation from our stakeholder (especially investors, University partners, and student customers) that we act to reduce our GHG emissions and provide an environment that supports and promotes sustainable living;
- increased focus on climate change impact reporting.

These have influenced our shorter term strategy, placing a focus on energy efficiency and carbon reduction, and changing customer and staff behaviors towards more responsible and sustainable (lower carbon) habits. This includes the development of a new Energy & Environment Strategy and expanded team to deliver environmental performance improvements and GHG reductions.

These have influenced our longer term strategy by highlighting the need for a credible, comprehensive decarbonisation target and plan. We are currently developing a carbon reduction trajectory out to 2050 with 5 yearly milestones, which will be the key-stone of our environmental strategy and in turn underpin our overarching CR&S strategy. We looking how to mitigate emerging physical climate change impacts (such as changing weather) in both our existing estate and future new buildings. We have also formalised responsibility for overarching CR&S matters including (including climate change issues), making our then Managing Director of Operations Richard Smith directly accountable for delivery.

We are also committed to reporting our climate change related performance via CDP and under the Global Real Estate Sustainability Benchmark (GRESB) scheme. Following our first ever separate CR&S Report published in 2015, we are currently working on our 2016 CR&S Report and looking to bring it in line with the requirements of the GRI G4 framework.

Our GHG emissions reduction strategy focuses primarily on reducing our most material impact: total energy consumption from our buildings (which account for c.98% of our total Scope 1 & 2 emissions). Accordingly our energy strategy aims to "be lean" by reducing the demand for energy and water, then to "be clean" by meeting this residual demand as efficiently as possible and reducing wastage, then to "be green" by looking at decarbonisation of energy supply, onsite generation, and reduction of Scope 3 emissions. As a direct result of this implemented several major projects aiming at both addressing each of these objectives:

First addressing the "be lean" objective we have launched a bespoke staff and student engagement and behavioral change programme called "Up to uS" which seeks to educate and raise awareness of climate change and wider sustainability related issues, and to help drive the adoption of lasting responsible and sustainable living habits that will not only help us reduce our GHG emissions but also help students live sustainably when they move on from us to live in other accommodation.

Second looking at the "be clean" objective, we have a significant pipeline of work trialling and developing energy and carbon efficiency measures to be subsequently rolled out into our estate of buildings. The most significant of these so far is a £21m investment in upgrading all lighting to new LEDs and controls, which was signed off as a result of the Board's level of engagement with and understanding of the importance of climate change to our business strategy, reflecting the importance they place on this at a strategic level. In 2015 we completed a programme of energy audits and a refresh of all Energy Performance Certificates. This was in response to the UK Government legislation (ESOS and new Minimum Energy Efficiency Standards), but has provided invaluable data which is being used to develop site specific sustainability plans for our buildings aiming to reduce their environmental impacts including GHG emissions.

Finally to address the "be green" objective we are installing exploring measures to decarbonise our energy. For example in 2015 we commenced a pilot solar PV installation, and are currently looking at onsite battery storage technology to maximise use of renewable energy on our sites. We are also looking at options for offsetting as potential measures to further reduce the GHG impact of our energy use.

Throughout the reporting year several significant business decisions have been strongly influenced consideration of climate change, specifically the need to mitigate by reducing emissions. These include:

- Sign off of a new a CR&S Policy, Environmental Policy, and New Construction and Major Refurbishment Sustainability Policy including BREEAM Excellent target for all new constructions from 2018.
- Expansion of our Energy and Environment Team with four new full time roles to create capability and allow delivery of environmental initiatives, specifically building energy efficiency, carbon reduction and sustainable behaviour.
- Sign off of dedicated budget of over £400k for development of Energy & Environment initiatives including development of ongoing behavioural change programme, PV installation, and other technology trials to deliver energy efficiency.
- Unite Students was one of the leading group of organisations to sign up to the "We Mean Business Coalition" in October 2015, committing to develop genuine science-based carbon reduction targets before October 2017.

CC2.2c

Does your company use an internal price of carbon?

Yes

CC2.2d

Please provide details and examples of how your company uses an internal price of carbon

Carbon is internally priced at the rate charged at the "buy to comply" stage of the UK Government's CRC EES scheme , using the value in force at the time of consideration (e.g. £16.90 for carbon emitted over the 2015-16 CRC reporting period).

The internal price of carbon is factored into business cases for any activity that has an impact on energy consumption or carbon emissions as part of the routine cost-

benefit analysis. Hence if a project has a high carbon saving potential this will improve the attractiveness of the proposed activity and help the project meet investment approval criteria such as IRR, NPV and simple payback.

At time of writing we are considering options for using external Gold Standard carbon offsetting to not only mitigate our climate change impact but also to set a higher internal price on carbon to help incentivise further decarbonisation activity.

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 Foundation	Consistent	The BPF recognise the climate change impact of GHG emissions from new and existing buildings and have set out various manifesto commitments: For New Buildings: Press for clarity from government on the introduction of zero-carbon standards for the construction industry, the roles of local planning & building control on the energy performance of new buildings. We also desire clarity over this. Press for a workable & affordable system allowing abatement of building emissions via "allowable solutions", and campaign for fiscal incentives encouraging occupiers to want zero/low carbon buildings, & developers to provide them. We also support the ambition for zero carbon buildings, and the principle of allowable solutions where further improvements on site are not practicable. Seek to ensure that predicted 'as designed' building emissions are actually achieved once occupied. We too are keen to ensure real life performance meets the design performance. For Existing Buildings: Promote understanding of the split responsibilities & incentives of landlords & tenants. We are keen to help tenants (students) understand this too. Work with Government & industry to make the Green Deal effective in helping property owners retrofit existing buildings. We support the principle of using the Green Deal to help drive emissions reduction improvements. Campaign to ensure minimum building energy performance standards are introduced in a way that will achieve the Government's objectives without damaging the ability of the industry to deliver accommodation for business and a continuing sound investment. We support the implementation of minimum standards in an ambitious yet achievable manner. Campaign for a simplified approach toward taxation of the emissions associated with energy use in buildings, and investigate use of incentive schemes to encourage occupiers to demand, & landlords to provide, more sustainable space. We would welcome clarity and simplicity around carbon taxation and reduction incentives. Promote operational measurement of building resource consumption & emissions, in particular champion roll-out of display energy certificates. We support measures that help identify and address gap between as built and as occupied performance.	Unite Students' Managing Director of Property Richard Simpson is chair of the BPF's cross sector Student Accommodation Committee and so engages with a range of BPF stakeholders on relevant matters. In addition James Tiernan, Unite Students' Energy & Environment Manager is an Associate of the BPF's Sustainability Committee and similarly engages on relevant matters.

CC2.3f

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?

Our strategy regarding climate change is set out in our Corporate Responsibility and Environmental Policies, and runs through our other policies such as our "Sustainable Procurement Policy" and "New Construction and Major Refurbishment Sustainability Policy". These are communicated to all relevant employees to ensure they are aware of our position when engaging with trade organisations or other external bodies who influence policy around climate change.

Further Information

Details of risk management governance are detailed on page 28 to 34 of our 2015 Annual Report and Accounts. Further details of identified climate change related risks and opportunities are contained in attached report.. CR&S and Environmental policy demonstrate how these commitments are formalised into our governance

Attachments

[https://www.cdp.net/sites/2016/34/19834/Climate Change 2016/Shared Documents/Attachments/ClimateChange2016/CC2.Strategy/Unite Students Environmental Policy Final.pdf](https://www.cdp.net/sites/2016/34/19834/Climate%20Change%202016/Shared%20Documents/Attachments/ClimateChange2016/CC2.Strategy/Unite%20Students%20Environmental%20Policy%20Final.pdf)
[https://www.cdp.net/sites/2016/34/19834/Climate Change 2016/Shared Documents/Attachments/ClimateChange2016/CC2.Strategy/Unite Students Climate Change Risks Opportunities 2016 v0.1 21 Jun 16 2.docx](https://www.cdp.net/sites/2016/34/19834/Climate%20Change%202016/Shared%20Documents/Attachments/ClimateChange2016/CC2.Strategy/Unite%20Students%20Climate%20Change%20Risks%20Opportunities%202016%20v0.1%2021%20Jun%2016%20.docx)
[https://www.cdp.net/sites/2016/34/19834/Climate Change 2016/Shared Documents/Attachments/ClimateChange2016/CC2.Strategy/Unite Student CR Policy July 2014.pdf](https://www.cdp.net/sites/2016/34/19834/Climate%20Change%202016/Shared%20Documents/Attachments/ClimateChange2016/CC2.Strategy/Unite%20Student%20CR%20Policy%20July%202014.pdf)
[https://www.cdp.net/sites/2016/34/19834/Climate Change 2016/Shared Documents/Attachments/ClimateChange2016/CC2.Strategy/unite-students-2015-annual-report.pdf](https://www.cdp.net/sites/2016/34/19834/Climate%20Change%202016/Shared%20Documents/Attachments/ClimateChange2016/CC2.Strategy/unite-students-2015-annual-report.pdf)

Page: CC3. Targets and Initiatives

CC3.1

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

Absolute target
Intensity target
Renewable energy consumption and/or production 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 covered by target (metric tonnes CO2e)	Target year	Is this a science-based target?	Comment
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Abs1	Scope 1+2 (location-based)	100%	10%	2014	60420	2020	No, but we anticipate setting one in the next 2 years	In October 2016 Unite Students signed up to the "We Mean Business" coalition, and committed to develop and announce science based targets within 2 years. Unite Students selected the Sectoral Decarbonisation Approach and used the Beta version tool on their website to calculate targets based on maintaining current total number of student bedrooms out to 2025. These have been submitted the proposed targets to the Science Based Targets Working Committee for official checking in early 2016. Since this was done Unite Students has undergone a change of Chief Executive (from Mark Allen to Richard Smith, the previous MD Operations). Under this new leadership increased growth is planned and so our carbon targets need to be adjusted to account for the expected growth out to 2025 (likely to be 60-80% increase by 2025). However the SDA tool is offline and unavailable pending update, and so it has not been possible to update these targets yet. Therefore these targets have not yet been communicated outside of the business. New targets will be set in line with the updated SDA toll when it is released in July 2016, and then formally communicated within and outside the business. It is intended that in the event of a material change to our portfolio then this targets' base year emissions and corresponding target would be recalculated according to the GHG Protocol guidance on base year recalculation. Note Location Based emissions calculation methodology has been used for electricity, i.e. using UK DEFRA grid average emissions factors.
Abs2	Scope 1+2 (location-based)	100%	25%	2014	60420	2025	No, but we anticipate setting one in the next 2 years	In October 2016 Unite Students signed up to the "We Mean Business" coalition, and committed to develop and announce science based targets within 2 years. Unite Students selected the Sectoral Decarbonisation Approach and used the Beta version tool on their website to calculate targets based on maintaining current total number of student bedrooms out to 2025. These have been submitted the proposed targets to the Science Based Targets Working Committee for official checking in early 2016. Since this was done Unite Students has undergone a change of Chief Executive (from Mark Allen to Richard Smith, the previous MD Operations). Under this new leadership increased growth is planned and so our carbon targets need to be adjusted to account for the expected growth out to 2025 (likely to be 60-80% increase by 2025). However the SDA tool is offline and unavailable pending update, and so it has not been possible to update these targets yet. Therefore these targets have not yet been communicated outside of the business. New targets will be set in line with the updated SDA toll when it is released in July 2016, and then formally communicated within and outside the business. It is intended that in the event of a material change to our portfolio then this targets' base year emissions and corresponding target would be recalculated according to the GHG Protocol guidance on base year recalculation. Note Location Based emissions calculation methodology has been used for electricity, i.e. using UK DEFRA grid average emissions factors.

CC3.1b

Please provide details of your intensity target

ID	Scope	% of emissions in scope	% reduction from base year	Metric	Base year	Normalized base year emissions covered by target	Target year	Is this a science-based target?	Comment
Int1	Scope 1+2 (location-based)	100%	10%	Other: tonnes CO2e per student bed	2014	1.41	2020	No, but we anticipate setting one in the next 2 years	In October 2016 Unite Students signed up to the "We Mean Business" coalition, and committed to develop and announce science based targets within 2 years. Unite Students selected the Sectoral Decarbonisation Approach and used the Beta version tool on their website to calculate targets based on maintaining current total number of student bedrooms out to 2025. These have been submitted the proposed targets to the Science Based Targets Working Committee for official checking in early 2016. Since this was done Unite Students has undergone a change of Chief Executive (from Mark Allen to Richard Smith, the previous MD Operations). Under this new leadership increased growth is planned and so our carbon targets need to be adjusted to account for the expected growth out to 2025 (likely to be 60-80% increase by 2025). However the SDA tool is offline and unavailable pending update, and so it has not been possible to update these targets yet. Therefore these targets have not yet been communicated outside of the business. New targets will be set in line with the updated SDA toll when it is released in July 2016, and then formally communicated within and outside the business. It is intended that in the event of a material change to our portfolio then this targets' base year emissions and corresponding target would be recalculated according to the GHG Protocol guidance on base year recalculation. Note Location Based emissions calculation methodology has been used for electricity, i.e. using UK DEFRA grid average emissions factors.

ID	Scope	% of emissions in scope	% reduction from base year	Metric	Base year	Normalized base year emissions covered by target	Target year	Is this a science-based target?	Comment
Int2	Scope 1+2 (location-based)	100%	25%	Other: tonnes CO2e per student bed	2014	1.41	2025	No, but we anticipate setting one in the next 2 years	In October 2016 Unite Students signed up to the "We Mean Business" coalition, and committed to develop and announce science based targets within 2 years. Unite Students selected the Sectoral Decarbonisation Approach and used the Beta version tool on their website to calculate targets based on maintaining current total number of student bedrooms out to 2025. These have been submitted the proposed targets to the Science Based Targets Working Committee for official checking in early 2016. Since this was done Unite Students has undergone a change of Chief Executive (from Mark Allen to Richard Smith, the previous MD Operations). Under this new leadership increased growth is planned and so our carbon targets need to be adjusted to account for the expected growth out to 2025 (likely to be 60-80% increase by 2025). However the SDA tool is offline and unavailable pending update, and so it has not been possible to update these targets yet. Therefore these targets have not yet been communicated outside of the business. New targets will be set in line with the updated SDA toll when it is released in July 2016, and then formally communicated within and outside the business. It is intended that in the event of a material change to our portfolio then this targets' base year emissions and corresponding target would be recalculated according to the GHG Protocol guidance on base year recalculation. Note Location Based emissions calculation methodology has been used for electricity, i.e. using UK DEFRA grid average emissions factors.

CC3.1c

Please also indicate what change in absolute emissions this intensity target reflects

ID	Direction of change anticipated in absolute Scope 1+2 emissions at target completion?	% change anticipated in absolute Scope 1+2 emissions	Direction of change anticipated in absolute Scope 3 emissions at target completion?	% change anticipated in absolute Scope 3 emissions	Comment
Int1	Decrease	10	Decrease	8.5	Since c. 85% of scope 3 emissions reported this year are derived from scope 1 & 2 energy use (e.g. T&D and WTT emissions). However if scope 3 emissions expand to capture more sources as expected, scope 1 & scope 2 reduction will have a smaller impact on scope 3 emissions. Note as outlined above, this target will be revised once the updated SDA tool is published in July 2016. Note Location Based emissions calculation methodology has been used for electricity, i.e. using UK DEFRA grid average emissions factors.
Int2	Decrease	25	Decrease	21	Since c. 85% of scope 3 emissions reported this year are derived from scope 1 & 2 energy use (e.g. T&D and WTT emissions). However if scope 3 emissions expand to capture more sources as expected, scope 1 & scope 2 reduction will have a smaller impact on scope 3 emissions. Note as outlined above, this target will be revised once the updated SDA tool is published in July 2016. Note Location Based emissions calculation methodology has been used for electricity, i.e. using UK DEFRA grid average emissions factors.

CC3.1d

Please provide details of your renewable energy consumption and/or production target

ID	Energy types covered by target	Base year	Base year energy for energy type covered (MWh)	% renewable energy in base year	Target year	% renewable energy in target year	Comment
RE1	Electricity consumption	2014	111948.91	0%	2025	5%	This target is for the estate wide average electricity generated on site via renewable means, as a proportion of total estate wide electricity consumption. Current base year is 100% grid electricity which does include a proportion from renewable sources, is not backed by certificates of renewable origin

CC3.1e

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

ID	% complete (time)	% complete (emissions or renewable energy)	Comment
Abs1	20%	44%	Target was only set in 2016. A 4.41% reduction in absolute location based scope 1 & 2 emissions was achieved in 2015 vs 2014 Note Location Based emissions calculation methodology has been used for electricity, i.e. using UK DEFRA grid average emissions factors.
Abs2	10%	22%	Target was only set in 2016. A 4.41% reduction in absolute location based scope 1 & 2 emissions was achieved in 2015 vs 2014 Note Location Based emissions calculation methodology has been used for electricity, i.e. using UK DEFRA grid average emissions factors. .
Int1	20%	70.4%	Target was only set in 2016. A 7.04% reduction in location based Scope 1 & 2 emissions per bed was achieved in 2015 vs 2014
Int2	10%	35.2%	Target was only set in 2016. A 7.04% reduction in location based Scope 1 & 2 emissions per bed was achieved in 2015 vs 2014
RE1	10%	0%	To date only a small pilot installation of PV has been installed with no significant output to date.

CC3.2

Do you classify any of your existing goods and/or services as low carbon products or do they enable a third party to avoid GHG emissions?

No

CC3.3

Did you have emissions reduction initiatives that were active within the reporting year (this can include those in the planning and/or 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	5	
To be implemented*	30	1000
Implementation commenced*	5	120
Implemented*	40	1000
Not to be implemented	0	

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)	Scope	Voluntary/ Mandatory	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	Comment
Energy efficiency: Building services	LED lighting and upgraded controls installed to c.40 sites during the reporting period as part of a £21m programme of lighting upgrades to deliver energy, carbon, materials and maintenance savings.	1000	Scope 2 (location-based)	Voluntary	1000000	6000000	4-10 years	6-10 years	Significant wider business benefits are realised also, including: improve lighting of internal environment; improved user controls and personalisation of lighting; reduce maintenance costs; reduced hardware costs; improve reliability; elimination of hazardous waste (mercury contained in old fluorescent fittings)
Energy efficiency: Building services	Upgrade of occupant controls for existing electric space heating in student bedrooms with new optimised settings across c.52 properties.	65			85000	0	<1 year	6-10 years	Existing control units were reprogrammed by site maintenance staff during course of normal room inspections and maintenance.
Energy efficiency: Building services	Installation of electronically controlled thermostatic radiator valves and occupant controlled electronic thermostats to existing wet heating system served by gas boilers. Previous controls were poor.	38.5			5000	10000	1-3 years	6-10 years	

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 incentivises GHG emissions reduction activity. Also compliance with impending ESOS (UK Government Energy Savings Opportunities Scheme) and EPC MEES (Energy Performance Certificates Minimum Energy Efficiency Standards) require us to undertake audits and follow on carbon reduction activity.
Employee engagement	National "Sustainability Network" of representatives from sites, to coordinate rollout of energy and carbon reduction measures and to engage with internal stakeholders, helping to raise the profile of carbon reduction activity compared with other business activity. We have also launched our "Up to us" student and staff engagement programme, incorporating the NUS run Green Impact Awards scheme; over 2014/15 12 teams were awarded Green Impact Bronze awards.
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.
Internal price of carbon	Carbon is priced internally according to the cost to the business under the UK Government CRC ESS scheme. This cost is factored into cost-benefit analysis for any proposed investment that will reduce energy use and carbon emissions.
Lower return on investment (ROI) specification	Our on-going LED lighting programme has a payback in excess of what would typically be deemed acceptable for capex project. However in light of its importance in reducing our carbon emissions and its wider business benefits it was signed off by the Board for implementation.

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	Status	Page/Section reference	Attach the document	Comment
In mainstream reports (including an integrated report) but have not used the CDSB Framework	Complete	pages 44-47	https://www.cdp.net/sites/2016/34/19834/Climate Change 2016/Shared Documents/Attachments/CC4.1/unite-students-2015-annual-report.pdf	

Publication	Status	Page/Section reference	Attach the document	Comment
In voluntary communications	Underway - previous year attached	whole report, but pages 6 to 9 specifically	https://www.cdp.net/sites/2016/34/19834/Climate Change 2016/Shared Documents/Attachments/CC4.1/Unite Students CRandS report.pdf	Although published in a previous year, the detail regarding our strategy and direction remain valid. An updated CR&S report is due Summer 2016 once our new carbon targets have been confirmed with the new SDA calculation tool due to open in July 2016.
In voluntary communications	Complete		https://www.cdp.net/sites/2016/34/19834/Climate Change 2016/Shared Documents/Attachments/CC4.1/supporting-documents[1]	Various policies published on our corporate internet site including our CR&S Policy and Environmental Policy detail out position regarding climate change.

Further Information

In addition to CDP, we disclose climate change and broader sustainability related information and data to numerous external parties including GRESB (Global Real Estate Sustainability Benchmark), FTSE4Good, and numerous ESG analysts including MSCI, Vigeo, Oekom, Eiris, and also individual investors.

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

Have you identified any inherent 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 inherent risks that are 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%.
Fuel/energy taxes and regulations	Increased costs of energy due to implementation of additional energy/carbon taxes, or other pass-through charges from energy supplier (such as was the case for Feed In Tariffs whereby suppliers passed on the cost of paying these to solar PV producers straight through to commercial customers)	Increased operational cost	>6 years	Direct	About as likely as not	Low-medium	small increased operating costs.	Monitor proposed legislation including government consultations, and engage via trade bodies such as the British Property Federation. Also consider this risk during retendering of energy supply contracts.	Negligible, part of business as usual.
Uncertainty surrounding new regulation	Uncertainty over direction of future energy policy leading to reluctance to invest in potential energy/carbon saving technologies or projects due to vulnerability to subsequent changes in legislation. e.g. cutting of "feed in tariffs" for solar PV during their periodic review would undermine business case and could jeopardise any on-going deployment at that stage, thus preventing us from realising the cost saving benefits and resulting in increased energy costs.	Increased operational cost	1 to 3 years	Direct	More likely than not	Low-medium	undermining of business case for possible future energy/carbon saving investments .	Monitor proposed legislation including government consultations, and engage via trade bodies such as the British Property Federation. Also consider this risk during retendering of energy supply contracts.	Negligible, part of business as usual.

CC5.1b

Please describe your inherent risks that are driven by changes 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 or 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 costal flooding and inundations, impacting on our operations in low lying areas or costal 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 inherent 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
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.

Risk driver	Description	Potential impact	Timeframe	Direct/Indirect	Likelihood	Magnitude of impact	Estimated financial implications	Management method	Cost of management
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.
Other drivers	Increased possibility of outbreaks or incidents of new or unusual diseases or pests due to changing habitats and disease vectors could result in outbreaks in our buildings.	Other: Physical health risk and disruption to operations	Unknown	Direct	Very unlikely	Medium-high	Disruption to day to day operations, potential for imposition of quarantine conditions or bio-hazard control measures or access restrictions that would add cost and disrupt business.	Develop robust processes and procedures to deal with potential outbreaks	none, part of business as usual.

Further Information

Attached document details climate change related risks and opportunities identified for Unite Students.

Attachments

[https://www.cdp.net/sites/2016/34/19834/Climate Change 2016/Shared Documents/Attachments/ClimateChange2016/CC5.ClimateChangeRisks/Unite Students Climate Change Risks Opportunities 2016 v0.1 21 Jun 16 2.docx](https://www.cdp.net/sites/2016/34/19834/Climate%20Change%202016/Shared%20Documents/Attachments/ClimateChange2016/CC5.ClimateChangeRisks/Unite%20Students%20Climate%20Change%20Risks%20Opportunities%202016%20v0.1%2021%20Jun%2016%202.docx)

Page: CC6. Climate Change Opportunities**CC6.1**

Have you identified any inherent 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 inherent 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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Emission reporting obligations	Requirement do disclose more detailed information on emissions or other environmental/climate change impacts arising from operation in our sector could help us achieve a differentiating advantage over competitors with less developed climate change and emissions reduction strategies than Unite Students. This could help drive competitive marketing advantage, and also increase our attractiveness to investors.	Increased demand for existing products/services	3 to 6 years	Direct	About as likely as not	Low	Requirement do disclose more detailed information on emissions or other environmental/climate change impacts arising from operation in our sector could help us achieve a differentiating advantage over competitors with less developed climate change and emissions reduction strategies than Unite Students. This could help drive competitive marketing advantage, and also increase our attractiveness to investors.	Monitor emerging legislation, but also accelerate climate change strategy and emissions reduction activity to make early progress ahead of any such legislation being implemented	Minimal cost associated with monitoring legislation.
Voluntary agreements	Adoption of and compliance with voluntary agreements such as those regarding management or reporting of climate change and wider environmental impacts (such as CDP, GRI G4, ISO14001/50001, Chartered Institute of Procurement & Supply Sustainability Index, etc) will help us to further embed and ingrain the principles of operating responsibly and sustainably. This will help not only drive future on going improvements in performance in this area, but also help send a clear message to stakeholders such as investors, customers and partners of the emphasis we place on them. This could help drive competitive marketing advantage, and also increase our attractiveness to investors.	Increased stock price (market valuation)	>6 years	Direct	More likely than not	Medium	Increased attractiveness to investors resulting in stock price support or improvements. Increased attractiveness to partners and customers resulting in increased sales and potentially increased operating profit through efficiencies and improved working practices.	Review of possible standards and frameworks by our CR&S Working Group and Committee to determine which are most beneficial, then adoption of standards and frameworks across the business to realise benefits.	Minimal cost, largely just changes in operating procedures.

General environmental regulations, including planning	Regulatory focus on climate change and sustainability related issues such as energy use helps focus business attention on opportunities that may otherwise be missed. For example the UK Government Energy Savings Opportunities Scheme (ESOS) has raised the profile of energy efficiency and provided additional stimulus to undertake detailed energy audits. Similarly forthcoming Minimum Energy Efficiency Standards (MEES) for Energy Performance Certificates (EPCs) has placed added focus on building energy performance and helped make a complete review of EPCs financially viable due to risk attached of non compliance. These will then help identify and prioritise energy efficiency work in future and add additional benefits (legal compliance) to any subsequent business cases for required improvement works identified, driving operational cost savings.	Reduced operational costs	1 to 3 years	Direct	Likely	Medium-high	Increased focus on energy efficiency projects that deliver operational cost savings, that may otherwise struggle to complete for capital investment against other projects.	ESOS and EPC MEES are being managed as a stand alone project by our Energy & Environment Team, who are responsible for tracking	Cost of audits and surveys is not too high. Costs of improvement works identified could be significant (multi £million) but likely that whole life cost-benefit analysis would be favourable with financial payback of >10 years for all viable measures.
Renewable energy regulation	Any potential requirement for increased use of on-site or off-site renewable energy for new developments would help reduce GHG emissions, reduce on-going operational costs, and improve energy security.	Reduced operational costs	3 to 6 years	Direct	About as likely as not	Low-medium	Inclusion of on-site renewable energy generation as part of new developments is likely to be able to provide 5-10% of sites energy requirements, resulting in corresponding 5-10% reduction in energy costs.	Focus on sustainability of new developments and inclusion of requirement for renewable energy where practicable in specification of new developments.	Additional costs to new developments could be in region 1-5%, but consideration of this in context of whole life benefits could help it is viable.

CC6.1b

Please describe the inherent 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	Increase in winter average temperatures will result in lower heating demand and corresponding reduction in energy consumption. Since energy use constitutes our largest operational costs, and heating accounts for around 25% of it, this has potential to be a significant benefit.	Reduced operational costs	>6 years	Direct	Likely	Medium	Energy use constitutes our largest operational costs, and heating accounts for around 25% of it, this has potential to be a significant benefit with potential annual savings in the £100k's to low £1m's.	Monitor heating demand via degree day and mean temperature analysis and ensure heating controls are optimised for prevailing conditions to ensure energy savings realised and comfort is maintained.	minimal, on-going management of building services controls.

CC6.1c

Please describe the inherent 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
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Reputation	Taking action to reduce our climate change contributions and to mitigate/adapt to impacts, and being seen to be doing so by our key stakeholders, and actively encouraging them to do the same, provides an opportunity for us to demonstrate exactly how we operate as a responsible and sustainable. This is a central tenant of our Business Purpose, and so will help support our reputation and develop competitive advantage over competition. This may be in terms of increased demand from customers, or increasing opportunities to partner with Higher Education institutions in long-term partnerships though our shared aspiration to provide sustainable student accommodation.	Increased demand for existing products/services	>6 years	Direct	Likely	Medium	Opportunities to help attract additional future investment to develop new buildings, and to partner with HE Institutions in long term arrangements that bring financial security and lower the cost of finance.	Close integration of our CR&S strategy with all business activity including development, property/asset management, operations, sales, communications, and HE Partnership.	Minimal, achieved through execution of closely aligned business and CR&S strategy.
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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)

Scope	Base year	Base year emissions (metric tonnes CO2e)
Scope 1	Wed 01 Jan 2014 - Wed 31 Dec 2014	4393.76
Scope 2 (location-based)	Wed 01 Jan 2014 - Wed 31 Dec 2014	56025.97
Scope 2 (market-based)	Wed 01 Jan 2014 - Wed 31 Dec 2014	48507.48

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 Second Assessment Report (SAR - 100 year)
N2O	IPCC Second Assessment Report (SAR - 100 year)
HFCs	IPCC Second Assessment Report (SAR - 100 year)
PFCs	IPCC Second Assessment Report (SAR - 100 year)
SF6	IPCC Second Assessment Report (SAR - 100 year)
CO2	IPCC Second Assessment Report (SAR - 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
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Further Information

See attached spreadsheet of emissions factors used in calculation, for Q CC7.4 For CC7.1, Market Based emissions were not calculated before 2015. however for consistency of base year, 2014 market based emissions have been calculated using the 2015 market based emissions factor but 2014 kWh consumption data.

Attachments

[https://www.cdp.net/sites/2016/34/19834/Climate Change 2016/Shared Documents/Attachments/ClimateChange2016/CC7.EmissionsMethodology/Unite Students CDP-worksheet-for-question-CC7.4.xlsx](https://www.cdp.net/sites/2016/34/19834/Climate%20Change%202016/Shared%20Documents/Attachments/ClimateChange2016/CC7.EmissionsMethodology/Unite%20Students%20CDP-worksheet-for-question-CC7.4.xlsx)

Page: CC8. Emissions Data - (1 Jan 2015 - 31 Dec 2015)**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

5373.1

CC8.3

Does your company have any operations in markets providing product or supplier specific data in the form of contractual instruments?

No

CC8.3a

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

Scope 2, location-based	Scope 2, market-based (if applicable)	Comment
52382.2	48488.98	Market based emissions are calculated using the suppliers declared generation mix for their standard grid supplied electricity (21% coal, 59% natural gas, 2% nuclear, 17% renewable, 1% other), and the standard DEFRA emissions factors for each giving an overall market based emissions factor of 0.4271 kgCO ₂ e/kWh

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	Uncertainty range	Main sources of uncertainty	Please expand on the uncertainty in your data
Scope 1	Less than or equal to 2%	Data Gaps Assumptions	92.61% of scope 1 emissions is attributable to on site combustion of natural gas within our buildings for space heating and hot water production, totaling 26977MWh. This figure is derived: 58.13% half hourly data collected via loggers on supply meters, 33.7% from billing data from suppliers, and 8.17% estimates to budget where meter reads nor billing data were available. The margin of error on estimates to budget is reckoned to be +/- 5%, equating to an overall potential error of just +/-0.41%. Remaining 7.39% of scope 1 emissions are attributable to transport fuel usage, based on distance based claims (1.1% of total scope 1 emissions) and volume based fuel purchase claims (6.3% of total scope 1 emissions). Assuming a potential +/-5% error on this data equates to an overall potential error of just +/-0.087%. Potential overall error for scope one emissions is therefore +/-0.41+0.087), which equates to +/-0.50).
Scope 2 (location-based)	Less than or equal to 2%	Data Gaps Assumptions	100% of location based scope 1 emissions are attributed to use of national grid supplied energy, converted to CO ₂ e using the appropriate UK DEFRA emissions factor, totaling 109783.09MWh. This figure is derived 92.88% half hourly data collected via loggers on supply meters, 1.88% from billing data from suppliers, and 3.99% estimates to budget where meter reads nor billing data were available. The margin of error on estimates to budget is reckoned to be +/- 5%, equating to an overall potential error of just +/-0.20%.
Scope 2 (market-based)	Less than or equal to 2%	Data Gaps Assumptions	100% of location based scope 1 emissions are attributed to use of national grid supplied energy, converted to CO ₂ e using the an emissions factor calculated using the suppliers declared generation mix converted to CO ₂ e using the appropriate DEFRA emissions factors, totaling 109783.09MWh. This figure is derived 92.88% half hourly data collected via loggers on supply meters, 1.88% from billing data from suppliers, and 3.99% estimates to budget where meter reads nor billing data were available. The margin of error on estimates to budget is reckoned to be +/- 5%, equating to an overall potential error of just +/-0.20%.

CC8.6

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

Third party verification or assurance process in place

CC8.6a

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

Verification or assurance cycle in place	Status in the current reporting year	Type of verification or assurance	Attach the statement	Page/section reference	Relevant standard	Proportion of reported Scope 1 emissions verified (%)
Annual process	Complete	Reasonable assurance	https://www.cdp.net/sites/2016/34/19834/Climate Change 2016/Shared Documents/Attachments/CC8.6a/Unite Group 2015 ISO 14064-1 Reasonable Assurance Statement.pdf	Attached verification statement reports details of the independent verification that has been undertaken.	ISO14064-3	100

CC8.7

Please indicate the verification/assurance status that applies to at least one of your reported Scope 2 emissions figures

Third party verification or assurance process in place

CC8.7a

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

Location-based or market-based figure?	Verification or assurance cycle in place	Status in the current reporting year	Type of verification or assurance	Attach the statement	Page/Section reference	Relevant standard	Proportion of reported Scope 2 emissions verified (%)
Location-based	Annual process	Complete	Reasonable assurance	https://www.cdp.net/sites/2016/34/19834/Climate Change 2016/Shared Documents/Attachments/CC8.7a/Unite Group 2015 ISO 14064-1 Reasonable Assurance Statement.pdf	Attached verification statement reports details of the independent verification that has been undertaken.	ISO14064-3	100

CC8.8

Please identify if any data points have been verified as part of the third party verification work undertaken, other than the verification of emissions figures reported in CC8.6, CC8.7 and CC14.2

Additional data points verified	Comment
Other:	During the GHG verification process the underlying energy consumption data was thoroughly reviewed.

CC8.9**Are carbon dioxide emissions from biologically sequestered carbon relevant to your organization?**

No

Further Information

Note that operational control has been used rather than financial control, so as to ensure the whole "Unite Students" portfolio of buildings is captured. Our ownership structure means around half of the buildings we operate as student accommodation are wholly owned by Unite Students, while the remainder are held in ownership by various investment funds of which Unite Students is a part stakeholder. Therefore disclosing along financial control would omit around half of the buildings we operate, hence operational control is used to ensure all our activity is captured and reported.

Page: CC9. Scope 1 Emissions Breakdown - (1 Jan 2015 - 31 Dec 2015)**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)
Student accommodation buildings	4900.32
Head office buildings	75.73
All scope 1 business travel	397.00

Further Information

Scope 1 and 2 emissions data is available by facility, but it is not practicable to manually enter over 130 individual sites to the web tool, so they are attached for reference here on a separate spreadsheet. CDP should give consideration to allowing spreadsheet based data import.

Attachments

[https://www.cdp.net/sites/2016/34/19834/Climate_Change_2016/Shared_Documents/Attachments/ClimateChange2016/CC9.Scope1EmissionsBreakdown\(1Jan2015-31Dec2015\)/Unite_Students_2016_scope_1_and_2_emissions_by_facility.xlsx](https://www.cdp.net/sites/2016/34/19834/Climate_Change_2016/Shared_Documents/Attachments/ClimateChange2016/CC9.Scope1EmissionsBreakdown(1Jan2015-31Dec2015)/Unite_Students_2016_scope_1_and_2_emissions_by_facility.xlsx)

Page: CC10. Scope 2 Emissions Breakdown - (1 Jan 2015 - 31 Dec 2015)**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, location based (metric tonnes CO2e)	Scope 2 emissions, market-based (metric tonnes CO2e)
Student accommodation buildings	51127.98	47246.28
Head office buildings	151.14	139.95

Further Information

Scope 1 and 2 emissions data is available by facility, but it is not practicable to manually enter over 130 individual sites to the web tool, so they are attached for reference here on a separate spreadsheet. CDP should give consideration to allowing spreadsheet based data import.

Attachments

[https://www.cdp.net/sites/2016/34/19834/Climate_Change_2016/Shared_Documents/Attachments/ClimateChange2016/CC10.Scope2EmissionsBreakdown\(1Jan2015-31Dec2015\)/Unite_Students_2016_scope_1_and_2_emissions_by_facility.xlsx](https://www.cdp.net/sites/2016/34/19834/Climate_Change_2016/Shared_Documents/Attachments/ClimateChange2016/CC10.Scope2EmissionsBreakdown(1Jan2015-31Dec2015)/Unite_Students_2016_scope_1_and_2_emissions_by_facility.xlsx)

Page: CC11. Energy**CC11.1****What percentage of your total operational spend in the reporting year was on energy?**

More than 20% but less than or equal to 25%

CC11.2**Please state how much heat, steam, and cooling in MWh your organization has purchased and consumed during the reporting year**

Energy type	Energy purchased and consumed (MWh)
Heat	4931.61
Steam	0
Cooling	0

CC11.3**Please state how much fuel in MWh your organization has consumed (for energy purposes) during the reporting year**

28538

CC11.3a

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

Fuels	MWh
Natural gas	26977.76
Diesel/Gas oil	1436.79
Motor gasoline	123.57

CC11.4

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

Basis for applying a low carbon emission factor	MWh consumed associated with low carbon electricity, heat, steam or cooling	Comment
Contract with suppliers or utilities, with a supplier-specific emission rate, not backed by electricity attribute certificates	110948.79	This is for grid supplied electricity. Emissions factor used for Market Based emissions calculation is based on the declared generation mix from our supplier (nPower), using the relevant DEFRA emissions factors according to proportions as follows: 21% coal, 59% natural gas, 2% nuclear, 17% renewable, 1% other. this gives an overall market based emissions factor of 0.4271 kgCO ₂ e/kWh

CC11.5

Please report how much electricity you produce in MWh, and how much electricity you consume in MWh

Total electricity consumed (MWh)	Consumed electricity that is purchased (MWh)	Total electricity produced (MWh)	Total renewable electricity produced (MWh)	Consumed renewable electricity that is produced by company (MWh)	Comment
110948.79	110948.79	0	0	0	Some sites do have on site renewable electricity generation (mostly solar PV) but no central data is available regarding output.

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	Please explain and include calculation
Emissions reduction activities	6	Decrease	During 2015 43 sites had brand new LED lighting and lighting controls installed, delivering a total saving of c. 7148 MWh equating to a reduction of 3304 tonnes CO ₂ e, or around 4% scope 2 GHG emissions. Improved heating controls were also installed in 52 sites, delivery around a 4% reduction in total electricity use on each of these sites. This equates to a total saving of around 1273 tonnes CO ₂ e, or 2% vs 2014.
Divestment	2.90	Decrease	1 property divested in reporting year, and 6 disposed of in prior year, equating to a total carbon reduction of around 1750 tonnes CO ₂ e compared to previous year, against a total reduction of combined scope 1 and 2 emissions of 2,664.51 tonnes CO ₂ e from 2014-15.
Acquisitions	2.36	Increase	10 new openings or new acquisitions during the reporting year, equating to a total carbon increase of around 1428.36 tonnes CO ₂ e
Mergers	0	No change	no change
Change in output	0	No change	no change
Change in methodology	4	Decrease	Changes to DEFRA UK Grid Electricity emissions factor used for location based scope 2 calcs, from 0.49426 in 2014 to 0.46219 in 2015, reflecting grid decarbonisation. This accounts for a 6.49% reduction in scope 2 emissions or an overall combined scope 1 and 2 impact of around 4%
Change in boundary	0	No change	no change
Change in physical operating conditions	3	Increase	Heating degree days (HDD 15.5DegC) in 2015 were higher all over the UK in 2015 vs 2014. In some areas (Scotland) they were as much as 9.5% higher over the whole reporting period, while further south the increase was lower: 8.5% increase in East Penines, 5% increase in Midlands and 1.5% increase in South West. Since around 30% of Unite's total energy consumption is attributable to space heating, the increase in HDDs from 2014 to 2015 accounts for increased energy use and hence GHG emissions. It is difficult to accurately quantify this effect, but if an 10% increase is assumed nationally on 30% of our scope 1 & 2 emissions in 2014 (for space heating), the total impact could be as much as a 3% increase in emissions.
Unidentified	0	No change	no change
Other	3	No change	Various other factors have resulted in a c3% increase in emissions These include increased total occupancy throughout the year driven by increasing summer lets (when buildings would have traditionally been vacant over university summer holidays), common-room refurbishment which has seen more students making use of communal study, common room and other facilities on site instead of spending time off site at university, and potentially other student related changes such as term time changes, demographics etc.

CC12.1b

Is your emissions performance calculations in CC12.1 and CC12.1a based on a location-based Scope 2 emissions figure or a market-based Scope 2 emissions figure?

Location-based

CC12.2

Please 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 (Gross global combined Scope 1 and 2 emissions)	Metric denominator: Unit total revenue	Scope 2 figure used	% change from previous year	Direction of change from previous year	Reason for change
0.000025733	metric tonnes CO2e	208800000	Location-based	36.45	Decrease	Increased revenue and decreased emissions as outlined above. Note that revenue for 2014 was incorrectly reported last year in CDP, but this year the correct value for 2014 revenue (£108.5m) has been used to compare 2014 vs 2015 performance in metric tonnes CO2e per unit revenue.

CC12.3

Please provide any additional intensity (normalized) metrics that are appropriate to your business operations

Intensity figure =	Metric numerator (Gross global combined Scope 1 and 2 emissions)	Metric denominator	Metric denominator: Unit total	Scope 2 figure used	% change from previous year	Direction of change from previous year	Reason for change
1.48	metric tonnes CO2e	Other: per student bed	43084	Location-based	4.41	Decrease	Changes to make up of estate (disposals of less carbon efficient sites and opening of newer more carbon efficient sites), and carbon reduction initiatives.

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 CO2e	Emissions calculation methodology	Percentage of emissions calculated using data obtained from suppliers or value chain partners	Explanation
Purchased goods and services	Relevant, not yet calculated		Not yet calculated.		Various goods and services are purchased by Unite Students during the course of our operations, but the associated Scope 3 emissions have not yet been defined due to lack of available data.
Capital goods	Relevant, not yet calculated		Not yet calculated.		Various capital goods are purchased by Unite Students during the course of our operations, but the associated Scope 3 emissions have not yet been defined due to lack of available data.
Fuel-and-energy-related activities (not included in Scope 1 or 2)	Relevant, calculated	13177.12	DEFRA emissions factors for "Transmission and Distribution" and "Well to tank" emissions have been used to calculate the T&D and WTT emissions associated with our Scope 1 and Scope 2 energy use including building energy use and transport fuel use.		These constitute a significant proportion of our scope 3 emissions so have been included.
Upstream transportation and distribution	Not relevant, explanation provided		See explanation for details.		There are no upstream transportation or distribution emissions associated with our operations (other than those that would be calculated along with the "purchased goods and services" and "capital goods" set out above which are not yet calculated.
Waste generated in operations	Relevant, not yet calculated		See explanation for details.		Due to lack of waste data this is not yet calculated. Note waste is collected by local authorities under the remit of council tax, so we are not provided with any data on quantities of waste collected. we are identifying options to remedy this and collect data to allow measurement and management.

Sources of Scope 3 emissions	Evaluation status	metric tonnes CO2e	Emissions calculation methodology	Percentage of emissions calculated using data obtained from suppliers or value chain partners	Explanation
Business travel	Relevant, calculated	384.53	Use of private vehicles for business journeys was quantified using mileage claims, and converted using the relevant DEFRA emissions factor. Similarly journey data for rail travel and flights was collected from our travel booking service and converted using the relevant DEFRA emissions factor. Note in addition to direct emissions, well-to-tank emissions were also calculated and included for road, rail and air travel using the appropriate DEFRA emissions factor.		While travel is not as materially important in terms of GHG emissions as direct energy use it is nonetheless an important component, and one that is potentially more easy to control.
Employee commuting	Relevant, not yet calculated		not yet calculated.		No data is available yet around employee commuting. It is hoped that this will be added in due course.
Upstream leased assets	Not relevant, explanation provided		See explanation for details.		Unite Students do not have upstream leased assets.
Downstream transportation and distribution	Not relevant, explanation provided		See explanation for details.		Unite Students do not transport or distribute a product downstream so not relevant.
Processing of sold products	Not relevant, explanation provided		See explanation for details.		Unite Students do not sell any products so this is not relevant.
Use of sold products	Relevant, calculated	1924.6	water consumption data from suppliers and data loggers on supply meters has been converted to emissions for both supply of fresh water and disposal of waste water, using the appropriate DEFRA emissions factors. (total of 1924.6 tonnes CO2e) GHG emissions from paper use within our buildings was also calculated using the DEFRA emission factor (total of 0.0089 tonnes CO2e)		Emissions relating to water used within our buildings has been calculated and is shown here. Emissions relating to energy consumption by occupants within our buildings is included within our Scope 1 and Scope 2 emissions, since occupants pay an all inclusive rent and are not billed separately for energy use.
End of life treatment of sold products	Not relevant, explanation provided		See explanation for details.		Unite Students do not sell any products so this is not relevant.
Downstream leased assets	Not relevant, explanation provided		See explanation for details.		Unite Students do not have downstream leased assets so this is not relevant.
Franchises	Not relevant, explanation provided		See explanation for details.		Unite Students do not have franchises so this is not relevant.
Investments	Not evaluated		See explanation for details.		The extent of any investments with potential GHG emissions is not yet evaluated.
Other (upstream)	Relevant, not yet calculated		See explanation for details.		Construction activity undertaken by 3rd parties on our behalf (i.e. to develop new buildings for us to operate) has not yet calculated although it is relevant.
Other (downstream)	Not relevant, explanation provided		See explanation for details.		No other downstream emissions sources have been identified.

CC14.2

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

Third party verification or assurance process in place

CC14.2a

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

Verification or assurance cycle in place	Status in the current reporting year	Type of verification or assurance	Attach the statement	Page/Section reference	Relevant standard	Proportion of reported Scope 3 emissions verified (%)
Annual process	Complete	Reasonable assurance	https://www.cdp.net/sites/2016/34/19834/Climate Change 2016/Shared Documents/Attachments/CC14.2a/Unite Group 2015 ISO 14064-1 Reasonable Assurance Statement.pdf	see attached verification statement	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)	Emissions reduction activities	10	Decrease	Energy efficiency measures have resulted total energy use, hence reduced associated scope 3 emissions.

Sources of Scope 3 emissions	Reason for change	Emissions value (percentage)	Direction of change	Comment
Use of sold products	Other: Not previously reported	12	Increase	water consumption data has been available for the first time and so scope 3 emissions have been reported for this.

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 suppliers
Yes, our customers

CC14.4a

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

We are using the Chartered Institute of Procurement and Supply Sustainability Index tool (<https://cips-sustainabilityindex.com/>) to engage with suppliers and try to improve broader sustainability including climate change performance.

We operate our own bespoke customer engagement campaign to help our student customers develop and maintain more sustainable living habits while they live with us and after they leave. This includes a significant focus on energy efficiency and climate change. Details can be found at

<http://www.unite-students.com/living-with-us/green-living>

CC14.4b

To give a sense of scale of this engagement, please give the number of suppliers with whom you are engaging and the proportion of your total spend that they represent

Number of suppliers	% of total spend (direct and indirect)	Comment
20	50%	These are best estimates, we have recently implemented the CIPS SI tool and are using it to more actively engage our supply chain.

CC14.4c

If you have data on your suppliers' GHG emissions and climate change strategies, please explain how you make use of that data

How you make use of the data	Please give details
We do not have any data	No data available

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
James Tiernan	Group Energy & Environment Manager	Energy manager

Further Information

Further details of Unite Students' corporate responsibility and sustainability strategy are available at: <http://www.unite-group.co.uk/responsibility> and <http://www.unite-students.com/living-with-us/green-living>

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