

# ENHANCE THE IMPACT OF OUR PROJECTS FOR HUMAN AND NATURAL SYSTEMS

BIODIVERSITY  
SUPPLY CHAINS AND INNOVATIONS  
SOCIAL IMPACT



## TARGETS AND KPIs

### SUPPLY CHAINS & INNOVATION

#### 2030 TARGET

100% OF QUALIFYING SUPPLY CHAIN PARTNERS SIGNED UP TO UNITE STUDENTS SUSTAINABLE CONSTRUCTION CODE OF PRACTICE

#### KPIs

- % Investment in SMEs
- Responsible Sourcing (% project spend)
- Use of Modern Methods of Construction (% project value)
- Supply Chain Sustainability Training (Hrs)
- BIM maturity level

### BIODIVERSITY

#### 2030 TARGET

>25% BIODIVERSITY NET GAIN (ONSITE)  
URBAN GREENING FACTOR OF >0.4

#### KPIs

- Biodiversity Net Gain Offsite (%)
- FSC Certification (%)
- Construction related biodiversity initiatives (no.)
- Pollution Incidents (no.)

### SOCIAL IMPACT

#### 2030 TARGET

INTRODUCE SOCIAL VALUE AND IMPACT REPORTING FOR EACH NEW DEVELOPMENT

#### KPIs

- Provision of affordable community space (% GIA)
- Community Volunteering (hrs)
- Re-investment into local communities (% Build Cost)

# SUPPLY CHAINS AND INNOVATION

## Overview

Unite Students have a longstanding relationship with our key supply chain partners, with experience in delivering high quality student accommodation to programme and budget. We need to build on the existing relationships and skill sets of our supply chain and build new relationships and drive innovation to deliver the net zero carbon and sustainability aspirations of the Sustainable Construction Framework.

It is critical Unite Students and our supply chain continue to innovate and mitigate risk in a collaborative nature. Key areas of focus for the supply chain and innovation are:

## Skills Gaps

It is widely regarded that within the UK built environment one of the most significant challenges to meeting NZC construction is the industry wide skills gap. Unite Students will work to ensure that our supply chain has the capability to deliver our 2030 aspirations and beyond. Training through the supply chain is a critical part of upskilling, but also enables a platform of understanding across disciplines and stakeholders regarding sustainable design and construction.

## Collaboration

To meet the net zero carbon target we need to transform the way we design and build at pace. This means enhanced collaboration across supply chain disciplines. Early engagement involvement with contractors and manufacturers is required to ensure feasibility and de-risk new construction approaches. Likewise, carrying out cost analysis and sensitivity testing of embodied carbon and operational energy options should be combined.

## Innovation

Innovations in design and construction are required through-out the supply chain. Moving to BIM level 3 will be essential in optimising sustainability within our buildings over the whole life cycle. Modern Methods of Construction including DFMA present an opportunity for driving efficiency in terms of sustainability and programme, but these must be fully understood and tested so the benefits can be quantified and any undesirable consequences avoided.

## Data

It is essential that the supply chain provide high quality data to measure and monitor sustainable impact and performance including EPDs, Responsible Sourcing, and construction site environmental data.

## Next Steps

Develop the Unite Students Development supply chain code of practice and identify qualifying scope. The code of practice will set the sustainability criteria for working on Unite Students' developments and the requirements for evidencing the management of their own environmental and social impacts. This will ensure that our supply chain is genuinely committed to improving their own sustainable agenda in addition to supporting Unite Students' sustainability aspirations.

Unite Students are currently reviewing how we can work with industry bodies and external partners to deliver our aspirations around training and upskilling our supply chain partners.





## SUPPLY CHAINS AND INNOVATION (CONTINUED)

### KEY SUPPLY CHAIN RELATIONSHIPS

Supply Chain Partner	Relationship to Sustainable Construction Framework
<b>Design / Project Teams</b>	<p>Unite Students to ensure that design and project management consultant teams are suitably qualified and have the skills to deliver the NZC and sustainability agenda.</p> <p>Project teams to utilise the sustainable construction framework to establish early design interventions to meet the 2030 targets and implement the appropriate modelling where required.</p>
<b>Contractors</b>	<p>Engage at the earliest opportunity with the design teams to test the feasibility and cost implications of the design proposals.</p> <p>Identify sub contractors with the relevant skills and experience in delivering net zero and sustainable construction.</p>
<b>Sub-Contractors</b>	Innovate in construction methods and deliver high quality construction practices on site, minimising on site impacts and optimising building performance.
<b>Manufacturers / Suppliers</b>	Direct engagement between Unite Students and manufacturers is required to understand the capability of the projects to meet current and future sustainability targets.
<b>Insurance</b>	Insurance providers to work with the design teams and contractors to enable the use of low carbon construction techniques and materials, adapting design proposals and minimising risk where required.



# BIODIVERSITY

## What is Biodiversity

Under the Environment Act 2021 Biodiversity Net Gain will become mandatory in England. Some local authorities are already implementing Biodiversity Net Gain into their planning policies which make it a mandatory planning requirement ahead of it being a legal requirement.

As a developer of typically brownfield sites, Unite Students have a proven track record of delivering high quality green amenity space for students and local communities

## Next Steps

All Unite Students projects should be achieving an urban greening factor of 0.4 in line with the requirements of the GLA.

All projects will be undertaking biodiversity net gain calculations achieving a minimum of 10% with a view to increase this to 25% by 2030.

A biodiversity playbook will be developed to outline the approach to implementing biodiversity net gain on and offsite.

## HOW ARE WE APPROACHING BIODIVERSITY



### Regenerative Design

Green infrastructure is a critical part of our developments, with cross cutting impacts for both the environment and benefits to building users and local communities.

Many of our new developments are located on brownfield sites and therefore provide a significant opportunity for increasing the biodiversity value of the site. As part of BREEAM we target at a minimum 10% increase in biodiversity for all sites. It is equally critical to ensure that we protect existing green infrastructure onsite, through the design and construction stages.

We promote the use of biodiverse rich species for landscaping on our schemes, with particular focus on native species that benefit hydrological cycles and benefit local fauna, and the inclusion of SUDs



### Material Optimisation

Possibly our greatest impact on biodiversity is the impact of our materials sourcing. All materials within our supply chain will have an impact on biodiversity, either through the direct sourcing of materials such as timber and other bio-based materials, or through the indirect impacts such as pollution from materials extraction and the manufacturing and end of life processes.

For the purposes of BREEAM, our projects set targets around responsible sourcing, including ISO 14001 certification (for suppliers) and FSC certified timber, which contributes to de-risking our supply chain, however we will continue to identify how through collaboration with the supply we can measure and improve our impact on biodiversity.

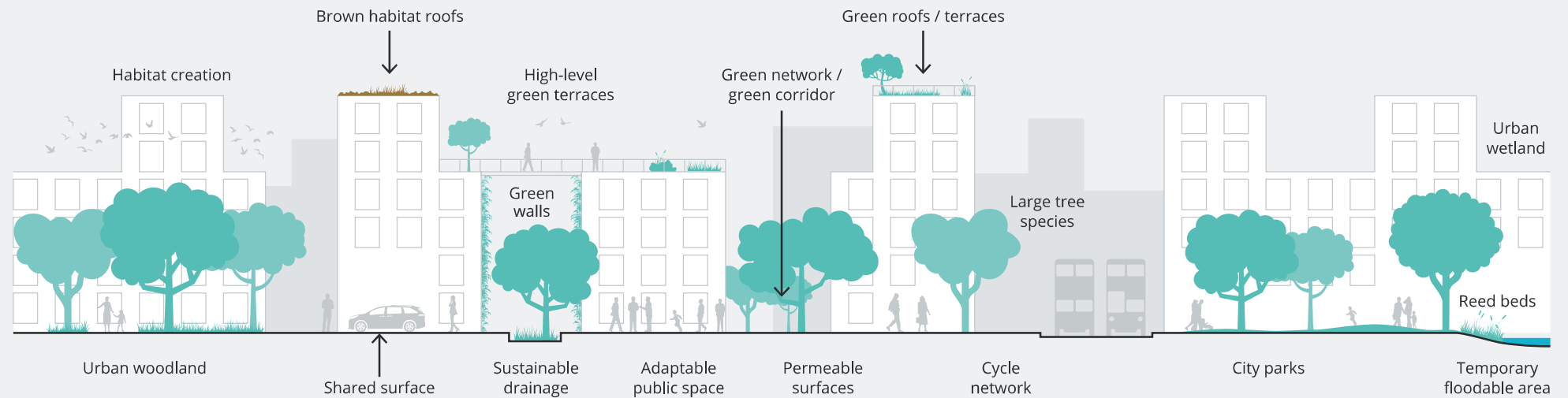


### Human Centred Design

Our outdoor amenity space provides excellent opportunity not just to increase biodiversity, but also to improve the students and local communities with high quality restorative green spaces, promoting physical and mental wellbeing. Incorporating human considerations such as sensory needs or provision of spaces to protect from extreme weather conditions into landscape design can further add to the value of the stakeholders interaction with nature.

## BIODIVERSITY (CONTINUED)

### BIODIVERSITY FEATURES FOR OUR BUILDINGS



## SOCIAL IMPACT

### Overview

Unite Students have been following the UKGBC definition of social value in the context of developments. Which is created when buildings, places and infrastructure support environmental, economic and social wellbeing, and in doing so improve the quality of life of people.

The process for delivering social value should start at the conception stage of a project and iterate across the asset lifecycle, identifying the priority outcomes and allowing each new delivery partner to pick up on earlier work but also take stock of the changing context and factor that in.

### How are We Approaching Social Value

Whilst our approach to social value to date has been informal, we have strived to achieve a positive social impact. Activities include:

- **Positive Impact Programme**

As part of the Unite Students Positive Impact programme the Development Team have been undertaking the following activities:

- Mentoring opportunities for community groups within the Westminster area.
- Re-decorating community centre amenity space.

- **10k Black Interns**

The Development Team have participated in the 10k Black Interns programme, offering employment experience for under-represented communities within the real estate sector.

- **Community Amenity Space**

Our recent and current pipeline projects have provided community space at a peppercorn rent, including a space at Hayloft for the charity Streets of Growth.

- **Onsite Contractor Activities**

Our principle contractors register our schemes with the considerate constructors scheme, which promotes best practice in construction site practices across numerous areas including environment, health and wellbeing and community engagement.

- **Unite Foundation**

The Unite Foundation is an independent charity that runs a nationwide accommodation scholarship, supporting estranged and care experienced students. Unite Students are the charity's accommodation partner and principal corporate donor.

### Next Steps

We will develop a social value Playbook for development that outlines the strategic approach to social impact, in terms of delivery for each project and measurement of social impact and social value created.



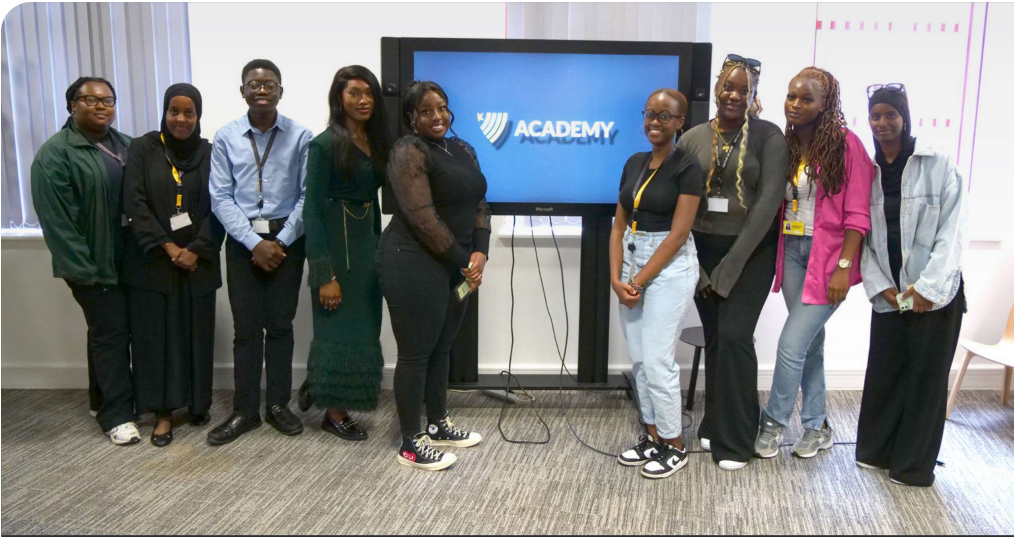


# SOCIAL IMPACT (CONTINUED)

## CREDIT UKBC SOCIAL VALUE DEFINITION

Jobs and Economic Growth	Health, Wellbeing and the Environment	Strength of Community
Decent jobs for local people, including hard to reach groups	Good accessibility and sustainable transportation	Strong local ownership of the development
Local people with the right skills for long-term employment	Resilient buildings and infrastructure	Existing social fabric is protected from disruption
School leavers with career aspirations of the industry	High-quality public and green spaces	The new community is well integrated into the surrounding area
The local supply chain is supported and grown	Good mental health	Thriving social networks
Future residents have comfortable homes which are affordable to operate	Good physical health	Vibrant diversity of building uses and tenures
Thriving local businesses	Healthy local air quality	Strong local identity and distinctive character
	Limit resource use and waste	

## KEY GATEWAYS FOR SOCIAL IMPACT



“I was a property intern at Unite Students for 10 weeks, working in the Development Team with a focus on sustainability. Throughout this experience, I engaged with different members of the wider team, learning about the different job roles within the business.

During this internship, I gained a good foundation of knowledge in sustainable development. I began my internship by learning about the RIBA plan of work, Unite Students’ sustainability goals (including the 2030 Net Zero Carbon target), and sustainable certification that Unite Students’ properties aim to achieve including BREEAM.

My final project was to produce a performance dashboard for Unite Students’ development projects and their alignment against the sustainability goals. To carry out this final project, I learnt how to use a tool called One Click LCA, in which you measure the embodied carbon of projects using design information and a materials database. It was interesting to see the difference in carbon intensity between various materials and construction approaches

**Angel Johnson, 10,000 Black Interns 2023 Cohort**