

IMPACT FRAMEWORK

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OFFICE ESG METRICS

Feldberg  
Capital

# Sustainable Asset Management Brief (SAMB)

Applicable to all assets in operation under management

TOPIC	INDICATOR	UNIT	2030 TARGET	KPI / SUPPORTING	DESCRIPTION
Climate & environment	Whole building operational energy intensity	kwhe/m2/yr GIA	90	KPI	Total energy consumption of buildings (aligned to WGBC net zero commitment), includes both centralised (landlord) and tenant demised energy consumption
Climate & environment	Asset EPC rating	EPC Rating	<25	KPI	Ambition that all of the assets shall hold EPC rating of A or better
Climate & environment	Refrigerants - maximum GWP	GWP (kgCO2e/kg)	677	KPI	Refrigerants can contain high Global warming potential (GWP) elements that can be discharged through leakage and maintenance. Low GWP refrigerants to be encouraged. Limit corresponds to the current GWP for R32. Refrigerants in scope: all fixed air conditioning, fixed heat pumps and other fixed refrigeration systems. Refrigerant mapping should be carried out and where target is not met, plan to reduce total GWP from refrigerants in place
Climate & environment	Non-hazardous waste recycled (or 100% diversion from landfill/ incineration)	% non-hazardous waste recycled or recovered	100%	KPI	Non-hazardous operational waste to be diverted from landfill and incineration
Climate & environment	Physical climate risks and vulnerability assessment	Y/N	Y	KPI	Climate Risks and Vulnerability Assessment for each asset to be prepared consistent with Regulation (EU) 2020/852, Appendix A of Annex 1. Each asset must have a current climate change adaptation plan for the implementation of adaptation solutions based on assessment, to be carried out over a period of time of up to five years
Climate & environment	No onsite fossil fuel (gas/oil) consumption (eg heating, hot water, cooking)	% of floor area	100%	Supporting	Measure of any fossil fuels used directly at site
Climate & environment	Operational energy intensity of directly managed assets	kwh/m2/yr GIA	55	Supporting	Energy consumption of buildings - landlord/ base build areas
Climate & environment	Operational energy intensity of tenant managed assets	kwh/m2/yr NLA	35	Supporting	Energy consumption for buildings - tenant areas
Climate & environment	Optimise onsite renewable energy generation	kwh	Report	Supporting	Feasibility should be assessed for all assets to maximise the onsite renewable energy potential from solar PV installations - and report on coverage
Climate & environment	NABERS ratings	Base building certification rating	4.5 stars	Supporting	Annual certification of energy performance for landlord areas and services
Health & wellbeing	Annual occupancy evaluation score	BUS Survey average score / % of people satisfied	6/80%	KPI	Occupant satisfaction survey undertaken annually
Health & wellbeing	Airscore certification or equivalent (applicable units)	Certification / score	Silver	KPI	Scoring of overall indoor environmental quality including particulate matter, carbon dioxide, humidity, temperature
Local community	Annual social return achieved per asset	£ social return per asset	Report	KPI	Annual analysis of contributions, quantified by Social Value Portal
Local community	Strategic charity partnerships directly linked to each asset location	Per asset	Report	Supporting	Akoya to develop and manage strategic charity partnerships located in the borough of each asset
Local community	Social Value survey & research undertaken	Per asset	Report	Supporting	Social Value portal to undertake detailed research of each asset location. Research to guide strategic partnership
Natural capital	Urban greening factor	Urban Greening Factor	0.3	KPI	Increase in soft landscaping and planting
Natural capital	Potable water use in operation	Litres/person/day	16	KPI	Operational water consumption of assets per occupant
Connectivity & technology	Wiredscore certification	Certification score	Gold	KPI	Certification for building digital connectivity and smart technology
Connectivity & technology	Landlord fibre provision	Fibre installation	Report	Supporting	Installation of superfast internet connectivity in qualifying assets



# Sustainable Development Brief (SDB) - Small Projects

**Small refurbishments:** (a) projects not defined as large projects; (b) total cost of the renovation > £250k; or (c) the total cost of the renovation relating to the building envelope or the technical building systems is lower than 25 % of the value of the building, excluding the value of the land upon which the building is situated; and/or (d) less than 25 % of the surface of the building envelope undergoes renovation;

TOPIC	INDICATOR	METRIC	TARGETS		KPI / SUPPORTING	DESCRIPTION
			Minimum	Aspiration		
Climate & environment	Operational energy intensity	kwh/m2/yr GIA	90	70	KPI	Project contributes to reduced operational energy demand working towards the 2030 target
Climate & environment	Asset EPC rating	Minimum EPC Band	<25	<15	KPI	Project provides improved energy efficiency of the refurbished areas in line with EPC A target
Climate & environment	Whole Life Carbon Assessment	Y/N	Y	Y	KPI	WLCA carried out by RIBA 2, with agreed reduction delivered through design to handover
Climate & environment	Non-hazardous construction waste generation	Tonnes/100m2 (GIA)	≤ 3.5	≤ 1.2	KPI	Links to BREEAM RFO construction waste targets, to be delivered even if no BREEAM
Climate & environment	Refrigerants - maximum GWP	GWP (kgCO2e/kg)	677	150	KPI	Refrigerants can contain high Global warming potential (GWP) elements that can be discharged through leakage and maintenance. Low GWP refrigerants to be encouraged. Limit corresponds to the current GWP for R32. Refrigerants in scope: all fixed air conditioning, fixed heat pumps and other fixed refrigeration systems. Aspirational target aligns with incoming F-gas regulations
Climate & environment	Non-hazardous construction waste diverted from landfill and incineration	% non-hazardous construction waste	95%	100%	Supporting	Proportion of non-hazardous waste from the construction project diverted away from disposal at landfill or incineration
Climate & environment	Onsite fossil fuel (gas/oil) consumption (eg heating, hot water, cooking)	Y/N	N	N	Supporting	Refurbishment project confirms removal of fossil fuels from refurbishment areas
Climate & environment	Reduction of Primary Energy Demand compared to existing building	Y/N	20%	30%	Supporting	Project should reduce energy consumption associated with the refurbished area by at least 20%
Climate & environment	Pre-demolition audit	Y/N	Y	Y	Supporting	Pre-demolition target to be completed in advance of works onsite to support design for waste reduction
Climate & environment	Circular economy statement	Meets ISO Standard Y/N	Y	Y	Supporting	
Health & wellbeing	Non-toxic building construction materials	Complies Y/N	Y	Y	KPI	Material Specification. No substances as per Appendix C of EU Taxonomy
Health & wellbeing	Maximum formaldehyde and VOCs	Complies Y/N	Y	Y	KPI	Material Specification. No substances as per Appendix C of EU Taxonomy
Natural capital	Maximum flow rate of water fittings	Complies Y/N	Y	Y	KPI	All new water fittings to meet flow ratings outlined in EU Taxonomy Appendix E
Natural capital	Urban greening factor	Ratio	0.3	0.4	Supporting	Increase in soft landscaping and planting as an uplift on original site layout where possible
Natural capital	Water use during construction	m3 / £100,000 construction spend	5.8	5	Supporting	Water consumption onsite during construction
Connectivity & technology	Wiredscore on fitouts	Certification score	Silver	Platinum	Supporting	Certification for building digital connectivity and smart technology - ensure refurbishments align with requirements of wiredscore
Connectivity & technology	Landlord fibre provision	Fibre installation	Y	Y	Supporting	Installation of superfast internet connectivity in qualifying assets - ensure refurbishments align with requirements of landlord fibre provision

# Sustainable Development Brief (SDB) - Large Projects

**New developments or Major renovations, where:** (a) the total cost of the renovation relating to the building envelope or the technical building systems is higher than 25 % of the value of the building, excluding the value of the land upon which the building is situated; and/or (b) more than 25 % of the surface of the building envelope undergoes renovation;

TOPIC	INDICATOR	METRIC	TARGETS		KPI / SUPPORTING	DESCRIPTION
			Minimum	Aspiration		
Climate & environment	Operational energy intensity - design for operation	kwh/m2/yr GIA	90	70	KPI	Target for all energy use for building in operation working towards the 2030 target
Climate & environment	Asset EPC rating	Rating	<25	<15	KPI	Project should enable the finished space to achieve at least an EPC rating of A
Climate & environment	Refrigerants - maximum GWP	GWP (kgCO2e/kg)	677	150	KPI	Refrigerants can contain high Global warming potential (GWP) elements that can be discharged through leakage and maintenance. Low GWP refrigerants to be encouraged. Limit corresponds to the current GWP for R32. Refrigerants in scope: all fixed air conditioning, fixed heat pumps and other fixed refrigeration systems. Aspirational target aligns with incoming F-gas regulations
Climate & environment	Whole Life Carbon (lifecycle stages A-C (excl B6/B7) - new developments	kg/co2e/m2 GIA	970	530	KPI	WLCA completed in accordance with BS EN 15978:2011. Sustainability of construction works. Assessment of environmental performance of buildings. Calculation method. Targets aligned with LETI bands C and A
Climate & environment	Whole Life Carbon (lifecycle stages A-C (excl B6/B7) - refurbishment	kg/co2e/m2 GIA	530	345	KPI	WLCA completed in accordance with BS EN 15978:2011. Sustainability of construction works. Assessment of environmental performance of buildings. Calculation method. Targets aligned with LETI bands C and A
Climate & environment	Non-hazardous construction waste generation	BREEAM Wst01 credits	1 credit	2 credit	KPI	Delivery of BREEAM Wst 01 Construction Resource Efficiency targets [Tonnes/100m2 (GIA)]
Climate & environment	Non-hazardous construction waste diverted from landfill and incineration	% non-hazardous construction waste	95%	100%	KPI	Proportion of non-hazardous waste from the construction project diverted away from disposal at landfill or incineration
Climate & environment	BREEAM New Construction	Certification score	Excellent	Outstanding	KPI	Building environmental certification - New Build: BREEAM UK New Construction Version 6.1
Climate & environment	BREEAM RFO	Certification score	Excellent	Outstanding	KPI	Building environmental certification - Refurbishment: BREEAM UK Refurbishment and Fit-out 2014
Climate & environment	Physical climate risks and vulnerability assessment	Y/N	Y	Y	KPI	Physical climate risks assessment completed for project that complies with EU Taxonomy Regulation Appendix A
Climate & environment	NABERS Design for Performance target rating	Base building certification target rating	4.5 stars	5 stars	KPI	
Climate & environment	Onsite fossil fuel (gas/oil) consumption (eg heating, hot water, cooking)	Y/N	N	N	Supporting	Refurbishment project confirms removal of fossil fuels from refurbishment areas
Climate & environment	Renewable energy	Maximise onsite PV generation (kWh)	-	-	Supporting	Feasibility should be assessed for all projects to maximise the onsite renewable energy potential from solar PV installation
Climate & environment	Air Pressure Test (buildings >5000 m2)	Y/N	Y	Y	Supporting	Air pressure testing completed to demonstrate compliance with EU Taxonomy Regulation Section 7.1: Substantial Contribution Criteria - Climate Change Mitigation. Only applicable to buildings with an area >5,000m2
Climate & environment	Thermal Integrity Test (buildings >5000 m2)	Y/N	Y	Y	Supporting	Thermal integrity testing completed to demonstrate compliance with EU Taxonomy Regulation Section 7.1: Substantial Contribution Criteria - Climate Change Mitigation. Only applicable to buildings with an area >5,000m2

# Sustainable Development Brief (SDB) - Large Projects

(Continued)

TOPIC	INDICATOR	METRIC	TARGETS		KPI / SUPPORTING	DESCRIPTION
			Minimum	Aspiration		
Climate & environment	EV active charging spaces (EV enabled)	Percentage of total spaces	20%	50%	Supporting	Proportion of parking spaces on the development with EV charging available or enabled for charging points in the future (where compliant with fire regulations)
Climate & environment	Pre-demolition audit	Y/N	Y	Y	Supporting	Pre-demolition target to be completed in advance of works onsite to support design for waste reduction
Climate & environment	Circular economy strategy	Descriptive Report	Y	Y	Supporting	Circular economy strategy should outline how the development has sought to re-use materials and minimise waste during construction, optimise adaptability and durability in-use, and enable repurposing or disassembly at end-of-life
Climate & environment	Construction Environmental Management Plan	Y/N	Y	Y	Supporting	Contractor to have a Construction Environmental Management plan outlining measures to mitigate impacts of construction works on environmental and local community
Health & wellbeing	Non-toxic building construction materials	Complies Y/N	Y	Y	KPI	Material Specification. No substances as per Appendix C of EU Taxonomy or "Red List" by International Living Future Institute
Health & wellbeing	Airscore certification or equivalent - design for operation	Certification score	Silver	Gold	KPI	Scoring of overall indoor environmental quality including particulate matter, carbon dioxide, humidity, temperature
Health & wellbeing	Maximum formaldehyde and VOCs	Complies Y/N	Y	Y	Supporting	Material Specification. No substances as per Appendix C of EU Taxonomy
Health & wellbeing	Cycle parking	Spaces per 10 building occupants	1	2	Supporting	Provision of bicycle parking facilities on the development
Local community	Social value impact	Bespoke social impact metrics to project	-	-	KPI	Social value created by the development, primarily for the local area and community through local charities and community groups
Local community	Considerate Constructors Scheme (CCS) score	CCS Score	39	40+	KPI	Scoring of construction site activity related to community, environment, health and safety, and workforce
Natural capital	Environmental Impact Assessment (EIA) / Water use and protection management plan	Complies Y/N	Y	Y	KPI	A screening is carried out through which the competent authority determines whether projects are to be made subject to an environmental impact assessment. If required, the EIA includes an assessment of the impact on water. If not required, a water use and protection management plan, developed thereunder for the potentially affected water body or bodies, in consultation with relevant stakeholders
Natural capital	Urban greening factor	Ratio	0.3	0.4	KPI	Increase in soft landscaping and planting between original site and completed development
Natural capital	Potable water use in operation - design for operation	Litres/person/day	16l	10l	KPI	Operational water consumption per person
Natural capital	Land use and biodiversity	Complies Y/N	Y	Y	Supporting	Development is in an area not reported in EU LUCAS survey, European Red List, IUCN Red List or FAO definition of forest
Natural capital	Water use during construction	m3 / £100,000 construction spend	5.8	5	Supporting	Water consumed onsite during construction
Natural capital	Maximum flow rate of water fittings	Complies Y/N	Y	Y	Supporting	All new water fittings to meet flow ratings outlined in EU Taxonomy Regulation Appendix E
Connectivity & technology	Wiredscore certifications	Certification score	Silver	Platinum	KPI	Certification for building digital connectivity and smart technology
Connectivity & technology	Landlord fibre provision	Fibre installation	-	Y	Supporting	Installation of superfast internet connectivity in qualifying assets



To see more on Feldberg's ESG strategy, including our  
fund level KPIs, please click the link below:

[www.feldberg-capital.com](http://www.feldberg-capital.com)