

Environmental Policy

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1 Introduction

1.1 Purpose

This policy sets out Unite Students' approach to managing and reducing the environmental impact of its operations.

1.2 Scope

This policy applies to all aspects of Unite Students' operations under direct operational control.

1.3 Responsibilities

This policy is managed by the Group Energy & Environment Manager and applies to all Unite Students employees.

1.4 Definitions

DSR:	Demand side response. Activity undertaken by end users to reduce their demand for energy (typically electricity) in times of high national demand, to reduce the need for additional generation capacity.
EMS:	Environmental management system. A collection of policies and processes intended to help manage environmental impacts and drive continual improvement.
GHG:	Greenhouse gasses. Emissions that contribute towards climate change, including a number of gasses some of which are more potent than carbon dioxide. Usually represented simply as tonnes of carbon dioxide equivalent (CO ₂ e)

1.5 References

This policy should be read in conjunction with our overarching Responsible Business Policy. Various other business policies also cover environmental and wider sustainability related aspects in different areas of the business, such as development and procurement.

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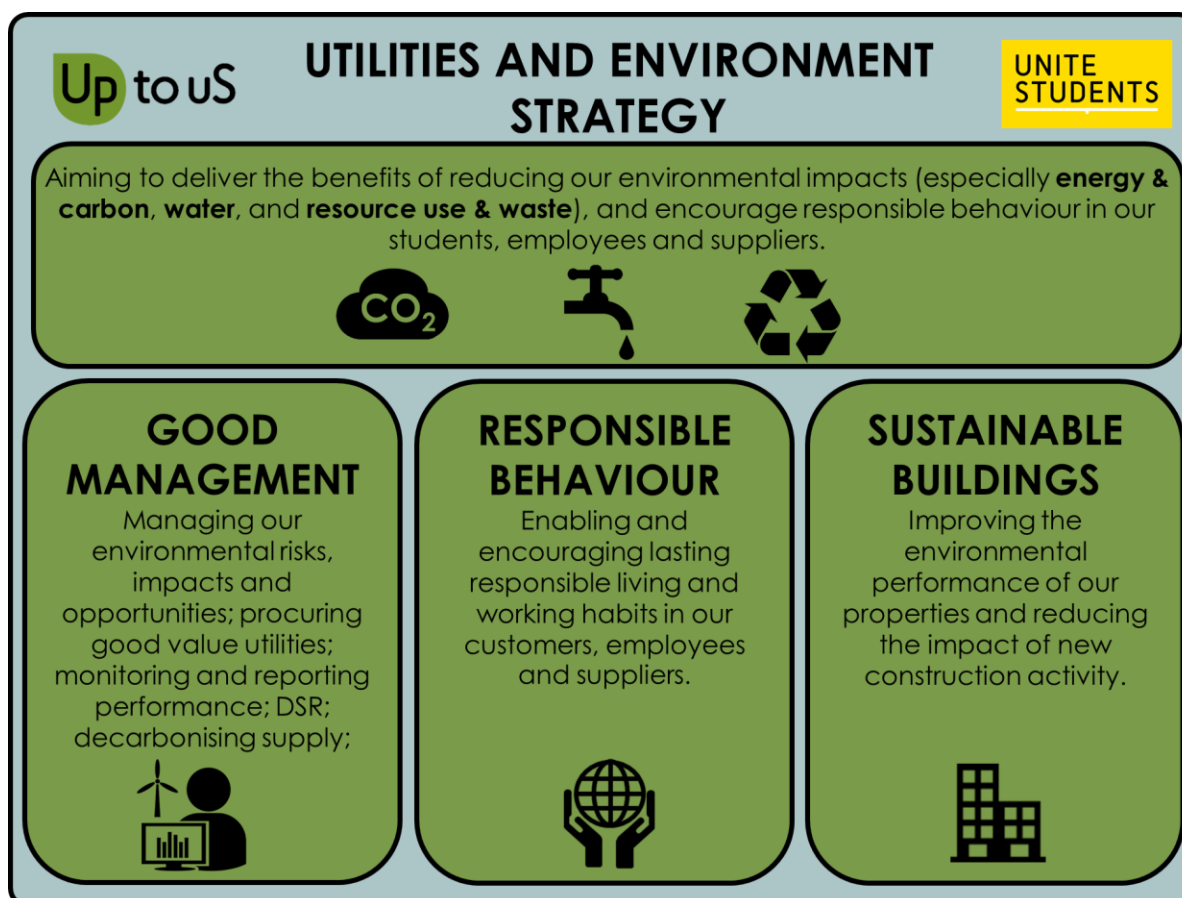
2 Policy

2.1 Intent

This policy seeks to reduce the environmental impacts arising from Unite Students' business operations, in a manner which maximise the environmental, business and wider benefits realised.

2.2 Principles

We recognise that our operations have an impact on the environment, and that we have a responsibility to manage and reduce this for the benefit of current and future generations. We also have a duty to help our student residents develop lasting responsible living habits. Our utilities and environment strategy aims to reduce all environmental impacts, but particularly our three most materially significant (**Energy & Carbon, Water, and Resource Use & Waste**) with a range of activity across three environmental themes (**Good Management, Responsible Behaviour and Sustainable Buildings**) as below:



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GOOD MANAGEMENT: This theme aims to ensure we have robust processes in place to manage risks and opportunities and deliver good value to the business. For example, it covers how we select utility suppliers, how we reduce carbon emissions by making use of renewable and low carbon energy sources, and to make use of demand-side management techniques to support and help balanced supply and demand across the national transmission and local distribution networks.



transport.

RESPONSIBLE BEHAVIOUR: This theme seeks to engage both employees and students, enabling and encouraging behaviours that deliver energy, water and waste improvements while also promoting broader sustainable living and working habits in areas such as energy use, water consumption, recycling, travel and



SUSTAINABLE BUILDINGS: This theme aims to reduce the environmental impact of new and existing buildings. This includes reducing energy, water, carbon and waste through improvements to fabric and building services, while providing a physical environment that helps support and encourage responsible living and working habits in our residents and employees.

2.3 Key Outcomes

Our Environmental Strategy seeks to ensure manage all environmental aspects of our business to ensure regulatory compliance and to reduce environmental impacts, including but not limited to:

- Reducing our contribution to climate change
- Managing and mitigating climate related and other environmental risks
- Reducing our energy use
- Reducing our water use
- Reducing our resource use and waste, increasing recycling, reducing litter in and around our sites
- Reducing pollution and emissions to air, water and land
- Supporting biodiversity

The following areas however have been identified during stakeholder consultation to be the most materially significant and so are the focus of our activity:



ENERGY & CARBON: We recognise that greenhouse gas (GHG) emissions contribute towards climate change, and the serious threat this poses to humanity and the planet, as well as our business. We are believe that reducing our GHG emissions is the most significant contribution we can make to reducing our environmental impact, and are committed to cutting our own GHG emissions and engaging our supply chain

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and customers to help and encourage them to reduce theirs. In 2015 we committed to Science Based Carbon Targets, underlining our commitment to shouldering our fair share of the challenges of reducing GHG emissions.

Energy used within our buildings constitutes our most significant source of GHG emissions, as well as being a significant business cost; we are therefore committed to reducing energy consumption to ensure an environmentally and financially sustainable future for Unite Students. We also recognise that reducing demand for energy, particularly at peak times, helps safeguard national energy supplies, helping to avoid the need for additional generation capacity and contributing towards on-going security of supply. The effects of climate change will also increasingly impact on our business. Our Up to uS Responsible Business Committee, chaired by our CFO, is accountable to the Board for assessing Climate Change related risks and opportunities annually, and ensuring appropriate action is taken to avoid, mitigate, or adapt to business impacts so that we can continue to provide a Home for Success for our students and staff. In practice this may mean making changes to the design, construction and operation of existing buildings and future new constructions, and changes to our business strategy and operational procedures. Examples of this could include: enhancements to buildings to deal with increased frequency and seriousness of severe weather events, changes to procedures to better cope with disruption to essential utilities or adjusting business strategy as customer behaviour patterns change.



WATER USAGE: We believe that water is a valuable and finite resource, and that wasting water also wastes energy used in its treatment and delivery, contributes towards water scarcity and disruptions, and necessitates increases abstraction from aquifers, reservoirs and rivers that can be damaging to the environment. The supply of potable water is essential for all our buildings, and also constitutes a significant operational cost. While we neither operate in areas deemed to be water stressed nor undertake highly water intensive operations, we are nonetheless committed to reducing our water usage through a range of physical water efficiency measures, close liaison with water supply companies, leak detection and student and staff education and engagement. We also ensure new constructions are specified to have the lowest practicable consumption to avoid placing undue stress on local water supplies.



RESOURCE USE & WASTE: Waste arising from our business activity during the operation, management and maintenance of our buildings constitutes a significant environmental impact. We are committed to ensuring waste is managed in accordance with legislation and regulation at all times, to reducing the overall quantity generated, and increasing the proportion that is recycled. We are also committed to helping our student residents better manage their waste, and work closely with local authorities and other organisations who collect the domestic student waste from our properties, and with

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our students too, to help them manage their waste and maximise the proportion of student waste recycled. We also recognise that there is increasing competition for limited global resources, and we are committed to reducing the impact of resources we consume during the construction and operation of our buildings by considering the full lifecycle impact of materials and resources used. We are committed to applying the principles of sustainability in this area, and our Sustainable Procurement Policy sets out more details. We are also committed to reducing and controlling the use of hazardous substances and materials we use, and to reducing nuisance from our operations such as that caused by noise, litter and light pollution.

2.4 Our Environmental Management System

To achieve this, we operate an Environmental Management System (EMS) based around the principles of ISO14001, including:

- Our environmental policy, that provides more details of our approach.
- Our management structures, roles and responsibilities.
- Identification of significant environmental impacts and implementing procedures and controls for monitoring them.
- Setting and working towards objectives, targets and programmes for continual performance improvements.
- Systems for complying with environmental legislation and other applicable requirements.
- Systems for measuring and reporting our environmental performance.

2.5 Further Details

Further details of our activity and progress in this area can be found on our website.

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