



Climate Change 2015 Information Request Unite Students

Module: Introduction

Page: Introduction

CC0.1

Introduction

Please give a general description and introduction to your organization.

Unite Students is the UK's leading manager and developer of student accommodation. We provide a home for over 45,000 students in 132 purpose built properties across 28 of the UK's strongest university towns and cities. We have over 1,000 employees and work in partnership with more than 60 higher education providers, as well as renting rooms directly to students.

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

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

In addition to our wholly owned properties, we are also invested in and operate a small number of specialist funds and joint ventures with institutional investment partners, the largest of which is the £1.5 billion Unite UK Student Accommodation Fund (USAF).

The Group's charitable trust, the Unite Foundation provides free student accommodation and a generous annual scholarship to 90 young people in the UK who aspire to a degree but face the most challenging circumstances.

For more information visit our corporate website: www.unite-group.co.uk our student site www.unite-students.com or the Unite Foundation www.unitefoundation.co.uk

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

Wed 01 Jan 2014 - Wed 31 Dec 2014

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 of Unite Students can be seen on our Corporate Website (www.unite-group.co.uk) and our Student Website (www.unite-students.com). Our recent annual report also contains more details

Attachments

[https://www.cdp.net/sites/2015/34/19834/Climate Change 2015/Shared Documents/Attachments/ClimateChange2015/CC0.Introduction/2014 Unite Students CR and S Report.pdf](https://www.cdp.net/sites/2015/34/19834/Climate%20Change%202015/Shared%20Documents/Attachments/ClimateChange2015/CC0.Introduction/2014%20Unite%20Students%20CR%20and%20S%20Report.pdf)

[https://www.cdp.net/sites/2015/34/19834/Climate Change 2015/Shared Documents/Attachments/ClimateChange2015/CC0.Introduction/2014 Unite Students Annual Report and Accounts.pdf](https://www.cdp.net/sites/2015/34/19834/Climate%20Change%202015/Shared%20Documents/Attachments/ClimateChange2015/CC0.Introduction/2014%20Unite%20Students%20Annual%20Report%20and%20Accounts.pdf)

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

Richard Smith, Managing Director of Operations, is an Executive Director who sits on the Board. He chairs the Board's Corporate Responsibility & Sustainability (CR&S) Committee which is accountable to the Board for CR&S strategy and targets (including carbon, energy, water and waste). Richard Smith reports directly to Mark Allan, the Group Chief Executive Officer.

James Puxty, Communications Director, chairs the CR&S Working Group, which reports into the CR&S Committee. James Puxty reports directly into Richard Smith, the Managing Director of Operations.

James Tiernan, Energy & Environment Manager, leads the Environment theme of the CR&S Working Group. James Tiernan reports directly into Steve Batley, the Director of Estates, who in turn reports into Richard Smith, the Managing Director of Operations.

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.
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. Performance 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 Coordinator (part of our Energy & Environment Team) 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. Performance 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. .
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	Our Communications Director is 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. Performance 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 financial bonus payments.

Who is entitled to benefit from these incentives?	The type of incentives	Incentivized performance indicator	Comment
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.
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, 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, with 12 teams awarded Green Impact Bronze awards for the 2014-15 year. Unite Students' annual employee recognition awards, the Stars Awards, includes a category for the best contribution towards sustainability within the company.

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)	3 to 6 years	The Risk Committee is (sub-committee of the Executive Board) meets quarterly to formally review business risks and management procedures (a review of risk is also integral to all Board meetings) including relevant climate change risks. 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, ensuring they are considered holistically, ensuring free flow of information on risk across the business and to the Board. The Risk Committee also monitors Group policies and important control measures and other risk management activities. Climate change risks are also monitored by the Energy & Environment Manager, 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 Risk Committee is (sub-committee of the Executive Board) meets quarterly to formally review material business risks (including applicable climate change risks) and management procedures (a review of risk is also integral to all Board meetings) including relevant climate change risks. 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, ensuring they are considered holistically, ensuring free flow of information on risk across the business and to the Board. The Risk Committee also monitors Group policies and important control measures and other risk management activities. Climate change risks are also monitored by the Energy & Environment Manager, and reviewed at the CR&S Working Group for escalation to the CR&S Committee and Risk Committee as necessary.

Climate change related risks are also monitored at company level by the Energy and Environment Manager and CR&S Working Group, and escalated to the CR&S Committee and Risk Committee as appropriate for consideration alongside other business risks and opportunities. Further details of our Risk Management procedures are contained in our Annual Report and Accounts 2014.

At asset level, Area Facilities Managers working closely with our central Regional Estates Managers are responsible for managing individual buildings. This includes consideration of climate change related risks such as vulnerability and resilience in the context of our most relevant climate change risks (such as increased frequency and severity of severe weather events e.g. wind, rain, heat-waves, flooding). Asset specific risks are monitored and managed locally, and escalated via the Regional Estates Managers to the central Estates Team for consideration as necessary, with appropriate action to manager risks (such as, e.g. building maintenance or refurbishment works).

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 core purpose is to provide students with a Home for Success. This means providing a comfortable environment that enables students to achieve more during their time at university and reflects the desire of our employees to positively contribute to making students feel at home. For us 'Success' is not academic achievement alone, but can also mean encouraging students to develop sustainable living habits, enabling students to be at home within their communities, helping students from challenged backgrounds attend University.

Our Brand Promises is supported by our four Brand Strengths: "we use our knowledge and experience"; "we are straightforward and hassle-free"; "we bring people together"; and "we act responsibly". This last brand strength of "we act responsibly" firmly embeds the principles of responsible and sustainable operation into our business strategy and operations. As set out in our Corporate Responsibility & Sustainability (CR&S) annual report and in our Environmental Policy, we recognize the serious threat that climate change poses to our operations and wider humanity, and are committed to reducing our contribution by cutting GHG emissions, and also to mitigating against and adapting for its impact. As a result we have had an internal carbon reduction targets of 5% for several years, and over 2015 will be reviewing and setting challenging targets for our wider environmental impact (covering energy, carbon, water, waste, engagement and energy/environmental management) to further reduce our contributions to climate change.

Early in 2015 we also formally made our Managing Director of Operations Richard Smith as directly accountable to the Board for delivering our CR&S strategy (including climate change issues) and to chair our Board CR&S Committee. Our Communications Director James Puxty was also appointed to chair our CR&S Working Group which coordinates day to day activity across our four CR&S themes (The Environment, Responsible Business, Developing People, and Building Communities) and which reports into the CR&S Committee.

Our Energy & Environment Manager sits on the CR&S Working Group and is responsible for the Environment theme including direct responsibility for energy and GHG emissions management and reduction. We are also committed to reporting progress in this area transparently via schemes such as CDP and GRESB as well as our annual reporting, and this year published our first ever separate CR&S Report along side our annual report, and are considering the use of frameworks such as IIRC's and GRI G4 for future reporting.

We also recognise that climate change related regulations (such as the CRC and FITs schemes in the UK) are likely to result in rising energy costs over coming years and decades, and so taking early action to reduce GHG emissions has the double benefit of not only helping reduce our contribution to climate change, but also helps insulate against future energy and carbon price rises. Our strong financial position, mature strategy and operating procedures also put us in a strong position to invest resources in reducing our contribution to climate change and adapting/mitigating for its impacts, potentially providing a competitive advantage and key differentiator against our competition.

Our New Construction and Major Refurbishment Sustainability Strategy was recently signed off and sets out our commitment to ensuring that our new developments exceed mandatory regulatory compliance, and go further to helping us reduce our GHG emissions through setting minimum performance standards for energy and wider environmental performance (a minimum of BREEAM Very Good and a B rated EPC, with aspiration for BREEAM Excellent and A rated EPC for all new developments).

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:

Firstly 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 trialing 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. We have also recently commenced a programme of targeted energy audits, as well as a refresh of all Energy Performance Certificates in order to establish a clear picture of our energy and carbon performance across the estate and to inform our future GHG emissions reduction plan to help drive further cuts.

Finally to address the "be green" objective we are installing a pilot solar PV installation and investigating other low and zero carbon technologies such as air source heat pumps and district heating in order to help decarbonise our buildings. We are also investigating renewable energy supplies and carbon offsetting so that we can see clearly how these may play a part in our energy and climate change strategy in the future.

We are also engaging with our supply chain to help drive sustainability wider than our own operations, including a focus on reducing GHG emission from our core suppliers via the Chartered Institute of Procurement and Supply's Sustainability Index programme which helps our key suppliers identify and improve their climate change performance as part of a wider focus on improved operational sustainability.

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.

CC2.3h

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

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.

CC2.4

Would your organization's board of directors support an international agreement between governments on climate change, which seeks to limit global temperature rise to under two degree Celsius from pre-industrial levels in line with IPCC scenarios such as RCP2.6?

Yes

CC2.4a

Please describe your board's position on what an effective agreement would mean for your organization and activities that you are undertaking to help deliver this agreement at the 2015 United Nations Climate Change Conference in Paris (COP 21)

Unite Students' Board would welcome an outcome that helps provide focus and drive towards achieving the changes needed to avoiding damaging climate change.

Specifically we would welcome clarity over international and national carbon reduction targets, which would give clear direction from Government and an on-going commitment to support industry in this, such as through combination of incentives and taxation, stable policy position and guidance.

Further Information

Our CR Policy, Environmental Policy, Sustainable Procurement Policy and Development and Major Refurbishment Sustainability Policy, all set out further details of our climate change and wider sustainability strategy and risks, and how we are implementing it. The Risk Management Section of our 2014 Annual Report and Accounts (pg 26 onwards) details our overall risk management process.

Attachments

https://www.cdp.net/sites/2015/34/19834/Climate_Change_2015/Shared_Documents/Attachments/ClimateChange2015/CC2.Strategy/Unite_Students_Environmental_Policy_Final.pdf
https://www.cdp.net/sites/2015/34/19834/Climate_Change_2015/Shared_Documents/Attachments/ClimateChange2015/CC2.Strategy/Unite_Students_Development_and_Major_Refurbishment_Sustainability_Policy_Final.pdf
https://www.cdp.net/sites/2015/34/19834/Climate_Change_2015/Shared_Documents/Attachments/ClimateChange2015/CC2.Strategy/Unite_Students_Sustainable_Procurement_Policy_Final.pdf
https://www.cdp.net/sites/2015/34/19834/Climate_Change_2015/Shared_Documents/Attachments/ClimateChange2015/CC2.Strategy/2014_Unite_Students_Annual_Report_and_Accounts.pdf
https://www.cdp.net/sites/2015/34/19834/Climate_Change_2015/Shared_Documents/Attachments/ClimateChange2015/CC2.Strategy/Unite_Student_CR_Policy_July_2014.pdf

Page: CC3. Targets and Initiatives**CC3.1**

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

Absolute target

CC3.1a

Please provide details of your absolute target

ID	Scope	% of emissions in scope	% reduction from base year	Base year	Base year emissions (metric tonnes CO2e)	Target year	Comment
Abs1	Scope 1+2	100%	5%	2013	55714.31	2014	absolute target is 5% reduction in combined scope 1 + 2 vs prior year.

CC3.1d

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

ID	% complete (time)	% complete (emissions)	Comment
Abs1	100%	0%	Carbon savings are targeted via building energy reduction activity, and during the target year gas and electricity kWh consumption reduced by 17.5% and 4.6% respectively vs the baseline year (previous year). However absolute combined scope 1 & 2 GHG emissions increased by 5.09%. This increase was driven by an increase in the DEFRA GHG Emissions Factor for grid electricity that rose by c.10% for the reporting year vs the previous year, which in turn was driven by increased use of coal in the UK national electricity generation mix.

CC3.2

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

No

CC3.3

Did you have emissions reduction initiatives that were active within the reporting year (this can include those in the planning and/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	15	
To be implemented*	100	3000
Implementation commenced*	5	150
Implemented*	30	900
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.30 sites during the reporting period as part of a £21m programme of lighting upgrades to deliver energy, carbon, materials and maintenance savings.	900	Scope 2	Voluntary	1000000	4800000	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)

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
In mainstream financial reports but have not used the CDSB Framework	Complete	page 40	https://www.cdp.net/sites/2015/34/19834/Climate Change 2015/Shared Documents/Attachments/CC4.1/2014-unite-students-annual-report-and-accounts-final.pdf
In voluntary communications	Complete	page 5	https://www.cdp.net/sites/2015/34/19834/Climate Change 2015/Shared Documents/Attachments/CC4.1/20302_unite_sr14_150330.pdf

Further Information

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 change in physical climate parameters

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

Further Information

Our CR Policy and Environmental Policy (attached) set out specific details of how climate change risks and opportunities are managed. More details of how we manage risks and opportunities are contained in the Risk Management section on page 26 onwards of our 2014 Annual Report and Accounts.

Attachments

[https://www.cdp.net/sites/2015/34/19834/Climate Change 2015/Shared Documents/Attachments/ClimateChange2015/CC5.ClimateChangeRisks/2014 Unite Students Annual Report and Accounts.pdf](https://www.cdp.net/sites/2015/34/19834/Climate%20Change%202015/Shared%20Documents/Attachments/ClimateChange2015/CC5.ClimateChangeRisks/2014%20Unite%20Students%20Annual%20Report%20and%20Accounts.pdf)
[https://www.cdp.net/sites/2015/34/19834/Climate Change 2015/Shared Documents/Attachments/ClimateChange2015/CC5.ClimateChangeRisks/Unite Student CR Policy July 2014.pdf](https://www.cdp.net/sites/2015/34/19834/Climate%20Change%202015/Shared%20Documents/Attachments/ClimateChange2015/CC5.ClimateChangeRisks/Unite%20Student%20CR%20Policy%20July%202014.pdf)
[https://www.cdp.net/sites/2015/34/19834/Climate Change 2015/Shared Documents/Attachments/ClimateChange2015/CC5.ClimateChangeRisks/Unite Students Environmental Policy Final.pdf](https://www.cdp.net/sites/2015/34/19834/Climate%20Change%202015/Shared%20Documents/Attachments/ClimateChange2015/CC5.ClimateChangeRisks/Unite%20Students%20Environmental%20Policy%20Final.pdf)

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
Emission reporting obligations	Requirement to 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 to 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.

Opportunity driver	Description	Potential impact	Timeframe	Direct/Indirect	Likelihood	Magnitude of impact	Estimated financial implications	Management method	Cost of management
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.

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
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.

Further Information

More details of how business risks and opportunities (including climate change related ones) are managed can be found in the Risk Management section of our 2014 Annual Report and Accounts (pg 26 onwards)

Attachments

[https://www.cdp.net/sites/2015/34/19834/Climate Change 2015/Shared Documents/Attachments/ClimateChange2015/CC6.ClimateChangeOpportunities/2014 Unite Students Annual Report and Accounts.pdf](https://www.cdp.net/sites/2015/34/19834/Climate%20Change%202015/Shared%20Documents/Attachments/ClimateChange2015/CC6.ClimateChangeOpportunities/2014%20Unite%20Students%20Annual%20Report%20and%20Accounts.pdf)

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	Tue 01 Jan 2013 - Tue 31 Dec 2013	5362
Scope 2	Tue 01 Jan 2013 - Tue 31 Dec 2013	50353

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
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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
Natural gas	184.04	kg CO2e per MWh	UK Department for Environment Food & Rural Affairs Greenhouse Gas Conversion Factor Repository: http://www.ukconversionfactorscarbonsmart.co.uk/
Electricity	445.48	metric tonnes CO2e per MWh	UK Department for Environment Food & Rural Affairs Greenhouse Gas Conversion Factor Repository: http://www.ukconversionfactorscarbonsmart.co.uk/
Other: Average car, unknown fuel	0.19023	Other: kg CO2e per km	UK Department for Environment Food & Rural Affairs Greenhouse Gas Conversion Factor Repository: http://www.ukconversionfactorscarbonsmart.co.uk/

Further Information

Page: CC8. Emissions Data - (1 Jan 2014 - 31 Dec 2014)

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

4394

CC8.3

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

53943

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?

Yes

CC8.4a

Please provide details of the sources of Scope 1 and Scope 2 emissions that are within your selected reporting boundary which are not included in your disclosure

Source	Relevance of Scope 1 emissions from this source	Relevance of Scope 2 emissions excluded from this source	Explain why the source is excluded
Fugitive refrigerant gas emissions from small split air conditioning units.	Emissions are not evaluated	No emissions excluded	A small number of our sites use small split air conditioning units for management offices or server rooms (each with a few kg of refrigerant only). In principle there will be a small amount of fugitive refrigerant gas emissions, however we have no data regarding volume of refrigerant gas lost. In practice this will not be material compared to our significant GHG emissions relating to building energy use.

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	Around 4.2% of our reported gas consumption is based on estimates where actual consumption data has not been available. Where this is the case, estimates have been calculated based on historic data normalised for weather (using degree days), and the likely error for these estimates is less than 10%. Therefore overall margin of error is c.0.4% of our overall gas consumption and scope 1 emissions.
Scope 2	Less than or equal to 2%	Data Gaps	Around 3.2% of our reported electricity consumption is based on estimates where actual consumption data has not been available. Where this is the case, estimates have been calculated based on historic data normalised for weather (using degree days), and the likely error for these estimates is less than 10%. Therefore overall margin of error is c.0.3% of our overall electricity consumption and scope 2 emissions.

CC8.6

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

Third party verification or assurance underway for the reporting year but not yet complete - last year's statement attached

CC8.6a

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

Type of verification or assurance	Attach the statement	Page/section reference	Relevant standard	Proportion of reported Scope 1 emissions verified (%)
Limited assurance	https://www.cdp.net/sites/2015/34/19834/Climate Change 2015/Shared Documents/Attachments/CC8.6a/CDP Carbon verification 2013 emissions.pdf	Pages 1, 2 and 3	ISO14064-3	100

CC8.7

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

Third party verification or assurance underway for the reporting year but not yet complete - last year's statement attached

CC8.7a
Please provide further details of the verification/assurance undertaken for your Scope 2 emissions, and attach the relevant statements

Type of verification or assurance	Attach the statement	Page/Section reference	Relevant standard	Proportion of reported Scope 2 emissions verified (%)
Limited assurance	https://www.cdp.net/sites/2015/34/19834/Climate Change 2015/Shared Documents/Attachments/CC8.7a/CDP Carbon verification 2013 emissions.pdf	Pages 1, 2 and 3	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
No additional data verified	Not relevant.

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

No

Further Information
No further information relevant.

Page: CC9. Scope 1 Emissions Breakdown - (1 Jan 2014 - 31 Dec 2014)

CC9.1
Do you have Scope 1 emissions sources in more than one country?

No

CC9.2
Please indicate which other Scope 1 emissions breakdowns you are able to provide (tick all that apply)

By activity

CC9.2d
Please break down your total gross global Scope 1 emissions by activity

Activity	Scope 1 emissions (metric tonnes CO2e)
Head offices	154.59
Student accommodation sites	4239.17

Further Information

Page: CC10. Scope 2 Emissions Breakdown - (1 Jan 2014 - 31 Dec 2014)

CC10.1
Do you have Scope 2 emissions sources in more than one country?

No

CC10.2
Please indicate which other Scope 2 emissions breakdowns you are able to provide (tick all that apply)

By activity

CC10.2c
Please break down your total gross global Scope 2 emissions by activity

Activity	Scope 2 emissions (metric tonnes CO2e)
Head offices	44.22
Student accommodation sites	53900

Further Information

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

Energy type	MWh
Fuel	23328
Electricity	107734
Heat	3220
Steam	0
Cooling	0

CC11.3

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

Fuels	MWh
Natural gas	23328

CC11.4

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

Basis for applying a low carbon emission factor	MWh associated with low carbon electricity, heat, steam or cooling	Comment
No purchases or generation of low carbon electricity, heat, steam or cooling accounted with a low carbon emissions factor	0	N/A

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?

Increased

CC12.1a

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

Reason	Emissions value (percentage)	Direction of change	Comment
Emissions reduction activities	6	Decrease	Gas and electricity consumption in kWh reduced by 19% and 5% respectively in 2014 compared to 2013, partly attributable to energy saving projects such as the commencement of major LED lighting upgrade and student & staff engagement activity. This would have resulted in overall 6% reduction in tonnes CO ₂ e if the same emissions factors were used for 2014 as 2013. However the DEFRA UK grid electricity emissions factor used for calculation of scope 2 emissions increased by 11% from 2013 to 2014, meaning despite significant energy savings our combined scope 1 and 2 footprint in fact increased.
Divestment	2.4	Decrease	During 2014 8 properties were disposed of. This resulted in a 2.4% reduction in emissions, based on a 1,815MWh and 2,421MWh reduction in elec and gas consumption respectively (calculated using average consumption during period of ownership during 2014, extrapolated out across remaining months in year after their sale.)
Acquisitions	11	Increase	total student bed numbers increased by 2158 from 2013 to 2014 through acquisitions and new openings, corresponding to a net 5.3% increase in total student numbers. This is through the acquisition of 6 new buildings, and the opening of 3 new developments. This resulted in a 3,823MWh increase in elec consumption and a 23,328MWh increase in gas consumption, resulting in an additional 1,889 and 4,314 tonnes CO ₂ e respectively.
Mergers	0	No change	n/a
Change in output	0	No change	n/a
Change in methodology	0	No change	n/a
Change in boundary	0	No change	n/a
Change in physical operating conditions	0	No change	n/a
Unidentified	0	No change	n/a
Other	4.71	Increase	Overall combined scope 1 and 2 emissions increased despite real reduction in both scope 1 and 2 energy consumption, due to a large (11%) increase in the DEFRA UK grid electricity emissions factor. This is in turn due to increased use of coal powered generation over the reporting period in response to falling global coal prices.

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	Metric denominator	% change from previous year	Direction of change from previous year	Reason for change
229039000	metric tonnes CO ₂ e	unit total revenue	1.05	Decrease	Revenue increased by 5.82% compared to previous year from £240.7m to £254.7m.

CC12.3

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

Intensity figure	Metric numerator	Metric denominator	% change from previous year	Direction of change from previous year	Reason for change
59.710	metric tonnes CO ₂ e	FTE employee	4.62	Decrease	A small increase in FTE from 890 to 977.

CC12.4

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

Intensity figure	Metric numerator	Metric denominator	% change from previous year	Direction of change from previous year	Reason for change
1.355	metric tonnes CO ₂ e	Other: per bed	0.54	Decrease	overall increase in number of beds combined with net effect of acquisitions and disposals, and improvements in energy efficiency such as LED lighting rollout and student/staff engagement.

Further Information

Our CR Policy, Environmental Policy and Development & Major Refurbishment Sustainability Policy set out more details of our approach to GHG emissions reduction.

Attachments

[https://www.cdp.net/sites/2015/34/19834/Climate Change 2015/Shared Documents/Attachments/ClimateChange2015/CC12.EmissionsPerformance/Unite Students Environmental Policy Final.pdf](https://www.cdp.net/sites/2015/34/19834/Climate%20Change%202015/Shared%20Documents/Attachments/ClimateChange2015/CC12.EmissionsPerformance/Unite%20Students%20Environmental%20Policy%20Final.pdf)
[https://www.cdp.net/sites/2015/34/19834/Climate Change 2015/Shared Documents/Attachments/ClimateChange2015/CC12.EmissionsPerformance/Unite Student CR Policy July 2014.pdf](https://www.cdp.net/sites/2015/34/19834/Climate%20Change%202015/Shared%20Documents/Attachments/ClimateChange2015/CC12.EmissionsPerformance/Unite%20Student%20CR%20Policy%20July%202014.pdf)
[https://www.cdp.net/sites/2015/34/19834/Climate Change 2015/Shared Documents/Attachments/ClimateChange2015/CC12.EmissionsPerformance/Unite Students Development and Major Refurbishment Sustainability Policy Final.pdf](https://www.cdp.net/sites/2015/34/19834/Climate%20Change%202015/Shared%20Documents/Attachments/ClimateChange2015/CC12.EmissionsPerformance/Unite%20Students%20Development%20and%20Major%20Refurbishment%20Sustainability%20Policy%20Final.pdf)

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, calculated	8588	total kg of paper purchased (calculated from supplier data assuming average of 2.5kg per A4 ream of paper) combined with 2013 DEFRA emissions factor of 0.954513 for "paper and board: paper"	100.00%	data obtained from stationary supplier's records.
Capital goods	Relevant, not yet calculated	0	Emissions from capital goods and works purchased have not yet been calculated.	0.00%	will be considered in future reporting.
Fuel-and-energy-related activities (not included in Scope 1 or 2)	Relevant, calculated	14094	calculated from kWh consumed for gas and electricity, and relevant DEFRA scope 3 emissions factors ("gas WTT"=0.02483, "elec T&D"=0.04322, "elec WTT generation"=0.07527, "elec WTT T&D"=0.00658 tonnes CO2e/kWh)	100.00%	calculated using data from energy suppliers.
Upstream transportation and distribution	Relevant, not yet calculated	0	emissions from upstream transportation and distribution of materials, products and goods used as part of our operations have not yet been calculated.	0.00%	will be considered in future reporting.
Waste generated in operations	Relevant, not yet calculated	0	emissions from waste generated via our operations have not yet been calculated due to lack of robust data.	0.00%	will be considered in future reporting.
Business travel	Relevant, calculated	205.31	calculated from km of employee use of private cars for business purposes (taken from expenses claims) x the DEFRA "average car unknown fuel" emissions factor (0.18943tonnesCO2e/km), + km of company car use on business x DEFRA emissions factor for car use WTT emissions (0.03888 tonnesCO2e/km), + km of rail travel x "national rail direct emissions (0.04738 tonnesCO2e/km) and "national rail WTT emissions" (0.00866 tonnesCO2e/km)	24.00%	emissions from rail travel (24% of this) is based on data provided by our rail travel booking partner.
Employee commuting	Relevant, not yet calculated	0	not yet calculated as robust data for employee commuting is not yet collected.	0.00%	will be considered in future reporting.
Upstream leased assets	Not relevant, explanation provided	0	not applicable as no upstream leased assets.	0.00%	not applicable
Downstream transportation and distribution	Not relevant, explanation provided	0	not applicable as no downstream transportation and distribution of products.	0.00%	not applicable
Processing of sold products	Not relevant, explanation provided	0	not applicable as no products are sold for subsequent processing.	0.00%	not applicable
Use of sold products	Not relevant, explanation provided	0	not applicable as no products are sold for subsequent use.	0.00%	not applicable
End of life treatment of sold products	Not relevant, explanation provided	0	not applicable as no products are sold for subsequent end of life treatment.	0.00%	not applicable
Downstream leased assets	Relevant, not yet calculated	0	we own a small number of "commercial rental units", mostly on ground floor of our student accommodation buildings which are leased to 3rd parties mostly as, e.g., small convenience stores, small restaurants, or small shops. Currently we do not collect or report on emissions arising from these operations although they will be immaterial compared to scope emissions arising from our own buildings' operations.	0.00%	not applicable
Franchises	Not relevant, explanation provided	0	not applicable as we do not operate franchises.	0.00%	not applicable
Investments	Relevant, not yet calculated	0	we have not yet calculated emissions arising from investments.	0.00%	will be considered in future reporting.

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
Other (upstream)	Relevant, not yet calculated	0	we have not yet calculated emissions arising from other upstream activity, such as construction activity of new developments that we subsequently operate.	0.00%	will be considered in future reporting.
Other (downstream)	Not relevant, calculated	0	we have not yet calculated emissions arising from other downstream activity, such as future operation or demolition/refurbishment of buildings that we dispose of.	0.00%	will be considered in future reporting.

CC14.2

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

Third party verification or assurance underway for the reporting year but not yet complete - last year's statement attached

CC14.2a

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

Type of verification or assurance	Attach the statement	Page/Section reference	Relevant standard	Proportion of Scope 3 emissions verified (%)
Limited assurance	https://www.cdp.net/sites/2015/34/19834/Climate Change 2015/Shared Documents/Attachments/CC14.2a/CDP Carbon verification 2013 emissions.pdf	pages 1, 2 and 3	ISO14064-3	100

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
Purchased goods & services	Change in physical operating conditions	109	Increase	increased use of paper across operations.
Fuel- and energy-related activities (not included in Scopes 1 or 2)	Emissions reduction activities	28	Decrease	reduction in gas consumption resulted in reduced scope 3 emissions arising from gas use.
Fuel- and energy-related activities (not included in Scopes 1 or 2)	Change in boundary	213	Increase	expansion in scope of reporting to now include scope 3 "well to tank elec transmission & distribution" and "well to tank elec generation" emissions not previously reported, as well as increases in scope 3 emissions factors for elec "T&D" emissions.
Business travel	Change in boundary	104	Increase	expansion in scope to include rail travel which was not previously reported due to lack of data.

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
Yes, other partners in the value chain

CC14.4a

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

Our energy & environment strategy has four strategic objectives, with "Be Lean" as its second. This means reducing demand for energy and water through engagement of end users (students and staff). These are our most important audience to engage on climate change and wider sustainability issues. Our Environmental Policy (attached) sets out more detail of this.

We have developed a bespoke student engagement campaign called "Up to uS" which aims to drive lasting behavioural change and encourage adoption of responsible and sustainable living habits. Up to uS promotes three key sustainability themes across the academic year, aligned with the academic terms: "get smart" which aims to reduce energy consumption, "get active" which is about sharing and promoting good sustainable living habits and sustainable travel, and "get recycling" which promotes circular economy and waste reduction. Three different tiers of communications and activity are then used to promote these themes: national level (direct Unite Students to customer comms, via social media, posters, digital displays and other information campaigns and activities), local level (competitions, events, initiatives and information campaigns using resources produced by our central Energy & Environment team but which are delivered locally by city operating teams), and individual level, whereby students are incentivised directly and personally to change their behaviour using different approaches under development as applicable such as personalised student energy statements, the NUS Student Switch Off scheme etc. Up to uS also incorporates the NUS Green Impact scheme to engage staff with the sustainability agenda, especially in relation to energy and GHG emissions reduction.

Progress in student engagement is measured via responses to student feedback questionnaires throughout the year that include questions about how well we support and encourage sustainable living. Progress in staff engagement is assessed via participation in the Green Impact scheme in and achievement of different award levels. During 2014-15 12 teams achieved Green Impact Bronze.

Our fourth energy & environment objective "Be Green" seeks to reduce the wider impact of our operations, in this context this means engaging our supply chain to help raise awareness of our suppliers' own impacts and encouraging them to reduce that impact. Our Sustainable Procurement Policy (attached) sets out more detail of this.

We are also implementing the Chartered Institute of Procurement & Supply's Sustainability Index (CSI) to engage our core suppliers and help them improve their supply chain sustainability.

We also work closely with other stakeholders and partners such as the National Union of Students and key Higher Education Institutions to promote and share best practice around sustainability.

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	Comment
42	65%	We are engaging our 42 core suppliers via the CIPS CSI system. This covers 65% of our projected annual spend.

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	n/a at this stage.

Further Information

Our Corporate Responsibility & Sustainability (CR&S) Policy, Environmental Policy and Sustainable Procurement Policy each set out more detail of our approach to engagement with different stakeholders on climate change and wider sustainability issues.

Attachments

https://www.cdp.net/sites/2015/34/19834/Climate_Change_2015/Shared_Documents/Attachments/ClimateChange2015/CC14.Scope3Emissions/Unite_Students_Environmental_Policy_Final.pdf
https://www.cdp.net/sites/2015/34/19834/Climate_Change_2015/Shared_Documents/Attachments/ClimateChange2015/CC14.Scope3Emissions/Unite_Student_CR_Policy_July_2014.pdf
https://www.cdp.net/sites/2015/34/19834/Climate_Change_2015/Shared_Documents/Attachments/ClimateChange2015/CC14.Scope3Emissions/Unite_Students_Sustainable_Procurement_Policy_Final.pdf

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 Puxty	Communications Director, and Chair of Corporate Responsibility & Sustainability Working Group	Director on board

Further Information

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