Climate Change 2017 - 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 largest and most established manager and developer of purpose-built student accommodation. It provides a home for around 50,000 students, in more than 140 properties, across 28 leading university cities in England and Scotland. Unite works in partnership with more than 60 Higher Education institutions and also lets rooms directly to students.

Unite's purpose is to provide a home to its culturally-diverse customers, offering them a strong foundation for academic and personal success. The accommodation is high quality, safe and close to university campuses, transport links and local amenities. Students live in ensuite study bedrooms with rents covering all bills, insurance, 24-hour security, fortnightly cleaning of communal kitchens and bathrooms and high speed Wi-Fi.

Founded in 1991 in Bristol, The Unite Group plc is a FTSE250 company, listed on the London Stock Exchange, employing more than 1,250 people. It pursues a sustainable growth strategy, designed to make the most of the resilient nature of the student accommodation sector. Unite is focused on maintaining its position as the leading provider of student accommodation in the UK, by having the best brand, operating the highest quality portfolio and maintaining the strongest capital structure in the sector. This is achieved with consistent investment in, and improvement to, the operating platform; highly selective development activity and asset management initiatives.

Unite is invested in and operates a two specialist funds and joint ventures with institutional investment partners, the £2 billion Unite UK Student Accommodation Fund (USAF) and the £1 billion London Student Accommodation Vehicle (LSAV).

Unite is the founder and major donor of the Unite Foundation. Since 2012 this has provided free student accommodation and financial support to 160 young people in the UK who lack family support.

For more information you can visit Unite's corporate website www.unite-group.co.uk, the 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
Fri 01 Jan 2016 - Sat 31 Dec 2016

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, companies in the electric utility sector, companies in the automobile and auto component manufacturing sector, companies in the oil and gas sector, companies in the information and communications technology sector (ICT) and companies in the food, beverage and tobacco sector (FBT) should complete supplementary questions in addition to the core questionnaire.

If you are in these sector groupings, the corresponding sector modules will not appear among the options of question CC0.6 but will automatically appear in the ORS 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 in CC0.6.

Further Information

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

At the start of the reporting period, Richard Smith, then Managing Director of Operations reporting in to Mark Allen the then CEO, was the Executive Director responsible for our Up to uS Responsible Business Strategy that includes climate change under its Environmental theme. He chaired the Up to uS Steering Group, accountable to the Board for strategy and targets (including carbon, energy, water and waste). During the reporting period Richard Smith reported directly to Mark Allan, the Group Chief Executive Officer.

On 1 July 2017 Richard Smith was appointed CEO following Mark Allen's resignation. From 1 April Joe Lister, Chief Financial Officer and Managing Director of Communications and People, assumed responsibility for our Up to uS Responsible Business strategy, chairing our Up to uS Steering Group and accountable to the Board for this area including Climate Change.

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

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	Other: Qualitative assessment of progress against sustainability objectives	In addition to a general commitment to improving sustainability that is assessed qualitatively, our company bonus scheme calculations include consideration of customer satisfaction collected via a series of customer feedback questionnaires aimed at all customers which includes questions about how well Unite Students helps our customers live in a sustainable manner, including reducing carbon emissions.

Who is entitled to benefit from these incentives?	The type of incentives	Incentivized performance indicator	Comment
Energy managers	Monetary reward	Emissions reduction project Energy reduction project Efficiency project 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 Group Energy & Environment Manager (who heads up our Energy & Environment Team) is accountable to Up to uS Steering Group for implementing energy, carbon and water saving schemes and improving wider environmental sustainability. Our Energy & Environment Technical Manager (who reports into the Energy & Environment Manager) leads our Sustainable Buildings team of Regional Energy Efficiency Manger. Improvements in climate change performance by all these roles is incentivised via personal annual objectives set at the start of the year, which are linked to the achievement of this outcome, and which also directly influence Bonus payments.

Who is entitled to benefit from these incentives?	The type of incentives	Incentivized performance indicator	Comment
Environment/Sustainability managers	Recognition (non-monetary)	Emissions reduction project Energy reduction project 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 Manager (part of our Energy & Environment Team) leads the Sustainable Behaviour Team and is accountable to our Group Energy and Environment Manager for development and running of our customers and staff focused sustainability engagement campaign that seeks to drive meaningful behavioral change and help our customers and staff adopt lasting responsible and sustainable living habits. Improvements in climate change performance are incentivised via personal annual objectives set at the start of the year, which are linked to the achievement of this outcome, and which also directly influence Bonus payments. .
Director on board	Monetary reward	Emissions reduction project Energy reduction project Efficiency project Other: Qualitative assessment of progress against sustainability objectives	Our CFO and Managing Director of Communications and People is accountable to the Board for our Up to uS responsible business strategy, including the development and adoption of broad ranging targets covering our three Up to uS themes of The Environment, Great Workplace and Social Impact. These include reduction of carbon and water usage. Improvements in climate change performance are incentivised via personal annual objectives set at the start of the year, which are linked to the achievement of this outcome, and which also directly influence financial bonus payments.

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 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 Other: Qualitative assessment of progress against sustainability objectives	Our Up to uS Responsible Business Strategy Steering Group is chaired by our CEO and MD of Communications and People is accountable to the Board for environmental performance including GHG emissions. The Group includes managers from different parts of the business who are each responsible for each of our three Up to uS Responsible Business themes: The Environment, Social Impact and Great Workplace.

Who is entitled to benefit from these incentives?	The type of incentives	Incentivized performance indicator	Comment
Other: Sustainability Champions	Recognition (non-monetary)	Emissions reduction project Energy reduction project Efficiency project Other: Qualitative assessment of progress against sustainability objectives	Our Sustainability Network comprises of volunteers from across our operations (at least one per city), who work closely with the central Energy & Environment Team, and who are integral to the delivery of our bespoke "Up to uS" staff and student engagement programme, that includes the NUS Green Impact Awards scheme. This includes a range of awareness raising, initiatives, activities and information that is aimed at delivering both building energy improvements and lasting behavioral change (as well wider sustainable living habits). Sustainability Champions are responsible for their city's Green Impact Award submission. Over the 2016-17 academic year 9 of our city teams earned Bronze Green Impact awards, 10 earned silver and 9 earned gold awards. Unite Students' annual employee recognition awards, the Stars Awards, includes a category for the best contribution towards sustainability within the company.
All employees	Monetary reward	Other: Behaviour change related indicator	In addition to a general commitment to improving sustainability that is assessed qualitatively, our company bonus scheme calculations include consideration of customer satisfaction collected via a series of customer feedback questionnaires aimed at all customers which includes questions about how well Unite Students helps our customers live in a sustainable manner, including reducing carbon emissions.
Corporate executive team	Monetary reward	Other: Behaviour change related indicator	In addition to a general commitment to improving sustainability that is assessed qualitatively, our company bonus scheme calculations include consideration of customer satisfaction collected via a series of customer feedback questionnaires aimed at all customers which includes questions about how well Unite Students helps our customers live in a sustainable manner, including reducing carbon emissions.

Further Information

Page: CC2. Strategy

CC2.1

Please select the option that best describes your risk management procedures with regard to climate change risks and opportunities

Integrated into multi-disciplinary company wide risk management processes

CC2.1a

Please provide further details on your risk management procedures with regard to climate change risks and opportunities

Frequency of monitoring	To whom are results reported?	Geographical areas considered	How far into the future are risks considered?	Comment
Annually	Board or individual/sub-set of the Board or committee appointed by the Board	UK (Unite Students area of operations)	> 6 years	The Risk Committee (sub-committee of the Executive Board) meets quarterly to formally review business risks and management procedures including relevant climate change risks. Review of risk is also integral to all Board meetings. The Board are also responsible for considering developing opportunities including any relating to climate change. The Risk Committee reviews and scrutinises business risk management plans and activities, and also monitor Group policies, control measures and other risk management activities. Climate change risks are also monitored by the Group Energy & Environment Manager, over extended timescale (over 25 years) and reviewed annually, and escalated to the Risk Committee as necessary. Climate Change risks were last presented by the Group Energy & Environment Manager to the Risk Committee in 2016.

CC2.1b

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

Our risk management framework identifies principal risks and opportunities, ensuring they are appropriately monitored and controlled with clear ownership and accountability. The organisation has an open and accountable culture that is set by the Board in the way it conducts its Board and Committee meetings. During 2016, this was assessed as part of the Board's effectiveness evaluation, using the key learnings from the Financial Reporting Council (FRC)'s recent report, Corporate Culture and the Role of Boards. We recognise risk is inherent in business and encourage an open and proactive approach to risk management. The Board, having overall responsibility for governance of risks, ensure there are effective systems in place by:

• Risks considered by the Board as part of strategy setting and consideration of new opportunities
• Twice yearly formal review by the Board of principal and emerging risks
• Risk Committee reviews principal risks the Group is facing or should consider
• Specific risk management in dedicated Board sub-committees allowing focus on specific risk areas
• Risk Committee scrutiny and challenge Business Unit risk management activity
• Board directors sit on Business Unit boards, giving the Board direct line of sight to Business Unit risk management activity
• Risk assurance through external and internal auditors as well as specialist third party risk assurance where appropriate

The Directors have assessed the viability of the Group over a three-year period to December 2019, taking account of the Group's current position and the potential impact of the principal risks.

The Group has developed an annual business planning process, which comprises a Strategic Plan, a

financial forecast for the current year and a financial projection for the forthcoming three years (which includes stress testing and scenario planning and also rolls forwards for a further two years). This plan is reviewed each year by the Board as part of its strategy setting process.

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.

Examples of key risks are set out on Pg 26-29 in our 2016 Annual Report

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 business strategy is focused on fulfilling our purpose of creating a “Home for Success” for our students, helping them to live, grow and succeed both at university and beyond. Only by creating a truly sustainable business can we deliver this purpose, and this is further enshrined in some our brand values including “be better” and “do what’s right”.

“Be better” reflects our desire for continual improvement in all areas of our operations, including environmental performance and our response to climate change, which we recognise poses a serious threat to our operations and wider humanity. Key business related climate change threats include:

• Increasing energy costs to finance centrally delivered carbon reduction measures;

• Energy security risks (increased likelihood of blackouts/brownouts) as national generation capacity shrinks as the carbon intensive coal fired power stations are decommissioned;

• Growing expectation from our stakeholder (especially investors, University partners, and student customers) that we act to reduce our GHG emissions and provide an environment that supports and promotes sustainable living;

• Increased focus on climate change impact reporting.

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

These have influenced our longer term strategy by highlighting the need for a credible, comprehensive decarbonisation target and plan. Having committed in October 2015 to develop science based carbon targets, we are currently in the final stages of having our targets approved by the SBTI. We are looking how to mitigate emerging physical climate change impacts (such as changing weather) in both our existing estate and future new buildings. We have also formalised responsibility for overarching Responsible Business matters including (including climate change issues), appointing our CFO and MD of Communications and People, Joe Lister, accountable for delivery.

We are also committed to reporting our climate change related performance via CDP and under the Global Real Estate Sustainability Benchmark (GRESB) scheme. Following our first ever separate CR&S Report published in 2015, we are currently working to align our online reporting with the new GRI Standards framework.

Our GHG emissions reduction strategy focuses primarily on reducing our most material impact: total energy consumption from our buildings (which account for c.98% of our total Scope 1 & 2 emissions). To do this we focus on 3 objectives:

• Creating SUSTAINABLE BUILDINGS that are energy, carbon and water efficient, and that provide an environment that supports and promotes sustainable living habits. This includes physical building fabric and services enhancements to existing buildings, and improving the way we develop new builds.

• Encouraging and enabling SUSTAINABLE BEHAVIOUR among our students, employees and suppliers, aiming to achieve long term responsible living and working habits and reductions in supply chain impacts.

• SUSTAINABLE ENERGY USE: reducing carbon emissions associated with energy use via onsite generation and storage, purchasing credible renewable energy, and dynamically managing our energy consumption to reduce strain on the National Grid at peak periods.

CC2.2c

Does your company use an internal price on carbon?

Yes

CC2.2d

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

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)

Direct engagement with policy makers
Trade associations

CC2.3a

On what issues have you been engaging directly with policy makers?

Focus of legislation	Corporate Position	Details of engagement	Proposed legislative solution
Other: Heat Metering and Billing	Support with minor exceptions	We engaged with the then UK Government Department for Energy & Climate Change (DECC) and National Metering and Regulation Office (NMRO), now both defunct with their responsibilities subsumed into the new UK Government Department for Business, Energy & Industrial Strategy (BEIS), regarding the Heat Network (Metering and Billing) Regulation during 2015 and 2016. We intended to highlight issues regarding guidance documents covering the Regulations that did not take into account peculiarities of Purpose Built Student Accommodation.	We participated in public consultation workshops and proposed amendments including de minimis thresholds for the overall capacity of Community Heating Networks before metering would be required, and sought clarification over the apparent requirement to, under certain circumstances, move away from the current "all inclusive" model towards a situation where individual students would be billed for their metered hot water consumption while others in almost identical accommodation would not. At present we are awaiting a public consultation that was due to commence in early 2017 but has yet to begin.

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?

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' Group Energy & Environment Manager is an Associate of the BPF's Sustainability Committee and similarly engages on relevant matters.

CC2.3f

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

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

Further Information

Attachments

Unite Students Responsible Business Policy 2017.pdf
Unite Students Sustainble Procurement Policy 2017 v1.0.pdf
Environmental Policy 2017.pdf
Unite Students Development and Major Refurbishment Sustainability Policy 2017 v1.0.pdf

Page: CC3. Targets and Initiatives

CC3.1

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

Absolute target
Intensity target

CC3.1a

Please provide details of your absolute target

ID	Scope	% of emissions in scope	% reduction from base year	Base year	Base year emissions covered by target (metric tonnes CO2e)	Target year	Is this a science-based target?	Comment

ID	Scope	% of emissions in scope	% reduction from base year	Base year	Base year emissions covered by target (metric tonnes CO2e)	Target year	Is this a science-based target?	Comment
Abs1	Scope 1+2 (market-based)	100%	0%	2014	59820	2025	Yes, but this target has not been approved as science-based by the Science Based Targets initiative	This target is for a net "freeze" in annual combined Scope 1+2 emissions (tonnes CO2e/yr) from base year of 2014 to 2025. Note that activity levels (i.e. number of student beds and therefor m2 of real estate) for this period are projected to rise steeply from 1,185,849m2 in 2014 to 2,340,000m2 in 2025, a expansion of 98%. This target was developed based on output from the SBTI's SDA tool. At time of writing this target has been submitted to SBTI for approval and we are awaiting a response.
Abs2	Scope 1+2 (market-based)	100%	44%	2014	59820	2050	Yes, but this target has not been approved as	This target is for a 44% reduction in annual combined Scope 1+2 emissions

ID	Scope	% of emissions in scope	% reduction from base year	Base year	Base year emissions covered by target (metric tonnes CO2e)	Target year	Is this a science-based target?	Comment
							Is this a science-based target? Science Based Targets initiative	(tonnes CO2e/yr) from base year of 2014 to 2050. Note that activity levels (i.e. number of student beds and therefor m2 of real estate) for this period are estimated to rise from 1,185,849m2 in 2014 to 3,095,581m2 in 2050, a expansion of 162%. This corresponds to a reduction in cumulative total combined Scope 1+2 emissions of 61% compared to the "business as usual" trajectory if base year emissions intensity were maintained from 2014 to 2050. This target was developed based on output from the SBTI's SDA tool. At time of writing this target has been submitted to SBTI for approval and

ID	Scope	% of emissions in scope	% reduction from base year	Base year	Base year emissions covered by target (metric tonnes CO2e)	Target year	Is this a science-based target?	Comment
								we are awaiting a response.
Abs3	Scope 3: Capital goods	100%	5%	2014		2025	Yes, but this target has not been approved as science-based by the Science Based Targets initiative	Scope 3 emissions have been assessed using the GHG Protocol's Quantis Scope 3 Emissions Screening Tool, which estimates Scope 3 emissions to constitute 77% of Unite Students combined Scope 1+2+3 footprint. the tool also estimates Category 2 (Purchased Capital Goods) to constitute 78% of our Scope 3 emissions. This target is to reduce these emissions by 5% by 2025 based on 2020 baseline (yet to be established) through reductions in construction activity emissions and embodied carbon of

ID	Scope	% of emissions in scope	% reduction from base year	Base year	Base year emissions covered by target (metric tonnes CO2e)	Target year	Is this a science-based target?	Comment
								materials for new developments that we purchase from 3rd parties. This target was developed based on output from the SBTI's SDA tool. At time of writing this target has been submitted to SBTI for approval and we are awaiting a response.

CC3.1b

Please provide details of your intensity target

ID	Scope	% of emissions in scope	% reduction from base year	Metric	Base year	Normalized base year emissions covered by target	Target year	Is this a science-based target?	Comment
Int1	Scope 1+2 (market-based)	100%	35%	Other: CO2e/bed	2014	1.5289	2020	Yes, but this target has not been approved as science-based by the Science Based Targets initiative	This target was developed based on output from the SBTI's SDA tool. At time of writing this target has been submitted to SBTI for approval and we are awaiting a response.

ID	Scope	% of emissions in scope	% reduction from base year	Metric	Base year	Normalized base year emissions covered by target	Target year	Is this a science-based target?	Comment
Int2	Scope 1+2 (market-based)	100%	50%	Other: CO2e/bed	2014	1.5289	2025	Yes, but this target has not been approved as science-based by the Science Based Targets initiative	This target was developed based on output from the SBTI's SDA tool. At time of writing this target has been submitted to SBTI for approval and we are awaiting a response.
Int3	Scope 1+2 (market-based)	100%	58%	Other: CO2e/bed	2014	1.5289	2030	Yes, but this target has not been approved as science-based by the Science Based Targets initiative	This target was developed based on output from the SBTI's SDA tool. At time of writing this target has been submitted to SBTI for approval and we are awaiting a response.

ID	Scope	% of emissions in scope	% reduction from base year	Metric	Base year	Normalized base year emissions covered by target	Target year	Is this a science-based target?	Comment
Int4	Scope 1+2 (market-based)	100%	67%	Other: CO2e/bed	2014	1.5289	2035	Yes, but this target has not been approved as science-based by the Science Based Targets initiative	This target was developed based on output from the SBTI's SDA tool. At time of writing this target has been submitted to SBTI for approval and we are awaiting a response.
Int5	Scope 1+2 (market-based)	100%	73%	Other: CO2e/bed	2014	1.5289	2040	Yes, but this target has not been approved as science-based by the Science Based Targets initiative	This target was developed based on output from the SBTI's SDA tool. At time of writing this target has been submitted to SBTI for approval and we are awaiting a response.

ID	Scope	% of emissions in scope	% reduction from base year	Metric	Base year	Normalized base year emissions covered by target	Target year	Is this a science-based target?	Comment
Int6	Scope 1+2 (market-based)	100%	77%	Other: CO2e/bed	2014	1.5289	2045	Yes, but this target has not been approved as science-based by the Science Based Targets initiative	This target was developed based on output from the SBTI's SDA tool. At time of writing this target has been submitted to SBTI for approval and we are awaiting a response.
Int7	Scope 1+2 (market-based)	100%	79%	Other: CO2e/bed	2014	1.5289	2050	Yes, but this target has not been approved as science-based by the Science Based Targets initiative	This target was developed based on output from the SBTI's SDA tool. At time of writing this target has been submitted to SBTI for approval and we are awaiting a response.

CC3.1c

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

ID	Direction of change anticipated in absolute Scope 1+2 emissions at target completion?	% change anticipated in absolute Scope 1+2 emissions	Direction of change anticipated in absolute Scope 3 emissions at target completion?	% change anticipated in absolute Scope 3 emissions	Comment

ID	Direction of change anticipated in absolute Scope 1+2 emissions at target completion?	% change anticipated in absolute Scope 1+2 emissions	Direction of change anticipated in absolute Scope 3 emissions at target completion?	% change anticipated in absolute Scope 3 emissions	Comment
Int1	No change	0	No change	0	When combined with expected growth rates, this reduction in emissions intensity equates to a freeze in absolute emissions.
Int2	No change	0	No change	0	When combined with expected growth rates, this reduction in emissions intensity equates to a freeze in absolute emissions.
Int3	Decrease	11	No change	0	
Int4	Decrease	25	No change	0	
Int5	Decrease	37	No change	0	
Int6	Decrease	43	No change	0	
Int7	Decrease	44	No change	0	

CC3.1e

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

ID	% complete (time)	% complete (emissions or renewable energy)	Comment
Abs1	18%	21.7%	This has been calculated by comparing "total cumulative reported actual Scope 1+2 emissions" from 2014 to 2016, vs "total cumulative reported baseline Scope 1+2 emissions" from 2014 (i.e. if 2014 emissions intensity had been maintained),
Int1	40%	71%	This has been calculated by comparing the "actual % reduction in combined scope 1+2 emissions intensity vs baseline emissions intensity" against the "targeted % reduction in combined scope 1+2 emissions intensity vs baseline emissions intensity".

CC3.2

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

No

CC3.3

Did you have emissions reduction initiatives that were active within the reporting year (this can include those in the planning and/or implementation phases)

Yes

CC3.3a

Please identify the total number of projects at each stage of development, and for those in the implementation stages, the estimated CO2e savings

Stage of development	Number of projects	Total estimated annual CO2e savings in metric tonnes CO2e (only for rows marked *)
Under investigation	10	0

Stage of development	Number of projects	Total estimated annual CO2e savings in metric tonnes CO2e (only for rows marked *)
To be implemented*	30	1400
Implementation commenced*	0	0
Implemented*	10	500
Not to be implemented	0	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
Energy efficiency: Building services	Installation of LED lighting and improved controls across c 10 sites	500	Scope 2 (location-based) Scope 2 (market-based)	Voluntary	250000	5000000	4-10 years	11-15 years

CC3.3c

What methods do you use to drive investment in emissions reduction activities?

Method	Comment
Compliance with regulatory requirements/standards	Participation in the CRC ESS incentivises GHG emissions reduction activity. Also compliance with 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. Our student and staff engagement programme also incorporating the NUS run Green Impact Awards scheme.

Method	Comment
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 finance mechanisms	Carbon is priced internally according to the cost to the business under the UK Government CRC ESS scheme. This cost is factored into cost-benefit analysis for any proposed investment that will reduce energy use and carbon emissions.
Lower return on investment (ROI) specification	Our on-going LED lighting programme has a payback in excess of what would typically be deemed acceptable for capex project. However in light of its importance in reducing our carbon emissions and its wider business benefits it was signed off by the Board for implementation.

Further Information

Page: CC4. Communication

CC4.1

Have you published information about your organization's response to climate change and GHG emissions performance for this reporting year in places other than in your CDP response? If so, please attach the publication(s)

Publication	Status	Page/Section reference	Attach the document	Comment
In mainstream reports (including an integrated report) but have not used the CDSB Framework	Complete	46-49	Unite Students Annual Report 2016.pdf	Details of GHG emissions are published in each year's annual report showing performance vs previous 3 years, and have been since at least 2012. Copies of previous annual reports are available for download via our website
In voluntary communications	Complete	Whole article	FTSE4Good web article.pdf	In addition to our annual report and CDP, we also disclose detail of GHG emissions via other voluntary disclosure schemes including the Global Real Estate Sustainability Benchmark (GRESB) and 3rd party ESG schemes such as MSCI, Eiris Vigeo, Oekom etc.

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	Esti fina impli
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	Difficu quant carbo under are cu circa 3 overa costs, a 100 increa this w have subst impac over a energ

Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact	Esti fin impli
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	Impac asset buildn rentab to ME compl would signifi poten £millio

Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact	Esti fina impli
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	Inabili under new develo could on ov asset and c ability busine grow mode stock.
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 increa opera costs.

Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact	Esti fin impli
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 vunerability 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	under of bus case t possib future energ saving invest

CC5.1b

Please describe your inherent risks that are driven by changes in physical climate parameters

Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact	Estimated financial implications

Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact	Estimated financial implications
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.

Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact	Estimated financial implications
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.
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 of 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.

Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact	Estimated financial implications
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
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.

Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact	Estimated financial implications
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

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

Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact	Estimated financial implications
Changing consumer behavior	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.
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.

Risk driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact	Estimated financial implications
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.
Other drivers	Increased possibility of outbreaks or incidents of new or unusual diseases or pests due to changing habitats and disease vectors could result in outbreaks in our buildings.	Other: Physical health risk an disruption to opperations	Unknown	Direct	Very unlikely	Medium-high	Disruption to day to day oppeations, potential for imposition of quarantine conditions or bio-hazard control measures or access restrictions that would add cost and disrupt business.

Further Information

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	Magnitu of impa

Opportunity driver	Description	Potential impact	Timeframe	Direct/Indirect	Likelihood	Magnitu of impa
Emission reporting obligations	Requirement do disclose more detailed information on emissions or other environmental/climate change impacts arising from operation in our sector could help us achieve a differentiating advantage over competitors with less developed climate change and emissions reduction strategies than Unite Students. This could help drive competitive marketing advantage, and also increase our attractiveness to investors.	Increased demand for existing products/services	3 to 6 years	Direct	About as likely as not	Low

Opportunity driver	Description	Potential impact	Timeframe	Direct/Indirect	Likelihood	Magnitu of impa
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

Opportunity driver	Description	Potential impact	Timeframe	Direct/Indirect	Likelihood	Magnitu of impa
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

Opportunity driver	Description	Potential impact	Timeframe	Direct/Indirect	Likelihood	Magnitu of impa
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

CC6.1b

Please describe your 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	M
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.	M he de de an te an en he co op pr co en en sa re co ma

CC6.1c

Please describe your inherent opportunities that are driven by changes in other climate-related developments

Opportunity driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact	Estima financ implicat

Opportunity driver	Description	Potential impact	Timeframe	Direct/ Indirect	Likelihood	Magnitude of impact	Estima financ implicat
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	Opportun to help at additiona future investme develop r buildings to partne with HE Institutior long term arrangem that bring financial security a lower the of finance

Further Information

Module: GHG Emissions Accounting, Energy and Fuel Use, and Trading

Page: CC7. Emissions Methodology

CC7.1

Please provide your base year and base year emissions (Scopes 1 and 2)

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

CC7.2

Please give the name of the standard, protocol or methodology you have used to collect activity data and calculate Scope 1 and Scope 2 emissions

Please select the published methodologies that you use
Defra Voluntary Reporting Guidelines

CC7.2a

If you have selected "Other" in CC7.2 please provide details of the standard, protocol or methodology you have used to collect activity data and calculate Scope 1 and Scope 2 emissions

CC7.3

Please give the source for the global warming potentials you have used

Gas	Reference
CH4	IPCC Second Assessment Report (SAR - 100 year)
N2O	IPCC Second Assessment Report (SAR - 100 year)
HFCs	IPCC Second Assessment Report (SAR - 100 year)
PFCs	IPCC Second Assessment Report (SAR - 100 year)
SF6	IPCC Second Assessment Report (SAR - 100 year)
CO2	IPCC Second Assessment Report (SAR - 100 year)

CC7.4

Please give the emissions factors you have applied and their origin; alternatively, please attach an Excel spreadsheet with this data at the bottom of this page

Fuel/Material/Energy	Emission Factor	Unit	Reference
Electricity	0.41205	metric tonnes CO2e per MWh	UK Government GHG Conversion Factors for Company Reporting, DEFRA 2016
Natural gas	0.18400	metric tonnes CO2e per MWh	UK Government GHG Conversion Factors for Company Reporting, DEFRA 2016
Heat	0.20431	metric tonnes CO2e per MWh	UK Government GHG Conversion Factors for Company Reporting, DEFRA 2016
Electricity	0.40890	metric tonnes CO2e per MWh	nPower generation mix disclosure

Further Information

Page: CC8. Emissions Data - (1 Jan 2016 - 31 Dec 2016)

CC8.1

Please select the boundary you are using for your Scope 1 and 2 greenhouse gas inventory

Financial control

CC8.2

Please provide your gross global Scope 1 emissions figures in metric tonnes CO2e

5825.12

CC8.3

Please describe your approach to reporting Scope 2 emissions

Scope 2, location-based	Scope 2, market-based	Comment
We are reporting a Scope 2, location-based figure	We are reporting a Scope 2, market-based figure	We are reporting both Location based and Market based emissions.

CC8.3a

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

Scope 2, location-based	Scope 2, market-based (if applicable)	Comment
47352.15	46997.70	

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 location-based Scope 2 emissions from this source	Relevance of market-based Scope 2 emissions from this source (if applicable)	Explain why the source is excluded
Fugitive emissions from HVAC plant	Emissions are not relevant	No emissions excluded	No emissions excluded	Total refrigerant charge across Unite Students portfolio is 1.32 tonnes CO2e. Leak tests undertaken on this plant show no materially significant leakage.

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	More than 2% but less than or equal to 5%	Data Gaps	Natural gas consumption data reported for the period covered comprises 77.42% half-hourly consumption data direct from supply meter, 18.16% billing data from supplier based on their meter readings (where we do not have half-hourly consumption data), and 4.42% estimates based on historic consumption (where we neither have half-hourly consumption data, nor have yet received suppliers bills).
Scope 2 (location-based)	Less than or equal to 2%	Data Gaps	Electricity consumption data reported for the period covered comprises 95.2% half-hourly consumption data direct from supply meter, 4.4% billing data from supplier based on their meter readings (where we do not have half-hourly consumption data), and 0.4% estimates based on historic consumption (where we neither have half-hourly consumption data, nor have yet received suppliers bills).
Scope 2 (market-based)	Less than or equal to 2%	Data Gaps	Electricity consumption data reported for the period covered comprises 95.2% half-hourly consumption data direct from supply meter, 4.4% billing data from supplier based on their meter readings (where we do not have half-hourly consumption data), and 0.4% estimates based on historic consumption (where we neither have half-hourly consumption data, nor have yet received suppliers bills).

CC8.6

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

Third party verification or assurance process in place

CC8.6a

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

Verification or assurance cycle in place	Status in the current reporting year	Type of verification or assurance	Attach the statement	Page/section reference	Relevant standard	Proportion of reported Scope 1 emissions verified (%)
Annual process	Complete	Reasonable assurance	Unite Group 2016 VSCCP6405 ISO 14064-1 VOS REV1.pdf	See certificate pg 3 for breakdown	ISO14064-3	100

CC8.7

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

Third party verification or assurance process in place

CC8.7a

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

Location-based or market-based figure?	Verification or assurance cycle in place	Status in the current reporting year	Type of verification or assurance	Attach the statement	Page/Section reference	Relevant standard	Proportion of reported Scope 2 emissions verified (%)
Location-based	Annual process	Complete	Reasonable assurance	Unite Group 2016 VSCCP6405 ISO 14064-1 VOS REV1.pdf	See certificate pg 3 for breakdown	ISO14064-3	100
Market-based	Annual process	Complete	Reasonable assurance	Unite Group 2016 VSCCP6405 ISO 14064-1 VOS REV1.pdf	See certificate pg 3 for breakdown	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	

CC8.9

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

No

Further Information

Page: CC9. Scope 1 Emissions Breakdown - (1 Jan 2016 - 31 Dec 2016)

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 GHG type

By activity

CC9.2c

Please break down your total gross global Scope 1 emissions by GHG type

GHG type	Scope 1 emissions (metric tonnes CO2e)
CO2	5810.80
CH4	7.71
N2O	6.61

CC9.2d

Please break down your total gross global Scope 1 emissions by activity

Activity	Scope 1 emissions (metric tonnes CO2e)
Student accommodation buildings	5274.28
Head office buildings (including all scope 1 business travel)	550.84
All scope 1 business travel	475.29

Further Information

Unite Students have data by facility but it is not practicable to manually upload over 130 sites of data. We have attached it here as an attachment. CDP should consider a bulk-upload option which then auto-sums to relevant fields elsewhere (e.g. Scope 1, 2 and 3 data) to avoid manual transcription errors and reduce workload of responding.

Attachments

Unite Students Site Level Scope 1 and 2 data.xlsx

Page: CC10. Scope 2 Emissions Breakdown - (1 Jan 2016 - 31 Dec 2016)

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, location-based (metric tonnes CO2e)	Scope 2, market-based (metric tonnes CO2e)
Student accommodation buildings	47217	46864
Head office buildings	135.01	133.98

Further Information

Unite Students have data by facility but it is not practicable to manually upload over 130 sites of data. We have attached it here as an attachment. CDP should consider a bulk-upload option which then auto-sums to relevant fields elsewhere (e.g. Scope 1, 2 and 3 data) to avoid manual transcription errors and reduce workload of responding.

Attachments

Unite Students Site Level Scope 1 and 2 data.xlsx

Page: CC11. Energy

CC11.1

What percentage of your total operational spend in the reporting year was on energy?

More than 15% but less than or equal to 20%

CC11.2

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

Energy type	MWh
Heat	4774.66
Steam	0
Cooling	0

CC11.3

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

29075659.35

CC11.3a

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

Fuels	MWh
Natural gas	29075.66

CC11.4

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

Basis for applying a low carbon emission factor	MWh consumed associated with low carbon electricity, heat, steam or cooling	Emissions factor (in units of metric tonnes CO2e per MWh)	Comment
Contract with suppliers or utilities, with a supplier-specific emission rate, not backed by electricity attribute certificates	112513.41	0.40890	Emissions factor based on disclosure of generation mix by our contracted supplier nPower over the period.

CC11.5

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

Total electricity consumed (MWh)	Consumed electricity that is purchased (MWh)	Total electricity produced (MWh)	Total renewable electricity produced (MWh)	Consumed renewable electricity that is produced by company (MWh)	Comment
112513.41	112513.41	0	0	0	Various Unite Students properties do in fact generate electricity on site using either solar PV or natural-gas powered CHP, however we do not have sufficient sub-metering or data collection to quantify this so zero is reported.

Further Information

Page: CC12. Emissions Performance

CC12.1

How do your gross global emissions (Scope 1 and 2 combined) for the reporting year compare to the previous year?

Decreased

CC12.1a

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

Reason	Emissions value (percentage)	Direction of change	Please explain and include calculation
Emissions reduction activities	8.2	Decrease	This is attributable to the deployment of energy efficiency measures such as our ongoing LED lighting and controls upgrade, and behavioural change resulting in reduced consumption as a result of our engagement campaign.
Divestment			
Acquisitions	2.5	Increase	Combined affect of 8 new acquisitions and openings is a total increase in combined scope 1+2 emissions of 1474tonnes CO2e in 2016.
Mergers			
Change in output			
Change in methodology			
Change in boundary			
Change in physical operating conditions	2.00	Increase	Comparison of heating degree days during heating seasons between 2015 and 2016 suggests a 2% increase in emissions corresponding to increased space heating load.
Unidentified			
Other	4.26	Decrease	A reduction in the UK national grid electricity emission factor due to decarbonisation resulted in this contribution to the overall reduction in combined scope 1+2 emissions.

CC12.1b

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

Location-based

CC12.2

Please describe your gross global combined Scope 1 and 2 emissions for the reporting year in metric tonnes CO2e per unit currency total revenue

Intensity figure =	Metric numerator (Gross global combined Scope 1 and 2 emissions)	Metric denominator: Unit total revenue	Scope 2 figure used	% change from previous year	Direction of change from previous year	Reason for change
0.000019170	metric tonnes CO2e	303867000	Market-based	25.5	Decrease	Reduced scope 1 and 2 emissions and growth in revenue.

CC12.3

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

Intensity figure =	Metric numerator (Gross global combined Scope 1 and 2 emissions)	Metric denominator	Metric denominator: Unit total	Scope 2 figure used	% change from previous year	Direction of change from previous year	Reason for change
1.158	metric tonnes CO2e	Other: student bedrooms	45926	Location-based	10.44	Decrease	Combined impact of reductions in energy consumption through energy efficiency, behavioural change, and increases in energy consumption through increased number of student bedrooms, and decrease emissions factor for grid electricity.

Intensity figure =	Metric numerator (Gross global combined Scope 1 and 2 emissions)	Metric denominator	Metric denominator: Unit total	Scope 2 figure used	% change from previous year	Direction of change from previous year	Reason for change
1.150	metric tonnes CO2e	Other: student bedrooms	45926	Market-based	6.71	Decrease	Combined impact of reductions in energy consumption through energy efficiency, behavioural change, and increases in energy consumption through increased number of student bedrooms, and increased emissions factor for electricity under existing supply contract due to changes in residual generation mix.

Further Information

Page: CC13. Emissions Trading

CC13.1

Do you participate in any emissions trading schemes?

No, and we do not currently anticipate doing so in the next 2 years

CC13.2

Has your organization originated any project-based carbon credits or purchased any within the reporting period?

No

Further Information

Page: CC14. Scope 3 Emissions

CC14.1

Please account for your organization's Scope 3 emissions, disclosing and explaining any exclusions

Sources of Scope 3 emissions	Evaluation status	metric tonnes CO2e	Emissions calculation methodology	Percentage of emissions calculated using data obtained from suppliers or value chain partners	Explanation
Purchased goods and services	Relevant, calculated	2355.69	This includes contributions from water consumption (municipal supply and treatment), whereby total water consumption in m3 (from half-hourly data loggers on meters, and from billing data) has been multiplied by the relevant 2016 DEFRA emissions factors to arrive at the scope 3 contribution. It also includes office paper use, whereby total kg of paper used have been multiplied bythe relevant 2016 DEFRA emissions factors to arrive at the scope 3 contribution.	4.90%	There are known exclusions from this category, including for other purchased goods such as non-capex materials purchased for the management, maintenance and housekeeping of our buildings that have not yet been fully quantified.

Capital goods	Relevant, not yet calculated				Having used the GHG Protocol's Quantis Scope 3 screening tool we have identified that a signficant proportion of our total combined scope 1+2+3 footprint (potentially as much as 75%) could result from emissions in this category attributable to new buildings we acquire from 3rd party developers (construction activity and embodied carbon). We are looking at how best to quantify and reduce this in future years.
Fuel-and-energy-related activities (not included in Scope 1 or 2)	Relevant, calculated	12512.38	This figure has been calculated using energy consumption data from half-hourly data-loggers on energy supply meters, and suppliers billing data, multiplied by the relevant 2016 DEFRA "Transmission and Distribution", "Well To Tank", and "Transmission and Distribution Well To Tank" emissions factors	0.00%	

Upstream transportation and distribution	Not relevant, explanation provided				This is not relevant to our operations as real estate owner-operators.
Waste generated in operations	Relevant, not yet calculated				We do not as yet have sufficient data to quantify scope 3 emissions associated with waste generation in our operations.
Business travel	Relevant, calculated	431.23	This figure has been calculated using vehicle mileage (for company cars and personal cars used on business journeys) taken from mileage claims, multiplied by the relevant 2016 DEFRA emissions factors. In addition total train journeys and air travel mileage supplied by our travel booking supplier has also been multiplied by the relevant 2016 DEFRA emissions factors.	26.50%	
Employee commuting	Relevant, not yet calculated				We do not as yet have sufficient data to quantify scope 3 emissions associated with employee commuting.

Upstream leased assets	Not relevant, explanation provided				This is not relevant to our operations as real estate owner-operators.
Downstream transportation and distribution	Not relevant, explanation provided				This is not relevant to our operations as real estate owner-operators.
Processing of sold products	Not relevant, explanation provided				This is not relevant to our operations as real estate owner-operators.
Use of sold products	Not relevant, explanation provided				This is not relevant to our operations as real estate owner-operators.
End of life treatment of sold products	Not relevant, explanation provided				This is not relevant to our operations as real estate owner-operators.

Downstream leased assets	Relevant, not yet calculated				Our portfolio includes a small number of small retail units co-located with our student accommodation buildings, which are leased to 3rd parties typically for small shops or restaurants. As yet we have not evaluated emissions from these due to lack of available data.
Franchises	Not relevant, explanation provided				This is not relevant to our operations as real estate owner-operators.
Investments	Not relevant, explanation provided				This is not relevant to our operations as real estate owner-operators.
Other (upstream)	Not relevant, explanation provided				This is not relevant to our operations as real estate owner-operators.
Other (downstream)	Not relevant, explanation provided				This is not relevant to our operations as real estate owner-operators.

CC14.2

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

Third party verification or assurance process in place

CC14.2a

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

Verification or assurance cycle in place	Status in the current reporting year	Type of verification or assurance	Attach the statement	Page/Section reference	Relevant standard	Proportion of reported Scope 3 emissions verified (%)
Annual process	Complete	Reasonable assurance	Unite Group 2016 VSCCP6405 ISO 14064-1 VOS REV1.pdf	page 3 shows total scope 3 emissions.	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	Other: Unknown	21.7	Increase	This change is due to a significant and as yet unidentified increase in water consumption.
Fuel- and energy-related activities (not included in Scopes 1 or 2)	Emissions reduction activities	5	Decrease	This is a result of the factors that have resulted in reduction of Scope 1 and 2 emissions namely a combination of new acquisitions, energy efficiency projects and increase in heating degree days.
Business travel	Unidentified	12.1	Increase	This is due to an increase in use of transport, possibly as a result of changing operation models.

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 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

We operate a comprehensive student (customer) engagement and behavioural change programme, seeking to enable and encourage adoption of lasting responsible living habits specifically aimed at reducing energy and water use and adopting broader responsible living habits.

We also engage with partners in the Higher Education sector (Universities and other groups such as the National Union of Students) and investors directly on climate change and broader sustainability issues.

In 2016 we undertook a stakeholder engagement exercise in line with the requirements of GRI G4, to help determine the most materially significant aspects and impacts from a sustainability perspective.

The findings of this study (which confirmed climate change and energy use as one of our most significant impacts) have been used to inform and validate our "Up to uS" Responsible Business Strategy and to set conditions and establish contacts for ongoing future dialogue.

Further Information

Module: Sign Off

Page: CC15. Sign Off

CC15.1

Please provide the following information for the person that has signed off (approved) your CDP climate change response

Name	Job title	Corresponding job category
James Tiernan	Group Energy & Environment Manager	Environment/Sustainability manager

Further Information

CDP: [X][-,-][P2]