



Sustainability

Re-inventing
with the planet
in mind

bruntwood
SciTech



"Bruntwood SciTech's purpose is to power economies through innovation in our cities, and our drive to reach net zero is a critical part of this.

We will not achieve this on our own but rather through innovation and collaboration with our colleagues, customers and communities.

Sustainability is our number one priority as we continue to redefine the workplace and create environments that nurture creativity, wellbeing, productivity and responsible growth."

Chris Oglesby OBE
Bruntwood SciTech CEO



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An achievable challenge

- Introduction by Alex Edwards, ESG Director, Bruntwood SciTech

The Intergovernmental Panel on Climate Change (IPCC) has unequivocally stated that we are in a climate emergency. It's a crisis that calls for immediate, bold, and forward-thinking action.

As contributors to emissions ourselves, we're acutely aware of the sector's significant carbon footprint, with the built environment accounting for around 40% of the UK's total carbon emissions.

There's a lot of focus on getting to 'net zero', and for some organisations this has meant relying on offsetting rather than reducing emissions.

We've taken the opposite approach, focusing on reducing emissions as far as possible and offsetting the remaining amount.

This is very much the approach set out in the UK Green Building Council's Net Zero Carbon Buildings Framework when constructing, operating and powering our buildings.

It's often carbon that dominates the narrative when we talk about sustainability. However, we know that there's much more to sustainability than purely reducing carbon emissions.

We've created seven domains that form our holistic approach to sustainability at Bruntwood SciTech - emissions, energy, green spaces and biodiversity, sustainable materials, sustainable transport, waste and water - and we're grateful to be able to share our approach for each.

Lastly, on a more personal note, I've been part of the Bruntwood journey for over 15 years and I'm proud that sustainability continues to be embedded in our purpose to create thriving cities. We're in a great place to support our customers' sustainability goals and help our regions to build their economies in an environmentally-friendly way. I look forward to working collaboratively to make that happen.

While it's what we do that really counts, speaking openly and transparently is so important in the current climate of greenwashing and greenhushing. To that end, I warmly invite you to read through our approach to sustainability and contact us if you have any queries.



Our sustainability domains



Emissions



Energy



Green Spaces
& Biodiversity



Sustainable
Materials



Sustainable
Transport

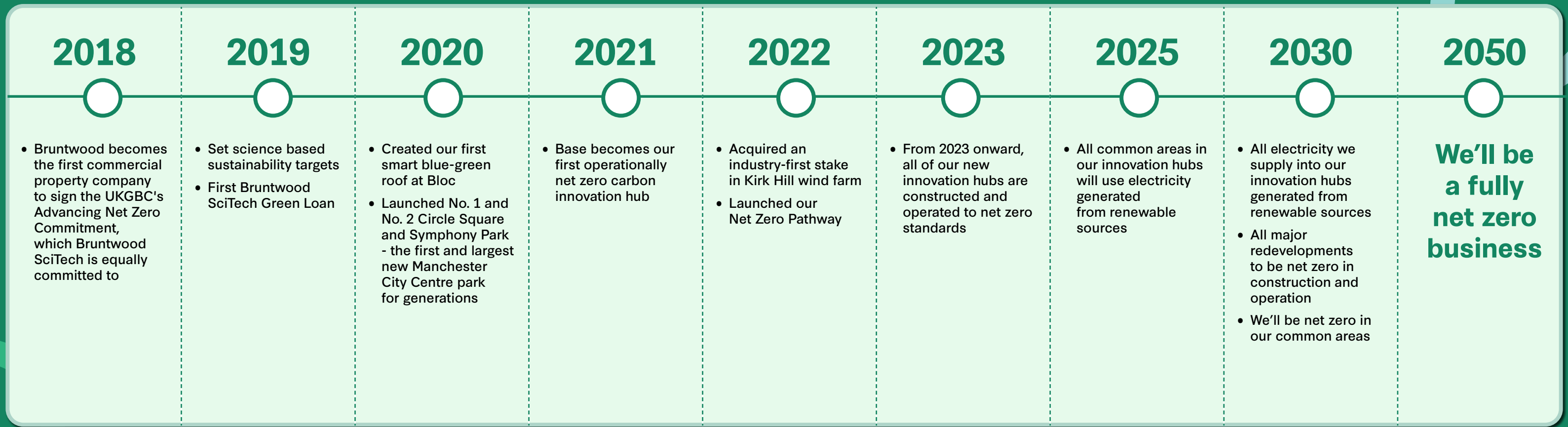


Waste



Water

Our Net Zero Pathway



Read our full Net Zero Pathway 

Part of the global picture

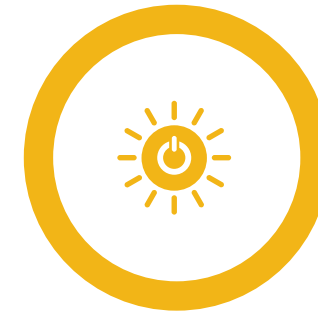


We actively contribute to six United Nations Sustainable Development Goals through our sustainability activities, as part of our purpose mission to create thriving cities.



Quality Education

We support local communities by funding and participating in educational programmes, investing in skills development, and partnering with educational institutions.



Affordable and Clean Energy

Through our renewable electricity initiatives and our energy company, Unify Energy, we're supporting the UK's transition away from fossil fuels to sustainable alternatives.



Industry, Innovation, and Infrastructure

We've committed to building, refurbishing, fitting out and operating our spaces in a sustainable manner - from commercial offices to complex laboratories.



Sustainable Cities and Communities

We're playing a leading role in reducing the property industry's carbon emissions by creating sustainable, thriving cities.



Responsible Consumption and Production

By developing efficient spaces and using ethical suppliers and materials, we're reducing the demand for energy and water in our buildings, lowering our waste creation, and helping our customers to minimise their carbon footprint.



Climate Action

We take decisive action to make our innovation hubs and communities climate-resilient through our net zero commitments and extensive sustainability measures in our properties (our efforts to decarbonise our commercial portfolio will make an important contribution to the fight against global warming).



Sparking new life into old buildings

The UK Green Building Council estimates that approximately 80% of buildings that exist today will still be here in 2050.

So as well as creating new, sustainable innovation hubs, we need to make changes to our existing ones in order to make them more efficient, and up to future standards. This process of change is called 'retrofitting' - and at Bruntwood SciTech, we're taking a proactive approach to meet ours, and the UK's, ambitious energy reduction targets.



Retrofitting creates **80-85%** less upfront carbon emissions compared to a typical new build.



We have ambitious energy efficiency targets



To support our Net Zero Pathway, we've set ambitious goals, including an annual target to improve our energy usage intensity.

Carbon intensity is the amount of carbon we use each year, divided by our floor space. Working with the well respected Science Based Targets Initiative, we're taking action to reduce our emissions in line with a 1.5 degree C warming pathway. This will allow us to become net zero for all areas under our direct control by 2030.

It's a considerable challenge to undertake at scale, with our our Bruntwood SciTech portfolio totaling over **4.8m** sq ft across nine campus locations and **31** city centre innovation hubs - from offices to complex laboratories.



Pictured: Installing our smart blue-green roof at Bloc, Manchester



We're making tailored net zero plans for each of our innovation hubs

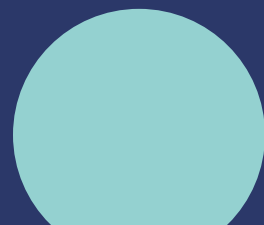
We've completed our Building Efficiency Programme to assess every innovation hub in our Bruntwood SciTech portfolio.

75% of those hubs already have an EPC rating of **C** or above - with the majority having an **EPC A** or **B**. We now know how to get all of our buildings to an **EPC B** by **2030**, in line with proposed Government targets.

When planning our interventions, we'll prioritise hubs that are heavily reliant on gas-fuelled boilers, changing them for more sustainable systems like air source heat pumps, which are an efficient way of creating heat from air.

We're reducing energy consumption by improving the fabric of our hubs - for example, walls, windows and roofs - to make them more efficient. We're also identifying opportunities to generate energy on site by adding solar panels to existing hubs where they'll be effective.

We're actively monitoring water usage across our hubs, identifying issues and finding solutions quickly. By doing this, we're aiming to minimise the cost of water for our customers, while also reducing waste.



How to get a typical office building to net zero

Installing air source heat pumps - a sustainable alternative to gas boilers

Adding green spaces to improve health and wellbeing and welcome new wildlife

Fitting solar panels to produce more renewable electricity

Smart metering to monitor energy consumption and support energy reduction initiatives

Electricity supplied from renewable sources such as wind or solar

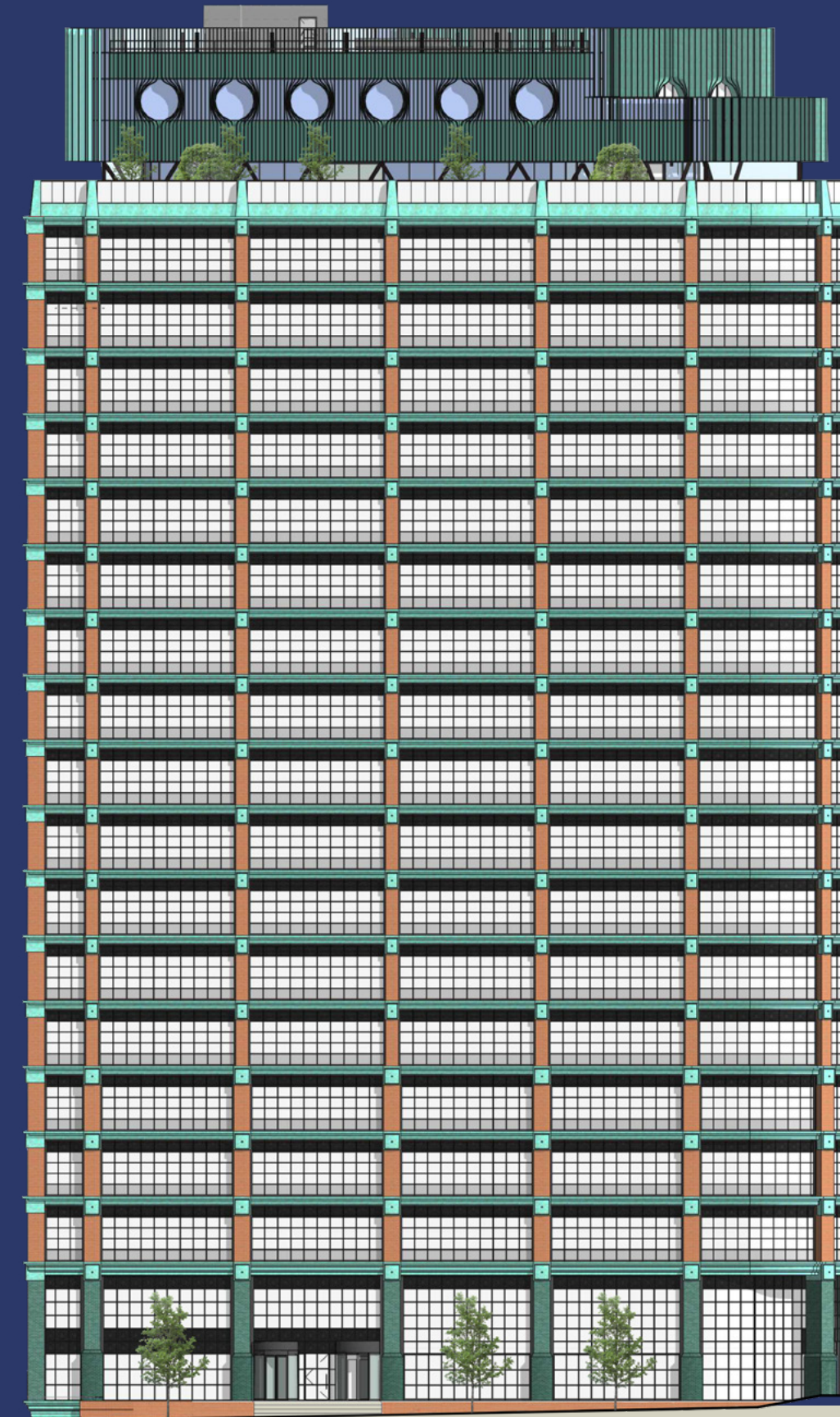
Reducing an office's carbon footprint. For example, by fitting low carbon carpets

Reducing the need to heat and cool spaces by improving building fabric (walls, windows etc)

Smart sensors to automatically operate functions like windows, lighting, heating, and air conditioning

Installing high efficiency LED lighting with daylight dimming and occupancy sensors

Cycle hubs and EV charging stations to promote sustainable travel to work





CASE STUDY

Pall Mall

King Street, Manchester

Upgrading a Grade II listed innovation hub

We're aiming for Pall Mall to be net zero carbon in operation in common areas, with all energy supplied to the hub derived from renewable sources, and intelligent building management technology throughout.

Through retaining the existing structure, we've avoided the need to rebuild which would have resulted in approximately 7,900 tonnes of additional carbon emitted - equivalent to around 16,000 flights from London to New York. Once complete, Pall Mall will be targeting **BREEAM Very Good** certification and an **EPC A** rating, which is a significant achievement for a Grade II listed, 1960s development.

The hub will benefit from an all-electric heating and cooling system with air source heat pumps, as well as smart metering, a smart building management system (BMS) and local mechanical ventilation heat recovery (MVHR) units to maximise efficiency and fresh air control to occupants. High quality amenities, including a cycle hub and shower facilities, will promote active travel.

Coming in **2025**, Pall Mall puts sustainability at the forefront, becoming home to businesses with a common goal of creating real and lasting change for the world we live and work in.

[Find out more about Pall Mall](#)



Pictured: CGI of Pall Mall, Manchester. Launching 2025.



New buildings that are fit for the future

To achieve our purpose of creating thriving cities, we have to employ a combination of improving our existing innovation hubs and creating sustainable new developments that support the modern workforce.

So, when building from scratch, we're committed to developing workspaces that are net zero in both construction and operation (in common areas), and we no longer use fossil fuels to provide heating and hot water for any new developments.

Designing sustainably

All of our new development projects are designed with sustainability at the forefront, with best practices adopted from the UK Green Building Council (UKGBC), London Energy Transformation Initiative (LETI), Royal Institute of British Architects (RIBA) and National Australian Built Environment Rating System (NABERS) Design for Performance.

'Whole life carbon' is the total amount of emissions over a building's lifespan. At the outset of all of our new development and major refurbishment projects, we undertake a whole life carbon assessment (WLC).

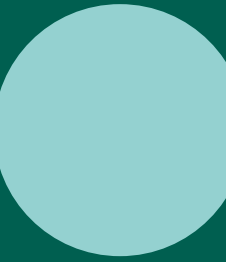
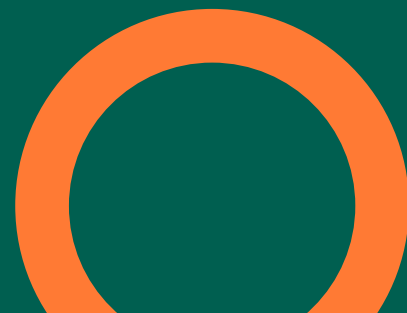
This helps us to reduce the project's environmental impact and set high sustainability standards that can be monitored throughout the hub's construction.

Powered by renewables

As we continue to adapt our hubs, we're also investing heavily in renewable energy, such as Kirk Hill wind farm and rooftop solar PV panels.

Investing in renewable energy will help us to provide a stable source of electricity to our hubs and customers.

If you're a customer in one of our existing innovation hubs and you're interested in adding more renewable electricity to your supply, you can speak to our Bruntwood-owned energy partner, Unify Energy to discuss options.





CASE STUDY

Greenheys

Manchester Science Park

Energy-efficient lab space in the heart of the city

We're redeveloping Manchester Science Park's Greenheys site to create a six-storey purpose-built lab space designed specifically for scaling life science businesses working in diagnostics, genomics, precision medicine, and other disciplines.

Already home to over 150 fast-growth businesses, Manchester Science Park is part of a government-designated High Potential Opportunity Zone for Diagnostics and Early Intervention of Healthy Ageing, and a named Enterprise Zone.

The new Greenheys development is targeting a **BREEAM Excellent** rating and, by embracing the latest innovations in building materials and environmental technology, will achieve net zero carbon in construction and operation in its common areas.

It will be 100% electric, with a specially designed 'solar shading' facade to reduce the demand on heating and cooling systems, and an external green wall wrapped around the first two floors to increase biodiversity and improve air quality.

In many laboratory environments, ventilation represents a significant proportion of the overall building energy use. At Greenheys, we're introducing variable air volume ventilation systems with heat recovery to dramatically reduce energy consumption, as well as other measures such as smart metering and energy efficient lighting.

[Find out more about Greenheys](#)





CASE STUDY

No. 3 Circle Square

Manchester City Centre

A sustainable workspace to advance Manchester's tech industry

No. 3 Circle Square is our latest addition to the Circle Square neighbourhood, following in the footsteps of No. 1 and No. 2 Circle Square which are home to businesses like Disney Streaming, Roku, Tesla and Octopus Energy.

Sustainability and green space has been carefully considered in the design of No. 3 Circle Square - it will be net zero in construction and in common areas and is expected to achieve **BREEAM Excellent** status, a **NABERS 5 Star** rating and an **EPC A** rating.

The innovation hub will benefit from an all-electric heating and cooling system with state-of-the-art air source heat pumps, as well as smart metering, roof mounted solar panels, a smart building management system (BMS) and local mechanical ventilation heat recovery (MVHR) units to maximise efficiency and fresh air control to occupants.

No. 3 Circle Square will open onto Symphony Gardens, a new landscaped space designed to complement Symphony Park and increase biodiversity in the area.

High-quality amenities, including a cycle hub and shower facilities, will support active travel to and from the hub. Safe cycle routes run along the Oxford Road Corridor, which is adjacent to Circle Square, making cycling to work an easy, healthy and sustainable option.

[Find out more about No. 3 Circle Square](#)

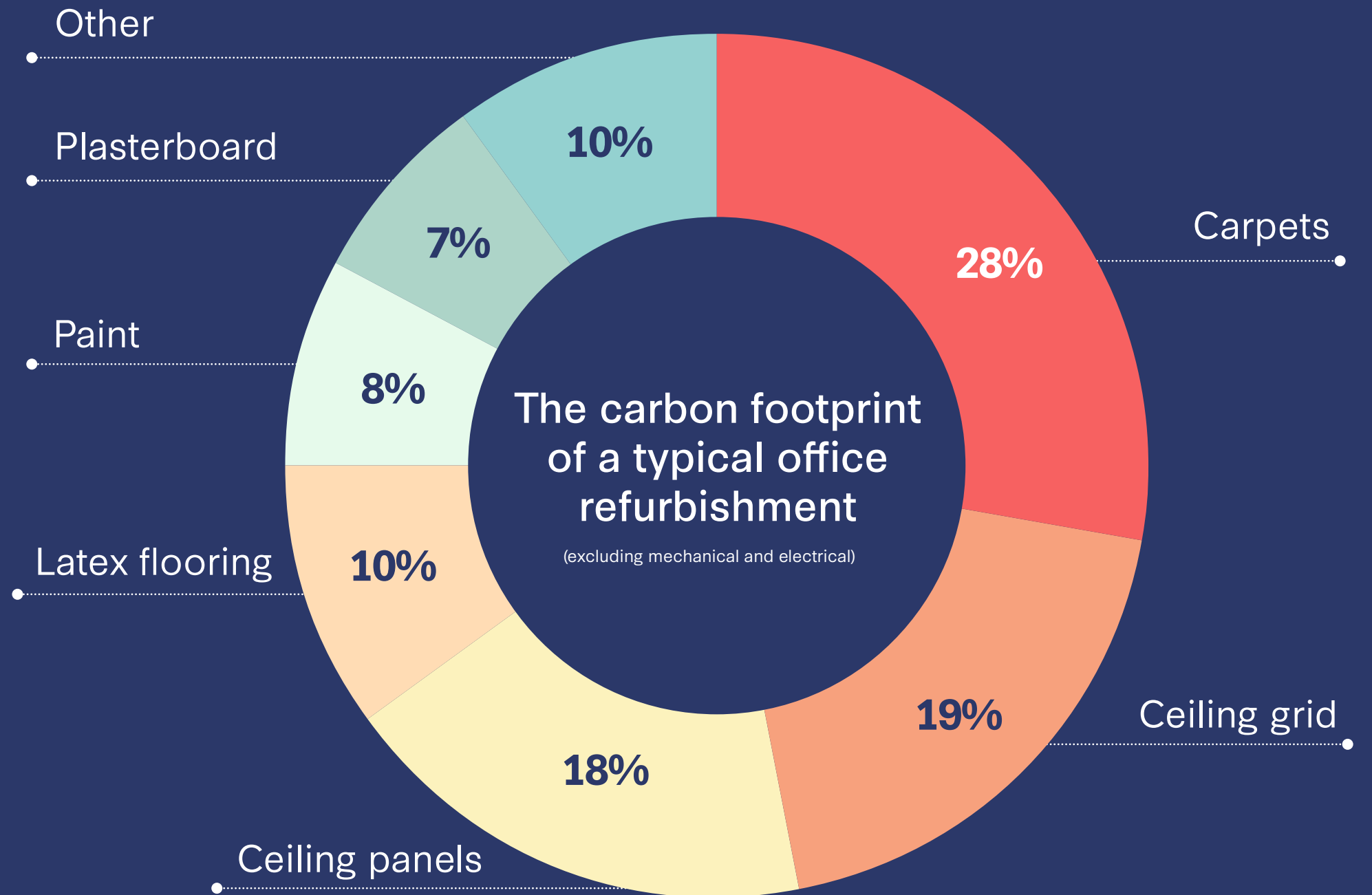




Create your own sustainable office

As well as reducing the carbon associated with our new builds and major redevelopment projects, we know there's a large carbon footprint associated with refurbishing and fitting out office spaces.

We're aiming to change that by creating a Sustainable Office Fit Out Guide, starting with low carbon carpets. Carpets are often the biggest contributor to an office's carbon footprint so making a more sustainable choice can help to reduce your office emissions.



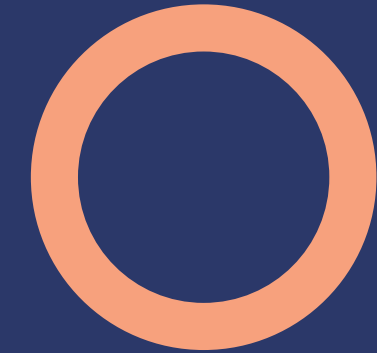


A low carbon carpet for all budgets

As the first part of our Sustainable Fit Out Guide, we've completed a robust assessment of carpets available on the market.

We've identified carpets that have a significantly lower carbon footprint* and a high quality finish at a similar price to other carpets - and we're actively investigating sustainable options across a range of other fit out products.

In the examples below, you can see how our new carpet options compare to our old standard carpet, which had a carbon intensity of 15.6kg CO₂e/m².



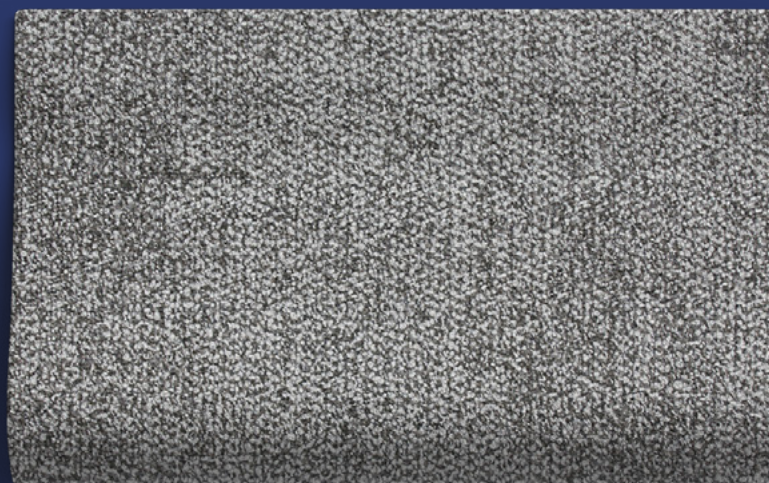
New standard office carpet



6.3kg CO₂e/m²

59% less than previous standard carpet

Bruntwood SciTech Budget sustainable carpet



4.3kg CO₂e/m²

72% less than previous standard carpet

Bruntwood SciTech Premium sustainable carpet



3.7kg CO₂e/m²

76% less than previous standard carpet

*Whole life carbon modules A-D

Investing heavily in renewable energy



From investing in a wind farm to improving the efficiency of our innovation hubs, we're acting now to make sure your energy supply is fit for the future.



Making new energy to power low carbon innovation hubs

We have ambitious targets to increase the amount of renewable energy we create, as well as reducing the energy we consume. We've split our plans into two areas: on-site and off-site energy generation.

unify energy

Unify Energy is part of Bruntwood Group

Back in 2020, Bruntwood Group launched Unify Energy to provide customers with easy access to a fully licensed energy supplier.

Unify Energy supplies all Bruntwood SciTech buildings with gas and electricity, and the majority of our customers choose Unify Energy as their energy supplier.

On-site energy generation

We generate **252,000kWh** of solar electricity across our innovation hubs on an annual basis. We're aiming to install solar panels on all of our new hubs where they'll work effectively, and we're identifying opportunities to add them to our existing sites, too.

At The Plaza, our innovation hub in Liverpool, we're trialling a rooftop RidgeBlade wind turbine as a simple and effective way of producing renewable electricity.

Off-site energy generation

We're also creating renewable electricity away from our buildings, which benefits us, our customers, and the UK's renewable energy supply. In fact, where we get electricity from the national grid, we're aiming to power **100%** of our common spaces with renewable electricity by **2030**, our target is for the entire Bruntwood portfolio to be using renewable electricity.

As part of this ambition, in **2022** Bruntwood Group purchased an industry-first **42.4%** stake in Kirk Hill wind farm, based in Ayrshire, Scotland.

From April **2024**, when Kirk Hill wind farm is operational, the renewable electricity that Bruntwood Group has invested in will be allocated to Bruntwood and Bruntwood SciTech's offices, serviced space, and common areas, where we get our electricity from the National Grid.



By 2030, we'll be net zero in all areas under our direct control



Sticking to the principles: reduce, reuse, recycle



By following the waste hierarchy, we ensure that our waste is managed appropriately - from preventing unnecessary waste in the first place, right through to the ethical disposal of necessary waste.



Recyclable materials are recycled

Each of our buildings have one or more waste bins for you to use. Any recyclable materials that you throw away are separated at a Materials Recycling Facility so they can be reused, through the following processes:

General waste

General waste is separated from recyclables. If it can't be recycled, it's sent to an energy-from-waste plant where it creates electricity.

Paper

Paper is reprocessed, ready to make more paper.

Glass

Glass is washed and crushed, ready to make more glass.

Plastic

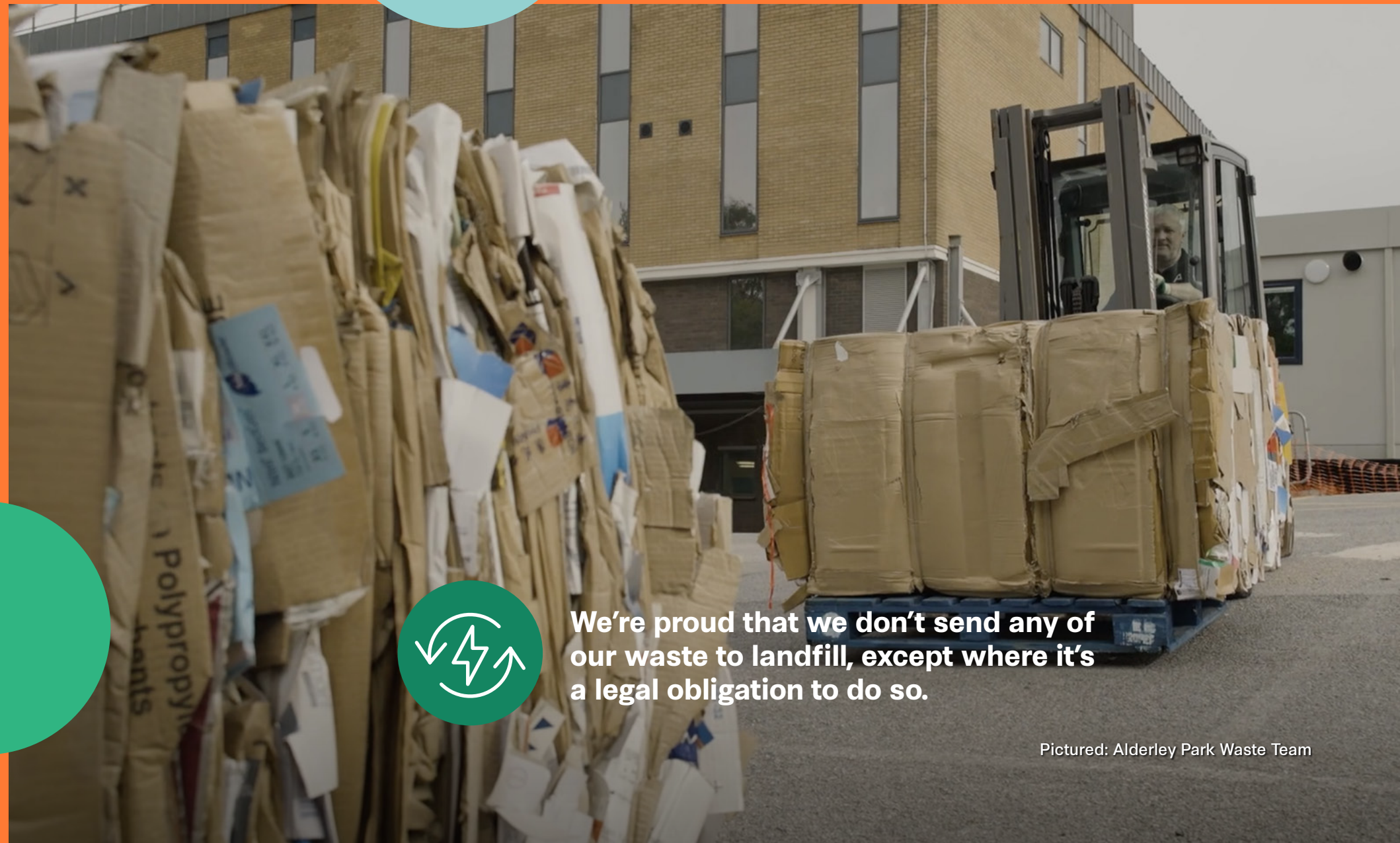
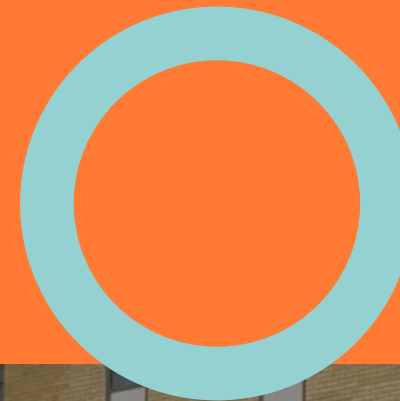
Plastic and cans are separated using a large magnet, then recycled ready to be used again.

Specialist waste

Specialist waste, such as food waste, is used for anaerobic digestion - the process where bacteria breaks down organic matter to reuse it as chemical energy, similar to composting.

Reducing your consumption is the best way to support us in reducing the amount of office waste produced around Bruntwood SciTech sites.

By using less - from lowering your food waste, to switching single-use plastic bottles to a flask - you can have a positive impact on the environment, economy and society.



We're proud that we don't send any of our waste to landfill, except where it's a legal obligation to do so.

Pictured: Alderley Park Waste Team



Clinical waste

If you're a Bruntwood SciTech lab customer, any clinical waste that you create is sent to a waste-from-energy facility and turned into electricity - ensuring that none goes to landfill unless it's a legal obligation. This means that materials such as non-recyclable plastic can instead be used to create heat and power, helping us to be more sustainable.

At some of our sites, we have on-site waste processing facilities for both general and clinical waste which we're looking to expand into other locations.

Click the button below to see how we manage waste at Alderley Park, and see our [Alderley Park Waste Management Guide](#) for more information.

Explore further:



WASTE ALDERLEY PARK



Solvents and lab chemicals

Solvents and lab chemicals are currently disposed of in the same manner as clinical waste - but we're looking to change that for a more eco-friendly solution.

Processes like distillation and condensation - which separate the useful elements from those which can't be reused - will help us reduce the amount of waste we produce and create clean and ready to reuse chemicals at the same time.

Lab equipment

All lab equipment, whether hazardous or waste electrical and electronic equipment (WEEE), is reused or recycled.

Waste from electrical and electronic equipment includes a large range of devices, such as computers, fridges and mobile phones that have reached the end of their life. This type of waste contains a complex mixture of materials, some of which are hazardous.

These can cause major environmental and health problems if the discarded devices are not managed correctly. Modern electronics contain rare and expensive resources, which can be recycled and reused - such as lithium. This kind of recycling reduces the amount of new mining projects and, as a result, causes less damage to the environment.



The UK Government is planning on introducing a deposit return scheme in 2026. This will increase the amount of drinks containers we recycle - a scheme that has been successfully introduced worldwide.

Green spaces & biodiversity



From lush rooftops to epic green walls, we're infusing nature into our spaces to boost wellness and biodiversity.

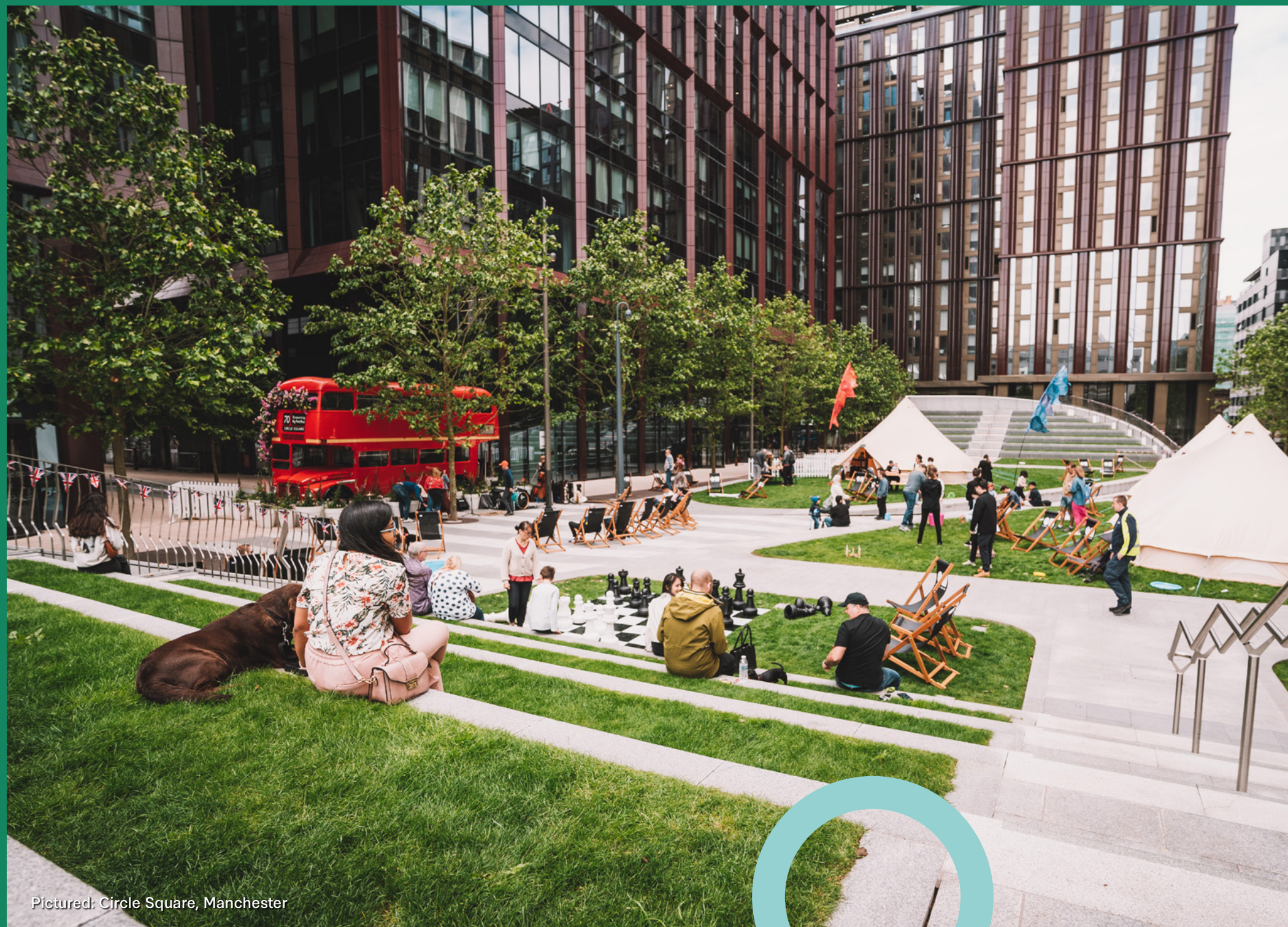


Sowing the seeds for the future

We're passionate about creating outdoor areas that offer a shared haven for our customers, visitors and local wildlife. As a Bruntwood customer, you'll also reap the benefits that greenery brings to our indoor spaces as we've seamlessly blended natural and urban elements to create calming and productive environments.

We've always cared deeply about the places where we operate - a sentiment that drives our work - and as we look towards the future, we're dialling up our commitment to biodiversity across our portfolio.

From **2025** onwards, we're aiming to increase biodiversity net gain by **15%** in all our new developments - **5%** higher than the UK's planning requirements. We're also taking care of what we already have - no matter what or where we build, we'll always leave at least the same amount of green space as there was before, to make sure our sites are teeming with life.



Pictured: Circle Square, Manchester



From 2025 onwards, we're aiming to increase biodiversity net gain by 15% in all our new developments



Greening urban areas for climate resilience

As the effects of global warming intensify, we're likely to experience more frequent and intense periods of rainfall and droughts. In urban areas especially, we need to adapt our innovation hubs to reduce flood risk in wet weather and improve access to water in dry conditions.

Smart blue-green roofs represent a robust solution to these dual challenges. These innovative systems facilitate efficient drainage and serve as urban green spaces, bolstering cities' climate resilience and contributing to the restoration of natural habitats.

For instance, at Bloc, one of our award-winning city centre innovation hubs in Manchester, we've successfully retrofitted a smart blue-green roof that has reduced water drainage to its neighbouring areas by an average of **57%** in a year, compared to a traditional roof. In intense periods of rainfall, it reduced runoff to local sewers by an average of **99%**, significantly reducing the risk of flooding.

We're going a step further at West Village, Leeds, by using the rainwater collected on the blue-green roof to water the green walls. Not only will the green space bring a calming atmosphere to the area, it'll also help us to reduce water waste and attract more wildlife to Leeds City Centre.



Picture: CGI impression of West Village, Leeds. Launching 2024



A walled oasis: from pollutants to pollinators

We've teamed up with Manchester-based biophilic design company I Want Plants (IWP) and Manchester Metropolitan University (MMU) to integrate IWP's HYVERT living wall system into our innovation hubs..

As part of their Knowledge Transfer Partnership, IWP and MMU have been investigating the effectiveness of living walls in improving urban environments, using Bruntwood SciTech hubs as their test sites.

Their studies indicate that installing HYVERT living walls indoors can significantly mitigate indoor noise pollution, with select plant combinations dampening sounds ranging from low-frequency traffic rumblings to medium and high-frequency human speech. The system also bolsters indoor air quality, successfully capturing harmful microscopic pollutants overlooked by conventional ventilation filters, while conserving the building's energy demand.

When installed outdoors, the HYVERT system helps to absorb air pollutants, including particulate matter and heavy metals, preventing potential damage to human lungs.

As well as boosting a building's energy performance, these living walls can increase biodiversity in the local area by attracting many species of insects and birds.



**Only 1% of the
Earth's water
supply is available
for human use**



Active travel, healthy lifestyle



Being active can improve your mental and physical health and it's more sustainable than using public transport or driving. To support you to live an active life, we've invested in facilities so you can confidently travel to, from, and between our sites in a healthy way.



Giving you the tools for healthy travel

No matter which building you're based in, you have access to shower facilities either on site or in a nearby Bruntwood SciTech innovation hub.

Most of our spaces have cycle hubs where you can safely store your bike and belongings and dry your kit, so that you can be confident travelling to work in a healthy and sustainable way.

In fact, across the Bruntwood SciTech portfolio, we have **855 cycle racks**, **175 showers** and **595 lockers** and we're actively working to increase the amenities you have available.



175 Showers

855 Cycle racks

595 Lockers



Average carbon emissions by transport type (in gram per km)

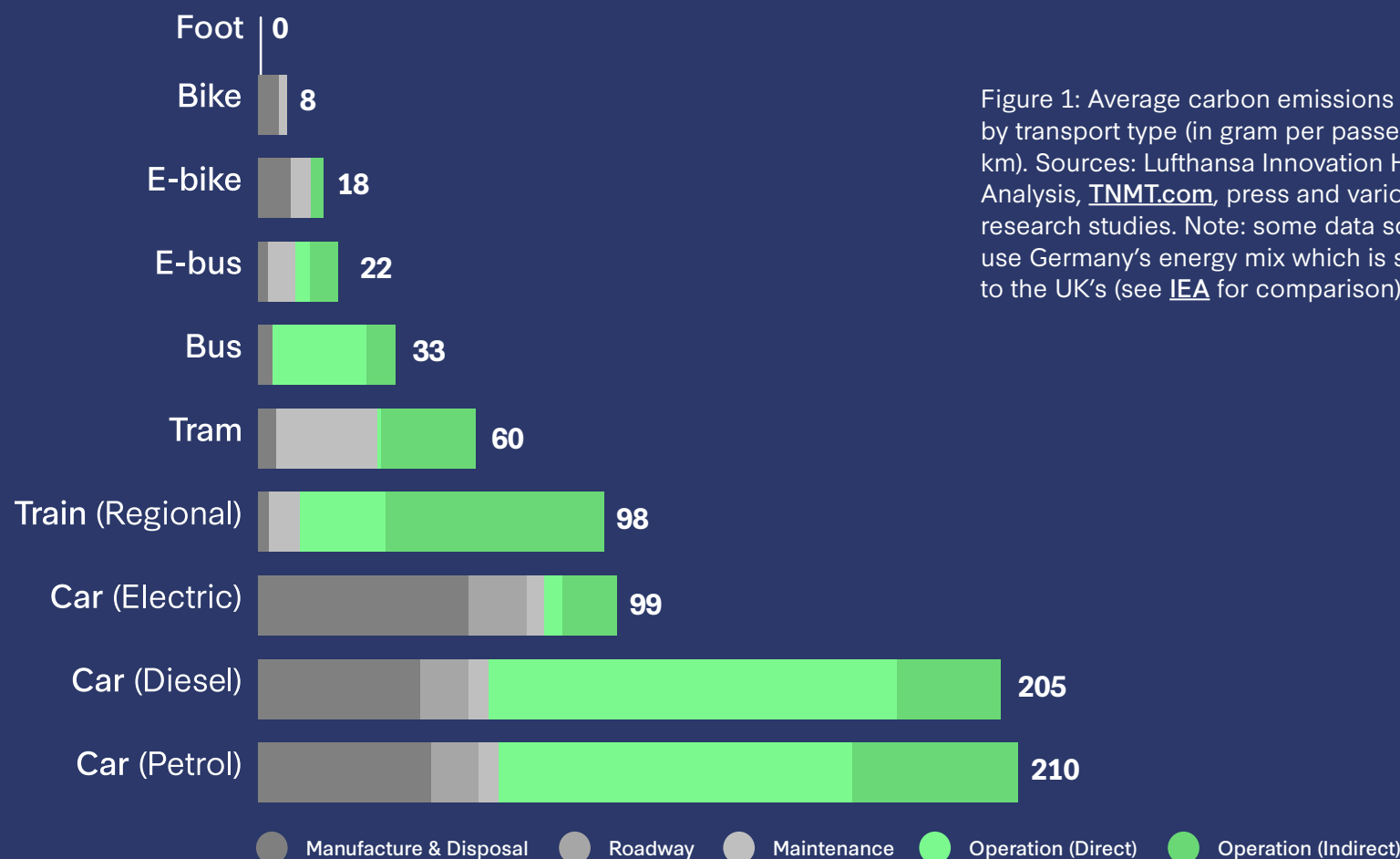


Figure 1: Average carbon emissions by transport type (in gram per passenger km). Sources: Lufthansa Innovation Hub Analysis, [TNMT.com](https://www.tnmt.com), press and various research studies. Note: some data sources use Germany's energy mix which is similar to the UK's (see [IEA](https://www.iea.org) for comparison).

Active travel is the most sustainable form of transport

According to the [UK Government](https://www.gov.uk), **24%** of the UK's carbon emissions come from passenger vehicles like cars, vans and motorcycles. At Bruntwood SciTech, we understand our role in reducing transport emissions by facilitating sustainable travel options for our colleagues and customers.

Figure 1 shows the average carbon emissions for different modes of transport that the average person could use for their commute, with cars emitting the highest volume of emissions, followed by public transport. The most sustainable options are cycling and walking and, as a company, we continue to invest in our facilities to ensure you feel comfortable travelling to and from our sites in an active way.





Save money by being active

By being an active traveller you can live a healthy life and save money.

Sustrans advises that adults should take part in a minimum of 2.5 hours of moderate activity per week, which could be split into 30 minutes over five days. Whether that's a brisk walk or a quick cycle, Bruntwood SciTech has the facilities to support your efforts to build a healthier lifestyle.

By adding new ways of travel into your life you can also reduce the amount of money you spend in a way that suits you. Let's say you're the average UK commuter who travels for 27 minutes to get to work, and you work in the office two days a week. For those two days, you could save money on fuel and parking or public transport by cycling to work rather than using a car. Why not try Omni's car vs bike calculator to see how you could benefit?

If you're interested in buying a bike then make sure you take advantage of the UK's Cycle to Work scheme. Your organisation may already be a part of it or, if not, you could suggest it as an additional perk for you and your colleagues.





Shifting to electric vehicles



From 1 January 2035, it will no longer be possible to buy or lease a new car or van in the UK that's powered solely by fossil fuels.

At Bruntwood SciTech, we're excited to be supporting the switch to electric vehicles (EVs).

In full electric mode, an electric car produces zero tailpipe carbon emissions, which is why they're a key part of the UK's net zero plans on a local, regional and national level.

As more towns and cities introduce clean air plans, switching to an EV could make sense from a cost and sustainability perspective.

Charging your electric vehicle at work

We're working on an EV charging strategy for our entire portfolio, whereby all customers would have access to an EV charger either at a Bruntwood SciTech innovation hub or at a nearby facility.

At present, there are different arrangements for charging electric vehicles at each of our hubs, including some that don't have car parks. If you're interested in charging your vehicle at work, or installing an EV charger, please contact our [Sustainability Team](#).

To search for EV charging locations, visit [Zap Map](#).

We're preparing for an electric future

We're making the switch to ensure that of our company fleet vehicles are either fully electric or hybrid. And we're working on a wider strategy to ensure we're ready for a more electric future for our colleagues, customers and communities.



FAQs

We've put together some FAQs that should cover everything else you need, but if we've missed anything, just let us know and we'll be happy to help.



Active travel

I'm not sure I can cycle my distance to work - what can I do?

Most people can cover around five miles in half an hour of cycling.

It might take some time to build-up to the distance you need to cover but in the meantime, you're fitting physical activity into your daily routine instead of trying to find time to exercise before or after work.

If you've got a long way to travel, why not put your bike in the car and just cycle the last bit? Chances are this will be the bit that involves traffic jams, frustration and idling engines.

You might be surprised by how quickly you're ready to increase the distance too.

Alternatively, you could invest in an e-bike! Studies show that people who own an e-bike cycle more than those who don't because it's easier to be active regardless of your level of fitness. Interested in buying an e-bike?

Check out the Government's [Cycle to Work scheme](#).

What if I don't feel comfortable cycling on busy roads?

You could get some cycle training if you think you need it, especially if you haven't cycled for a long time.

You can also look into routes that avoid busy roads. A common mistake is to assume that the only route to work is on the main road with all the rush-hour cars. There are lots of apps that you can download to your phone to help you to plan a route, such as [Cyclers](#).

If anyone from your workplace already rides the same way as you, then you could ask them about the routes they take or even to bike buddy with you. There are lots of community schemes that have 'buddy clubs' so try to find out if there's one in your area.

What if my bike isn't in great condition?

If you're unsure whether your bike is safe or not, find the time to check it over, or take it to a local bike mechanic if you're still uncertain. We partner with trusted suppliers to run regular bike servicing for customers, so please check in with your building team if that's of interest to you.

If it's safe to ride, why not just give it a go? You can think about whether a better bike might make it even more enjoyable once you've decided to continue cycling to work.

Look into the [Cycle to Work scheme](#), too. If your workplace isn't signed up then you could suggest it as a good option to support employees with active travel. We offer it to our employees so if you need more information on how to set one up, just contact our Sustainability Team.

How do I keep my bike safe?

Getting your bike stolen would probably ruin your day (and maybe your enthusiasm for cycling), so our advice is to get a good 'D-lock' and think about how and where to lock your bike.

Most of our buildings have access to safe cycle storage and we're working with [ActiveTravelScore](#) to make sure all our facilities are maintained to high standards.

How can I do more walking?

There are lots of local community groups for walking, nationwide. However, [The Ramblers](#) is the largest walkers' rights organisation in the country, and a great place to find like-minded people to walk with. You can even search on their interactive map to find local walking groups based on age or whether they're dog or family-friendly.

If you don't want to go that far, why not set up a walking group in the office or with your family and friends? There are lots of free challenges online to get you started, such as [World Walking](#).

What other forms of active transport does Bruntwood SciTech offer?

At Alderley Park, Bright Building and Manchester Technology Centre, we have a fleet of [Swifty Scooters](#) that you can use to get around our sites free of charge.

Great for a bit of fun on your lunch break, a chat in the fresh air, or to move from place to place, our scooters are a fantastic way to stay active while you're at work. Plus, they're really sturdy and easy to ride.

Speak to our building hosts if you'd like to take one out and, if you're a first timer, don't forget to read '[How to Scoot](#)'.



Building efficiency

How can I find out what building efficiency measures are happening in my building?

Each building has its own challenges and opportunities, which means the interventions are tailored to each building. We're currently reviewing individual asset plans and remaking budgets, so we hope to be able to share individual building plans soon.

Who's going to pay for building efficiency measures?

Works will be funded through a variety of ways and will differ for each building. As such, there isn't a standard funding arrangement in place. However, we recognise that we need to remain competitive in terms of rents and service charge, so we're also exploring a range of different options.

As a customer, what's the benefit to me?

There are a number of benefits to being in an efficient building including reduced operational costs, sustainability benefits and associated brand reputation and compliance with regulations.

We're also seeing a raised awareness of sustainability from employees and there are a number of research articles that show a link between attraction and retention of talent and businesses being sustainable.

What can I do to reduce energy consumption?

We're currently working on ways to support you with reducing your energy consumption. In the meantime, both the [Carbon Trust](#) and the [Energy Saving Trust](#) have a number of useful guides on energy saving in offices.

If you need any further support, please contact our [Sustainability Team](#).



Electric vehicles

How long does it take to charge an electric vehicle?

According to Pod Point, the typical time to charge an electric car can take as little as 30 minutes or as long as 12 hours. This depends on the size of your vehicle's battery and the speed of the charging point. For more information, visit [Pod Point's](#) page on how long it takes to charge an electric vehicle.

How much does it cost to charge an electric vehicle?

The amount it costs to charge your electric vehicle is dependent on the unit price of electricity at the charging point. For an in-depth summary, visit [Pod Point's](#) page on how much it costs to charge an electric vehicle.

How can I find a charging point for an electric vehicle?

According to Zap Map, at the end of February 2023 there were 38,982 electric vehicle charging points across the UK, within 23,066 charging locations - a list of these can be found on [Zap Map's website](#).



Am I supplied with renewable electricity?

If you're a customer with a conventional lease, you'll only have a fully renewable electricity supply if you have a specific agreement in place with either Bruntwood SciTech, Unify Energy or another third party provider.

If you don't have an agreement in place, then you'll receive Unify Energy's general fuel mix, which includes some renewable electricity and will change over time as we move towards a fully renewable electricity supply.

If you're one of our serviced space customers, all of your energy will come from renewable sources via a REGO-backed supply.

What is a REGO certificate?

REGO stands for Renewable Energy Guarantees of Origin (REGO). When a renewable energy generator produces electricity it can either sell the power itself, or sell a REGO certificate. A REGO certificate doesn't have to be sold alongside the power that was produced with it, therefore being 'unbundled'.

This means that a REGO certificate does not track the physical flow of renewable electricity. Instead, it matches the electricity that has been withdrawn from a Distribution Network to a unit of renewable electricity that was produced and placed into the same network.

How can I add more renewable electricity to my current supply?

You can add more renewable electricity to your current supply by:

- Becoming part of a community owned wind farm
- Signing up to a REGO tariff

If you're interested in adding more renewable electricity to your supply, please contact [Unify Energy](#).

How am I invoiced for my electricity usage?

If Unify Energy is your supplier, they'll invoice you every month. Your invoice will arrive around three weeks after the end of the previous month to allow your meter readings to be processed. If you use a different energy provider then you'll need to make arrangements directly with them.

If you're a customer in our serviced space or a co-worker, your energy use is included in your agreement with us, so you won't receive a separate invoice.

How am I invoiced for my gas usage?

Many of our buildings use a central gas boiler to supply both hot water and perimeter heating throughout the property. These costs are usually included in the service charge.

Where customers use a lot of gas - for instance, restaurants for cooking - they'll have their own supply.

If you're a customer in our serviced space or a co-worker, your gas use is included in your agreement with us, so you won't receive a separate invoice.

We're committed to phasing out gas boilers as part of our efforts to decarbonise heating and hot water across the our buildings.

To do this, we're replacing gas boilers with technologies powered by renewable energy and, by 2040, our aim is for all gas boilers used for heating and hot water to have been removed from the our buildings.

How am I invoiced for my heating and cooling usage?

At some buildings, particularly labs, there are extensive heating and cooling systems which serve multiple customers. In this instance, ideally, there will be separate heating and cooling metering, however we don't always have this metering in place.

This is something we're currently working on and over the past two years we've installed a large number of heating and cooling meters, with further installations either currently ongoing or planned in the near future.

This means that your invoice may be based on directly-metered usage or on an apportionment basis depending on what's happening in your building. If you need any more information, please get in touch with [Unify Energy](#).

How can I switch my energy supply to Unify Energy?

To switch your energy supply, please contact Unify Energy where one of the team will be happy to discuss options with you.

Can I bring in my own electricity supply?

If you're thinking about bringing in your own electricity supply, please talk to our [Sustainability Team](#) in the first instance. Having a single point of connection for any electricity coming into the building is a key safety feature.

This approach also helps us to think about energy solutions for the whole building rather than just parts of it - for instance, installing solar panels.

What is Kirk Hill wind farm?

Kirk Hill wind farm is based in Ayrshire, Scotland. It's being developed by [Ripple Energy](#), and is now the largest consumer-owned wind farm in the UK. It will protect its members from future energy price shocks by providing stable power for the future.

How much of the wind farm does Bruntwood Group own?

Bruntwood Group has acquired a 42.4% share in Kirk Hill wind farm, totalling a £32.5m investment to bring the overall project to life.

How much energy will Bruntwood Group get from the wind farm?

Bruntwood Group's share of the wind farm will generate approximately 17,000 MWh. There may also be an opportunity to take some additional renewable electricity in the future.

We're excited that this will support our transition to receiving a fully renewable electricity supply for our buildings' common areas by 2030.

We hope to participate in other, similar projects to increase the amount of renewable electricity available to us, and also to satisfy additional power requirements as our portfolio continues to grow.



Green spaces & biodiversity

Is there green infrastructure at my building?

We've delivered many types of green spaces in developments across our portfolio - some are obvious, like grassy outdoor areas, and others less so, such as green roofs.

To find out if a Bruntwood SciTech building has green infrastructure, please contact our [Sustainability Team](#).

What are the legal biodiversity requirements?

The Environment Act, introduced in 2021, includes mandatory 'biodiversity net gain' requirements for developers. This requires developers to ensure that habitats for wildlife are enhanced, with a 10% increase in habitat value for wildlife compared to the pre-development baseline.

To accomplish this, developers can incorporate features like green roofs or walls, or tree planting into their projects. They could also invest in local nature recovery strategies and biodiversity projects. If developers can't provide the improvements on the development site itself, they can fund improvements at a separate location.

The requirements become active in November 2023 and will be measured using Defra's biodiversity metric. Habitats will need to be secured for at least 30 years.

We're pleased that these requirements have been implemented and we look forward to working towards an enhanced target of +15% biodiversity net gain in all of our new developments by 2025 - 5% higher than the British standards.

Do you undertake ecological surveys at your developments?

We usually undertake an ecological survey when we develop a new building. We're in the process of identifying regular time intervals to undertake ecological surveys for each of the buildings across our portfolio, which would be built into our asset management plans.

For more information, please contact our [Sustainability Team](#).



Net zero

Does 'net zero' refer to all greenhouse gases, or just carbon dioxide (CO2)?

The UK's 2050 net zero emissions target is to achieve net zero greenhouse gas emissions overall, not just for carbon dioxide.

There are six major greenhouse gases, including carbon dioxide, but we sometimes see net zero commitments displayed simply as carbon dioxide (CO2), or 'carbon' for short.

This is because carbon dioxide makes up the vast bulk of greenhouse gas emissions. It's mainly produced by burning fossil fuels e.g power stations using coal to provide energy for homes and businesses. It's also the easiest to tackle, through energy efficiency, renewable electricity generation, and carbon removal.

Other greenhouse gases are important too, but they are more difficult to phase out - such as the methane produced from agricultural activity and landfill sites.

It's unlikely that emissions from these sources will be brought to zero, so to reach net zero, an equivalent amount of CO2 will need to be taken out of the atmosphere, which is often displayed as 'CO2e' (e = equivalent).

What schemes are available to offset carbon emissions?

Offsetting carbon emissions is widely accepted to be a last resort, with the UK Green Building Council [placing offsets as the final stage](#) of achieving net zero within a construction setting. At Bruntwood SciTech, we focus on reducing our carbon emissions as a priority and offsetting as the final resort.

But it is important to discuss offsetting as there are variances in the effectiveness of offsetting schemes. Typically, there are two types of offsetting that can be used to remove carbon from the atmosphere:

- 1. Avoidance/Reduction schemes.** These either avoid or reduce emissions by improving processes. For instance, renewable energy projects like wind farms, or the installation of LED lights.
- 2. Removal schemes.** These absorb or eliminate greenhouse gases. They're either nature-based - tree planting, for instance - or technology-based, such as carbon capture and storage solutions.

Offsetting schemes allow customers to purchase carbon credits, which gives the holder the right to offset one tonne of carbon or greenhouse gas equivalent. There has been some controversy over offsetting schemes that aren't actually sustainable, so understanding what you're buying into is essential - you may actually be doing more harm than good.

Increasingly, companies including Bruntwood SciTech are working towards using The Oxford Principles, as their focus is on taking greenhouse gases out of the atmosphere, rather than simply compensating for them. Here are the four principles:

1. Cut emissions, use high quality offsets, and regularly revise offsetting strategy as best practice evolves
2. Shift to carbon removal offsetting
3. Shift to long-lived storage
4. Support the development of a net zero aligned offsetting

What can I do to help us get to net zero?

Here are three ways you can personally support the journey to net zero:

1. Make your voice heard by those in power

You can tell your Member of Parliament, local councillors and city mayors that you think action on climate change is important, and even suggest solutions for them to implement in your local area.

You could start by deciding on a topic - for instance, you may want to switch to an electric vehicle but don't have any public charging stations near to your home. Once you have an idea in mind, you could find out [who your MP](#) is, and the [best way to contact them](#). Many local politicians will offer opportunities to meet with them face-to-face. Although this can feel daunting, it's one of the most powerful ways to make your voice heard.

2. Change the way you get around

Transport accounts for around a quarter of all greenhouse gas emissions and many governments are putting policies in place to decarbonise travel, for instance, by running public transport on renewable electricity.

To reduce your carbon footprint, walk or cycle where you can and swap your car for public transport where possible. If you need to use a car, then aim to car share to reduce other people's emissions, and investigate switching to an electric vehicle if you don't already have one.

3. Make your home more efficient

From installing solar panels on your roof to switching energy supplier, making changes to your home can vastly improve your carbon footprint and potentially save you money in the process.

For instance, the UK Government is currently [offering grants from £5000](#) to upgrade boilers to a heat pump or biomass boiler, both sustainable solutions that would move you away from fossil fuels.

[Count Us In](#) offers handy tips to make your home more sustainable, ranking solutions by impact and effort, so be sure to take a look at what you can begin doing today.

How does Bruntwood SciTech report on its greenhouse gas emissions?

We report to a number of both mandatory and voluntary schemes including those developed by the World Green Building Council, the Better Building Partnership, the Race to Zero campaign and the UK Government's Streamlined Energy and Carbon Reporting programme.

We also report to a number of regional initiatives to help to improve their understanding of how emissions are managed in their areas.

We believe that effective reporting will help to ensure we're:

- Compliant with existing and future legislation
- Providing transparency to our customers, colleagues and stakeholders
- Avoiding any risk of greenwashing claims
- Developing our business to drive value across our portfolio

We're completely committed to meeting our net zero targets. If you'd like to understand more details about how we're aiming to get there, please get in touch with our [Sustainability Team](#).



Sustainable fit outs

What will a more sustainable carpet cost me?

We've got a range of low carbon carpets for different budgets and we're mindful that choosing a sustainable carpet shouldn't cost a lot extra. That's why our analysis was based on introducing a new standard carpet that only costs 10p more per square foot, but uses 59% less carbon in its lifetime vs our previous standard carpet. We also have additional carpet options available as outlined on our sustainable carpets page.

What happens at the end of my lease?

Carpets are only replaced if they're beyond economic repair and existing lease provisions around repair or reinstatement obligations remain unchanged.

We have an arrangement with our preferred carpet supplier to take old carpets away for recycling and repurposing, which reduces the raw materials needed for new carpets and maximises circular economy principles.

How can I get a recommendation on the best carpet for me?

If you're an existing customer interested in looking at sustainable options for your office, let your Commercial Account Manager know. If you're considering taking space that requires a fit-out, or you're in the process of refurbishing your office, then speak with the Project Manager leading that work.

What about other office refurbishment or fit-out elements?

We're initially focusing on carpets as they have a big impact on the overall carbon impact when fitting out an office. Now that we have an agreed methodology in place, we'll be looking at everything else that goes into making your office up to scratch through a sustainable lens. We'll introduce new features as they become available and plan to have a full Sustainable Office Fit Out Guide available in 2024.

I don't understand what some of the targets and terminology means.

We recognise some of the terminology used can be quite technical, therefore if you have any questions our team of experts would be more than happy to help you.

Please contact our [Sustainability Team](#) if you have any questions.



Lab waste

Who collects my waste and where does it go?

Where we don't have an on-site waste processing facility, we use a range of suppliers that collect various types of lab waste.

Some waste is taken to a Materials Recycling Facility where it's processed, and specialist lab waste goes to various sources depending on the type of waste and the site's location.

If you're interested in learning about the process at your site, please contact our [Sustainability Team](#) who'll introduce you to the right person to speak to.

How is my waste recycled?

General waste and recycling is taken to a Materials Recycling Facility where the following processes take place:

- General waste is separated from recyclables. If it can't be recycled, it is sent to an energy-from-waste plant where it creates electricity
- Paper is reprocessed, ready to make more paper
- Glass is washed and crushed, ready to make more glass
- Plastic and cans are separated using a large magnet, then recycled ready to be used again

Is my waste collected using electric vehicles?

Our primary waste contractor, B&M Waste Services, is trialling the use of electric vans in some locations. After an evaluation, the company will decide if it's viable to integrate more electric vehicles into its fleet.

How often is my waste collected?

The number of waste collections varies per building, but generally we work with our partners to make at least three collections per week. We're committed to reducing the emissions associated with waste collections at Bruntwood SciTech and are continually reviewing our processes to ensure our partners are only making necessary journeys.



Office waste

Who collects my waste and where does it go?

If you're an office based customer, your waste will be collected by Fresh Start at Circle Square, Ellgia at Melbourne Science Park, and by B&M Waste Services everywhere else. Your waste will be taken to a Materials Recycling Facility where it's processed.

Lab customers have different waste processes.

What if I don't have the right bins to recycle?

Due to a range of factors, including office location and local recycling facilities, some buildings may have different bins to others. In the majority of locations, Bruntwood SciTech customers will have access to recycling bins and our partners ensure that none of our office waste goes to landfill, unless it's a legal obligation to do so.

Is my waste collected using electric vehicles?

Our primary waste contractor, B&M Waste Services, is trialling the use of electric vans in some locations. After an evaluation, the company will decide if it's viable to integrate more electric vehicles into its fleet. Fresh Start states that its vehicle fleet uses green technology to reduce its carbon footprint.

How often is my waste collected?

The number of waste collections varies per building, but generally we work with our partners to make at least three collections per week. We're committed to reducing the emissions associated with waste collections at Bruntwood SciTech and are continually reviewing our processes to ensure our partners are only making necessary journeys.

Why do I have to be careful about what soft furnishings I buy?

The UK has brought in new waste legislation for upholstered domestic seating and persistent organic pollution (POPs).

POPs are chemical substances that don't break down in the environment, and are a danger to human health and the environment.

Waste domestic seating is any item of seating of a household type from households or businesses that is waste. Upholstered domestic seating such as sofas, sofa beds, armchairs, kitchen and dining room chairs, stools and foot stools, home office chairs, futons, bean bags, floor and sofa cushions may contain POPs. This includes any part made of or containing leather, synthetic leather, other fabric, or foam.

Items that are not upholstered, for example, a wooden chair without a cushioned or textile back, seat, or arms, and deckchairs are unlikely to contain POPs, as well as wastes from manufacturing new domestic seating that the manufacturer can demonstrate do not contain POPs.

Mattresses, curtains, blinds and beds are not domestic seating and are not covered by this guidance.

The legislation stopped the manufacturing of goods containing POPs in the UK in 2007, but did not stop the import of goods containing POPs until 2019. To save costly disposal routes, please ensure your purchases of soft furnishings are POPs free.

As a result of this new legislation, we're currently adapting the service to meet the regulations and calculating the price of the new disposal route.

How will the UK's Deposit Return Scheme work?

The UK Government is planning on introducing a [deposit return scheme](#) in 2026. This will increase the recycling of drinks containers and reduce litter - a scheme that has been successfully introduced worldwide.

In essence, when a consumer buys a drink, they'll be charged a small deposit for the container which they can then get back once their empty items are returned.

**How can I access my water data?**

If you have your own metered water supply then we can provide you with usage data based on your meter readings. For our other customers, your usage will be based on the same apportionment methodology that we've outlined above.

If you'd like access to your water information then please contact our [Sustainability Team](#).

How can I have a water meter installed?

If you'd like to install a water meter for your suite then we'd be happy to arrange that for you.

Please contact our [Sustainability Team](#) to find out more.

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