

AVANTON:

Sustainability Report

2023



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Overview

At Avanton, we're on a mission to do more than just create beautiful homes. We're committed to making a positive impact on the world around us. From our natural environment to the communities we live and work in, we're dedicated to being a force for good. Our aim is to inspire and lead the way in sustainable design and development, while also making meaningful contributions to our local communities through our CSR events and partnerships with charities. With every project we take on, we strive to make a difference and create a better future for all.



Sustainable Development Goals

At Avanton, we believe that businesses have a vital role to play in driving progress against the United Nations Sustainable Development Goals (SDGs). We recognize the importance of aligning our initiatives with these 8 SDGs, as part of our three dimensions of corporate responsibility. By doing so, we strive to make a positive impact in our communities, economy, and environment.

Environmental



Ensure access to affordable, sustainable, and modern energy.



Energy use in managed properties



GHG Emissions, Energy Use, in Managed Properties and Climate Risk



Ensure sustainable consumption and production patterns.

Social

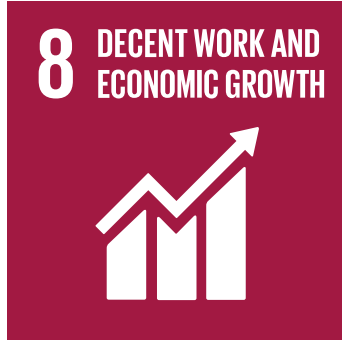


Diversity, Equity & Inclusion and Community Impact Initiatives



Community Impact Initiatives and community betterment

Governance



Promote inclusive and sustainable economic growth, employment, and decent work.



Community Impact Initiatives and community betterment

Community Support

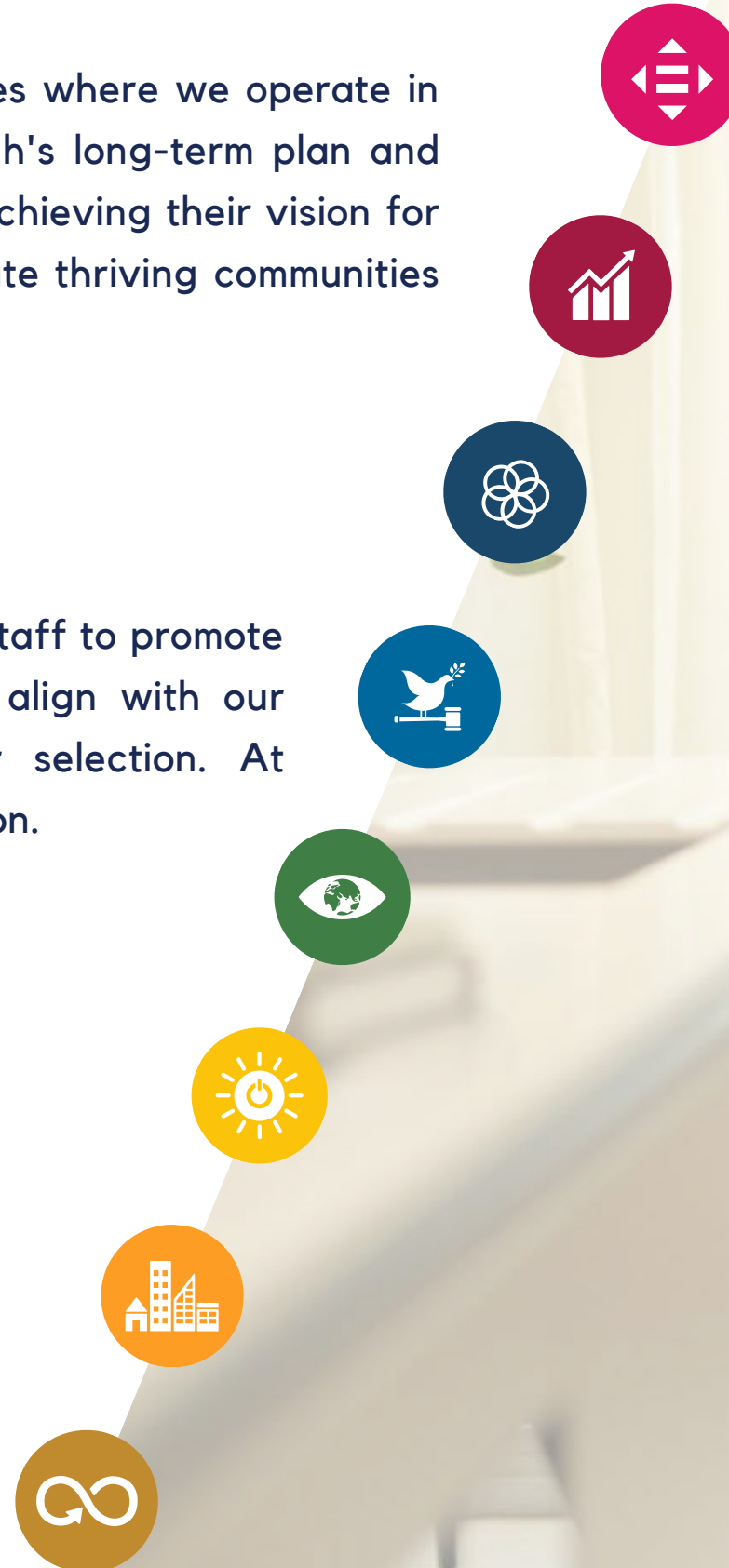
We're committed to making a positive impact on the communities where we operate in London. We work to align our developments with each borough's long-term plan and targets, while also supporting local charitable organisations in achieving their vision for the area. Our goal is to build more than just homes, but to create thriving communities that make a lasting difference.

Corporate Responsibility

We hold quarterly corporate social responsibility events for all staff to promote awareness of causes we support. Our development projects align with our company policies, from employee diversification to supplier selection. At Avanton, responsible business practices are integral to our mission.

Conscious Investment

We carefully evaluate the environmental, social, and governance (ESG) issues before making investment decisions. Our commitment to ESG factors goes beyond making smart investment decisions, it's about creating a positive impact for future generations.





Our Sustainability Policy

Our commitment to sustainability drives us to create homes that support a healthy, thriving lifestyle for our tenants. Each project's design is carefully designed to ensure that it fosters lasting communities where people can flourish.

We believe that energy and water efficiency are key to affordable living. That's why we build homes that integrate renewable technologies wherever possible.

We're serious about reducing our carbon footprint. That's why we promote and operate carbon-reducing processes throughout our operations, and encourage our contractors to adopt these practices as well.

We take great care to minimize construction waste. Through design, specification, and construction procedures, we ensure that raw materials are recycled and reused whenever possible.

We're committed to creating infrastructure that encourages green transport methods. By providing forward-looking solutions, we help our tenants reduce their carbon footprint and enjoy a healthier lifestyle.

We believe that our projects should enhance the natural world. That's why we aspire to protect and enhance the ecological balance and biodiversity of our projects, ensuring a sustainable future for generations to come.

Coda Residences, Battersea

As our first development, York Place has set a high standard for Avanton and emphasises the sustainability agenda that we set out to deliver. York Place is not just a residential-led mixed use development, it's an embodiment of Avanton's unwavering commitment to sustainability. Designed by Patel Taylor, a renowned architecture practice, York Place is a striking landmark in the heart of Battersea, London, that seamlessly blends international cultural prestige with elegant residential living.

At Avanton, we take pride in creating spaces that not only offer high-quality living but also promote sustainable development and community enhancement. York Place is no exception. With 298 high-quality apartments, a shared podium, and elevated landscaped gardens, the development offers a perfect blend of luxury and environmental consciousness. The Royal Academy of Dance also has a 60,000 sq ft D1 space, adding to the cultural richness of the development.

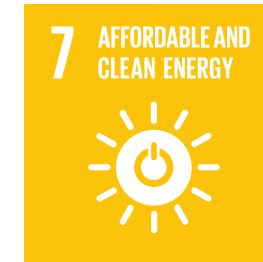
This case study looks at key metrics and points where the York Place development has aligned with Avanton's Development Sustainability goals and Community Enhancement goals. All our work is done in consideration with the Sustainable Development Goals which the UK Government endorsed in the 2016 United Nations conference.



Coda Residences, Battersea

Create sustainable homes that foster lasting communities. Designed with future residents in mind to ensure enjoyment and sustainability. Coda's iconic design is more than just aesthetic appeal; it has inherent functionality. The movements in the façade alignment and the building mass allowed us to provide private balconies that exceed the minimum standards set out in the Mayor of London's Housing Design, Quality, and Standards 2020 by over 159%. In family-sized units, the balconies are 200% larger than the minimum standards. At Coda, we also provide residents with access to two podium landscaping areas. By actively designing outdoor spaces, we encourage healthier lifestyles and create lasting communities.

Create affordable homes that are energy and water efficient, and utilize renewable technologies when possible. We believe in sustainable energy solutions that benefit the environment and our residents. That's why our energy strategy for York Place features a central Combined Heat and Power system, serving both the 298 apartments and the 60,000 sq ft Royal Academy of Dance space. This system has reduced carbon emissions by an average of 45% against the Building Control baseline. We've also installed solar PV cells on the residential roofs, generating up to 59,102 kWh per year, which is equivalent to a reduction of 31.2 tonnes of CO2 per year. In addition, we've designed the units to include water-efficient fixtures, reducing water consumption to below 110 litres per person per day, while the water attenuation crates in the landscaped gardens help reduce the strain on the existing sewage network, with a 50% reduction in the runoff rate.



Coda Residences, Battersea

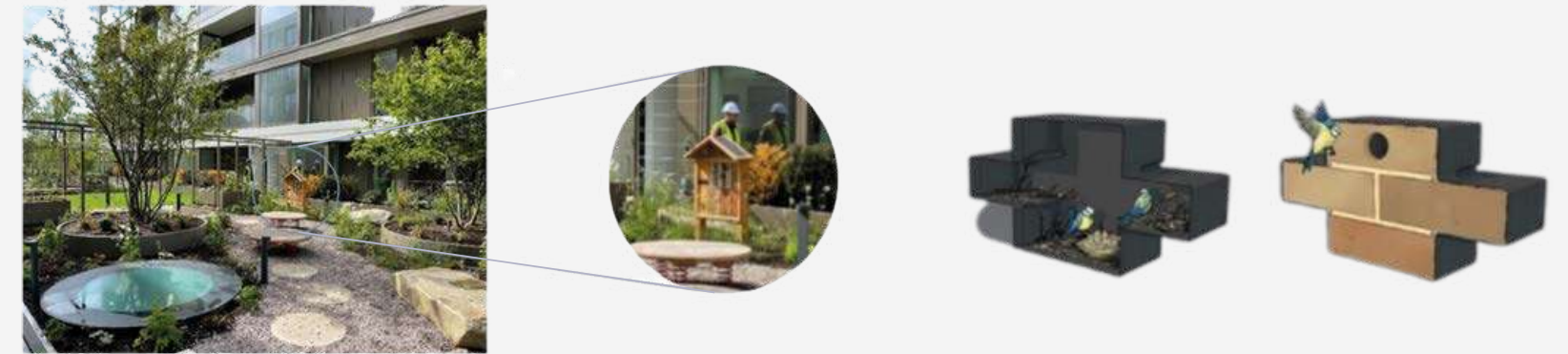
Create forward-looking infrastructure which encourages green transport methods Our development supports sustainable transportation with 25 initial EV charging points and infrastructure to add 25 more. With ample capacity, 100% of parking spaces can have EV charging points. We offer free Zip Car memberships to residents for 3 years to promote car sharing and reduce emissions. Additionally, we provide 515 secure bike storage spaces, exceeding minimum requirements by 7%, to encourage sustainable travel.

Reduce construction waste and promote recycling and reuse of raw materials through smart design and construction practices. Avanton holds a high standard for sustainable practices and we actively monitor our contractors' environmental KPI's to ensure the reduction of waste in their processes. We track their consumption of electricity, water, diesel, construction deliveries, and construction waste removal, allowing us to identify and address any irregularities, and continuously improve our sustainability practices. As an example, we encouraged our contractor to repurpose the hard standing from the original car park site, which saved tonnes of material from being wasted.



Protect and enhance the ecological balance and biodiversity of our projects

At our development, we are not only creating beautiful buildings, but we are also committed to supporting local wildlife. The design of our brickwork facade incorporates not only aesthetic appeal but also functionality by providing a home for our wildlife. With two Bird and two Bat Boxes seamlessly integrated into the brickwork, we have created a safe haven for wildlife.



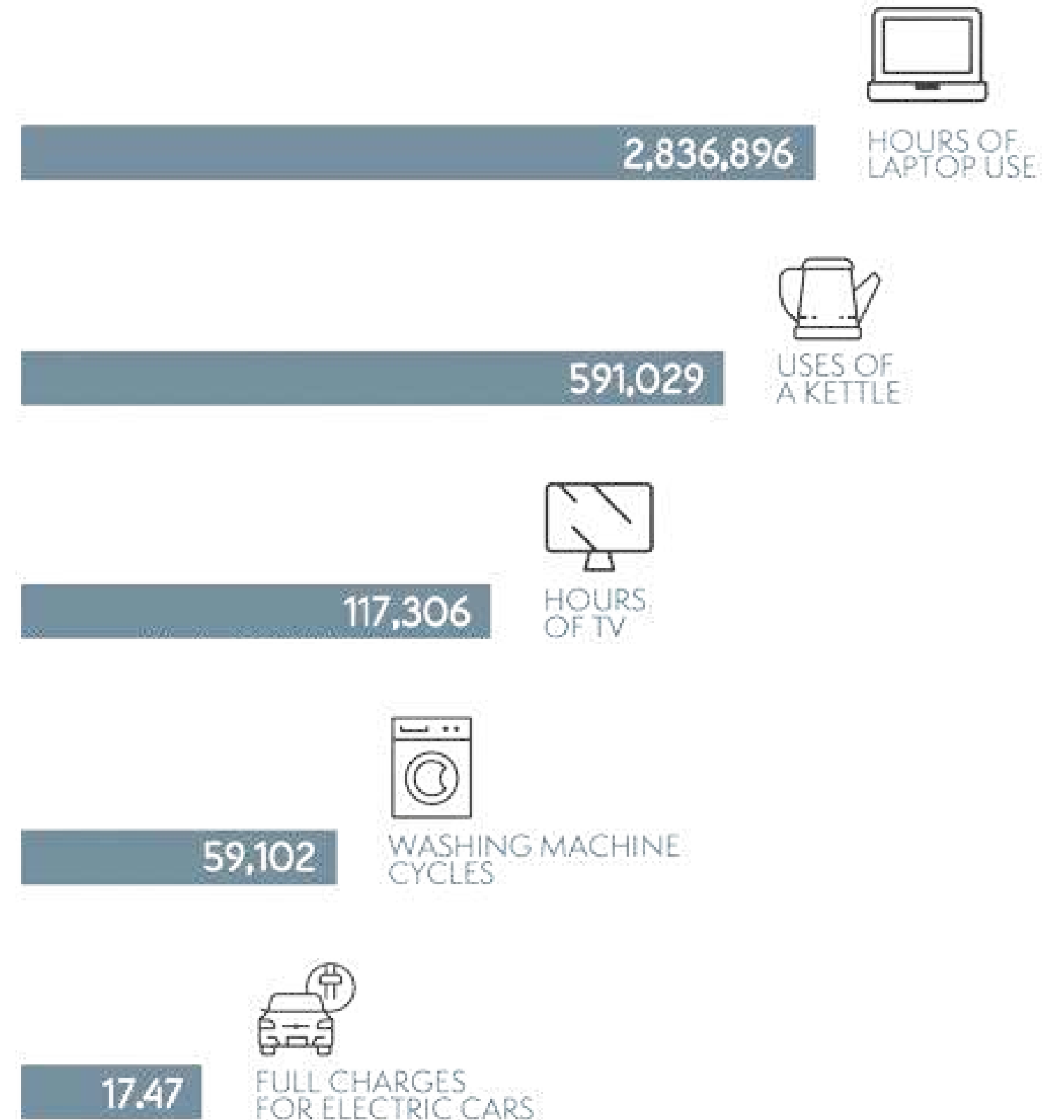
This small contribution will not only add to the beauty of the development but also support the preservation of our natural environment. In addition to these boxes, each podium landscaping features a bird feeder. Packed with seeds, the feeders bring birds down to eye level for residents to witness birds feeding and stoke their curiosity into nature. The landscaping provision also includes brown roofs on all residential roo ops. These brown roofs allow bird droppings that carry wildflower seeds to grow organically alongside some planted greenery. This organic wildflower development is the most ecological way to increase biological diversity and create opportunities for bees and other insects to thrive.

Coda Residences, Battersea

Avanton's commitment to sustainability is demonstrated by achieving a BREEAM 'Excellent' rating for both the construction and design of the new Royal Academy of Dance headquarters at York Place in Battersea, placing us in the top 10% of new non-domestic buildings in the UK. Our focus on sustainable development includes building long-lasting communities, promoting energy efficiency, reducing waste, encouraging green transport, and enhancing local biodiversity. This achievement reflects our dedication to continually improving our designs, energy efficiency, and longevity, creating balanced and desirable homes for new communities to live and work in. We are proud of our team's efforts to uphold these sustainability goals.



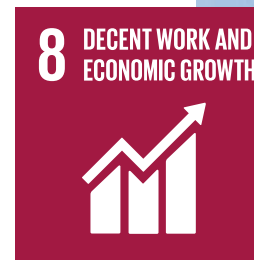
York Place solar panels can generate 59,102 kWh per year. Equivalent to:



Ruby Triangle Masterplan, South Bermondsey

The Ruby Triangle development is a catalyst for a major regeneration of the Old Kent Road area in Southeast London. Our plan goes beyond just sustainable building materials and processes to include green spaces, pedestrian links, cycling infrastructure, electric car parking, and a sports hall and gym, all of which promote healthy living, biodiversity, and climate change adaptation. By aligning with the UN Sustainable Development Goals, we aim to make a positive impact on people's well-being, economic growth, sustainable communities, and climate action.

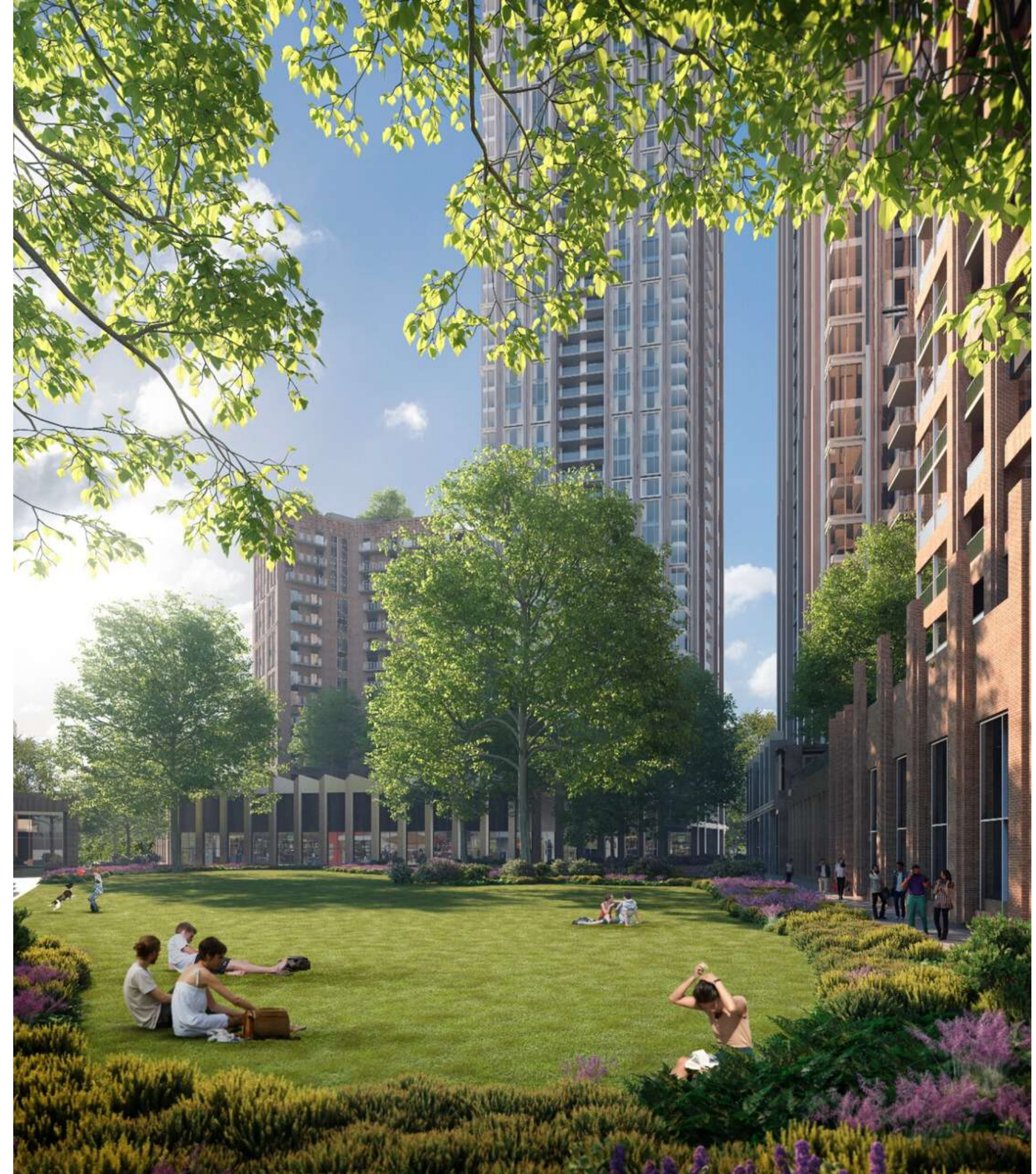
We aim to create sustainable homes that promote lasting communities. We carefully consider each project's design to ensure that future residents can enjoy their properties and benefit from social, economic, and environmental advantages. Ruby Triangle's apartments are spacious and offer both indoor and outdoor amenities, enabling a sustainable and adaptable lifestyle.



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Ruby Triangle Masterplan, South Bermondsey

Interior Design Ruby Triangle's flats are larger than the Greater London Authority and the London Borough of Southwark minimum space standards and either have internal or external amenity provision. Given how COVID-19 has changed people's requirements for the space they live in, the mix and design of apartments will provide users with a sustainable and flexible lifestyle.

Comfort At Ruby Triangle, comfort is our top priority. We've designed the building facades with your well-being in mind, featuring a 50/50 or 60/40 glazing to solid ratio to bring in natural daylight while keeping the apartments at the perfect temperature. You can enjoy a space that's both bright and comfortable, no matter the weather outside.

Security At Ruby Triangle, safety and security are a top priority. We have partnered with the Designing Out of Crime Officer to incorporate their expert recommendations into our design, ensuring a secure and peaceful living environment for all residents.

Residential and Community Ruby Triangle is a thriving community with diverse amenities and services for both residents and locals. Our facilities include shops, cafes, supermarkets, a state-of-the-art sports hall and gym, and a dedicated cycle hub, promoting health, wellbeing, and sustainable transport. Our commercial units, such as the D2 Sports Hall, are designed to achieve a high standard of sustainability and environmental responsibility, with a BREEAM UK New Construction 2014 rating of 'Excellent' or 'Very Good'.

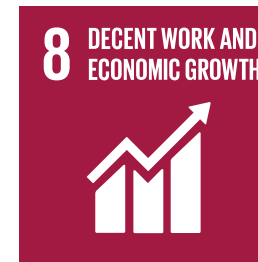
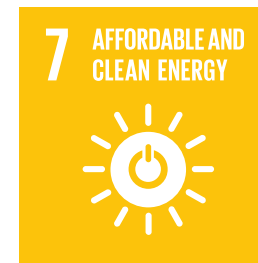
Landscaping Ruby Triangle is a lively city community with an extensive central park that offers outdoor activities and relaxation for residents and the public. The child play area is a safe and enjoyable space for kids to explore, while the mature trees provide a peaceful urban oasis. Our focus on sustainability and ecology is evident in the park, where we create a welcoming habitat for local wildlife, enhancing the natural environment for all to enjoy.



Ruby Triangle Masterplan, South Bermondsey

We aim to build affordable and sustainable homes that prioritise energy and water efficiency, and integrate renewable technologies wherever possible. At Ruby Triangle, we prioritize reducing carbon emissions and follow the Energy Hierarchy of 'Be Lean, Be Clean, and Be Green.' Our energy strategy focuses on improving the performance of both domestic and non-domestic components, including implementing an energy center that connects to the district heating system. We've installed energy-efficient light fixtures with automatic controls in external and communal areas, sub-metered major energy-consuming systems, and connected them to a Building Management System (BMS) to monitor energy usage. Additionally, we aim to decrease water consumption by 40% for sports facilities by selecting efficient sanitary ware and water fittings. Water meters for each building are connected to the BMS to encourage water reduction, and we have a plan to reduce unregulated water usage for irrigation and vehicle wash equipment.

Promote and operate carbon reducing processes internally as well as encouraging contractors to adopt these practices across our development projects. Encouraging sustainable practices is a top priority at Ruby Triangle. Avanton urges staff to use public transportation when commuting to the site, and contractors are provided with a sustainability targets document as part of the tender process. To be appointed, the contractor must confirm they will meet these targets and report on progress throughout the build. One such target is for over 90% of site staff to utilize public transport. The main contractor is required to conform to the Considerate Contractors Scheme and achieve a score of at least 35, with a score of at least 7 in each of the five sections.



Ruby Triangle Masterplan, South Bermondsey

We aim to reduce construction waste through prudent design, specification, and construction procedures, whilst ensuring the recycling of raw materials when feasible. Avanton is committed to sourcing materials for Ruby Triangle that have a low environmental impact. The design team and contractor are encouraged to prioritise recycled, sustainable, and locally sourced materials, and to only consider alternative materials if necessary. At Avanton we choose materials with low environmental impact should be chosen where feasible. Recycled, sustainable and locally sourced materials should be looked at first, then only move onto alternative materials if this isn't possible. Furthermore, all timber and timber-based products used will be legally harvested and traded timber. Moreover, we measure all materials against the BRE's Green Guide to Specification. At Ruby Triangle, sustainability is key. We repurpose materials like wind baffles from a nearby demolished gasholder and reuse existing concrete as the piling mat. Our contractor creates a Resource Management Plan to limit landfill waste and reduce waste per 100m² (GIA). We also provide accessible communal refuse and recyclable stores appropriately sized for the building and its occupants.



We aim to create forward-looking infrastructure which encourages green transport methods. Avanton favours sites with good transportation links and evaluates them using the Public Transport Access Levels rating. Ruby Triangle has a rating of 3-4 and is an excellent location due to its well-lit footways that provide easy access to amenities and public transport. Queens Road Peckham and South Bermondsey underground/train stations are both within a mile, and there are existing bus services in the area. Ruby Triangle also has secure cycle spaces and a commercial cycle hub accessible to residents and the public, promoting eco-friendly transportation. To encourage sustainable transportation, only a limited number of blue badge car parking spaces are available for residential use, and none for commercial use.

We aspire to protect and enhance the ecological balance and biodiversity of our projects. The Proposed Development site has little to no existing ecological value due to its previous occupation by buildings. However, with a focus on sustainability, the Ruby Triangle development aims to enhance the site's ecology and promote biodiversity. To achieve this, the project has hired a qualified ecologist who has collaborated with landscape designers to create a habitat management plan. This plan includes provisions for enhancing the site's ecology and ensuring long-term positive impacts on biodiversity. For example, the team plans to provide a nesting space for falcons at the top of one of the buildings.

Community Engagement

TREES FOR LIFE In late 2020 Avanton worked with Trees for Cities, a charity which works with local communities to cultivate lasting change in their neighbourhoods. Whether it's revitalising forgotten spaces, creating healthier environments or getting people excited about growing, foraging and eating healthy food, Trees for Cities is committed to enhancing communities. They have planted over 1.1 million trees since their launch. The Avanton team helped revitalise a plot of land in East London where Trees for Cities plan to deliver over 300 trees in order to tackle air pollution and provide habitats for urban wildlife.

TALK FOR LIFE In May 2021, Avanton took part and sponsored the Talksport takeover event at Jason Roberts Foundation. It was a fantastic day centred around a football tournament with local children and businesses participating. The children also had the opportunity to try a variety of other activities such as boxing, cricket and table tennis and learn more about the charity and its work. At the intersection of sport and development, Jason Roberts Foundation invests in local communities to change outcomes for the most marginalised in the United Kingdom and Caribbean.

NEW CROSS GATE Avanton sponsored New Cross Gate Trust's annual Wildly Fun Skills School, providing children aged 7-13 with a safe and stimulating environment during the summer holidays. The program offers a diverse range of activities such as arts and crafts, singing, beekeeping, circus skills, and environmental workshops. Avanton representatives, Emma and David, visited during the second week to witness the exciting activities and engage with the children. The charity works closely with pastoral officers in schools to refer children who will benefit from the program.



A Word from Our Community

With Avanton's generous support we have once again been able to offer our Wildly Fun Summer School to 64 local children during the long summer holidays. Out in the fresh air, socialising, learning new skills and above all else having fun all the children who took part came full of energy every morning and went home content but exhausted every afternoon. Far too many children have had a difficult time over the past 18 months, in and out of school, lockdowns and isolating have been a common theme. Many households have come under increasing financial pressure and this has in turn put undue pressure on family life. Avanton's grant has given us an opportunity to provide small safe and happy spaces for children and help create some very happy memories for the future, a positively good investment that will have a lasting impact.

- Jill Mountford, Centre Manager



Volunteering

CHARITY DONATIONS

In 2021, Avanton's employees each donated their time to help five chosen charities. The charities are based in Vauxhall, Chelsea, North Woolwich, Hackney and Holborn, helping Avanton connect with a range of neighbourhoods and reach those in need across London. The initiative saw all 13 employees volunteer for a combined near 100 hours across the capital.

FOODCYCLE & FOOD FOR ALL

With FoodCycle and Food For All, team members worked to prepare healthy nutritious meals for those in need while saving surplus food from wastage.

VAUXHALL CITY FARM

Vauxhall City Farm was founded in 1976 with the intentions to provide local residents with a place to grow food and care for livestock, and now there are around 50,000 visitors each year. Seven Avanton team members spent the day at the urban farm, which helps to connect local children to their environment, promote community cohesion and boosting emotional and physical wellbeing.

FIGHT FOR PEACE

At Fight for Peace, the entire team spent the day working with the charity's volunteers to workshop with young students, discussing life paths, and attending a boxing training session. The charity is dedicated to helping young students reach their full potential and break down barriers with education and employment, and to prevent violence in focus communities.

THE CHILDREN'S BOOK PROJECT

Four team members from Avanton assisted the Children's Book Project by sorting, curating, and packing boxes of books to be sent to disadvantaged children throughout the UK. Access to books has been shown to improve children's educational progress, language development, and mental health. The Children's Book Project has distributed over 167,000 books to over 230 institutions in the UK between 2020-2021.



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