



Grainger Carbon Management Strategy

At Grainger we recognise our responsibility to help mitigate against climate change and enable the UK to make the transition to a low carbon economy. We intend to measure, monitor and manage our energy consumption in order to reduce our direct and indirect carbon footprint.

1. Measuring and monitoring our carbon footprint

We commit to the following in terms of measuring our direct and indirect carbon emissions:

- We will take monthly electricity meter readings for all of our own offices and monitor usage in order to identify potential for reductions.
- We will record the annual diesel and electricity usage associated with our property development sites.
- We will calculate the annual carbon emissions associated with all business rail and air travel.
- We will seek to quantify the annual emissions associated with our business car travel.
- We are working to collect electricity, gas and water consumption data for the landlord-controlled areas of our flat blocks, with the intention of obtaining data from all blocks by the end of 2012.
- We estimated the carbon impact of our tenants' building-related energy consumption across our UK residential portfolio for the first time in 2011. We intend to build on this analysis and use this information to manage the energy efficiency of our existing stock.

2. Carbon management hierarchy

We adopt the following hierarchy when it comes to minimising our carbon emissions:

- i Reduce consumption
- ii Use alternative energy sources
- iii Offset





3. Carbon reduction activities

We have identified four areas of Grainger's business where carbon emissions can be managed in order to reduce our carbon footprint. Business activities are listed below in order of materiality of carbon impacts, along with steps being taken within each of these areas to manage and reduce carbon emissions.

Residential Property Ownership and Management

- We will carry out improvement work to our properties when possible to raise standards of energy efficiency through measures such as insulation and boiler upgrades.
- We will use only energy efficient lightbulbs when replacing old ones during routine maintenance.
- We will communicate with our tenants about ways they can reduce their household energy consumption. We have developed a Green Tips Guide for tenants for this purpose.
- We will integrate energy efficiency and other sustainability checks into the due diligence and acquisition process for new houses we buy.

Residential Property Refurbishment

- We will use only energy efficient lightbulbs and will aim to replace all old household appliances in our properties with energy efficient alternatives, where cost-effective alternatives are available.
- We will encourage contractors and sub-contractors to minimise the use of energy of our construction sites.

Residential Property Development

- We will build to one year ahead of the government's schedule in terms of Code for Sustainable Homes energy requirements, to ensure we are exceeding expectations when it comes to delivering efficient new homes. Grainger is committed to delivering Code 3 for all new developments as a minimum, aspiring to Code 4 where there is site suitability.
- We will encourage contractors and sub-contractors to minimise the use of energy of our construction sites.

Own Office Occupation

- We will ensure regular checks are made to building control systems in our offices to ensure that heating and cooling systems are operating in the most efficient way possible.
- We will work to optimise how we use IT equipment, including servers and computers, to reduce energy consumption where possible.





- Our Eco-Champions will conduct spot-checks and will remind staff regularly of the need to switch off computers, printers, photocopiers and other appliances overnight and at the weekend.
- We will engage with our office landlords to identify areas where we can work together to reduce the environmental impact of the buildings in which we are a tenant.

4. Influencing the future

As well as managing its own emissions, Grainger understands it has a part to play in helping the UK Government find the right solutions to enable a more energy efficient existing housing stock. By engaging with policy-makers and other industry experts, Grainger intends to share its experiences and knowledge of the private residential sector in order to make the path to greener homes as effective and fair as possible.

Signed

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Relevant senior representative, Date

Version control

Version:	Created / amended by:	Date:	Comments on changes or updates to this version
1.0	Achsah Carter	09/07/2010	
1.1	Alice Ready	14/03/2012	Updates to: - Header - Measuring and monitoring our carbon footprint - Carbon reduction activities - Residential Property Development and Own Office Occupation
1.2	Achsah Carter	30/03/2012	Review

