



### **Environmental and Sustainability Policy for Grosvenor Limited**

Grosvenor takes a long-term view of its activities and responsibilities. Environmental considerations are therefore an important factor throughout the management of the company. Two main principles are observed:

- Grosvenor seeks to identify and minimise its environmental impact, wherever it occurs, aiming for continuous improvement in performance;
- Grosvenor seeks to make a positive contribution to sustainable development, giving consideration to environmental, economic and social sustainability in all its operations.

Grosvenor Limited owns and manages a large and varied portfolio of retail, commercial, industrial and residential properties. The principles of this policy will be applied through objectives and targets which are designed to be appropriate to the property investment, development and management activities of the company.

The director responsible for environmental policy is Mark Preston.

Signed 

Chief Executive, Grosvenor Ltd

Date 15 May 2007

# ENVIRONMENTAL GUIDELINES FOR WORKING ON BUILDINGS ON THE GROSVENOR ESTATE

## 1.0 CFCs & HCFCs

- 1.01 Where new chiller equipment requires a refrigerant, the refrigerant should have an Ozone Depletion Potential of zero. The compressors are to be sufficiently robust to use these new generation refrigerants and should have a pump down facility that allows the refrigerant to be isolated during maintenance. A leak detection system is also to be incorporated. Absorption refrigeration should be considered as an option.
- 1.02 Open wet cooled systems are not to be specified. If a closed circuit cooling system is selected, treatment of the enclosed water coolant by a non chemical method such as ultraviolet light is to be incorporated in the design.
- 1.03 Halon extinguishing systems are not to be specified. Gas extinguishing systems may only be specified with Grosvenor's express written consent.
- 1.04 Insulation materials that use CFCs or HCFCs as blowing agents are not to be used. Rigid foams and extruded materials which do not contain CFCs are now available as are rockwool and fibreglass products.

## 2.0 ENERGY CONSERVATION

- 2.01 The thermal insulation requirements contained in the building regulations are to be seen as minimum standards which are to be exceeded wherever good design and practicality will permit.
- 2.02 When planning for redevelopment or refurbishment projects, the installation of a Building Management System is to be considered for air conditioning, lighting and heating. Carbon dioxide emissions are to be kept to a maximum of 180 kg/m<sup>2</sup> p.a. for air conditioned space and 90 kg/m<sup>2</sup> p.a. for non air conditioned space.
- 2.03 High frequency fluorescent lighting is to be considered for use in office and plant areas with low energy lighting in communal areas.

## 3.0 HEALTH

- 3.01 The recommendations contained in the Health and Safety Executive's guide entitled "Remedial Timber Treatment in Buildings" concerning the control of timber decay and the use of wood preservatives should be fully considered before any chemical preservatives are specified.
- 3.02 For all contractors and suppliers but particularly where pre-treated timber products are required or the use of pesticides is unavoidable, suppliers with a stated environmental policy should be chosen.
- 3.03 Solvent free paints and adhesives are to be selected wherever possible.

## 4.0 HARDWOODS

- 4.01 Tropical hardwoods should not be specified unless proof can be provided that they have been obtained from ecologically managed and renewable plantations. Only timber endorsed by the Forestry Stewardship Council may be used.

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