

# Environmental Social & Governance



# What is ESG?

ESG (Environmental, Social and Governance) refers to a set of criteria used to assess the sustainability and ethical impact of a business or organization. The importance of ESG for an office park cannot be overstated, as it directly aligns with the principles of responsible and sustainable management. Here are several reasons why ESG is crucial for an office park:



## Environmental Stewardship

ESG focuses on environmental sustainability and encourages businesses to minimise their ecological footprint. By implementing environmentally friendly practices, such as energy-efficient buildings, renewable energy sources, waste reduction, and water conservation measures, Edinburgh Green can contribute to mitigating climate change and protecting natural resources.



## Social Responsibility

ESG encompasses social factors such as employee well-being, diversity and inclusion, community engagement, and labour practices. By prioritising these aspects here at Edinburgh Green we can foster a positive work environment, support the local community, and promote fair and ethical practices. This, in turn, enhances employee satisfaction, attracts top talent, and boosts our reputation as the natural place to work.



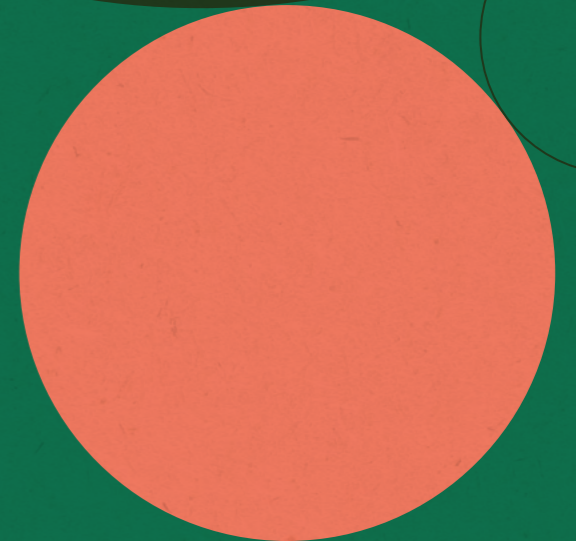
## Governance and Ethical Standards

The governance aspect of ESG focuses on transparency, accountability, and ethical business practices. It includes factors such as board composition, executive compensation, risk management, and compliance with legal and regulatory requirements. Adhering to strong governance principles ensures integrity, fairness, and responsible decision-making, which in turn builds trust among stakeholders and minimises reputational risks.

“Businesses across the world are waking up to the reality that their sustainability commitments are business critical and that their customers, employees and stakeholders have come to expect a high standard.

Here at Edinburgh Green, we’re delighted to work to support future tenants on their journey to Net Zero and beyond. This document details our future vision and records our commitments to date.”

**Laura McGrath**  
Sustainability Director  
Shelborn Asset Management





# Our Strategy.

Edinburgh Green's business strategy is built on our 360 vision:

The Natural Place to Work: Grow, Learn and Innovate



People-first buildings put wellbeing at their heart



Space to breathe and connect with nature



Making the best use of resources and committing to lowering our carbon emissions



Embracing innovation and sharing best practice wherever possible



Being a force for good and a voice for change



**SUSTAINABLE DEVELOPMENT GOALS**

Edinburgh Green's ESG aligns with the [UN's Sustainable Development Goals](#): blueprint to achieve a better and more sustainable future for all.

They address the global challenges we face and by aligning our ESG to the same framework, we can ensure our strategy works towards this same goal; a better world for all.

We've identified the following Key Action Areas that encompass our range of focus.

In the following pages you'll see the future vision for Edinburgh Green and see how we're hoping to create the UK's most sustainable office park.

### Key Action Areas:



Buildings



Landscaping and Biodiversity



Resource Use



Mobility




Community





Reporting




# Understanding Climate Change.




With an average surface temperature increase of **1.2°C** since pre-industrial levels and predictions of an increase beyond this, **the time to act on climate change is now.**




Climate change is caused by global warming, but don't let 'warming' fool you – as surface temperatures continue to rise, the UK will see **wetter winters, drier summers and more extreme weather events.** This includes floods, draughts and wildfires.




Indications suggest extreme weather is likely to cost the UK billions of pounds and wipe at least **1% off GDP growth** every year by **2045.**




Action on climate change will leave businesses more resilient to change and commitments to sustainability will **attract** and **retain a quality workforce.**




Both the hottest and wettest years since records began have been within the last **10 years.**



By 2025, **millennials** and **Gen Z** will make up more than **75%** of the workforce.



A 2016 study by Cone Communications found that **76%** of millennials consider a company's social and environmental commitments and nearly **two thirds** **won't take a job** if a potential employer doesn't have strong CSR practices.



The same study found that **Gen Z** is the generation most likely to believe that **companies should address urgent social and environmental issues** with a whopping **94%** of those surveyed saying so.

# Buildings.

**By far the biggest impact Edinburgh Green will have on its environment is its buildings.**

The park will be made up of seven large new buildings and the first in the family, One Edinburgh Green, is an ambitious retrofit project with carbon savings of 6,226 tonnes of CO<sub>2</sub> saved through our retrofit first approach.

In-line with our 360 vision, all materials used in constructing Edinburgh Green will have been carefully selected due to their sustainable credentials and aim to be Net Zero operational.

Once a building is occupied, our level of control varies depending on how we continue to manage it going forward. The original building remains the biggest influence we have. We rely on establishing a good relationship with tenants if we are going to influence sustainable choices over time.



One Edinburgh Green



Key Action Area					UN SD Goal	Our Commitment	Next Steps
People first buildings put wellbeing at their heart	Space to breathe and connect with nature	Making the best use of resources and committing to lowering our carbon emissions	Embracing innovation and sharing best practice wherever possible	Being a force for good and a voice for change			
		●	●	●		Buildings are designed to be Net Zero Carbon by 2030.	One Edinburgh Green will be hydrocarbon free, using electric infrastructure and Air Source Heat Pump (ASHP) technology.
		●				Retrofit First Approach.	6,226 tonnes of CO <sub>2</sub> saved through Retrofit First approach. Additional building works will aim to be Net Zero Operational from build.
●	●	●	●			Buildings are designed to make the most of natural daylight. Façades incorporate natural ventilation and solar shading.	Internal and external lighting will be designed in line with best practice for visual performance and comfort.
		●	●			BREEAM Very Good Rating.	Aiming for BREEAM Excellent on new Edinburgh Green Buildings.
		●	●			EPC B Energy Rating on all buildings.	Aiming for EPC A energy rating on new Edinburgh Green Buildings.

# Landscaping.

**From native planting to supporting pollinators, we invite you to explore how we're nurturing a thriving ecosystem right here at Edinburgh Green.**

At our core, we believe that a harmonious coexistence between business and nature is not only possible but essential for a sustainable future.

Native planting takes centre stage as we celebrate the beauty and resilience of local plant species. By incorporating native flora, we provide essential habitats, food sources, and nesting sites for a myriad of creatures, including bees, butterflies and birds. These native plants, well adapted to our local environment, not only enhance the aesthetic appeal of our office park but also contribute to the ecological balance that sustains us all.

Our commitment to biodiversity doesn't stop there. We're actively exploring additional measures to safeguard and enhance the ecological value of Edinburgh Green. Whether it's creating wildlife habitats, implementing sustainable land management practices, or partnering with local organisations, we're continually seeking innovative ways to protect and nurture the biodiversity that surrounds us.



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●	●	●		●		Commit five acres of land to dedicated green space parkland.	Working with landscapers, Open, on landscaping designs for future development with sustainability at their heart.
	●					Protect hedgerows, shrubs and woodland habitats of existing site.	Working methods should proceed in line with B5 5837 (2012) Trees in relation to design demolition and construction.
●	●	●				Manage invasive species on site – giant hogweed, portuguese laurel and snowberry.	An Invasive Non-Native Species Management Plan was designed at build.
		●	●			Installation of biodiverse roofs.	Enhance the installed blue roofs with extra biodiversity and planting.
●	●	●		●		Explore opportunities to re-wild spaces along the perimeter of the park.	Work with local partners to join the site with the Rewilding Britain's network of rewilded spaces .
●	●	●	●	●		Increased biodiversity with installation of wildflower meadows and pollinator planting.	Specific pollinator planting with a focus on native planting and ensuring year round supply for pollinators (i.e. ivy in winter).
	●	●		●		Wildlife friendly gardening policy.	Develop a policy for putting wildlife first while gardening – low chemical, responsive to breeding seasons, etc.
	●	●		●		Introduction of more wildlife habitats.	Installation of bird, bat and hedgehog boxes. Explore installation of a stumpery within the rewilded space.
						Installation of water features.	Explore introduction of small ponds, birdbaths and rain gardens.
●	●		●	●		Active wildlife group.	Introduce events around bird box building, pollinator planting and site walks. Connect with 'Citizen Science'.

# Resource Use.

At Edinburgh Green we understand that our resource use has a significant impact on the environment, economy, and society as a whole both through our direct emissions produced on-site and the footprint of our supply chain.

Our main aim has been to maintain a careful balance between the comfort of future tenants on-site and managing our environmental commitments to reduce our presence. Procurement has a significant role in the reduction of waste and forms a key part of any sustainability strategy especially on a build as ambitious as Edinburgh Green.

Not only can mapping our supply chain lead to sustainable achievements the practice can lead to improved productivity and efficiency which in turn will lead to cost savings. Ahead of producing tangible supply chain commitments and targets, a real deep exploration into mapping our supply chain is required. By aligning our goals to the Science Based Targets we're confident of working toward the most up to date science and knowledge base.



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	●	●	●	●	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	Solar Powered roof installation.	304 PV panels on level 41 east & west roofs.
	●	●	●		9 AFFORDABLE AND CLEAN ENERGY	VRF Air Conditioning system	Because VRF/V systems use the most efficient means for transporting energy (refrigerant) coupled with variable speed technology that greatly reduces energy us.
		●	●		12 RESPONSIBLE CONSUMPTION AND PRODUCTION	Use of blue, biodiverse roofs and grey water systems.	To be included within next phase of build.
					12 RESPONSIBLE CONSUMPTION AND PRODUCTION	Ensure all new suppliers company profile meets our base level sustainability.	Responsibly sourced materials for key building elements, including thermal insulation materials, and finishing elements will be specified.
●	●				12 RESPONSIBLE CONSUMPTION AND PRODUCTION	Sign up to Science Based Targets.	Aiming for target to be set before mid 2024.
		●	●	●	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	The creation of a sustainable purchasing strategy.	Sustainability Director to develop a purchasing strategy focussing on circular, low impact products wherever possible. Create standard template for Shelborn sites across the UK.
			●		12 RESPONSIBLE CONSUMPTION AND PRODUCTION	Explore and keep on top of industry innovations.	Regular input from Project Manager to board level. Sustainability Director is IEMA member and is to feedback new innovations wherever applicable.
		●		●	7 AFFORDABLE AND CLEAN ENERGY	Create energy baselines once operational.	Record monthly meter readings to compile annual footprint. Annual report and include monthly tracker in management reports.
		●		●	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	All lighting LED wherever possible.	LED lighting will be used throughout where possible to provide best practice levels of visual comfort.
		●	●	●	13 CLIMATE ACTION	Explore local opportunities for offsetting/insetting.	Offsetting and insetting a last step once all reduction methods explored. As local as possible rather than relying on schemes abroad in order to withstand scrutiny.
		●		●	9 AFFORDABLE AND CLEAN ENERGY	Life Cycle Assessment will be incorporated in the design process.	Assessment will monitor the embodied carbon through the design stage. Example of Retrofit first approach with One Edinburgh Green.
		●		●	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	Efficient Operations will minimise resource waste.	Light sensors increase efficiency. Low water use fixtures and fittings.
					7 AFFORDABLE AND CLEAN ENERGY	100% Renewable Energy.	All energy procured from renewable sources.
		●		●	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	Zero Waste to Landfill.	On site recycling facilities will be provided in accordance with the City of Edinburgh Council requirements. Shared waste programme with Zero Waste to landfill in contract.

# Mobility.

## Edinburgh Green has had ambitious green travel plans from its inception.

Supporting tenants active travel journey brings numerous benefits, including environmental responsibility, improved air quality, reduced traffic congestion, cost savings, employee well-being, and alignment with corporate social responsibility.

By encouraging and facilitating sustainable transportation options, office parks can create a positive impact on the environment, the local community, and the overall quality of life for their employees and tenants.

### Why should businesses support their tenants move to green travel?

- Active commuting has been linked to increased productivity, reduced stress levels, and better work-life balance.
- Low carbon travel options promote cleaner air quality.
- Green travel initiatives align with government initiatives and policies aimed at reducing carbon emissions.
- Green travel options often offer cost-effective alternatives to driving alone in a car.



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		●				Creation of a mobility hub, connecting pedestrians and cyclists to Edinburgh's Active Travel Network.	Active Travel Programme to reduce the number of single occupancy car journeys developed by pavillion based Neighbourhood Team.
●	●		●	●		Targeted transport advice and support available to tenants.	Annual Staff Surveys to track transport data from which to produce Active Travel Targets.
						Active Travel measures to reduce the number of single occupancy car journeys.	Promote excellent bus transport links. Edinburgh Park and Edinburgh Gateway rail stations provide access to Glasgow, West Lothian, Fife and the city centre.
●	●	●	●	●		Introduction of a Pool Bike Fleet and accompanying support package to encourage cycling.	Explore possible grant funding to support fleet of pool bikes complete with supporting equipment. Potentially partner with Cycle Scotland.
●	●	●	●	●		Introduction of an eBike 2 work scheme and accompanying support programme to encourage eBike use.	Partner with emobilise to introduce the eBike 2 work scheme of eBike hire.
		●	●	●		Introduction of 20 EV charge points.	As well as additional mobility hub spaces coming in wider Edinburgh Green site.
●		●		●		Safe concealed car parking.	Explore green or solar roof on parking.
●	●	●	●	●		Introduction of EV City Car Club.	At least one car club bay within OEG more added to the expanding development in time.
●		●	●			Introduction of collection lockers for last mile deliveries.	Approach Amazon re locker installation.
●	●	●	●	●		Cycle Journey Support with route planning and quarterly bike hubs.	Develop cycle routes info. Access to national cycle routes 8, 75 and 754.



# Community.

**Building a strong sense of community is vital for fostering positive relationships and creating a supportive environment within Edinburgh Green.**

By nurturing social cohesion, we promote collaboration, inclusivity, and a sense of belonging among our employees, tenants, and the wider community. We believe that a thriving community leads to a happier, more engaged workforce and a harmonious working environment.

From volunteering in local projects to supporting charitable organisations, we strive to address social challenges, improve quality of life, and enhance the well-being of our community. We understand that by uplifting others, we create a more sustainable and equitable society.

Our commitment to community involvement and social responsibility is a cornerstone of our reputation and brand image. By actively engaging with the community, we build trust, strengthen relationships, and enhance our standing as a responsible corporate citizen. This reputation attracts like-minded businesses, tenants, and employees who share our values, fostering a community of sustainability advocates.



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●				●		Building Host supporting community activity.	Establish on-site management covering park services, events and community.
●	●	●		●		Annual events programme with wellbeing at their core.	Artisan food trucks and outdoor markets running throughout the week alongside learning programme of workshops and seminars.
●		●		●		Wider outreach to the West Edinburgh Community including children and older community.	Business strategy to make Edinburgh Green a force within local community via funding and sponsorship opportunities.
●		●		●		Educational strategy around promoting the Sustainable Development Goals.	ESG linked with SDG. Host free seminars and workshops based on SDGs Link SDGs to literature on sustainability topics. Huge amount of free resources within the UN website. Design policy document with a creative agency.
●		●		●		Develop on-site Community Groups.	On-site Sustainability Working Group. Development of community space within the pavilion. Begin with developing micro community within One Edinburgh Green/First Adopters. Approach Net Zero Scotland.
●		●		●		Best Practice Sharing events with local businesses and initiatives.	Creating a sustainability working group of representatives from businesses across site to share best practice and invite guest speakers who specialise in topics around sustainability.
●	●	●		●		Develop a network of volunteering opportunities.	Reach out to develop network of third partners in and around West Edinburgh. Offering free/reduced cost use of facilities for leverage.
●				●		Support an Inclusive Agenda (Diversity, support for LGBT staff and women's network).	Once working networks established, look to create a volunteer led LGBT community activity. Potentially host events/seminars within space. Include Pride events within annual events programme.







# Reporting & comms.


You can't control what you don't measure! Monitoring and reporting carbon footprint drives innovation and efficiency improvements.

By understanding our emission sources, we can identify areas where energy efficiency measures can be implemented, waste reduced, and processes optimised.

As part of our commitment to transparency and accountability, we ensure compliance with regulatory frameworks and sustainability reporting standards. This includes reporting on our community initiatives, measuring their impact, and continually seeking ways to improve. By integrating community metrics into our reporting, we demonstrate our dedication to responsible business practices and meet the expectations of stakeholders.



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●	●	●	●	●		Track Carbon Footprint with monthly meter readings.	After 12 months of active use, produce a baseline carbon footprint from which to develop reduction strategy.
●		●		●		Support tenants with their carbon footprint tracking.	Introduction of carbon toolkit (complete with conversion factors) to all new tenants with monthly energy trackers.
●	●	●	●	●		Regular reporting to stakeholders on ESG progress.	Quarterly updates in Occupier meetings/sustainability working group alongside the release of an annual report detailing progress and sharing relevant case studies.
●	●	●		●		Creation of a Directors Statement to include within ESG policy document.	A directors statement included within ESG report detailing commitments and pledging long term support.
			●	●		Share Good News Stories and promote our sustainable credentials in our core marketing messages.	Create engaging content for website and marketing materials.
		●	●			Introduce more sustainability noticeboards and energy use trackers across site.	Neighbourhood team to create engaging content.



[www.edinburgh.green](http://www.edinburgh.green)