

Water Consumption Report

2018/19

Water Consumption

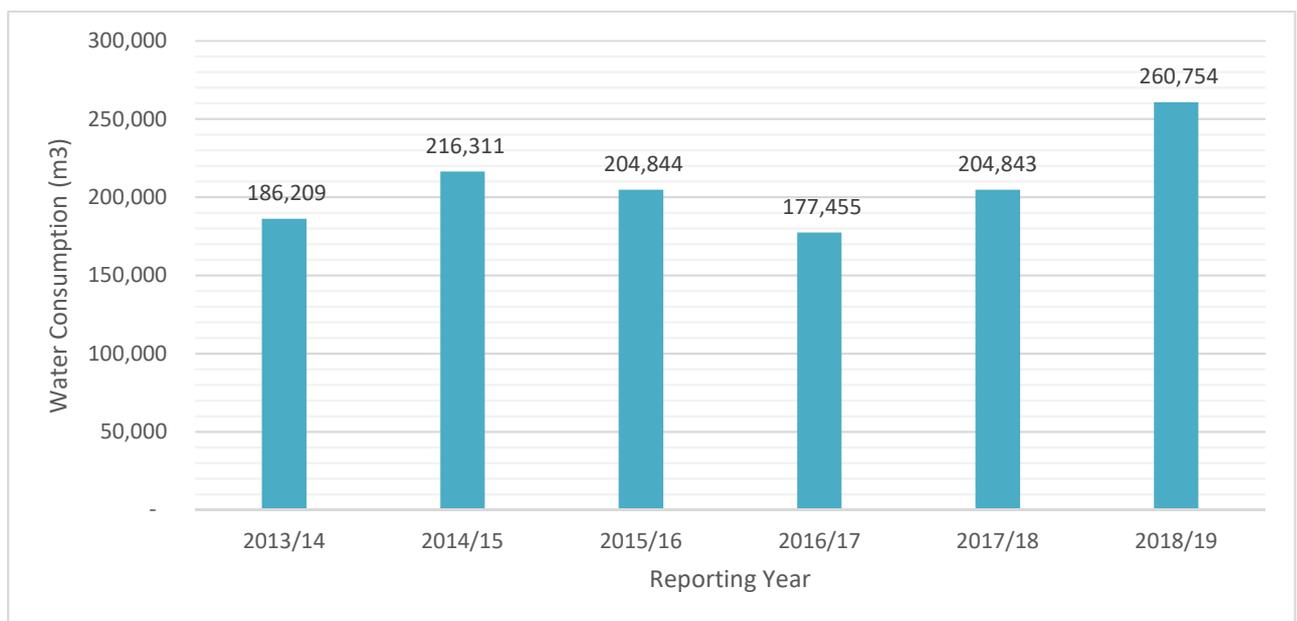
We aim to reduce the total amount of water used at our sites to minimise our environmental impacts and to reduce our operating costs.

A large majority of our water is used in communal toilets, showers and kitchens and we aim to make these facilities as water efficient as possible by eliminating wasteful practices, quickly identifying and responding to leaks and by fitting water efficiency equipment. Note that there is zero trade effluent.

Total Water Consumption

Our water consumption includes both communal consumption and tenant consumption where we procure water on our tenants' behalf. Note that the water consumption has increased over the last few years due to more shower installations across the portfolio as more customers are cycling and running into work.

Annual Water Consumption



Notes:

1. Previous data has been recalculated to account for changes and additions.
2. The total water consumption for 2018/19 was 260,754 m³.

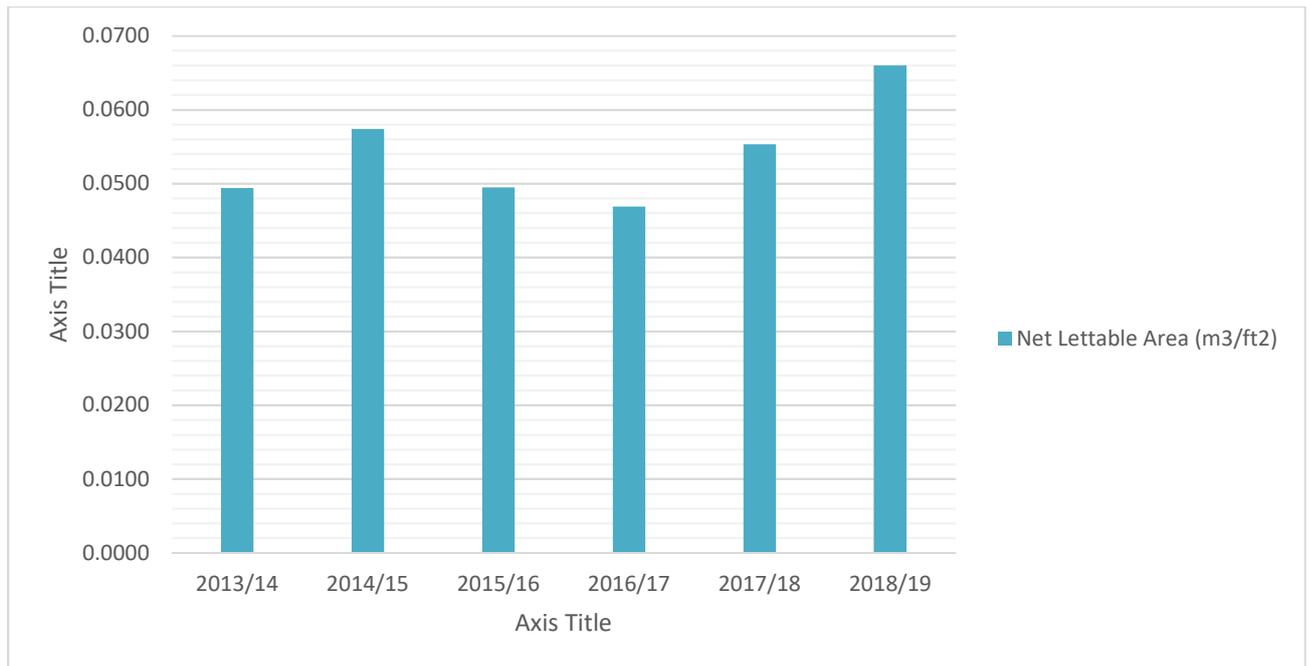
A large proportion of our water consumption is related to our tenants' activities and we aim to engage with them to encourage reductions. In addition, we will reduce the likelihood of leaks through better monitoring systems such as AMR metering.

We also want to ensure that our communal areas are as water efficient as possible through the installation of low flow taps, waterless urinals and solenoid valves. All of our refurbishments and new development will factor these features in as standard to continually reduce water demand.

Annual Water Intensity

Water consumption is also benchmarked using an intensity ratio to compare consumption against net lettable area, as the amount of occupied area will affect our overall usage.

This intensity ratio allows our consumption data to be normalised against changes in our business activities, for example the acquisition or divestment of a building(s) or changes in occupancy. Note that the water intensity has increased over the last few years due to more shower installations.



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Looking forward

- Reduce portfolio like-for-like water intensity to 0.044m³ by 2020
- Reduce portfolio like-for-like water intensity to 0.042m³ by 2025
- Investigate AMR installations for water meters as a result of Water Market Reforms
- Engage with our customers on environmental performance topics through events, workshops, newsletters, posters and social media platforms.