

## Progress against 2008 Objectives and Targets

Target	Achievement	Commentary
<b>1. Environmental and Biodiversity</b>		
1.1.1 To ensure 25% of energy purchased for our aggregate portfolio, based on the available electricity capacity for a building supply provided by the distribution network (“AVCAP”), to be on green energy tariffs.  KPI: % of properties on green energy tariffs based on AVCAP.	100%	In the year to 31 March 2009, 32% of energy purchased for our aggregate portfolio, based on available capacity, was on green tariffs.
1.1.2 To introduce long life light bulbs throughout individual buildings in 70% of landlord managed areas.  KPI: % of buildings with long life bulbs.	100%	Achieved.
1.1.3 To introduce check meters in landlord areas in an additional 25% of the portfolio, where applicable.  KPI: % of check meters introduced.	80%	During the year to 31 March 2009, check meters were fitted in an additional 20% of the portfolio, where applicable.
1.1.4 To engage 20% of tenants in multi-let buildings over 3 years in a programme of ‘target and monitoring’ energy usage.  KPI: % of tenants of multi-let buildings in programme as a % of total floor area.	100%	Ongoing. This target will be included in our 2009/10 objectives and targets to emphasise our commitment.

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<b>1. Environmental and Biodiversity</b>		
1.1.5 To ensure appropriate actions are implemented for all buildings where energy audits are completed.  KPI: Number of action plans implemented against recommendations made, where appropriate	82%	Partially complete and ongoing. This target will be included in our 2009/10 objectives and targets to emphasise our commitment.
1.1.6 To reduce CO <sub>2</sub> emissions by 3% on a normalised basis for common parts.  KPI: % CO <sub>2</sub> per m <sub>2</sub> reduced from 2008 emissions.	To be confirmed	To be confirmed at a later date when the 2009 energy consumption data is available.
1.1.7 To monitor waste generated and disposal routes on development and refurbishment projects over £300,000.  KPI: Tonnes of waste generated on projects over £300,000 KPI: Data of disposal routes on projects over £300,000	100%	Achieved.
1.2.1 To have zero enforcement notices for environmental issues.  KPI: Number of enforcement notices received.	0%	Two noise abatement notices were received due to intruder and fire alarms that were continuously activated.
1.2.2 To ensure all building and maintenance contractors and consultant appointments include a requirement to comply with the Company's environmental policy.  KPI: Appointment letters.	100%	Achieved.
1.2.3 To encourage building and maintenance contractors and consultants to have an environmental policy.  KPI: % of policies received.	94%	Partially complete and ongoing. This target will be included again in our 2009/10 objectives and targets to emphasise our commitment.
1.2.4 To ensure 75% of construction contractors have an EMS in place.  KPI: Written confirmation of EMS in place from construction contractors.	100%	Achieved.

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1.2.5 To undertake an environmental audit of at least one development site so as to compare the environmental performance of contractors against the Company's policies and standards.  KPI: Date audit undertaken and compliance checklist completed.	100%	Achieved.
1.2.6 To undertake an environmental audit of all M&E contactors of managed properties for compliance with legislation and best practice standards.  KPI: Date audit undertaken and compliance checklist completed.	100%	Achieved.
1.3.1 To undertake a BREEAM audit for all projects over 50,000 sq.ft. with the aim of achieving a minimum scoring of "very good" on refurbishments and "excellent" on new builds.  KPI: Number of refurbishments over 50,000 sq ft. achieving required rating. KPI: Number of new builds over 50,000 sq ft. achieving required rating.	100%	Achieved.
1.3.2 To carry out an environmental review for all development and refurbishment projects over the value of £1,000,000 to ensure compliance with Company's Environmental Construction & Design Policy.  KPI: Compliance reports for developments and refurbishments over £1,000,000.	100%	Achieved.
1.3.3 To review and update the Company's Environmental Construction & Design Policy.  KPI: Updated Policy.	100%	Achieved.
1.4.1 To ensure a minimum of fifty hours of targeted environmental training in 2008/2009.  KPI: Number of environmental training hours.	100%	197 hours of targeted environmental training undertaken during the year to 31 March 2009.

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<b>1. Environmental and Biodiversity</b>		
1.5.1 To set up new recycling schemes in 20% of portfolio.  KPI: % of portfolio with new recycling schemes.	100%	New recycling schemes were introduced in 25.5% of the portfolio during the year to 31 March 2009.
1.6.1 To ensure 90% of timber used in developments and refurbishments are from Forest Stewardship Council ('FSC') certified sources.  KPI: % of timber used from FSC certified sources.	100%	Achieved.
1.7.1 To become an active member in at least one environmentally focused organisation.  KPI: Date of membership and list of meetings attended.	0%	A conscious decision was made to have regular presentations/input from advisors throughout the year.