

Sustainable Property Policy

Building on Bridges' Responsible Investment Policy and Ethical Charter, we are committed to implementing sustainable practices and features in our property and property-backed investments, in the belief that they can reduce operating costs and enhance asset value over the building's life cycle.

We engage with our partners, property managers and relevant stakeholders to ensure that the environmental and social performance of each project is optimised within the bounds of what is commercially viable. We aim to:

- provide safe and healthy built environments
- support local employment and procurement
- engage with the local community in order to build collaborative relationships
- encourage the use of apprenticeships in construction, for example working with contractors who are signed up to the Construction Industry Training Board (CITB) levy
- ensure, via partners and managers, that contractors are signed up to environmental and waste management standards and quality management standards
- protect ecosystems and biodiversity, remove all harmful materials and prevent contamination
- improve energy efficiency, water conservation and waste management for each potential project, implementing resource-efficient measures wherever commercially
- maximise the environmental, health and comfort benefits of each property by constructing or refurbishing to recognised certification schemes and ratings; for example, EPC Grade B rating as a minimum on all new constructions, BREEAM Very Good as a minimum for new commercial developments, Home Quality Mark three stars or above, or Passivhaus where appropriate
- reduce greenhouse gas emissions wherever possible, for example by implementing energy procurement strategies, including on-site renewable energy generation; encouraging sustainable transport to and from all sites, including during building occupation; and distributing guidance to support tenants in optimising the building's sustainability performance
- reduce consumption of materials through re-use rather than disposal, and minimising the volume of waste going to landfill in construction and major refurbishments, including following demolition
- use certified, recycled, rapidly renewable materials with low environmental impact, sourced locally
- future proofing our new developments against the impact of climate change and ensuring resilience through risk management

The Bridges Fund Management Board is responsible for our Responsible Investment Policy and Ethical Charter. The Executive Directors are responsible for ensuring that we do all in our power to conform to the letter and spirit of this Policy and Charter.