



Environmental Policy & Carbon Reporting

22 April 2024

IN4 Group | HOST, Blue Tower, MediaCity, Salford M50 2ST

0161 686 5770 | info@in4group.co.uk | in4group.co.uk

Company registration number: 08144518 | VAT number: 162344534

Environmental Policy & Carbon Reporting

Effective Date: 15/08/2023 Date Reviewed:

22/04/2024

Signed,



Matt Cuerden

Operations Manager

1. Introduction

At IN4.0 Group Ltd (IN4 Group or IN4), we are committed to minimizing our environmental impact and promoting sustainability in all aspects of our business operations. We recognize that our activities have an environmental footprint and believe that by taking proactive measures, we can contribute to a cleaner, greener, and more sustainable future. This Environmental Policy outlines our commitment to environmental responsibility and sets forth our objectives and strategies for achieving these goals.

2. Objectives

Our key environmental objectives are as follows:

2.1. Reduce Carbon Footprint

As part of the MediaCity community, The Landing at MediaCityUK Ltd trading as HOST, operated by IN4 Group, is committed to achieving Net Zero emissions by 2050. The below emissions relate to Blue Tower, where HOST is based. Please see appendix 1 for more information about reducing our carbon footprint.

2.2. Waste Reduction

We are committed to reducing waste generation by implementing waste minimization strategies, recycling, and proper disposal practices. The waste system for Blue Tower, where HOST and ultimately IN4 Group is located provide recycling facilities for our usage.

2.3. Sustainable Procurement

We will seek to source products and services that are environmentally friendly and support suppliers who share our commitment to sustainability. This is done on a case by case basis when a product or service is being procured. We will also try and source goods locally to reduce carbon emissions on the transport of goods.

2.4. Energy Efficiency

We will continuously improve the energy efficiency of our facilities and operations through the adoption of energy-efficient technologies and practices. Please see appendix 1 for how Blue Tower improves energy efficiency.

All staff have a responsibility to ensure that equipment that is no longer in use is turned off or in an energy efficient power save mode, where possible.

2.5. Environmental Compliance

We will comply with all applicable environmental laws, regulations, and standards in the UK.

2.6. Environmental Awareness

We will promote environmental awareness and responsibility among our employees, clients, and stakeholders through education and engagement.

3. Responsibilities

3.1. Management

Senior management at IN4 Group will lead by example and provide the necessary environment to achieve our environmental objectives.

3.2. Employees

All employees are responsible for adhering to this environmental policy, following environmentally responsible practices, and reporting any environmental concerns or opportunities for improvement.

4. Monitoring and Reporting

Our overall monitoring is currently tied to MediaCityUK for Blue Tower, please see appendix 1. However, our staff are encouraged to pursue environmentally friendly behaviours such as recycling, reducing energy waste, carpooling and more, where appropriate.

5. Continuous Improvement

We are committed to a process of continuous improvement in our environmental performance. We will review and update this environmental policy as necessary and adapt our practices to reflect advancements in environmental science and technology.

6. Communication

We will communicate our environmental policy and performance to our employees, clients, suppliers, and the public as appropriate. We will also encourage feedback and engagement from our stakeholders.

7. Conclusion

IN4 Group is dedicated to achieving environmental excellence and fostering a culture of sustainability. By working together and taking responsibility for our environmental impact, we can make a positive difference in protecting the environment for current and future generations.

INDEPENDENT LIMITED ASSURANCE STATEMENT

TO: The Stakeholders of Peel Media Ltd

Scope and Objectives

WSP was engaged by Peel Media Ltd to provide limited assurance in respect of the Net Zero Carbon performance claims for several properties. This statement is limited to the assurance over the accuracy of the data and the location listed below:

Blue Tower

MediaCityUK, Salford Quays, Manchester M50 2ST

Scope: Whole Building

We planned and performed our work in accordance with the International Standard on Assurance Engagements (ISAE) 3000 revised, Assurance Engagements Other than Audits or Reviews of Historical Financial Information (effective for assurance reports dated on or after 15 December 2015).

Our work includes specified data for the period 1st April 2021 to 31st March 2022.

Limitations and Exclusions

Excluded from the scope of work is any verification of information relating to activities outside the defined reporting period and scope. This limited assurance engagement relies on a risk-based sample of the data and the associated limitations that this entails. This independent statement should not be relied upon to detect all errors, omissions or misstatements that may exist.

Responsibilities

The preparation and presentation of the net zero carbon information is the sole responsibility of the management of Peel Media Ltd. WSP was not involved in the drafting of the report. Our responsibilities were to:

- Obtain limited assurance about whether the information has been appropriately and accurately prepared;
- Form an independent conclusion based on the assurance procedures performed and evidence obtained; and
- Report our conclusions to Peel Media Ltd.

Summary of Work Performed

As part of the independent verification, WSP undertook:

- Interviews with relevant personnel of Peel Media Ltd and their consultants responsible for carbon emissions accounting data;
- A review of the full-year building energy data (1 April 2021 to 31 March 2022), calculations used, aggregations and emissions factors applied;
- Assessed the robustness of the data management systems in place and internal audit checks;
- A check of the GHG calculations against UKGBC guidance;

- Review of Energy Saving Opportunities identified.
- Review of Narratives provided.
- Review of Report Structure against UKGBC guidance.
- A review of the carbon offsetting schemes selected.

Conclusion

On the basis of the work conducted nothing came to our attention to suggest that the net zero carbon performance stated in the Operational Net Zero Carbon report for the Blue Tower:

- Is not prepared in accordance with Peel Media Ltd's internal methodologies; and
- Is not materially correct and a fair representation of the net zero carbon assertion.

It is recommended that future Net-Zero Carbon reporting includes the previous year figures to indicate the energy saved through the opportunities that have been implemented and to provide year on year comparison.

Statement of Independence, Integrity and Competence

WSP is an independent professional services company. Our assurance team has the appropriate experience and competency in conducting verification over environmental, social, ethical and health and safety information, systems and processes.

WSP has a Quality Management System (QMS) which is certified to BS ISO 9001:2015 under which all our work is managed. WSP has also implemented a Code of Conduct which commits all our staff to abide by ethical principles in our business dealings with clients, shareholders, employees and suppliers. The code provides guidance and a framework for our actions and behaviours with respect to our corporate obligations as well as our business activities.

Rachel Jones



Technical Director

Manchester, December 2022

Blue Tower

Operational Energy Net Zero Carbon Report



Dates	01/04/2021 to 31/03/2022
Verified By	WSP
Building Location	Blue Tower, MediaCity, Salford Quays, Manchester, M50 2ST
Building Type	Offices, Class B1
Building Description	An 18-storey office building forming part of the Studio Complex at MediaCity
Energy Scope	Whole Building
Assessed Net Lettable Area (m ² , equivalent to 139,673 sq ft)	12,976
% of Total Building Net Lettable Area	100%
Emission Factors	UK 2021, location and market based
Data Sources	Verified energy consumption data

Energy Overall	This year	
	kWh	kWh/m ²
Total annual energy consumption (ex. diesel)	2,001,440	154
Total annual electricity consumption	1,344,140	104
Total annual gas consumption	-	-
Total annual diesel consumption (litres)	0	-
Total annual heat imported	388,705	30
Total annual coolth imported	925,894	71
Total annual renewable electricity generation	-	-
Total annual renewable electricity exported (minus storage losses)	-	-
Total annual renewable electricity used	-	-

Renewable Electricity Procurement	kWh	%	High Quality
MediaCity is part supplied by locally-generated lower-carbon electricity, however this is not a "green" tariff.	0	0%	No

Carbon Accounting	Dual Reporting			NZC Framework approach	
	Scope 1	Scope 2 (location based)	Scope 2 (market based)	Scope 1	Scope 2
Total annual direct tCO ₂ e from self generation and consumption	-	-	-	-	-
Total annual indirect tCO ₂ e from imported electricity	-	285	425	-	285
Total annual direct tCO ₂ e from on-site fuel combustion	gas	-	-	-	-
Total annual direct tCO ₂ e from on-site fuel combustion	diesel	0	-	0	-
Total annual indirect tCO ₂ e from energy imports	heat	-	66	-	66
Total annual indirect tCO ₂ e from energy imports	coolth	-	66	-	66

	location based	market based	NZC Framework approach
Total annual tCO ₂ e from Scope 1 and Scope 2 emissions	417	557	417
LESS: Annual displaced tCO ₂ e from renewable electricity export (ex. storage losses)		-	-
LESS: Total annual displaced tCO ₂ e emissions from international carbon offsets			417
LESS: Total annual displaced tCO ₂ e emissions from domestic carbon units			0
Total annual net emissions in tCO₂e			0

Offsets

Offsetting approach used	Beyond minimum due to additional UK support
International carbon offset standard used, amount and type of offset credit procured	The Verified Carbon Standard (VCS) 417 tCO ₂ e voluntary credit units (VCUs) purchased from Carbon Footprint Ltd for Solar PV Power Generation project, China costing £5.25 per tCO ₂ e. Ref:(VCS1461) https://registry.verra.org/app/search/VCS
Domestic carbon unit standard used, amount and type of offset unit procured	Voluntary donation, not domestic emissions credits Donation of £25,531 to City of Trees and Mersey Forest (made for all Net Zero Carbon buildings)
Total cost per tonne of CO ₂ e for carbon credits/units bought	£9.25

Blue Tower

Operational Energy Net Zero Carbon Report - Additional information and notes

Efficiency investments made in 2021-22

	This year		Last Year	
	Costs	Annual Saving	Costs	Annual Saving
Investments in efficiency projects	£ 582	£ 7,829	£ 100	£ 155
Payback on investments (months)	1		8	

Overall progress against building targets

Our Science Based Target is based on the performance of our portfolio of buildings. The target is to reduce the kWh of electricity-equivalent energy consumption per m² of lettable area by 25% in 2030 compared to a 2019 benchmark. For offices, we have set an ambitious benchmark using the BPP REEB 2019 Good Practices for Offices, which is based on the top 25% of offices. For other buildings where a benchmark is not available, we use our 2019 consumption as the baseline. As part of our ISO 50001 process we set annual action plans for each building which are also assessed in the annual independent certification of our process.

We recognise that the biggest opportunities for improvement come at the end of the serviceable life of major equipment items, or when we undertake a major retrofit. As a result we don't necessarily expect to see the buildings improve in an even way and they may lag behind the target for several years before a big project can get us back ahead of target.

Moving away from fossil fuels

As part of our Asset Management process we have developed longer-term plans which recognise that fossil-fuel consuming plant will need to be replaced with renewable sources. Where the building is importing heat and coolth from third parties, we will also engage with them to discuss their plans for decarbonisation of those supplies.

Procuring Renewable Energy

MediaCity sits within a private network operated by LEEP Utilities Ltd. During the reporting year the network operator has started to introduce renewable energy sources into the energy mix for the estate but we are currently unable to assign the energy to any particular asset. We will continue to work with our network operator to procure more renewable energy for MediaCity.

Our approach to Carbon Offsetting

We would characterise our approach to carbon offsetting as "beyond the minimum" as, in addition to overseas carbon offsets, we also voluntarily contribute to local organisations such as City of Trees and Mersey Forest.

The concept of a Transition Fund to demonstrate further ambition in terms of offsetting is being actively explored, and we believe that we may be able to involve some biodiversity and UK-based activities drawing our own land holdings and other assets, which could provide a compelling additional contribution to the UK's decarbonisation. This work is, however, quite complex and may take some time to evaluate, so we will not be able to establish a Transition Fund, or similar, until we are confident that we can deploy high quality projects within the three-year window allowed in the UKGBC Net Zero Framework and we have been able to engage our stakeholders fully.

Emissions factors used in Carbon Accounting

UK factors from

<https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2021>

Coolth

Coolth emissions factor based on an assumed pessimistic Coefficient of Performance of electric chillers of 3.0, thus the factor is Elect Factor/3.0.

Residual electricity from

<https://www.aib-net.org/facts/european-residual-mix>

Appendix 2 – Q&A from MediaCity in relation to Appendix 1

- What energy is used to power and heat the building?

Blue is powered by electricity, heat and cooling supplies from the private network. Electricity is provided in two ways, partially as a supply direct from the grid and the other generated by our on-site energy centre. Electricity from the grid is from a 100% renewable tariff whilst the energy centre uses gas from the grid in a Combined Heat and Power (CHP) plant to generate electricity and heat which is then fed across the private network.

1. Is the electricity designated Green Energy.

Electricity from the grid is from a 100% renewable tariff.

2. If Gas is used is this standard 'natural' gas or is Biomass which is identified as Green Gas.

I believe standard natural gas is used by the energy centre to generate electricity and heat.

3. If green energy is used would REGO certs be able to be provided?

Unfortunately, LEEP Utilities who operate the private network are yet to provide proof of REGOs.

- Does the whole building have a determined tCO₂e footprint calculation?

Blue is a building within our Net Zero Carbon portfolio which involves any energy reduction actions being undertaken, followed by securing responsible renewable tariffs and then for any remaining carbon is offset through a verified scheme. We have followed the guidance provided by the UK Green Building Council (UKGBC) Net Zero definition and undergo an external verification on the data. The latest report for Blue is attached.

- Can Salford provide information on any environmental/low carbon plans that they have – e.g. use of solar panels, PIR lighting sensors, EV charging.

Blue is part of our energy management system compliant with ISO 50001 and has been since its adoption in 2015. Part of this process involves setting up an energy management action plan for the building identifying risks and opportunities for energy savings that could be delivered to reach our target. Actions that have been delivered in

the building include LED lighting, PIR sensors and updated scheduling to match when the building is occupied. All publicly available 20 EV charging points available at Media City are located in the Garage multi-storey car park.

- How many square feet of office space is there in Blue?

The NLA for the whole building as approx. 139,673 sq. ft.