



SPENBECK

CREATIVE SPACE IN THE CREATIVE QUARTER

Sustainability

Spenbeck's 7 Year
Business Policy

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About Spenbeck

Since its beginning in 1981, Spenbeck has always been synonymous with the regeneration of The Lace Market, Nottingham’s historical heart. Through the sympathetic renovation of the Grade II listed former headquarters of world-leading lace manufacturers Birkin & Co., we have been at the centre of creating and maintaining sustainable communities for businesses and local charities alike.

Sustainability and inclusion drive our motivation to deliver commercial creative spaces in which companies can thrive, with a focus on collaboration and personalisation to match our customers’ needs and deliver work environments which support wellbeing and productivity. Whether through tenanting a Spenbeck creative space, using our design service or healthy building consultancy to transform the physical working environment, we have the experience and expertise to ensure our customers’ offices fully support and enhance the activities within. Our values of stewardship, proactivity and authenticity are at the very core of our commitment to reducing our environmental impact and doing what we can to help improve the lives of others.

We are excited to share with you our sustainability policy, whose transparency and accountability will hopefully encourage other smaller companies to make similar pledges for the benefit of all.

Becky Valentine
**Co-Owner, Lead -
Sustainability, Wellbeing and
Building Health**

Victoria Green
**Co-Owner, Lead- Heritage
Regeneration, Lettings and
Interiors**

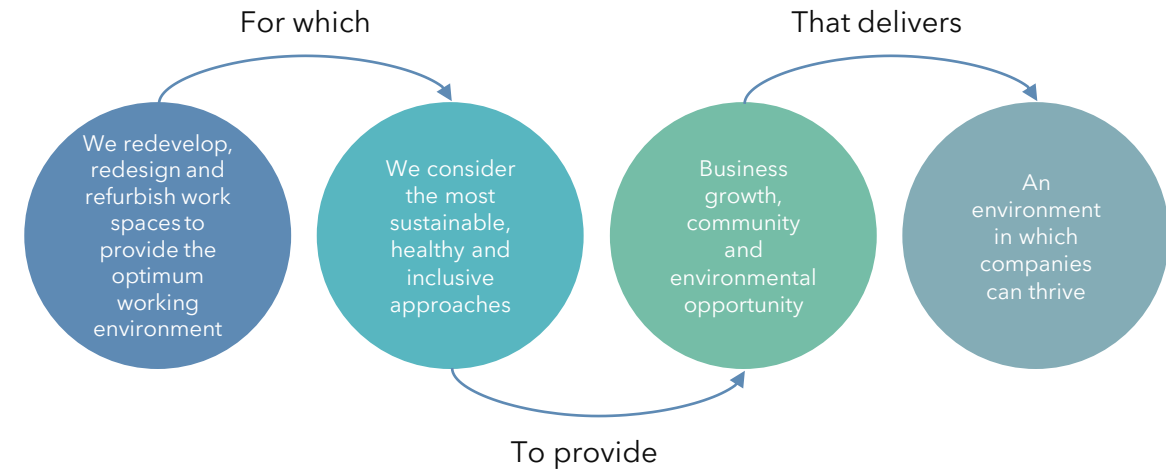
Spenbeck: 'Make it Happen'

We help companies increase their profitability and growth by delivering bespoke, affordable, environmentally-sustainable, healthy and inclusive work environments which helps attract and retain top clients and employees.

Our sustainability policy helps us to meet the current needs of our business and wider stakeholders, while ensuring we future-proof our activities by identifying and meeting key trends.

Our goal is to meet Nottingham City Council's Carbon Neutral 2028 pledge. Through this we provide environmentally sustainable working environments to help businesses to meet their own commitments, while encouraging other SME's and their supply chains to work together to achieve a circular economy from which we all benefit.

Spenbeck's Sustainability Model



“Spenbeck is definitely a shining example of how businesses can contribute towards a zero carbon world”

- Alex Mifsud PhD, Industry Skills Coach, NTU Business School



Nottingham City Council Carbon Neutral 2028 Pledge

Nottingham City Council (NCC) has responded to the climate and environmental crisis by setting an ambition to become the first carbon neutral city in the UK by 2028. To meet this ambition, NCC has created 'Nottingham's 2028 Action Plan' outlining its approach:

Businesses have a vital role in transforming Nottingham into a sustainable city with a thriving economy that can support good quality jobs and attract investment. As a result, we are ensuring we align our business strategy to the 2028 carbon neutral goal.*

We have already implemented a number of recommendations outlined by the NCC's action plan. In addition, we continue to identify areas of improvement through its 'Business Charter Environmental Checklist'.

**Source: <https://www.nottinghamcity.gov.uk/cn2028>*



Aiming to be the UK's first carbon neutral city





Environmental, Social & Governance: Structure

Here at Spenbeck, we understand the importance of protecting and improving our environment through upholding environmental, social and corporate governance. These factors allow us to increase our company performance and help communities and the environment thrive.

Our ESG structure demonstrates how we support the Triple Bottom Line (Elkington 1994):

- People – social value
- Planet – environmental responsibility
- Profit – economic investment

Our work brings these 'Three P's' to life, ensuring we execute our commitments to social and environmental responsibility. We want to create a sustainable legacy for our current and future communities.

Spenbeck ESG Measures

Our Vision:

Delivering bespoke offices that fuel creativity, innovation, wellbeing and sustainability

Our Values:

Sustainability, Inclusion, Stewardship,
Proactivity, Authenticity

Our Aims:

5 United Nations SDG Commitments
6 Sustainability Principles
7 Year Targets

Spenbeck's Sustainability Principles

From the 3 Pillars of Sustainability, we have developed 6 Sustainability Principles which are borne from our stewardship that comes with owning such important historic buildings and being a key part of the local community.

To encourage the creation of highly sustainable creative spaces we have developed the 6 Sustainability Principles. This allows us and our partners to deliver refurbishments and bespoke designs in environmentally friendly ways.

By embedding a circular economy in our approach, we can ensure our activities create the widest possible benefit.



- 1 Create opportunities using our **bespoke creative spaces** to allow people to lead better lives



- 2 Engage with our local tenant community to understand their needs and make our buildings more **accessible and inclusive**



- 3 Develop highly sustainable creative spaces through initiatives like **waste composting and battery recycling**



- 4 Embrace a low carbon energy strategy through 100% renewable energy, improved thermal health measures and LED lighting



- 5 Support the health and wellbeing of our communities via chemical-free cleaning, cross ventilation, natural light and minimal touch washrooms



- 6 Promote sustainable transport options for all through tenant showers, lockers and secure bike storage

The United Nations Sustainable Development Goals (SDGs)

The Sustainable Development Goals (SDG's) are a blueprint to achieve a better and more sustainable future for all. They comprise of 17 goals which address numerous global challenges we face including poverty, inequality, climate change and more [1].

SMEs (small and medium sized enterprises) play a key role in the economy, contributing to economic growth and employment. As a result, Spenbeck is hoping to set an example and lead the way in effectively integrating the SDGs into our business. In our recent 'Generation Z' [2] survey, 97.6% of participants agreed that companies have a responsibility to be more environmentally aware. In addition, 85.7% of participants agreed that businesses should implement the SDGs as much as possible.

We have prioritised the 5 SDGs that are most important to us. Read on to find out more.

[1] Source: <https://sdgs.un.org/goals>

[2] Source: Spenbeck (2021), Generation Z and Workplace Sustainability

**3 GOOD HEALTH
AND WELL-BEING**



**7 AFFORDABLE AND
CLEAN ENERGY**



**11 SUSTAINABLE CITIES
AND COMMUNITIES**



**12 RESPONSIBLE
CONSUMPTION
AND PRODUCTION**



**17 PARTNERSHIPS
FOR THE GOALS**



**SUSTAINABLE
DEVELOPMENT
GOALS**

3 GOOD HEALTH AND WELL-BEING



'Ensure healthy living and promote well-being for all at all ages'

We aspire to improve the quality of work life for our tenants and customers, particularly through maximising the existing space. Our sympathetic heritage-led renovations have ensured our buildings have kept their large windows and high ceilings, allowing high levels of natural light and cross ventilation. In addition, our recent Heritage Action Zone (HAZ) work has significantly reduced thermal leakage in our spaces to increase thermal comfort for our tenants.

Our spaces are cleaned using chemical free, biodegradable products that have been proven to have a positive impact on physical and mental wellbeing. Cycle racks, cycle repair kits, onsite showers and lockers have also been introduced to encourage a healthier and more environmentally friendly commute to work.

Our Commitment: *We will continually improve the physical working environment, both those of our customers and our own creative space.*

'Ensure access to affordable, reliable, sustainable and modern energy for all'

At the start of 2021, we switched our electricity provider to one that supplies all customers with electricity from 100% renewable energy sources, reducing our carbon footprint and environmental impact.

In addition, we have prioritised works to reduce the building's thermal leakage, thereby reducing our tenant's energy bills. These works include window replacements and refurbishments as well as sympathetic repairs to brickwork during Phase II of our HAZ renovation project.

Our Commitment: *We will continue to only use 100% renewable energy and promote and facilitate its use among our tenant and business community.*

7 AFFORDABLE AND CLEAN ENERGY



11 SUSTAINABLE CITIES AND COMMUNITIES



'Make cities and human settlements inclusive, safe, resilient and sustainable'

Creating and maintaining a sustainable local environment is a key priority for us. Within our creative spaces, we have launched initiatives such as food composting and battery recycling.

All our tenants have access to good public transport links with a nearby train station and bus and tram stops. Onsite bike racks and showers are also provided as to encourage a sustainable form of transport. Most of our tenants are locally based which provides economic growth for the Nottingham area as a whole.

By preserving the legacy of the historically-significant Birkin Building for future generations, we have ensured sustainability is at the core of what we do. In addition, our company directors undertake a wide range of heritage, charitable and civic Chair and Trusteeships.

Our Commitment: *We will support all our stakeholders in the development and promotion of low-carbon energy, transport and infrastructure.*

'Ensure sustainable consumption and production patterns'

Responsible consumption is key in order to minimise the number of resources we are using. In turn this decreases waste, emissions, and material footprint. We have aimed to meet this goal by sourcing FSC certified, locally produced and recycled materials, and installing zoned LED lighting and PIR use to decrease energy usage.

Internally, we use chemical-free biodegradable cleaning products and implement the DOFF steam cleaning technique to clean our historic masonry, having been approved by Historic England and also being environmentally friendly.

Ensuring our partners improve their sustainability is key too - we now issue pre-qualification questionnaires (PQQs) to ensure quality assurance among our contractors and work towards a circular economy.

Our Commitment: *We will continually improve the sustainability of our existing assets and those of our customers.*

12 RESPONSIBLE CONSUMPTION AND PRODUCTION





'Strengthen the means of implementation and revitalise the global partnership for sustainable development'

Spenbeck strives to provide a platform for collaboration and co-creation through seeking partnerships with other local entities. These partnerships allow us to develop and meet our objectives, while ensuring others are able to do the same. Some of our key partners include:

- The UoN Energy, Innovation and Collaboration team who have funded internships and provided expert advice
- B&M Installations and McNeil Construction who help to deliver our energy efficiency upgrades and heritage regeneration works
- Urban Fabric Architects which specialises in conservation architecture and who plans sympathetic works, protecting the heritage of our buildings
- Stonebridge City Farm to whom we deliver our compost waste for it to be used in their allotment

Our Commitment: *We will continue to strengthen and broaden our partnerships to co-create and embed sustainability for the benefit of all.*

Our Partnerships



Nottingham
City Council



Heritage Action Zones
Historic England

installations™
b + m
the complete interior —

urban fabric



European Union
European Regional
Development Fund

D2N2 | **GROWTH**
HUB



Valpak
a Reconomy Group company



**University of
Nottingham**
UK | CHINA | MALAYSIA

NOTTINGHAM
TRENT UNIVERSITY

NTU

Other SDG Commitments



SDG 4 - We have created an online archive to celebrate The Birkin Building and educate others about its significant role in Nottingham's Lace Market which would otherwise be inaccessible to the general public. We also partner with local universities to provide students with internships in which they have the responsibility and autonomy to make real change to our business.



SDG 8 - Through our continued implementation of sustainability and inclusion, we ensure our spaces allow for positive recruitment and retention of employees. In addition, we aim to adhere to the '9 Foundations of a Healthy Building', particularly ventilation, air quality and thermal comfort, where research has shown to have a positive impact on performance and productivity.



SDG 9 - Spenbeck was the first company in Lace Market to invest in a 1 TB dedicated lease line and 100 MB back-up Wi-Fi provision. As a result, we are able to offer our tenants uncontended high-speed connectivity and reduce interruption.



SDG 10 - Through ensuring a universal design, installing a lift and more, we have made our spaces inclusive and accessible. This widens our tenants' recruitment pool, allowing them to hire the very best.



SDG 13 - Spenbeck is working to help implement the Nottingham's Carbon Neutral by 2028 Pledge. To help meet this, both our co-owners are Carbon Literate, ensuring they both have the awareness to continue to mitigate climate change.



Seven Year Targets

SDG 3: Good Health and Wellbeing. Our Commitment: We will continually improve the physical working environment, both those of our customers and our own creative spaces.

Indoor Air Quality	Monitor and report on IAQ in all communal areas
	Use low and no VOC paints, flooring and materials in all refurbishments
	Cross-ventilation provision across the portfolio
Buildings	All creative spaces to be WELL certified

SDG 7: Affordable and Clean Energy. Our Commitment: We will continue to only use 100% renewable energy and promote and facilitate its use amongst our tenant and business community.

Buildings	Only use 100% renewable energy
	LED and PIR installation across the portfolio
	Installation of solar PV panels across the commercial portfolio
	Solely low energy light fittings and appliances installed across the residential portfolio
	Secondary glazing installation throughout the commercial portfolio

SDG 11: Sustainable Cities and Communities. Our Commitment: We will support all our stakeholders in the development and promotion of low-carbon energy, transport and infrastructure.

Buildings	All retrofitting and refurbishments to be conducted against BREEAM 'good' rating and the 9 Foundations of a Healthy Building
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SDG 12: Responsible Production and Consumption. Our Commitment. We will continually improve the sustainability of our existing assets and those of our customers.

Energy	15% reduction in Greenhouse Gas Emissions from a YE2020 baseline
Waste	20% increase in recycled waste from a YE2020 baseline
	All appropriate food waste from the portfolio to be composted
Procurement	All suppliers to meet Spenbeck's minimum requirements on sustainability
	Measure and report on supply chain carbon emissions by 2025 (scope 3)
Portfolio Sustainability	Conduct an annual sustainability survey seeking tenants' opinions on our portfolio and ways to continually improve

SDG 17: Partnerships for the Goals. Our Commitment. We will continue to strengthen and broaden our partnerships to co-create and embed sustainability for the benefit of all.

Communities	Partner with key companies and organisations to provide environmental and community sustainability
	Promote carbon literacy through business networks
	Report progress on meeting policy commitments as part of the UN Global Charter pledge

How Spenbeck Helps Companies Thrive

We are experts and we advise, but in every discussion we collaborate. We are approachable, we engage in person with our clients and make things happen for them. Our attitude is to lead, to co-create, to be a responsible in both the provision and enhancement of office space and ensure our work is always fit for the future.

Our commitment to sustainability and inclusion is reflected in the facilities provided at our creative spaces and underpin our consultancy offerings to ensure every business we work with thrives.

“ Spenbeck is fully committed to both improving its environmental sustainability and that of its tenants. Working together to meet our common goals has enabled Chris Blandford Associates to strengthen our Environmental Management System and further meet our ISO 14001 certification requirements ”



- Karen Simpson,
Practice Manager at Chris Blandford Associates



Profitability & Growth - Delivering high quality workspaces to help companies achieve their full potential



Bespoke Creative Space - Workspace personalisation allows our customers to design collaboration and meeting space that matches their exact requirements



Healthy Building Provision - Monitoring & improving indoor air quality, thermal comfort and noise levels to maximise wellbeing and productivity



Family Business - Second generation with over 40 years' experience of building and customer stewardship at our core



Heritage Buildings - Combining historical settings with modern work requirements to provide unique creative space



Work & Social Events - Tenant community to foster collaboration, belonging and long-term working relationships



Historic City Centre Location - Creative space in Nottingham's historic heart accessing a wealth of local amenities



SPENBECK

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