

ILIM ESG strategy, policy and responsibility: ESG within real estate development projects



The ILIM sustainability policy for development projects targets the implementation of key elements of globally recognised sustainability standards, including LEED (Leadership in Energy and Environmental Design), WELL Building Standard and net-zero carbon, to achieve best-in-class standards.

ILIM engages and appoints environmental and sustainability consultants, as part of the wider design team, who assist the architect and other design consultants in providing, analysing, checking and implementing minimum requirements for environmental ratings for net-zero carbon, LEED and WELL. The consultants also engage with the contractor during the construction stage. ILIM continues the engagement and collaboration with our appointed property manager and tenants following completion of the main construction works in respect of the management of emissions data in line with our ESG strategy.

Through targeting LEED platinum certification and net-zero emissions within all new development projects, ILIM continually strives to be at the forefront of ESG innovation and practice.

This policy manifests itself by using the rating system included in the LEED pre-assessment documentation, ensuring that the design team considers all the key targets and recommended design decisions under the following headings:

> **Biodiversity and habitat**
This is covered under the sustainable sites section

It is the stated policy to protect and restore habitat within all new development projects. Each project will have a specific set of characteristics and each design team is tasked with formalising design criteria around incorporating biodiversity through sustainable ecosystems and supporting existing or restored habitat.

> **Climate change adaptation**
Covered under all headings

It is the stated policy to consider the design of all new development projects in the context of their impact on climate change, adopting a best-in-class policy around carbon footprint, energy use and production, materials and resources, reduction of water use and embodied carbon targets.

> **Greenhouse gas emissions**
Covered under energy and atmosphere section

With the advancement of HVAC design and enhanced refrigerant management and increased energy metering/monitoring, there is significant focus within each design brief to consistently meet improved reduced greenhouse gas emission targets.



> **Embodied carbon targets**
Covered under materials and resources section

ILIM has commenced a programme to ensure that all future development projects will target a net-zero carbon rating.

> **Pollution prevention**

Covered under sustainable sites/energy and atmosphere/
materials and resources sections

The policy for the prevention of pollution in each new development project is underpinned by the targets set out in the LEED rating system. Each member of the design team and the contractor are tasked with ensuring that light and materials pollution is minimised with planned disposal methodology and that the design of the mechanical plant and equipment incorporates enhanced commissioning and metering around active pollutants. In addition, the tracking and tracing of all demolition/construction waste are all recorded, and the disposal is monitored and controlled.

> **Renewable energy targets**

Covered under energy and atmosphere section

Renewable energy targets are decided with consultation between the design team in terms of the most suitable energy plant, and design options with particular emphasis on the target of net-zero emissions stated policy.

> **Sustainability procurement**

Covered under materials and resources section

Each development must comply with the stated targets within the LEED checklist in terms of ensuring the environmental product declarations (EPD) for each product are provided and checked, and ensuring the tracking and tracing of sourced raw materials and the recording of material ingredients. In addition, there is a stated policy to monitor construction and demolition waste management and the storage and collection of recyclables.

> **Life cycle assessments**

Covered under materials and resources section

To ensure optimum life-cycle impact reduction, assessments are carried out during the design stage to provide for the procurement of building materials and plant with the most efficient life-cycle characteristics. Product data is critical to the selection and design process and the assessment and suitability of related information in this regard is a stated policy.

Other key headings given consideration are

- > **Location and transportation**
- > **Construction and demolition waste management**
- > **Water efficiency**
- > **Innovation and design process**
- > **Regional priority**
- > **Indoor environmental quality**

The appointed project teams are required to assess the initial concept design under these headings, starting with a LEED pre-assessment scorecard.

A pre-assessment scorecard will determine the actions by the design team, contractor and building management team who dictate the level of certification achieved, with all new developments targeting the highest level available, LEED Platinum.

Within its overall sustainability targets, ILIM engages with climate risk assessment consultants to assess the design development and its resilience to catastrophe/disaster.

There are three phases of implementation

- > **Phase 1** Review of options for the incorporation of key sustainable design in the form of those outlined in the pre-assessment checklist
- > **Phase 2** Design team recommendations for the implementation of the key sustainability processes and design
- > **Phase 3** Consistent review and audit of the implementation of the agreed process and design pre-, during and post-construction.

It is important to note that, during the course of design and construction, and on completion, ILIM engages and appoints a consultant providing MODEL AND INDEPENDENT COMMISSIONING SERVICES for commissioning and verification of LEED requirements, including, for example, BER certification.



Design phase

> LEED energy model

An EPACT (US Energy Policy Act) approved software to be utilised to develop the LEED energy model. EPACT is a pre-requisite for LEED Energy Analysis.

The consultant will respond to USGBC/GBCI queries raised in relation to the use of the software for LEED energy modelling.

> LEED commissioning

The LEED commissioning consultant will review and advise where necessary on the Owner Project Requirement (OPR) document and Basis of Design (BOD) document to ensure they comply with the LEED guidelines. They should also provide a narrative to be included in the tender documents to ensure the building and mechanical/electrical contractors are aware of their responsibilities relating to LEED commissioning. The LEED commissioning consultant will review design drawings and create a register of comments for the design team to ensure compliance with the LEED guidelines.

Construction phase

> LEED commissioning

The LEED commissioning consultant will meet with the building and mechanical/electrical contractors to give an overview of their responsibilities relating to LEED commissioning. The LEED commissioning consultant will review the specification of equipment. The LEED commissioning consultant will develop a commissioning plan with milestones and dates. The commissioning plan is to be developed by the LEED commissioning consultant to become the commissioning report.



Post occupancy

> LEED commissioning

The LEED commissioning consultant will complete a re-commissioning manual, provide a pre-warranty inspection, and document the operation and maintenance training during closeout.

It is ILIM's policy to seek out the most up-to-date sustainable innovations to continue to add to the assessment process and target ongoing improvement in the rating levels of new development by means of annual review of the latest global innovation and practices.

The appointed contractor will comply with the most up-to-date environmental standards as referenced by LEED or any other certification process being used by Irish Life in the course of development projects. The building contract signed between Irish Life and the appointed contractor will make reference, directly or indirectly, to environmental, social and governance (ESG) responsibilities during the course of construction. The binding agreement between the parties will require the contractor to be in compliance with all environmental legislation, regulations, by-laws, codes and industry standards throughout the term of the contract.

It is also the policy of ILIM to apply WELL or Fitwell certification to new development projects. The WELL pre-assessment questionnaire outlines the areas in which the policy covers critical areas of ESG under the headings: Air, Water, Light, Nourishment, Sound, Thermal comfort, Materials, Community, Innovation and Mind.

Community impact monitoring

ILIM's systematic process to monitor the impact of development projects on the local community during different stages

- > ILIM is committed to minimising the impact of its development projects on the local community (business and residential) by way of engagement with all relevant stakeholders and ensuring both the design team and main contractor take whatever steps are practical to reduce disruption before, during and after construction.
- > The design team and main contractor are required to establish contact with all neighbours prior to commencement of works on-site for the purpose of encouraging community engagement and communication regarding risk management during the construction phase of the project.
- > The community representatives are encouraged to attend regular meetings with ILIM at which the main contractor sets out proposed mitigation measures to reduce impact on the local community, including management of working hours, noise, dust and vibration mitigation measures, construction traffic management, waste disposal etc.
- > These issues are contained in a monthly newsletter and a 'two week look ahead' document that sets out all upcoming activity on-site. These are circulated to all relevant parties in advance of meetings (see attached examples).
- > In addition, all projects are fitted with noise, dust and vibration monitors, which the contractor is obliged to manage, analyse and report on, on a regular basis, to ensure statutory compliance and to minimise impact on the local community.

Irish Life Investment Managers (ILIM) is an appointed investment manager to Irish Life Assurance plc

Irish Life Investment Managers Ltd is regulated by the Central Bank of Ireland

Irish Life Assurance plc is regulated by the Central Bank of Ireland