





Contents

03	Introduction
04	Foreword
06	Governance
37	People
74	Place
95	Property

About Quintain

Quintain is an award-winning development and asset management company and the team behind Wembley Park, one of London’s most exciting new neighbourhoods. We are recognised as mixed-use regeneration and Build-to-Rent specialists and are competitively placed to take on new opportunities to utilise our unrivalled expertise.

Unique 85 acre “Great Estate” in central London, incorporating an institutional quality Build-to-Rent (BtR) platform, in a chronically undersupplied and highly in-demand sector

Design-led BtR strategy with an award-winning operational team, driving occupancy and platform efficiencies across a portfolio of 2,900 operational units under Quintain’s ownership and management

Enhanced neighbourhood offer driving footfall into established Wembley Park destination, with further place-making and amenity enhancements to come

Market leading development team – with planning consent in place for a further 3,000 homes with exceptional construction track record that de-risks future development

Strong vertically integrated company structure, incorporating best-in-class Development, Project, Asset and Investment management driving future growth with the scale to take on substantial new ventures

Wembley Park development

500,000 sq ft retail	13,000 residents and jobs	16 million annual footfall
35 acres of public realm and private gardens	6.6 million sq ft of development complete	5,352 total homes built by Quintain for private sale, Build-to-Rent and affordable since 2004

Foreword



Sustainability issues cover many topics and our impact as a property developer and an operator of Build To Rent and commercial, retail and public realm areas is significant and varied. Over the past few years, we've outlined our approach to address the sustainability issues most meaningful and where we have the most impact and influence. Our objectives and progress are covered in this report. But as ever, some of the issues where we've made the most impact are not directly measurable. It's people who continue to define our places and who will always set the tone for what we build and hold us to account for how we behave and operate. The construction of our latest homes, Luna (NE03) and Solar (NE02) has demonstrated the positive impact we can have through meaningful design, procurement and working with a highly engaged professional supply chain. Our estate management and facilities management teams have also embraced sustainability issues and promoted initiatives and implemented changes to reduce our impact and have positive sustainability outcomes for our neighbourhood. This report is a summary of the collective action from our staff, suppliers and our residents and visitors who make Wembley Park special. It's with great pride that their case studies and stories are represented here.

Clare Masters,
Head of Sustainability



Welcome to our Sustainability Report 2024. In this document we report on our achievements and focus on the stories evolving from the work of our staff and on-site teams. Our responsibility to deliver on our strategic goals across sustainability, is something I take extremely seriously, as does our Board of Directors. Our corporate objectives are inextricably linked to our work in this area and the programme of delivery across the business is reflected in this document. In 2024 we Topped Out our two new developments NE02 and NE03 bringing 767 new homes to Wembley Park. This report documents the people behind the process, the carbon reduction and the care and attention paid to every part of the developments.

James Saunders
CEO



INTRODUCTION



Our areas of Focus and Priority

GOVERNANCE

People

Diversity & Inclusion
Sustainable Communities
Safety, Health & Wellbeing
Education, Skills & Employment

Place

Transport & Connectivity
Public Realm & Placemaking
Biodiversity

Property

Climate Change
Resource Efficiency
Technology & Innovation
Sustainable Procurement

Governance



Governance

We operate our business in an honest, transparent and ethical manner, protecting company assets and working in the best interest of all our staff and stakeholders. Good governance ensures that the decisions we make are the right ones for the business and our stakeholders. We adopt best-practice approaches to governance issues, irrespective of requirements and regulations because we believe it makes us stronger as a business, more attractive to our employees and facilitates better relationships with our supply chain and local communities. We use our approach to governance with respect to managing sustainability and climate resilience issues, through policy, steering groups, advocacy and risk management. These activities and their outcomes feed into setting our objectives and targets against our themes of People, Place and Property.



Sustainability policy

Quintain is one of the UK's leading vertically integrated developers and an early pioneer of Build to Rent (BtR) residential properties in the UK market. Established 30 years ago and with over 20 years at Wembley Park, today Quintain is one of the UK's largest developers, owners and operators of BtR, with a pipeline in London of 8,500 homes at Wembley Park, the largest single site of BtR in the UK.

Only by measuring and understanding our impact on the environment, society and the wider economy, can we effectively evaluate our contribution, manage our business risks and identify opportunities to create lasting value for all.

We have a culture of continuous improvement, supporting our business processes and initiatives in reducing the environmental impact of our operations and those of our suppliers. These improvements also focus on socio-economic factors and aim to support the communities in which we work, leaving lasting positive legacies. Our sustainability policy and objectives sit within the wider suite of our corporate policies which ensure we deliver on the things that are important to us and to our stakeholders.

Our areas of focus

Our environmental, social, economic and governance impacts are considered across our three pillars as well as our overall governance:

People: We aim to put people first in everything we do. We recognise that we have a responsibility to leave a positive and lasting legacy with the people we work with, whether our own employees, our supply chain, or our local communities.

Place: We aspire to create inspiring, vibrant and thriving communities and neighbourhoods that are socially, culturally, environmentally and commercially sustainable.

Property: We endeavour to create sustainable buildings that are built to last and futureproofed to ensure they provide a high-quality, comfortable environment, now and in the future. We have developed priority areas under each pillar and have defined specific objectives against which we can track progress against our policy and report on performance. Our Sustainability Steering Group meets regularly to ensure we focus on, and address the sustainability issues that are central to our business activities, providing feedback on performance and recommendations on a quarterly basis to the Operational Board.

Governance:

Our approach to good governance underpins our policy and ensures that the decisions we make are the right ones for the business and our stakeholders.

Our commitments

To demonstrate compliance with our policy and deliver our objectives, we commit to:

- go beyond compliance and minimum requirements
- provide leadership and continuously improve
- be forward-thinking and innovating
- ensure our employees and wider stakeholders are aware of and contributing towards our goals
- work to influence beyond our direct activity and proactively engage in discussion with our business partners and suppliers
- identify key performance indicators and set targets for performance in key areas
- transparently measure and disclose our performance in a transparent way



James Saunders

Chief Executive
01 December 2024

Governance overview

Governance procedures

As a relatively small, privately owned organisation we have few formal reporting obligations. However, we recognise the value of reporting on our activities.

Supply of goods & services

Our approach to procurement and the supply of goods is strongly influenced by our approach to governance, with many checks and balances to ensure we are behaving ethically and sustainably. Ongoing monitoring of supplier performance is focused on our high-risk suppliers and those with whom the majority of our spend is concentrated. Compliance reviews are carried out by our procurement team on a regular basis, and where appropriate, third-party specialists are appointed to carry out more in-depth checks. Our principal contractors are also monitored on an annual basis by our third-party auditor, Achilles. Achilles has significant industry experience and is trained in accordance with the International Register of Certified Auditors (IRCA). Achilles measures and tracks supplier compliance and the scope of its audit covers an assessment of each supplier's organisations management systems, documents and processes relating to key supply chain risk areas across a wide range of Environmental, Social and Governance (ESG) issues. These include ethical business practices; health and safety; environmental performance and corporate responsibility; and carbon management. The Achilles supply chain mapping exercise collects information on sub-suppliers in order to link relationships and improve the visibility of the wider supply chain network, helping us to better understand the interconnected relationships and potential supply chain issues that could arise as a result. We continue to work only with compliant and approved suppliers.

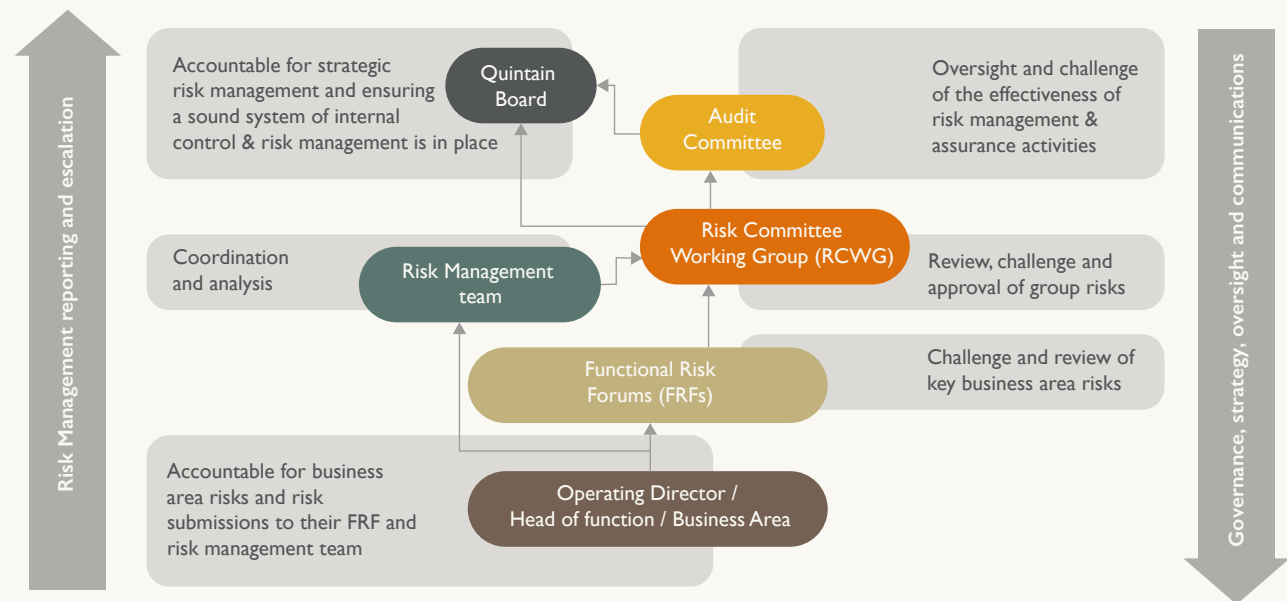
Modern slavery

The construction supply-chain is a high-risk area for incidents of modern slavery, so we take measures such as independent labour audits and confidential interviews with site operatives to mitigate this risk. This monitoring is also carried out by our main contractors, who are equally committed to eliminating modern slavery in supply chains.

Anti-bribery & corruption

The construction industry consistently ranks high in corruption indexes. Due to the nature of our work, no two projects are the same, making it difficult to compare costs across projects

and identify bribes. However, as a developer, we take bribery and corruption seriously, and have policies and procedures in place to ensure that potential issues are identified and dealt with. This includes regular training and recording of gifts and hospitality, guidelines on appropriate acceptance of hospitality (particularly during periods of contract award) and the use of a confidential phoneline for our employees to report any concerns they have. Contract staff working with us for more than three months are offered a compliance induction and our Safecall hotline is also made available to them.



Quintain's Governance Structure

Board of Directors

"Bringing property and places to life"

- Responsible for the long-term success of the Group
- Provides leadership and direction to the Group on its culture, values and ethics
- Sets strategy and oversees its implementation
- Agrees risk appetite and is responsible for risk oversight
- Responsible for corporate governance
- Responsible for the overall financial performance of the Group
- Responsible for Nomination and Remuneration practices for the Group incl. appointment of executive directors

CEO

- Leads the Group
- Articulates vision, values and purpose
- Develops and Implements strategy
- Responsible for overall performance of the business
- Manages the Executive Leadership Team
- Responsibility for climate risk

Board committees

Audit Committee

Monitors the integrity and effectiveness of the Group's financial reporting, internal control, assurance activities and risk management procedures; Reviews the consistency of application of accounting policies; and challenges management actions and judgments in relation to financial and written statements to ensure transparency and financial governance Leadership Team.

Executive Director & Asset Manager approvals

Reviews and approves major capital transactions, projects and other expenditure delegated by the Board via the Capital Transaction Authority (CTA) process & quorate Board meetings in alignment with shareholder requirements.

Risk Committee Working Group (RCWG)

Reviews, challenges and approves the Group's risk appetite, assessments and risk management processes; ensuring that key risks are identified and brought forward for review by the Board. Physical and transitional risks relating to climate and wider ESG issues are included in the risk matrix.

Executive Committee (ExCo)

Executive Committee (ExCo) leadership team responsible for monitoring performance and organisational health. They have oversight of sustainability and data strategies and assess and manage risk and compliance. ExCo make recommendations to the Board of directors and develop strategic plans for review. They work to ensure business plans and finances support ESG investment.

Operational Board (OpBo)

Operational Directors responsible for overseeing the execution of the Group's strategy and business plans; ESG, people and culture strategy and accountable for managing business area risks including climate risks and ESG objectives. Receive updates from departments, teams, on progress against business plan.

Departmental/Business Unit committees/workshops (Workplace, Residential, Retail, Development, Project Management)

Risk Forums | CTA Review | DM/PM/Ops meetings | Technical Affairs Committee (TAC) | PM / Ops Interface | Wembley Park Retail Review | Technology / PropTech Committees & Steering Groups | Group Marketing Review | BPQW LLP Board Quarterly Company Update Briefings (all staff)
Develops and executes business plans; ensures ESG objectives and targets are included in business plans; Assesses, challenges and manages key business area risks; Delivers operational and financial performance; Recruitment, Learning and Development.

Interdisciplinary committees

H&S Compliance Committee | Sustainability Steering Group | EDI Steering Group & Networks | Wellbeing Committee | Social Committee

Review and manages ESG commitments and climate risk targets as well as all Health, Safety and Security risks for the Group and its activities at Wembley Park; Endeavors to ensure the Group operates in a Sustainable way - advising the Board on setting and monitoring progress against targets to align with global sustainability and stakeholder priorities; Implementing the Group's commitment to its corporate vision focused on themes of People, Place and Property.

Sustainability Steering Group (SSG)

Terms of reference

The SSG is responsible for ensuring that our sustainability strategy remains current, that progress against our objectives is tracked, and that our approach to sustainability is communicated both internally and externally.

SSG members

The SSG draws on expertise from across the business, bringing together a range of perspectives and experiences relevant to our objectives. Individuals are invited to join the committee based on a combination of their expertise in one or more of our strategic sustainability focus areas; their ability to influence and effect change; or their proficiency to practically implement policies and assist with data gathering. We also draw on expertise in governance, communications and reporting to enable us to effectively deliver against our objectives. The SSG contains Board, Executive Committee and Operational Board members to ensure issues are represented at their highest level and included into business planning considerations.

Wider implementation

In addition to our formal committee members, there is a wealth of knowledge, interest and enthusiasm across the group which we tap into on a regular basis to inform, evolve and implement our sustainability objectives. We have a number of specialist business functions, who although not directly involved in the SSG, have responsibility for key ESG issues and sustainability priority areas within their day-to-day roles. This includes health and safety, community engagement, arts and culture, and technology specialists and leaders, who have their own strategies, policies and procedures that support Quintain in delivering our wider sustainability goals. Each of our Steering Group members is responsible for liaising with their team

and disseminating the work of the SSG. Specialists across the business have been consulted on their areas of expertise relevant to the sustainability strategy to ensure alignment, and as part of our projects & implementation strand of work, and in the reporting year, we strengthened these links to ensure that departmental and individual performance objectives linked to our sustainability policy and objectives.

Ultimately, our employees recognise that behaving responsibly and ethically supports the business in meeting our sustainability objectives.

One way in which we strive to achieve this is through our mid-year development review process. Each member of staff is required to identify a personal sustainability objective which is aligned to our corporate and departmental objectives. This further embeds personal responsibility for sustainability within our organisation. All staff are recognised during our staff appreciation week and the Quintain Living team share recognition through Nectar, which we will be rolling out across the company during 2025. Sustainability is also included as a subject in most departmental and supply chain meetings.

Sustainability Steering Group



The Sustainability Steering Group (SSG) guides Quintain's approach to environmental, social and governance issues. The SSG is responsible for identifying and reviewing the short-, medium- and long-term issues that affect or are affected by Quintain's business operations.



The role of the SSG is to identify the sustainability issues and risks that are material to Quintain, to set objectives against those issues and recommend appropriate courses of action which are considered in departmental business planning and execution. Performance against the objectives are delivered to the Operational Board on a quarterly basis.



The SSG develops Quintain's sustainability priorities, risks and opportunities and reports on progress against the set objectives to the Board.



The SSG meets monthly and provides papers and presentations on ESG performance and recommendations for improvement to climate based risks and opportunities to the Operational Board on a quarterly basis.

Stakeholder Engagement

We have identified our key stakeholders who play an important role in shaping how we operate within the Wembley Park and wider Brent community.

Who are they?	What is important to them?	How do we engage with them?
Commercial and Retail Occupiers	— Fair and convenient leases — Being supported by Quintain, particularly during poor trading conditions — An enjoyable, convenient, safe, well-connected estate to work from	— Flexible floorspace leases and plug & play contracts for Commercial occupiers. — Quintain's Marketing and Events teams have a mandate to focus on world-class enlivenment of the estate with free events and cultural programming. — Estate-wide Wi-Fi allowing employees to stay connected across Wembley Park. — Green spaces across site including dedicated dog runs and new three-acre park. — 24-hour estate-wide security cover and Health & Safety management.
Residential Occupiers	— Secure, flexible tenancies to support renters. — Well-designed buildings and amenity spaces. — An opportunity to live more comfortably and sustainably. — A safe, world-class neighbourhood in which to live.	Quintain Living: — Residential leases offered from six months to three years to give residents more control. — Lifestyle-led amenity spaces including dog runs, allotments and writing sheds. — A continual feedback loop from residents of current buildings informs the design of our future buildings and we remain flexible in our approach, recently retrofitting gyms into less favoured amenity spaces following feedback from residents. — Wellbeing is a key theme of our resident events programme. — Quintain's sustainability strategy in action includes providing residents with access to Envac, a system which sends waste and recycling underground to a collection site, from which nothing goes to landfill. We have a programme of communication to engage with residents to encourage more sustainable behaviour. To help our residents 'buy in' to our zero carbon journey, we educate them to help them understand their household consumption and set competitions to reduce energy use. — The dedicated and responsive Quintain Living Resident Team is available 24 hours a day. Residents of other Wembley Park buildings owned by Quintain: — A curated retail estate with 24-hour security cover, local-needs retail near each building, estate-wide WiFi, acres of public realm and green spaces, an annual programme of free cultural events. — Professional management teams.

Stakeholder Engagement cont. . .

Who are they?	What is important to them?	How do we engage with them?
Employees	— Competitive remuneration and contracted benefits. — Opportunities for development. — A shared sense of purpose and belonging. — Sustainability, Diversity and Inclusion principles. — A comfortable and safe workspace. — The opportunity to make a difference in working.	— Salary benchmarking undertaken by the HR team. — Competitive benefits including health insurance and wellbeing support schemes, with packages regularly reviewed. — Supportive of flexible working. — A comprehensive development review process. — A shared set of Quintain Company Values: People-First, Creative, Pioneering, Sustainable, Proud, selected in consultation with staff on what matters to them. — Weekly internal newsletter and company intranet sharing successes from across the business and allowing staff to access useful information. — Social committee offers a programme of free staff events across the year. — Annual Christmas party and quarterly companywide update meetings. — Sustainability Steering Group with members from across the business leading Quintain's approach to sustainability. Sustainability focussed objectives included in Personal Development Reviews. — Wellbeing Committee with members from across the business. — An EDI Steering Group, Chaired by our CEO, with three staff networks: Pride Alliance, Gender Equality Network and Culture Club. — Inclusive parental leave policies. — Dedicated Health & Safety policies and annual desk assessments to ensure all staff have a suitable workspace. — Annual staff survey offered to employees, reporting on leadership, communication, culture, environment, benefits and communication. — Two full days of volunteering offered and a match funding scheme. — Cross company Mentoring Scheme.

Stakeholder Engagement cont. . .

Who are they?	What is important to them?	How do we engage with them?
Local Communities and Environment	Communities — Being communicated to and forewarned of disruption. — Quintain being a responsible neighbour. — A well maintained, convenient, enjoyable estate. Environment — It is important that Quintain minimises its effect on the environment and at all touchpoints.	— Our environmental, social, economic and governance impacts are considered across our three pillars: People, Place and Property. Further details can be found at https://www.quintain.co.uk/sustainability. — Quintain's dedicated Sustainability Steering Group (SSG) is Chaired by our CFO & Head of Sustainability and guides our approach to environmental, social and governance issues. The SSG identify and review the short, medium and long-term issues that are affected by our business, ensuring we have the appropriate measures in place to carry out our activities responsibly and with integrity. — We are members of the Considerate Constructors Scheme, striving for the highest possible standards of safety and reducing our impact on the neighbourhood. — Shared logistics hubs working across multiple live sites, serving to reduce vehicle movement, waste, and to increase cooperation between contractors. — Continual engagement with the local community includes webinars weekly site works updates. — Local volunteering is done across Brent by members of staff and the Company has built strong links with numerous local schools, charities, and organisations. — World-class enlivenment of the estate with free events and cultural programming and a curated retail offering. — Annual reporting to the Global Real Estate Sustainability Benchmark (GRESB) in line with Quintain's ambition to continuously improve on ESG performance. — Regular monthly "Wembley Park Walkabout" site tours open to all through the Wembley Park website.

Stakeholder Engagement cont. . .

Who are they?	What is important to them?	How do we engage with them?
Suppliers	— Fair payment terms — Prompt settling of debt — Opportunities for business growth and knowledge sharing	— We aim to build long term relationships with suppliers through prompt payment and our use of Supplier Portal, a supplier management system to assist Quintain capture key information and support the verification of their credentials, from likes of health and safety, insurance, sustainability and regulatory compliance. — Through our membership of Build UK, we've had extensive dialogue with our contractors to ensure that payments are passed onto their supply chain swiftly. On average, all our framework contractors pay their supply chain within 32 days. Our own payment process is transparent and defined in detail. We pay contractors on the 28th of each month without fail, for works carried out in the previous month. Consultants are paid in the same way, based on a pre-agreed monthly cash flow which is regularly reviewed. — Our Contractor Framework creates an environment for collaboration and knowledge sharing. We have established working groups across our supply chain, to support collective innovation. We share lessons learnt throughout our supply chain from previous schemes so that everyone benefits from the mistakes of the past or indeed innovations of others
Local Stakeholders	— Ensure a collaborative relationship is built with our neighbours and business partners	— The National Stadium is a close neighbour and a vital working relationship has been formed to ensure all legal and operational responsibility is upheld. — The Stadium and Arena bring millions of visitors to Wembley Park each year, our communication channels before, during and after each event are dedicated to visitor's enjoyment and safety. — Our dedicated estate team ensure that overnight after any event the public realm is cleaned and prepared for our residents and visitors the next day. Our partners work with us to ensure all that can be recycled is, especially glass and single use plastic.

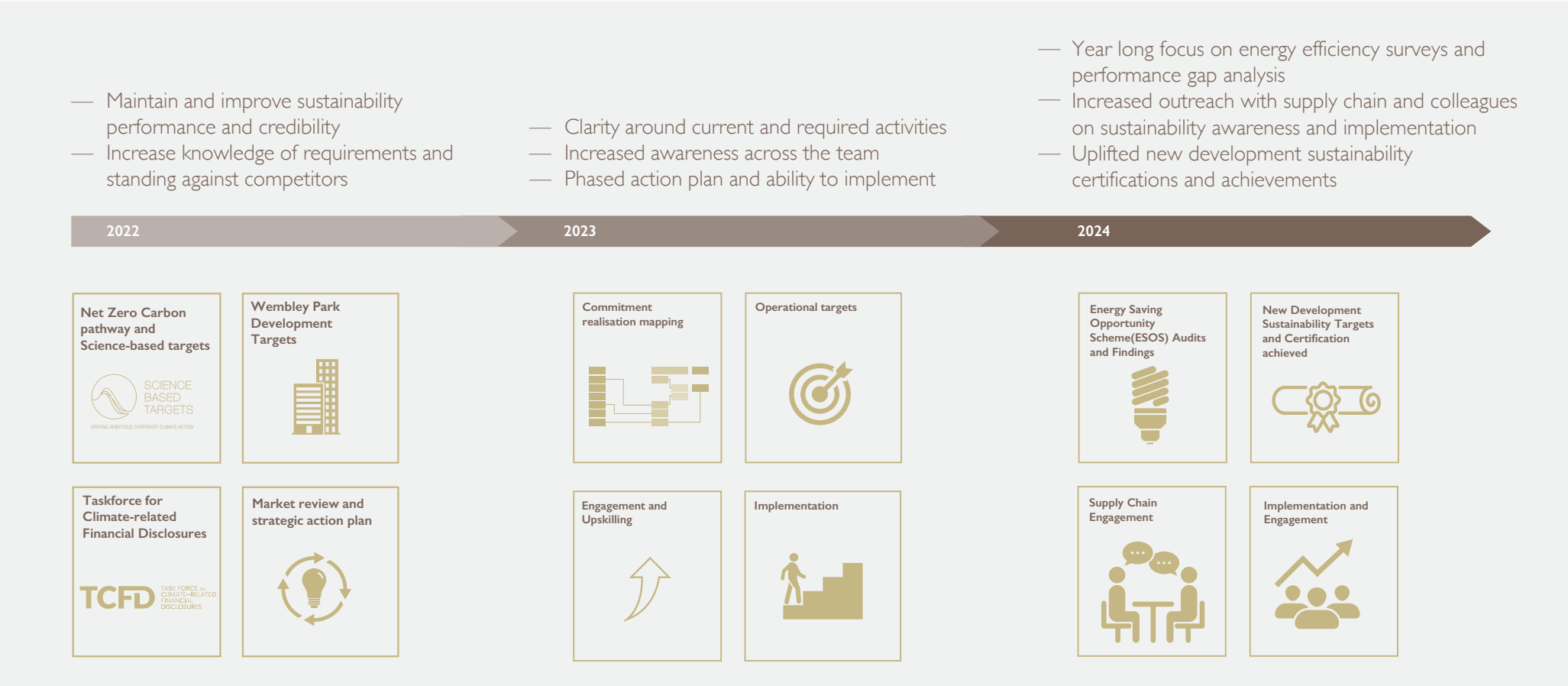
Stakeholder Engagement cont. . .

Who are they?	What is important to them?	How do we engage with them?
Government	— A collaborative and responsible approach — Transparency and compliance with regulation — Prompt response to changing Building Safety Guidance — Quintain championing the property industry and the growing Build to Rent sector	— A constructive long-term relationship has been built with London Borough of Brent. Open dialogue is kept at all levels of both organisations. — We have been following the Building Safety Act closely and have external lawyers advising us on relevance to our business. We have delivered training to the business at board level and operational level on the impact of the BSA. — We are members of the British Property Federation (BPF) and many of our senior staff sit on their various operational boards feeding directly into the GLA and central Government to educate and champion the BTR industry. — Quintain engages legal and compliance specialists internally and externally to ensure ongoing adherence to government regulation in the conduct of its business. — All members of staff receive training on induction and during their employment on regulatory requirements relevant to the Quintain Group, which includes observance of regulatory reporting requirements.
Debt Providers	— Financial performance meeting expectations — Openness and collaboration	— Debt facilities have been arranged with a wide variety of organisations. Regular meetings, presentations and communication is kept with all debt providers.

Our Section 172 Statement: You can find our Section 172 statement, which sets out how the Board takes Stakeholder interests into account when making decisions, in the Governance section of our website.

Quintain's Sustainability Journey

Throughout 2024 we built on the work and strategy developed during 2023 . Sustainability measures undertaken and implemented throughout the work our people and teams do, to improve our ability to address social and environmental challenges and help to create a low carbon and socially inclusive, fun neighbourhood.



Approach to Climate Risk and Adaptation

Governance

Climate related risks and opportunities are governed and managed by our risk management process. The Sustainability Steering Group (SSG) was established to demonstrate that we focus on, prioritise and address, the ESG issues central to our business activities. The SSG members who include our Board Director, CFO, Philip Slavin, are responsible for identifying and reviewing the short, medium and long-term issues that affect or are affected by Quintain's business operations. The group has a key role in being responsible for identifying material climate-related risks and opportunities and liaising with groups across the business to ensure that these are adequately addressed. The SSG meets monthly and provides updates to the Board regarding sustainability matters and opportunities for programmes that support our sustainability targets and mitigate climate-related risks and opportunities. The SSG also provides feedback on performance and recommendations to the Operational Board on a regular basis.

Risk management

Quintain's risk management process is informed by the risk management policy that has been approved by Quintain's Board and is reviewed on an annual basis. The risk management process allows us to identify, assess, monitor and report risks including the climate based physical and transitional risks and opportunities from our TCFD based analysis. Our risk approach is supported by risk management guidelines, developed to support the understanding and embedding of risk management and the appropriate risk mitigation processes into our business operations and planning. The diagram shown here provides an overview of the process.

We have a defined risk management governance structure that defines roles and responsibilities, as well as a governance

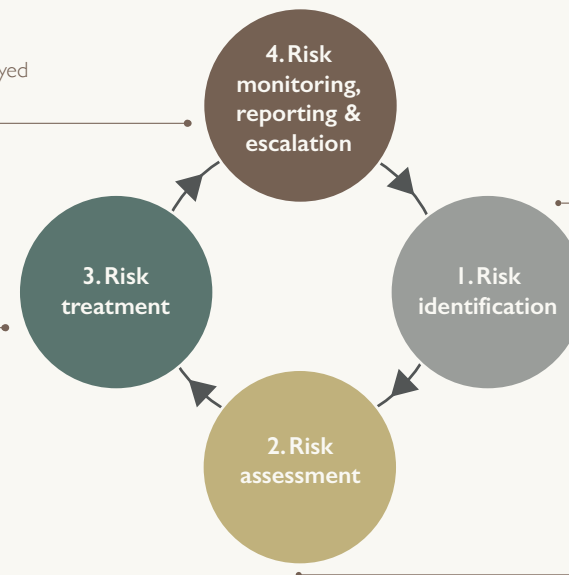
mechanism underpinned by scheduled communications that ensure that risks are continuously evaluated and monitored. The Board meets quarterly, and risks are communicated to the Board by each Department including from the Head of Sustainability and the SSG, as well as mitigation actions are discussed; the CEO Report is then updated quarterly. The identification, assessment and management of climate-related risks falls within the scope of the broader risk management policy and is therefore integrated into the organization's overall risk management. From this identification process, metrics and targets have been developed for departments to monitor and be aware of their ESG impact and climate risks in the short- and long-term time periods.

4.

Risk owner establishes the frequency of review and monitoring for each risk. Measurement and target setting employed to monitor risk reduction.

3.

Risk treatment is decided by the risk owner and/or respective management that further risk treatment to manage the risk is required.



1.

Identification and characterisation of risks that could affect business objectives. A risk owner must be allocated

2.

Consideration of the potential financial and non-financial impacts of a risks and the likelihood of its occurrence
The significance of a risks is determined by considering: the potential impact(s) and the likelihood it occurring
Quintain risk measurement criteria(s) are used at business area level to allow comparison of risks across the company

Climate Scenario Analysis

As a real estate developer, owner and operator, we face increasing risks from climate change, including physical risks resulting from a changing climate such as extreme weather events, and transition risks associated with the UK's transition to a Net Zero economy. In order to identify and understand climate-related risks and opportunities that may impact our assets and operations, enabling us to take the necessary actions to improve resilience, we worked with Arcadis Consulting UK Limited to complete a climate scenario analysis. This was in line with our commitment to managing climate-related risks and opportunities across our business and operations and follows our reporting against the requirements of the Taskforce on Climate-Related Financial Disclosures (TCFD) since 2022. The climate scenario analysis carried out within the past year, has been conducted in line with TCFD guidelines to support our disclosure.

Physical Scenario Analysis

A physical scenario analysis was conducted across five asset categories: residential, retail and commercial, parking, public realm, and future development. Risks were assessed across the short-, medium-, and long-term under two different climate scenarios: Representative Concentration Pathway (RCP) 8.5 and RCP 2.6.

RCP 8.5 represents a reasonable worst-case scenario, where global greenhouse gas (GHG) emissions continue to rise, culminating in an average increase in global average temperature of 4.3°C by 2100.

RCP 2.6 is considered to be a best-case scenario associated with significant reductions in GHG emissions and an average increase in global average temperature of 1.6°C by 2100.

The analysis considered the likelihood of impacts occurring, based on UK Climate Projections (UKCP18) and existing sensitivities, and the consequences of impacts occurring. The likelihood and consequence scores were then used to determine the overall risk of each impact on the five asset categories.

The analysis identified seven 'key risks'

1. Fire events
 2. Physical damage from flooding
 3. Reduced water availability
 4. Interruption of power supply
 5. Disruption to local transport networks
 6. Increased cooling requirements
 7. Damage to human health, wellbeing and productivity.
- Recommendations for adaptation have also been provided.

Transition Scenario Analysis

A transition scenario analysis was also completed to identify the risks and opportunities to our business associated with our intended transition to a Net Zero economy. The transition risks and opportunities were assessed across the short-, medium-, and long-term under two transition scenarios, the Baseline scenario and the Balanced Pathway, as described in the Committee on Climate Change's (CCC) Seventh Carbon Budget, published in 2025.

The **Baseline** is a hypothetical pathway whereby no further climate action is taken.

The **Balanced Pathway** is "an ambitious, deliverable pathway that represents our assessment of the UK's best path to reach Net Zero by 2050, based on the latest evidence and data" (CCC).

The transition risk assessment used information from the Seventh Carbon Budget report and associated datasets, along with information gathered from site visits and stakeholder engagement, to identify and assign risk ratings to individual transition risks and opportunities.

The scenario analysis identified four 'key risks':

1. Challenge of decarbonising heating systems
2. Inability to secure investment due to failure to decarbonise
3. Challenge of meeting regulatory changes on building standards
4. Cost of low-carbon and renewable technologies

Four 'key opportunities' were also identified:

1. Energy and cost savings from decarbonisation
2. Installing low-carbon and renewable technologies
3. Demonstrating market leadership in decarbonisation and sustainability
4. Early alignment with ESG and sustainability reporting frameworks

The following tables show a summary of our risks with recommendations for action and opportunities. A full report has been prepared with detailed methodology and scenario analysis. This is available on request. The recommendations are used to inform our strategic direction, our carbon transition report, and departmental goals and KPIs.

Physical Climate Scenario Analysis

Methodology

Introduction

In alignment with the TCFD disclosure requirements on strategy, a physical climate change scenario analysis was completed to determine the physical risks presented to assets in the Quintain estate by a range of climate change hazards. A total of 45 assets were included in the physical climate risk assessment. Assets were divided into five categories, and the risks to each category were assessed across the short-, medium- and long-term under two different climate scenarios, a best-case scenario (RCP2.6) and a worst-case scenario (RCP8.5) providing a range of possible outcomes depending on future GHG emissions.

The five asset categories considered include:

1. Residential assets (including those nearing completion)
2. Retail and commercial assets
3. Parking
4. Public realm
5. Future development (note that this focused on the risks to construction of assets – upon completion, new assets would fall into one of the above categories).

The methodology used to complete the scenario analysis is summarised in Figure 1 and detailed in the following sections.

Climate Variables

The climate hazards considered in the scenario analysis include:

- Winter precipitation / flooding
- High temperatures / heatwaves
- Cold snaps
- High winds / windstorms
- Summer precipitation (as a proxy for drought)
- Lightning

Data Collection

Information about sites was gathered through stakeholder engagement and sources provided by Quintain. A site visit to Wembley Park was conducted in January 2025 to gather further information about Quintain's assets and operations.

A request for information was provided to Quintain to obtain asset-specific data including asset name and function, occupancy patterns, presence or absence of air conditioning and back up generators, specific sensitivities or case studies of climate-related impacts, and details of any existing mitigation in place.

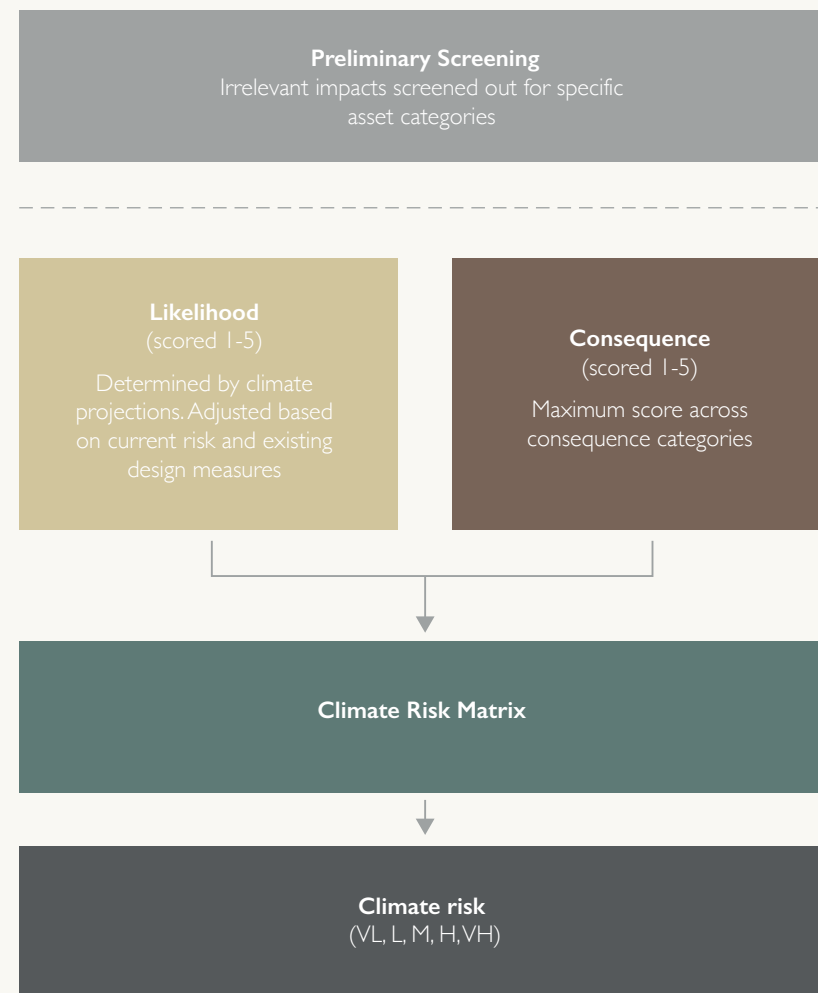


Figure 1. Summary of the physical scenario analysis methodology.

Physical Scenario Analysis

Risks Overview						
Applicability	Risk type	Risks/opportunities to Quintain	Existing mitigation measures/actions	Maximum risk across categories		
				Short Term	Medium Term	Long Term
All sites	Increased severity and frequency of fluvial, pluvial and coastal flooding	Heavy rainfall events could result in overwhelming drainage systems resulting in surface flooding potentially damaging buildings and associated infrastructure as well as causing disruption to construction programmes.	The estate management team monitor and manage drainage systems. Local authority drainage systems are also monitored and maintained. The landscape has been designed to allow rainwater to run-off into drainage systems. Some buildings have green / brown roofs which help with attenuation.	Medium	High	Very High
Residential, Retail & Commercial, Parking, Public Realm	Increased severity and frequency of extreme weather events	Potential power cuts linked to extreme weather events (flooding, heatwaves, windstorms).	The Wembley Park Estate has a diesel emergency back up power generator for life / fire safety which covers car park ventilation, smoke extraction and essential IT. This is in place for all QL buildings apart from Landsby (which has a secondary power supply for life / fire safety).	Medium	High	Very High
Residential, Public Realm, Future Development	Increased severity and frequency of extreme weather events	Severe weather such as flooding, heatwaves, storms and cold snaps could result in damage or disruption to local road and rail networks preventing site access for staff, residents and visitors.	Wembley park is well connected with alternative transport routes. Quintain has invested around £3 million in enhancing bus routes in the area with TfL. Three stations are within walking distance of Wembley Park. Up to date information on tube and train services is provided through digital signage. Active travel schemes are in place to reduce reliance on public transport.	Medium	Medium	High
Residential, Retail & Commercial	Increase in average temperatures across all seasons	Increased cooling demand from apartments, offices and shops as a result of increasing temperatures results in the potential need to retrofit and incorporate additional cooling and ventilation.		Low	Medium	High
Residential, Retail & Commercial	Increased severity and frequency of extreme weather events	Potential damage to IT and communications due to extreme weather events such as heatwaves and windstorms.	In November 2022, Quintain's operational Build to Rent portfolio at Wembley Park and office building, The Hive, were awarded a WiredScore Platinum certification. This includes a measure of resilience, ensuring tenants are protected from single point failures.	Very Low	Medium	Medium

Physical Scenario Analysis

Risks Overview						
Applicability	Risk type	Risks/opportunities to Quintain	Existing mitigation measures/actions	Maximum risk across categories		
				Short Term	Medium Term	Long Term
All sites	Increased severity and frequency of extreme weather events	Physical damage to buildings and infrastructure may occur due to extreme weather events such as heatwaves, windstorms or lightning. Construction projects may also be disrupted.		Low	Medium	High
All sites	Increased severity and frequency of extreme weather events	Damage to human health, wellbeing and productivity may occur directly or indirectly due to extreme weather events such as heavy rainfall, heatwaves, windstorms, cold snaps or lightning.	There is comfort cooling in social spaces and lobbies. Apartments have MVHR (mechanical ventilation) and openable windows but no air conditioning. There is a Duty of care to workers, such as cleaners, Quintain team and those impacted by Quintain work. Communication with teams is carried out to limit impacts of overheating/ heatwaves. Workforce is provided with drinking water. Public safety information such as weather warnings are displayed on totems around Wembley Park. Estates management team monitor the site and put in appropriate measures to limit the risk from icy conditions (i.e. grit salt on paths if needed and signage around Wembley Park).	Low	Medium	High
Residential, Public Realm, Future Development	Increased frequency and severity of drought conditions	Reduced water availability for residents and businesses during drought conditions. Impacts on vegetation due to lack of rainfall	Water butts are provided for allotments and landscaping. A rainwater harvesting tank has been integrated below the car park in Repton Gardens and this is used as part of the landscape maintenance. A further harvesting tank is being delivered in the NE lands. Drought-resistant planting is in place.	Medium	Medium	Very High
All sites	Increased summer temperatures and decreased summer rainfall.	Increasing summer maximum temperatures as well as a reduction in summer rainfall can lead to an increase in the conditions needed for a wildfire to occur.	Duty manager, CCTV and security measures are in place to identify behaviours that could cause a fire. Existing regulations linked to fire safety may reduce the risk. Arson is highlighted in the security and terrorism threat assessment and therefore has mitigation measures in place.	Medium	High	Very High

Transition Scenario Analysis

Methodology

Transition risks are defined by IFRS as 'risks that arise from efforts to transition to a lower-carbon economy'(10). These risks include financial loss, regulatory changes, and reputational damage.

Opportunities may also arise from the transition, such as reduced operational costs and increased investment opportunities.

These outcomes may differ depending on the pace and stringency of decarbonisation measures. As such, each risk and opportunity have been assessed against a Net Zero 2050 scenario and a business-as-usual baseline scenario, and rated based on the likelihood and severity of associated impacts.

Transition Scenarios

The Climate Change Committee (CCC) published the Seventh Carbon Budget(11) in February 2025, providing advice to the UK Government on decarbonisation up to 2042. In this latest budget, the CCC has provided detail on the decarbonisation scenarios used to determine the UK's carbon budgets.

The CCC has developed two scenarios: a Baseline Scenario, whereby no further climate action is taken, resulting in a 16% increase in emissions compared to a 2023 baseline; and a Balanced Pathway Scenario, whereby a multi-sectoral approach is taken to achieve net zero by 2050.

The scenarios are designed to allow organisations and businesses to understand the changes that need to be made in order to achieve net zero targets. The CCC also provides guidance and assumptions on what measures can be taken to meet decarbonisation targets.

Data Collection

Specific information relating to Quintain's current

operations was key for understanding potential risks and opportunities. The information used to inform the assessment included:

- Quintain's risk management process and risk matrices, to ensure that the assessment aligned with wider risk management.
- Energy supply contracts, including those relating to the district heat network.
- Tenancy contracts, including green leases.

A site visit was also undertaken to gain a deeper understanding of Quintain's assets and operations. Alongside regular engagement with the Head of Sustainability, this allowed the assessors to identify the risks and opportunities that are most pertinent to Quintain.

Risk Assessment

The assessment was undertaken using a staged process, focusing first on the identification of transition scenarios. A variety of transition scenarios have been developed by a range of organisations, each with their own merits. The scenarios presented within the Seventh Carbon Budget were selected due to its unique UK perspective, providing the most relevant projections and recommendations for Quintain's operations.

Information gathered from site visits, stakeholder engagement, and document review was then used to identify the risks and opportunities likely to present themselves under each scenario. A risk-opportunity matrix was developed to assign ratings to each potential outcome, and ratings were assigned based on the likelihood and severity of impacts under each transition scenario.

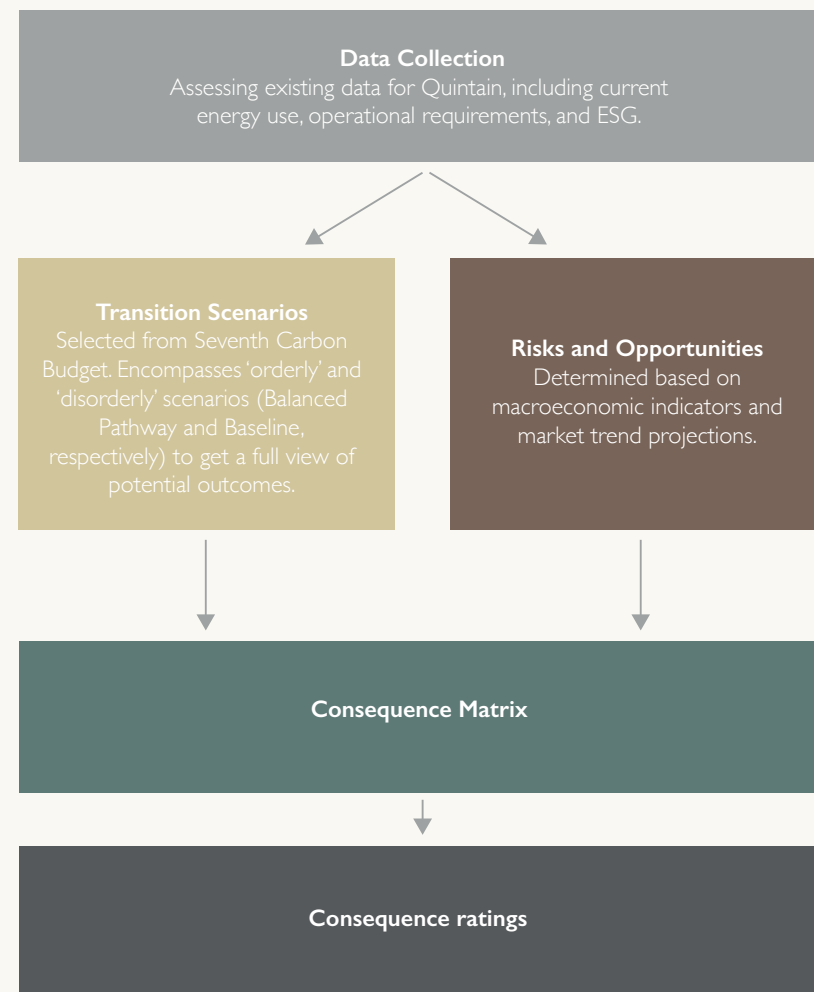


Figure 2. Summary of the transition scenario analysis methodology.

Transition Scenario Analysis

Risks Overview									
Transition Trend	Risk/Opportunity Description	Risk or Opportunity	Anticipated Impact	Baseline scenario			Balanced pathways		
				Short Term	Medium Term	Long Term	Short Term	Medium Term	Long Term
Policy & legislation	Regulatory changes could mean that new residential buildings must be heated by low-carbon heating systems. In future phases of site development this could lead to financial impacts for Quintain to implement low-carbon heating systems in new buildings instead of relying on the existing DHN	Risk	Financial impacts associated with implementation of low-carbon heating.	Low	Low	Low	High	High	Medium
Policy & Legislation Decarbonisation targets	If legislative changes are implemented which require DHN providers to switch district heat networks from gas to low carbon sources, Quintain's carbon emissions and associated costs from the current DHN are likely to be significantly reduced. In the absence of legislative change, the DHN is unlikely to be decarbonised. Due to the contracts in place with one of the DHN providers, Quintain would be in breach of contract if they implement other low-carbon heating or suffer from reputational damage and financial impacts due to failure to decarbonise and meet their Net Zero targets.	Risk	Financial impacts associated with implementation of additional low-carbon heating Reputational impacts Legal ramifications due to failure to meet targets	High	High	High	Low	Low	Very Low
		Opportunity	Financial impacts associated with reduced energy costs.	Very Low	Very Low	Very Low	Low	Medium	High
Energy prices	Decarbonisation of the DHN presents a challenge given the scale of the site and how quickly infrastructure changes are possible. Failure to decarbonise the district heat network will result in continued reliance on gas and subsequent exposure to volatile energy prices and energy price shocks. Residents may choose to move out of their premises in favour of more energy- and cost-efficient lets.	Risk	Reputational impacts Reduced revenue as a result (fewer residents / lower rent)	Medium	Medium	Medium	Medium	High	High

Transition Scenario Analysis

Risks Overview									
Transition Trend	Risk/Opportunity Description	Risk or Opportunity	Anticipated Impact	Baseline scenario			Balanced pathways		
				Short Term	Medium Term	Long Term	Short Term	Medium Term	Long Term
Technology change	Introducing measures to reduce carbon emissions in existing buildings to meet policy / legislative requirements or demands from investors will likely incur significant capital costs. Quintain's two newest buildings are ASHP-ready, but physically installing heat pumps will likely incur capital costs which may need to be covered. However, as low-carbon and renewable energy technologies become more widely available, the cost of installation may decrease, presenting an opportunity to expand the deployment of on-site energy generation and implementing low-carbon technologies. Switching to renewable energy sources will reduce energy costs, increasing desirability to prospective residents.	Risk	Financial impacts associated with reducing carbon emissions	Medium	Medium	Medium	High	Medium	Low
		Opportunity	Increased feasibility to decarbonise Reduced energy costs Reputational impacts	Low	Low	Low	Medium	High	Medium
Technology change	As decarbonisation becomes a greater priority, government grants / subsidies / financial incentives may be introduced for implementing low-carbon technologies. For example, there are currently schemes in place to provide funding to decarbonise heat networks, such as the Heat Networks Efficiency Scheme (HNES).	Opportunity	Increased feasibility to decarbonise	Medium	Low	Low	High	Medium	Medium
Decarbonisation targets	Tangible evidence is needed to show that a carbon reduction roadmap is in place. Failing to decarbonise or working with suppliers who fail to decarbonise may lead to poor public and investor perception and harm the reputation of Quintain in the longer term. Failure to meet Net Zero targets may damage trust with investors, regulators and the public. In a worst-case scenario, Quintain may be unable to secure investment for future development. On the other hand, becoming a market leader in decarbonisation and demonstrating action in sustainability will enhance Quintain's reputation and may attract new investors and residents, and contribute to improved employee retention.	Risk	Reputational damage Failure to secure investment	Low	Medium	Medium	Medium	High	High
		Opportunity	Increased investment opportunities Reputational enhancement Improved employee retention	Low	Low	Low	High	Medium	Low

Foundations and Strategic Approach

Our Strategic Ambition

Areas of focus

Our environmental, social, economic and governance impacts are considered across our three pillars as well as our overall Governance:

People: We aim to put people first in everything we do. We recognise that we have a responsibility to leave a positive and lasting legacy with the people we work with, whether our own employees, our supply chain, or our local communities.

Place: We aspire to create inspiring, vibrant and thriving communities and neighbourhoods that are socially, culturally, environmentally and commercially sustainable.

Property: We endeavour to create sustainable buildings that are built to last and futureproofed to ensure they provide a high-quality, comfortable environment, now and in the future. We have developed priority areas under each pillar and have defined specific objectives against which we can track progress against our policy and report on performance. Our Sustainability Steering Group meets regularly in order to ensure we focus on and address the sustainability issues that are central to our business activities, providing feedback on performance and recommendations on a quarterly basis to the Operational Board.

Governance: Underpinning our policy is our approach to Good Governance. This ensures that the decisions we make are the right ones for the business and our stakeholders.

Under each of these pillars are a series of objectives aligned with the 17 Sustainable Development Goals (SDGs) of the 2030 Agenda for Sustainable Development, adopted by all United Nations Member States. Two of these objectives have been selected as the Strategic Ambition of this Transition Plan. This approach is due for review to ensure sustainability KPIs best reflect the needs of the business.

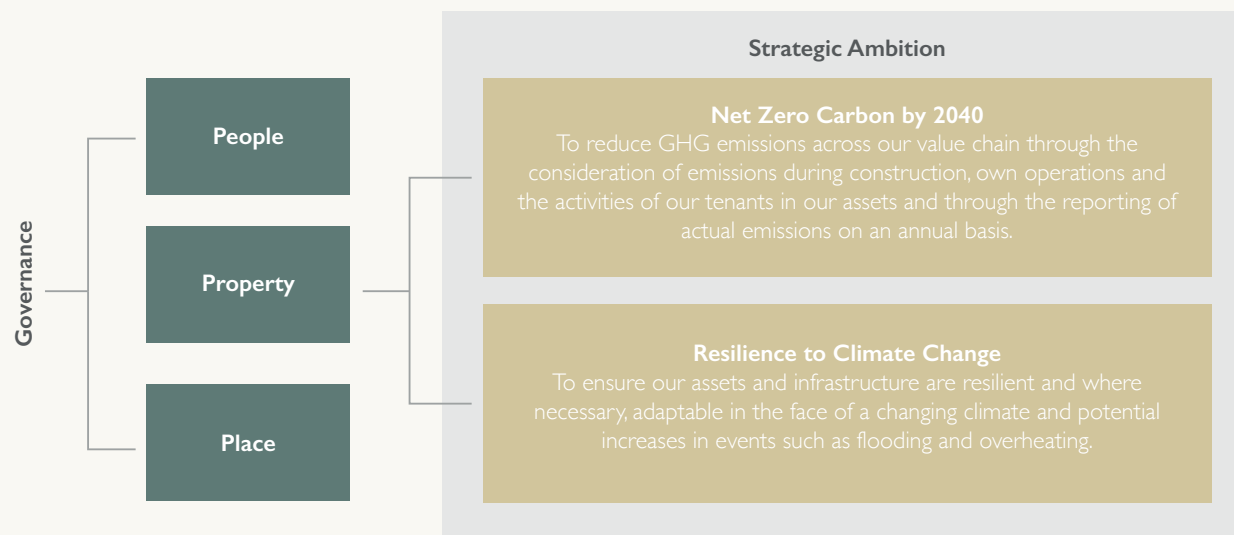


Fig.3 Quintain's Strategic Ambition

Net Zero Carbon by 2040

Managing and reducing our carbon emissions is fundamentally important for ensuring that we are contributing to global and societal efforts to address the climate crisis. Our ambition is to reduce our carbon emissions to Net Zero by 2040 and we are committed to being Paris Agreement aligned to limit global warming to $\leq 1.5^{\circ}\text{C}$. To support our Zero Carbon ambitions, we have made a commitment to set a science-based target to the Science Based Targets initiative (SBTi).

Resilience to Climate Change

While Quintain is not required to report in line with the Taskforce for Climate-related Financial Disclosures (TCFD), we do so to support our commitment to managing climate-related risks and opportunities across our business and operations. Therefore, our Strategic Ambition to ensure our assets and infrastructure are resilient and adaptable to climate change is in alignment with the TCFD framework.

Leveraging our Capabilities

We will use our existing strengths and capabilities, including engagement with stakeholders, our ongoing work with our suppliers, and our continued relationship with public sector bodies and our local authority, to support our efforts in achieving our Strategic Ambition. However, we acknowledge that we have room for improvement. Our strategic approach aims to help us identify gaps in our sustainability planning to enable us to set out clear actions and targets needed to meet our Strategic Ambition.

United Nations Sustainable Development Goals

The 2030 Agenda for Sustainable Development, adopted by all United Nations Member States, provides a shared blueprint for peace and prosperity for people and the planet. At its heart are the 17 Sustainable Development Goals (SDGs), which recognise that ending poverty and other deprivations must go hand-in-hand with strategies that improve health and education, reduce inequality, and spur economic growth — all while tackling climate change and working to preserve our oceans and forests.

We continue to align our work across Governance, People, Place and Property, to these goals.

**SUSTAINABLE
DEVELOPMENT GOALS**

Governance



People

- Diversity & Inclusion
- Sustainable Communities
- Safety, Health & Wellbeing
- Education, Skills & Employment



Place

- Transport & Connectivity
- Public Realm & Placemaking
- Biodiversity



Property

- Climate Change
- Resource Efficiency
- Technology & Innovation
- Sustainable Procurement



Sustainability Targets and continual improvement

Since 2020 we have been focused on delivering against the objectives set against our People, Places and Property themes and reporting on our progress and performance through our sustainability reports.

Through the leadership of our Sustainability Steering Group and the Operational Board, departments within Quintain have set specific targets relevant to their work streams and areas within the business, which are managed and monitored as part as departmental KPIs and performance reviews.

These targets are providing us with information of areas of improvement and efficiency and will continue to be monitoring against our longer-term overall company and sustainability objectives of Net Zero Carbon by 2040 as outlined in our climate resilience section.

Further development of targets will be made in light of our ESOS (Energy Saving Opportunities Scheme) audit findings, recommendations from the climate transition planning, and colleague and stakeholder feedback.

Topic	Long term target till 2030	Performance during 2024
Recycling	Increase recycling rate to 50% by 2030	Not achieved Recycling rate overall reduced from 16% to 12% partly due to contamination in the waste system.
Waste to Landfill (operational and construction)	Zero waste to Landfill	Achieved! Zero waste to Landfill from our operations – see page 119 for all waste data
Data coverage	>90% data coverage across portfolio	Achieved! 100% data coverage for Scope 1 – see page 112 for more coverage and our GHG Emissions Report on our website
Embodied Carbon	40% reduction in Embodied Carbon for new developments compared to our portfolio benchmark from 2020, with aim of below 500kgCOe/m ²	Achieved! NE02 and NE03 have been calculated as being below our target of 500kgCOe/m ² – see page 115 for more details and our approach.
Energy consumption	Decrease in absolute consumption by 60% by 2030	Not achieved work in progress to bring total emissions down and emissions by m ² and to develop interim year on year targets
Building Certification	100% of new developments to achieve a green building certification on completion	In Progress during 2024 NE02 and NE03 are in construction but have been registered with Home Quality Mark and BREEAM for achieving in 2025 on completion.
Science Based Targets	Decrease in emissions. Reduction of 60% from baseline year of 2022 by 2030 (scope 1&2) and reduction of 70% from baseline year of 2022 by 2030 (scope 3).	In Progress Commitment to SBT has been made and calculations are underway to understand our roadmap and the routes to best achieve reductions. More progress expected during 2025.
Volunteer days	Increase in volunteer days carried out by staff by 20% by 2030	In Progress

Streamlined Energy and Carbon Reporting Statement for 2024 (SECR)

The Streamlined Energy and Carbon Reporting (SECR) is a UK requirement for companies to publicly disclose energy use and greenhouse gas (GHG) emissions annually.

Whilst the annual reporting requirements are intended for LLPs and companies larger than Quintain we have chosen to report and disclosure the SECR information as a statement of best practice since 2020 within our Sustainability Reports and Annual Report. Reporting against SECR guidelines helps to identify cost-saving opportunities and energy efficiency measures which are then highlighted to our operational and executive board included in business planning and risk management.

Our procedures and reports are aligned with current UK best practice, the Greenhouse Gas Protocol and include all emission categories defined in ISO 14064-1 Carbon Footprint Verification. Our reporting period covers the calendar year 2024 for all activities undertaken by Quintain Limited, which includes all our subsidiary companies, Quintain Living, our Build to Rent business, and Wembley Park Estate Management Ltd, which manages the public realm at Wembley Park. The remaining subsidiaries include the holding companies within which our other assets reside including operations where we manage buildings and assets owned by other companies.

We have taken an operational control approach to our reporting on Scope 1 and

2 emissions, meaning we have control over emission management and reporting. We also report on emissions outside of our operational control, but which influence, or are influenced by, our operational activities. These emissions are recorded under GHG Inventory Categories 3 -6, also referred to as our 'Scope 3' emissions. Our Scope 3 emissions are created by upstream and downstream activities that are material, or significant, to our main activities of development and managing our Build To Rent portfolio.

The 2024 scope 1, 2 and 3 emissions within our GHG Inventory have been independently assured through a limited assurance engagement conducted in accordance with the International Standard on Assurance 3410, "Assurance Engagements on Greenhouse Gas Statements" (ISAE 3410). Data labelled as "restated" from previous years refers to updated values since time of original reporting to present reporting period, to reflect improved accuracy and movement of data between scopes and reporting periods.

Further detail including explanation of results and commentary on energy efficiency actions taken in the year and the full methodology for producing this report are published in our Greenhouse Gas (GHG) 2024 Report, available in the sustainability section of our website.

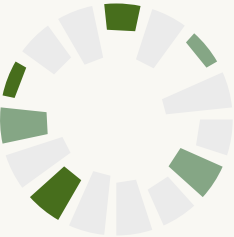
<https://www.quintain.co.uk/sustainability>.

SECR Table	2024	2023 (Restated)	2023 Reported*	% difference reported and restated	% difference between 2023 & 2024
Energy Consumption (kWh)	21,219,397	20,968,678	20,976,727	-0.04%	1.20%
— Gas	9,034,813	7,514,290	7,514,290	0.00%	20.24%
— Transport Fuels	N/A	284	284	0.00%	
— Electricity	12,016,305	13,068,729	13,076,778	-0.06%	-8.05%
— Heat	168,280	385,375	385,375	0.00%	-56.33%
TOTAL SCOPE 1 & 2 EMISSIONS (tCO₂e)	4,185	4,182	4,184	-0.04%	0.07%
SCOPE 1 & 2 GHG EMISSION INTENSITY (kgCO₂e/m²)	17	15	15	4.48%	13.33%
Scope 1 Emissions (tCO₂e)	1,652	1,375	1,375	0.00%	20.15%
— Combustion of Gas	1,652	1,375	1,375	0.00%	20.15%
— Combustion of Transport Fuels	N/A	0.063	0.063	0.00%	
Scope 2 Emissions (tCO₂e)	2,533	2,808	2,809	-0.06%	-9.79%
— Purchased Electricity	2,486.70	2,705	2,707	-0.06%	-8.07%
— Purchased Heat	46	103	103	0.00%	-55.34%
Scope 3 Emissions (tCO₂e)	10,791	28,194	28,167	0.10%	-61.73%
Emissions from purchased goods	1,101	1,133	1,134	-0.10%	-2.82%
— Fuel and Energy Related Emissions	1,101	1,133	1,134	-0.10%	-2.82%
Emissions from capital goods	N/A	17,030	17,030	0.00%	
— Embodied Emissions (Life Cycle Stages A1 - A5)	N/A	17,030	17,030	0.00%	
Emissions from the disposal of solid and liquid waste	12	22	18	20.38%	-45.45%
— Water	9	12	12	1.83%	-25.00%
— Waste	3	10	6	57.15%	-70.00%
Emissions or removals from the use stage of the product	0	0	0	-	
Embodied Emissions (Life Cycle stages B1 - B5) of sold products	0	0	0	-	
Emissions from downstream leased assets	9,678	10,009	9,984	0.24%	-3.31%
Tenant Gas	535	576	546	5.51%	-7.12%
Tenant Electricity	4,379	4,394	4,396	-0.05%	-0.34%
Tenant Heat	4,653	4,884	4,884	-0.01%	-4.73%
Tenant Water	95	106	107	-0.21%	-10.38%
Tenant Waste	17	48	51	-5.10%	-64.58%
Emissions from end of life stage of the product	0	0	0	-	
Embodied Emissions (Life Cycle stages C1 - C4)	0	0	0	-	
TOTAL SCOPE EMISSIONS (tCO₂e)	14,976	32,376	32,351	0.08%	-53.74%

GRESB – Global Real Estate Sustainability Benchmarking

We report our sustainability performance annually to GRESB, an independent organisation providing validated Environmental, Social and Governance assessments and benchmarks for the real estate industry.

Data is benchmarked a year in arrears and the 2024 data is submitted in summer 2025 for validation. Our targets for GRESB are to maintain and improve rating and green stars. In 2024 our performance improved over 2023 which was our third year of benchmarking. Through reviews, audits and considering feedback we hope to continue to demonstrate strong ESG credentials.



G R E S B
REAL ESTATE



Alignment with third party standards

Our reporting is in alignment with the measures set out in the European Real Estate Association (EPRA) sBPR 2017 which are based on Global Reporting Initiative guidelines (GRI standard) and covers environmental, social and corporate governance impact categories.

Environmental measures

Code	Performance Measure	Location
Elec-Abs	Total electricity consumption	p110
Elec-LfL	Like-for-like electricity consumption	p110
DH&C-Abs	Total district heating & cooling consumption	p110
DH&C-LfL	Like-for-like total district heating & cooling consumption	p29
Fuels-Abs	Total fuel consumption	p29
Fuels-LfL	Like-for-like fuel consumption	p29 & p110
Energy-Int	Building energy intensity	p29
GHG-Dir-Abs	Total direct greenhouse gas (GHG) emissions	p29 & p110
GHG-Indir-Abs	Total indirect greenhouse gas (GHG) emissions	p29 & p110
GHG-Int	Greenhouse gas (GHG) emissions intensity from building consumption	p29 & p110
Water-Abs	Total water consumption	p121
Water-LfL	Like-for-like water consumption	p121
Water-Int	Building water intensity	p121
Waste-Abs	Total weight of waste by disposal route	p120
Waste-LfL	Like-for-like total waste by disposal route	p120
Cert-Tot	Type and number of sustainably certified assets	See below

Energy-Int, GHG-Int & Water-Int

We have applied a general intensity metric of per m2 of Gross Internal Area (GIA) and in some scenarios, occupancy.

Cert-Tot

This figure is not reported in the main body of the report, but sustainably certified assets equate to **14.4%** of standing assets by floor area and **12.1%** of standing assets by GAV, broken down by certification type as follows:

- BREEAM Excellent (London Designer Outlet)
- BREEAM Outstanding (Brent Civic Centre Retail)
- CODE FOR SUSTAINABLE HOMES Level 4 (NW07/08 Landsby/Vista)

Social measures

Code	Performance Measure	Location
Diversity-Emp	Employee gender diversity	p40
Diversity-Pay	Employee gender pay ratio	See below
Emp-Training	Employee training and development	See below
Emp-Dev	Employee performance appraisals	See below
Emp-Turnover	Employee turnover and retention	See below
H&S-Emp	Employee health and safety	See below, p53
H&S-Asset	Asset health and safety assessments	See below
H&S-Comp	Asset health and safety compliance	See below
Comty-Eng	Community engagement, impact assessments and development	See below, p63

Diversity-Pay

A gender pay gap report has been prepared and used by our Operations Board and HR department to develop a strategy. The report has not been publicly disclosed in 2024 but has been presented to staff.

Emp-Training

We monitor employee training through our online staff portal which records the mandatory and voluntary training carried out.

Emp-Dev

All employees receive a performance development review every year with a mid year review with their line manager to ensure progress and to identify support.

Emp-Turnover

New starters in 2024: 34
Leavers in 2024: 49
Turnover Rate: 16.51%

H&S-Emp

We report the number of accidents and incidents, as defined by RIDDOR for each component of our business, and where relevant, an Accident Frequency Rate. We reported zero accidents incidents or injuries in across our employee-related activities, resulting in an Accident Rate of 0%.

H&S-Asset & H&S-Comp

Health and safety impacts are assessed across all assets over which we exert operational control, which include those managed on our behalf by third party managing agents. There were no incidents on non-compliance with regulations or voluntary codes concerning the health and safety impacts across our assets in 2023. Safety audits of all directly managed or operated workplaces are carried out annually in accordance with ISO 45001. Audits include inspections to ensure safety and compliance in relation to access/ egress, lighting and noise, ergonomics, fire safety and general housekeeping. Observations are recorded and action plans are produced to address any identified issues.

Community-Engagement

We have set objectives within our People focus area to deliver sustainable communities, and details can be found in the 'People' section of this report. We ensure that our construction and development operations are considerate of the local community.

Governance measures

Code	Performance Measure	Location
Gov-Board	Composition of highest governance body	see below & p9
Gov-Selec	Nominting and selecting the highest governance body	See below & p9
Gov-Col	Process for managing conflicts of interest	See below & p9

Gov-Board

No. Executive Board Members: **3**
No. Non-Executive Board Members: **6**
Average Tenure: **36.55 months**
No. Non-Executive Directors with relevant ESG experience: **0**

Gov-Selec

The selection of the Board is made in conjunction with the shareholders and principal stakeholder. The group cover a wide range of expertise relevant to the business and seek additional advice when appropriate.

Gov-Cal

All members of the Board are screened by our Governance department prior to appointment to ensure that there are no political exposures, sanctions, or company appointments not previously declared. All are required to complete an annual third-party disclosure, which is shared with our external auditors. Executive Directors are also required to complete our annual Employee Compliance Declaration that includes notifications of conflicts of interest.

¹Total leavers during the reporting year divided by total employees at the end of the reporting year. Non-Executive Directors are not included in this figure.

Employee engagement: Our personal commitment to Sustainability

Our robust Personal Development Review (PDR) process is an opportunity to gain an insight into our internal ESG engagement; the appetite for and commitment to the Quintain sustainability story. In 2024, each member of staff was asked to specify three or more actions to demonstrate our values during 2024, staff could concentrate on one value or spread actions across multiple values.

Personal Development Review: an accountability opportunity

Our PDR process provides everyone at Quintain with a chance to commit to making changes within our roles and not just to set ourselves objectives against our departmental KPIs. It encourages us to exert discretionary effort to better uphold our values and define the example we aspire to set for shaping the future of Quintain, our partners, and our customers. We are proud of the culture of continuous improvement, and with that we are charting a growing pledge towards conscious participation. At every level of our business, we are shining a light on sustainability. We are learning. We are teaching. We are making changes. We are individually and collectively accountable for our future.

People:

We are committed to changing our habits around everything from eliminating single use plastics, reducing the impact of our office equipment and scrutinising our energy use, to placing displays in our buildings around Quintain's ESG priorities to spark conversations with our tenants. In our supply chain space, we advocate for new working practices such as electronic billing and statements, requesting e-signatures on contracts and forging new technological advances for tenant check in.

'I commit to taking ownership for the 'Buy Swap Sell' event and working with other developments to make it a success.'

'I will push to reduce our courier services by questioning whether other postal services can be used, and if needed, use preferred eco-friendly pedal power or electric car providers.'

Place:

As employees, we are all stakeholders in the success of our neighbourhoods and by supporting the business, we can affect change in others. Our tenants take their lead from Quintain and our promises for sustainable living, now and in the future.

We work for the people who inhabit the neighbourhoods we create. We have a responsibility to not only talk about our commitment to our sustainability principles but to take sustained action to keep sustainability at the top of the agenda, both internally and as a vital part of our profile.

'I work hard to seek out and introduce cultural partners to our neighbourhoods. The time spent nurturing relationships and solving hurdles has led to an increase in the social value and investment profiles at Wembley Park.'

Employee engagement cont...

Property:

From sustainable procurement, through repairing and recycling, to responsible disposal and charitable giving, Quintain is building and maintaining environmentally conscious neighbourhoods. This is our legacy beyond buildings.

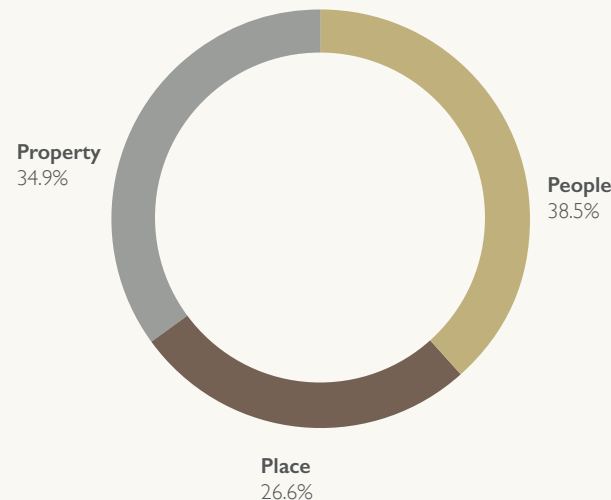
With sustainability initiatives rippling through the employee and tenant experiences, we are proud of the credentials of our buildings, the social value we create through the construction partners we work with, and every relationship we foster with each tenant and retailer in our neighbourhoods.

'I'm proud of the Sustainable Homes page on our website – it covers 'in apartment' features, gardens and social spaces, and day-to-day operations like Envac, LED lights, social wellbeing, health and fitness, and travel and commuting.'

'Through my apartment tours, I regularly promote and educate prospective tenants on sustainable living practices.'

'Our team continues to focus on ways of repairing furniture for reusing and / or repurposing. I am constantly speaking to various specialists to understand how we can prolong the life of our assets.'

% of PDR objectives / Sustainability Principle



'I will work with our suppliers to meet or beat the excellent sustainable delivery of Repton Gardens in Solar and Luna.'

'I am collaborating with key local stakeholders to establish a place-based charitable giving scheme called 'Brent Giving'.'

We recognise that we have a responsibility to leave a positive and lasting legacy on the people we work with; our own employees, our supply chain, or our local communities.

We aspire to create inspiring, vibrant and thriving communities and neighbourhoods that are socially, culturally, environmentally and commercially sustainable.

We create sustainable buildings that are built to last and futureproofed to ensure they provide a high-quality, comfortable environment, now and in the future. Our joined-up design and construction approach means we are well placed to deliver against our objectives, and our increasing use of technology helps us to be better innovators.

Corporate memberships

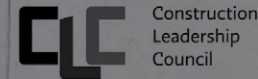
Through various corporate memberships that Quintain holds, the business has publicly pledged to commit to the following sustainability principles:

UK Green Building Council: A commitment to climate action.

British Property Federation: All members pledge to be net zero carbon by 2050 and to share research, knowledge and insight on an open-source basis to speed the transition to net zero.

Real Estate Balance: A public promise to engage, take action, and truly turn up the dial on diversity. This includes visibly demonstrating a commitment to diversity within the business; gathering data on diversity (a scheme introduced Quintain in 2023); better diversity principles during the recruitment process; speaking on panels only when organisers have committed to diversifying the group by gender and ethnicity; and striving to implement positive action internally within the business.

Urban Land Institute: A commitment to respecting the land and environment, the development profession, the consumer, the equality of opportunity, future generations, and personal integrity.



Industry representation: sharing our expertise



- SPACE UK, Build to Rent panel discussion with Danielle Bayless, January
- London PropTech Show, London, February
- Association for Rental Living Expo, London, February
- Association for Rental Living International Women's Day Webinar 2024 panel discussion with Grace Oyesoro, March
- MIPIM conference, Cannes, panel discussion with Harriet Pask, March
- Black Women in Real Estate panel discussion with Grace Oyesoro, April
- ALT/Resi UK panel discussion with Grace Oyesoro, London, April
- British Property Federation Sustainability Conference, London, April
- CMS Building Safety Act Conference, London, May
- CRETech, London, May
- UKREiIF, Leeds, panel discussions with Harriet Pask and James Saunders, May
- Bisnow Build to Rent Annual Conference panel discussion with James Saunders, London, June
- Creative Industries Property Summit, keynote with Claudio Giambrone, London, June
- Festival of Place panel discussion with Danielle Bayless, BOXPARK Wembley, July
- PropTech Connect presentation by Jim Eaton-Terry, London, September
- IMPACT UK panel discussions with James Saunders and Clare Masters, London, September
- London Real Estate Forum, London, September
- Movers & Shakers Build to Rent Forum panel discussions by Grace Oyesoro and Claudio Giambrone, London, October
- RICS Planning and Development Conference panel discussion with James Saunders, London, October
- Association for Rental Living Annual Conference featuring Grace Oyesoro as speaker, London, November
- LD Events BTR UK Residential Investment panel discussion with Danielle Bayless, London, November

Awards and recognition

In 2024, Quintain was delighted to be recognised in the following awards:

- Real Estate Capital Awards – Winner – Investment Financing Deal of the Year (Europe)
- RESI Awards – Winner – Development of the Year (More than 350 homes) and Shortlist – BTR Operator of the Year and BTR Developer of the Year
- RICS Awards – Shortlist – Residential Development of the Year, Repton Gardens (GRID Architects)
- The Developer – Pineapples 2024 – Shortlist – The Pineapple for Activation
- National Building & Construction Awards – Shortlist – Project of the Year (over £25m) – GRID Architects for Repton Gardens
- British Homes Awards – Shortlist – Development of the Year (Over 100 Homes) – GRID Architects for Repton Gardens

**Real Estate
Capital Europe**

**BRITISH
HOMES
AWARDS**
CELEBRATING EXCEPTIONAL DESIGN

RICS AWARDS
2024





People

People

We aim to put people first in everything we do. We recognise that we have a responsibility to leave a positive and lasting legacy with the people we work with, whether our own employees, our supply chain, or our local communities.

Diversity & inclusion

Research has shown that a diverse and inclusive workplace can result in higher revenue growth, a greater readiness to innovate, an increased ability to recruit a diverse talent pool, and significantly higher employee retention rates. We believe that by employing and engaging with people from different backgrounds - and by learning from their lived experiences - we are better placed to create more inclusive places.

Education, skills & employment

We have a responsibility to ensure that local people benefit directly from the pathways into training, apprenticeships and employment programmes that exist across our activities and within our supply chain. We are committed to investing in education and training at all levels to ensure that as many people as possible can access the opportunities that are available to them.

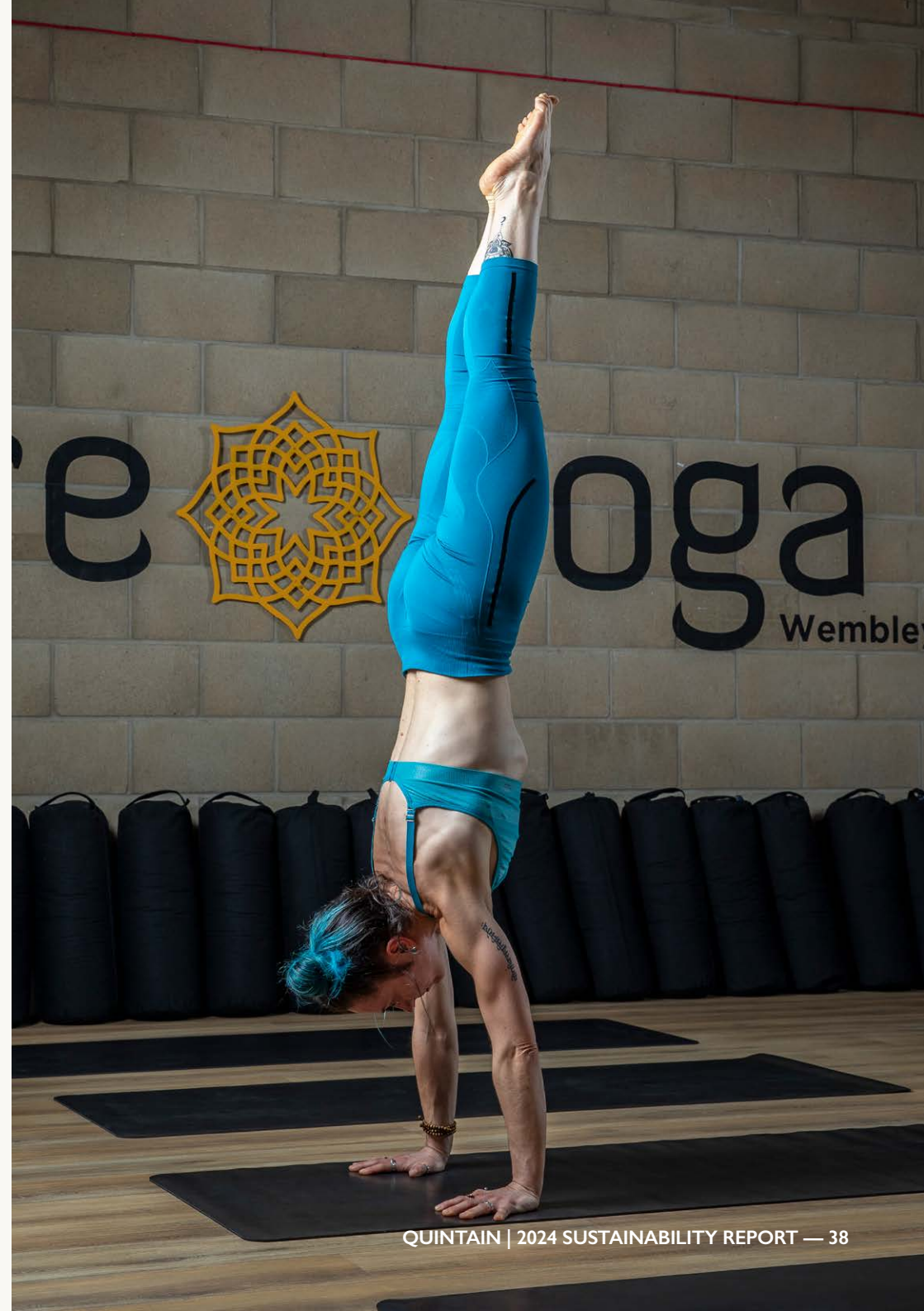
Safety, health & wellbeing

We have a significant influence on the safety, health and wellbeing of a wide variety of stakeholders, and can influence better outcomes through engagement, creative

design and good management. Beyond compliance with minimum requirements, we seek to find innovative solutions and to identify partners across our network to improve the health and wellbeing of our employees, residents, tenants and the wider community.

Sustainable communities

We are running a business and developing assets, but more importantly, we are building communities. To be sustainable in the long-term, we need to meet the needs of the people who live, work and visit our places. We do this by engaging with our stakeholders on a regular basis and responding to and anticipating their needs.



Diversity & inclusion

Diversity and inclusion

Objectives: To improve diversity in all its forms across our business and operations, and address potential biases and barriers to entrance and progression in the professions and sectors in which we operate. We are committed to ensuring that the contributions, presence and perspectives of all our employees are valued and used to inform our business decisions. This will allow us to create places where everybody feels that they belong.

Quintain aims to be a people-first company. We prioritise valuing our staff and respecting their diversity, because we believe that people who feel included and listened to are happier, more productive, and stay longer. Ultimately, our inclusive culture will drive our business performance.

Our diversity and inclusion aims are four-fold:

— To shape a One Quintain culture that unifies all teams across all levels in the business and is built on shared values.

- To create an inclusive workplace culture where everyone is treated fairly, with equal access to opportunities, training and resources, and with the space to share their experiences and be heard.
- To celebrate and build a greater understanding of Quintain's diverse talent pool and the benefits of prioritising diversity and inclusion.
- To acknowledge that improved business performance is achieved by fostering inclusivity and belonging, creating an environment where employees feel more connected, valued, and integrated, with more opportunities to grow and realise their potential.

Through many of our corporate memberships and involvement in industry events, we have committed to supporting greater diversity in the built environment sector.



Diversity & Inclusion cont...

Breakdown of employees by role, gender & age

	2022					2023					2024				
	Total	Avg. Age	Male No	% Male	Female No	Total	Avg. Age	Male No	% Male	Female No	Total	Avg. Age	Male No	% Male	Female No
Exec Directors	2	52	2	100%	0	2	53	2	100%	0	3	55	3	100%	0
Non-exec Directors	7	52	7	100%	0	4	49	4	100%	0	3	50	6	–	0
Board of Directors	9	52	9	100%	0	6	51	6	100%	0	6	52	9	150%	0
Operational Board	10	50	6	60%	4	13	50	7	54%	6	11	51	5	45%	6
Senior Managers	19	46	13	68%	6	23	46	18	78%	5	18	48	16	89%	2
Senior Professionals	29	48	19	66%	10	36	48	25	69%	11	29	49	21	72%	8
All other staff	169	36	83	51%	86	183	36	92	50%	91	145	38	82	57%	63
All staff total (incl. Board)	207	45	111	54%	96	225	39	123	55%	102	180	41	112	62%	71
Age Distribution (incl. Board)															
Under age 30 (0-29)	–	16.91%	–	–	–	40	–	–	17.78%	–	23	–	–	12.57%	–
Age 30 to 50	–	69.08%	–	–	–	153	–	–	68.00%	–	126	–	–	68.85%	–
Age 51+	–	14.01%	–	–	–	32	–	–	14.22%	–	34	–	–	18.58%	–
TOTAL	–	100%	–	–	–	225	–	–	100%	–	183	–	–	100%	–

Diversity & Inclusion Steering Group 2023

Our Equality, Diversity and Inclusion Steering Group is formed of a diverse range of representatives from across the business, whose role is to lead on the creation and implementation of Quintain's EDI strategy and ensure it is aligned with our overall business strategy.

In addition to this group, we have formed three focussed networks: Gender Equality Network; Culture Club; Pride Alliance.

Celebrating diversity isn't limited to these formal channels; for instance the Quintain Living team includes a 'diversity spotlight' in their monthly meetings, when an employee shares information about their background, culture, or faith.



James Saunders
Chief Executive Officer



Claudio Giambrone
Head of Marketing,
Wembley Park
Chair of the Pride Alliance



Sahar Ali
Senior Business Systems
Manager



Sarah Birchley
Executive Director-General
Counsel
Chair of the Gender
Equality Network



Harriet Pask
Director of Corporate
Communications



Julian Tollast
Head of Master Planning
and Design



Kathryn McConnell
HR Director



Jacqui Willis
Deputy Company Secretary



Yusuf Khalifa
Assistant Resident Manager



David Keddie
Director of Cost and
Procurement



Matt Voyce
Executive Director of
Construction

Diversity & Inclusion networks – Gender Equality Network (GEN)

Promoting gender equality is crucial in the workplace. This dedication goes beyond the essential legal and ethical standards we operate within; it also attracts and helps

to retain top talent, which is crucial to the success of any organisation. Quintain recognises the need for this and makes a conscious effort across the different departments to embed this philosophy in all its practices.

The Gender Equality Network provides a voice to male and female employees across the business who want to raise a gender related topic. Feeding into the wider EDI steering group, the GEN Network focuses on promoting equality and providing a safe space for employees to raise issues informally and confidentially.

The network is jointly chaired by Sarah Birchley and Clare Masters and is run by a further five committee members.

The committee organise a range of events throughout the year which anyone within the business is welcome to attend. Dedicated intranet pages provide a hub where employees can find resources or make suggestions for future events. The Network also has a mailing list which offers subscribers

access to a range of online network lunches and webinars, often held by external providers.

During the latter part of 2024 the next phase of the Quintain Mentoring Scheme was launched with support from GEN. There are now a further 20 mentoring relationships within Quintain benefitting the mentors, mentees and wider business.

In 2024, highlights included:

A **networking lunch with a speaker** sharing insights into career progression and personal development. This was held at a local restaurant in the Spring and was attended by 19 Quintain employees.

Fireside chat with Philip Slavin,

Quintain's CFO, who discussed his career trajectory, highlights and experiences of gender equality issues in the US and the UK. There was also a question and answers session for attendees, followed by a networking lunch which provided an opportunity for colleagues to chat informally about some of the issues raised. This event was attended by over 30 employees.

Beyond the GEN Network, progress towards gender equality has been made

over the last couple of years. As well as the Operational Board now having greater gender representation, encompassing six women and eight men. ExCo is now comprised of three woman and four men after two new female appointments in 2024.

ExCo now reflects greater gender representation, comprising three women and four men.

Diversity & Inclusion networks – Culture Club

The Culture Club remains an active part of Quintain's Equality, Diversity and Inclusion (EDI) efforts, championing belonging, representation, and cultural celebration across the business.

Now co-chaired by Ahmed Barkatali & Sahar Ali, the Club continues to focus on race, ethnicity, culture and heritage. With an annual budget of £4,000, we've remained committed to impactful, meaningful programming. With a team of dedicated committee members drawn from across departments, we deliver events and initiatives that make space for conversation, reflection and joy.

Founded in 2021, the Culture Club works alongside the Gender Equality Network and Pride Alliance. Our mission is to highlight diverse lived experiences, encourage learning, and support our colleagues to feel seen and valued, both within and beyond the workplace.

In 2024, some notable events & initiatives include:

Purim Festival of Lots, we marked Purim, a festive and meaningful Jewish holiday commemorating the bravery of Queen Esther and the triumph of her people. Through storytelling, costumes, and sweet treats like Hamantaschen, Purim reminded us of the power of unity, courage, and joy in the face of adversity.

Virtual Easter Egg Hunt Our first-ever Virtual Easter Egg Hunt brought a dose of fun and team spirit to the intranet. Staff followed a series of digital clues with the chance to win prizes including vouchers and sweet treats. A creative way to connect virtually, the hunt was a favourite among teams and a reminder that culture also includes play and shared joy.

Cultural Cuisine Event: Shared Values In April, we

hosted another edition of our popular Cultural Cuisine series. The Shared Values event featured guest speaker Humera Khan, who shared a powerful presentation on the values that bind us across faiths and traditions. Attendees enjoyed an engaging afternoon of dialogue, reflection and delicious food, a true celebration of culture as a bridge to understanding.

Black History Month Event This October, our flagship Black History Month event took on added significance as we welcomed two esteemed guests. Rosemary Laryea, Radio & TV presenter and arts advocate, and Akyaaba Addai-Sebo, the Ghanaian activist who pioneered BHM in the UK.

The session featured a panel discussion with Grace Oyesoro and was moderated by SJ Harris and Lewis Ryatt. Together, they explored themes of heritage, representation, and the power of storytelling, leaving attendees both energised and inspired.

New Inclusive Space: Multi-Faith & Mindfulness Room

A major highlight of 2024 was the opening of the Multi-Faith & Mindfulness Room at the QL Hub, a dedicated space for prayer, meditation, reflection, or simply a moment of quiet during the working day.

This inclusive space was co-designed by the Culture Club and the Wellbeing Committee and reflects our commitment to supporting spiritual and emotional wellbeing. With soft lighting, privacy screens, and a massage chair, the room is open to all colleagues. A second space is planned for the new NE02 Habitat Office in 2025.

Future Insights Forum Another notable achievement was the successful advocacy by the Culture Club for the



Ahmed Barkatali

Co-Chair of the Culture Club



Sahar Ali

Co-Chair of the Culture Club



creation of the Future Insights Forum, a junior-level focus group designed to help shape the future direction of Quintain. The forum provides fresh perspectives on proposals and new ideas, offering insight from tomorrow's leaders, both from an employee and future customer standpoint. It reflects the Club's continued commitment to ensuring underrepresented voices have a seat at the table where decisions are made.

As always, the Culture Club continues to welcome participation from across the business. If you're passionate about cultural celebration, interfaith dialogue, or exploring identity in all its dimensions, we invite you to get involved, whether it's joining the committee, attending an event, or sharing your ideas for what we do next.

Together, we celebrate difference and create spaces that allow us all to thrive.



Education, Skills & Employment: overview

We have a responsibility to ensure that local people benefit directly from the pathways into training, apprenticeships and employment programmes that exist across our activities and within our supply chain. We are committed to investing in education and training at all levels to ensure that as many people as possible can access the opportunities that are available to them.

Education

Objective: To inspire local people to pursue careers in our sector by supporting educational partners and engaging with students to enhance their understanding of the required skillsets and the types of opportunities available to them.

Skills & employment

Objective: To share our knowledge and skills with local communities, equipping people with relevant training to support their future ambitions and providing access to apprenticeships and employment opportunities across our developments.



Education

Education

Our objective is to inspire local people to pursue careers in our sector by supporting educational partners and engaging with students to enhance their understanding of the required skillsets and the types of opportunities available to them. Our Education Programme is designed to highlight pathways and promote careers in construction and property, while also developing soft skills not necessarily part of the national curriculum, and raising awareness for mental health and wellbeing.

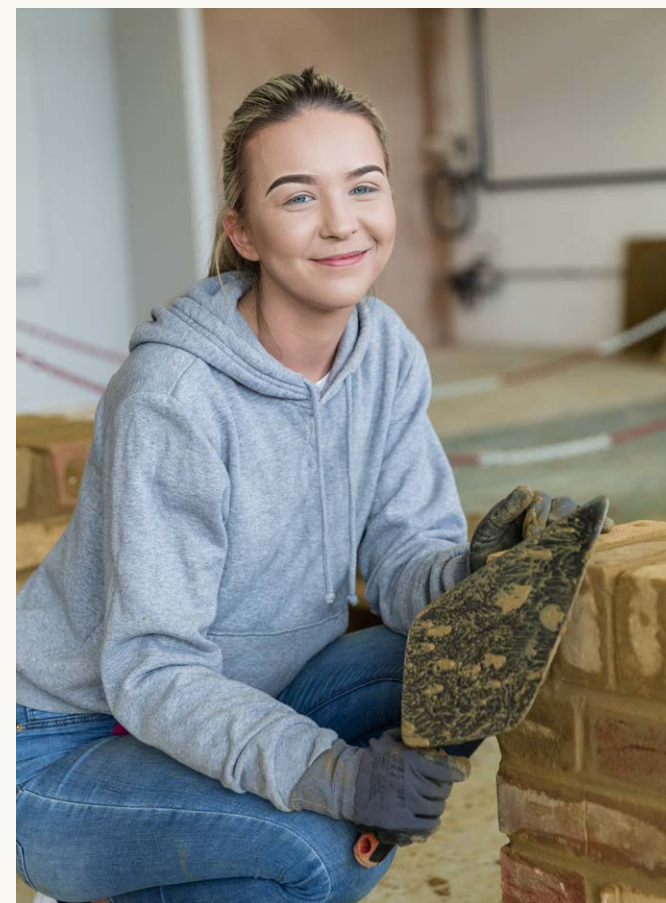
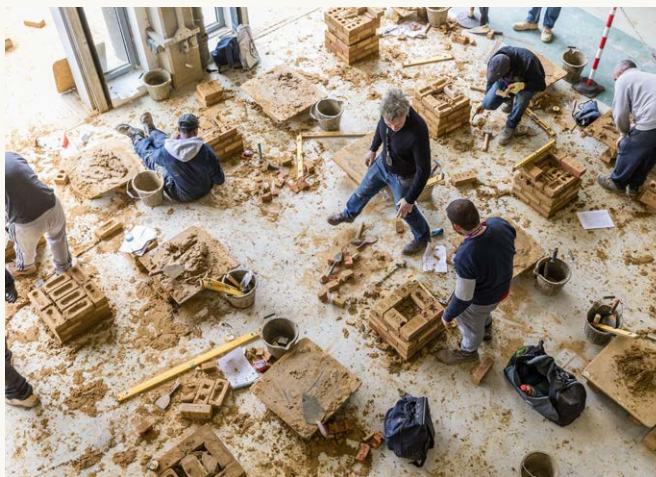
Engagement with schools

In 2016, we identified several local schools with which we could build lasting and strong relationships. During 2023, we continued our long-established relationship with The Skills Builder, providing funding and opportunities to Brent based schools to help students develop key skills that can be drawn upon throughout their education and future employment settings. We worked closely with framework contractors to provide site tours and volunteering hours to support local students and teaching staff. As part of Children's Mental Health Week 2023, we worked with Place 2 be across 13 Brent primary schools in partnership with National Park City and McLaren – 870 children participated, with a further 30 teachers, bringing the total to 900.

Lifelong learning

Lifelong learning is supported through a range of initiatives in the local community through early research carried out with the Brent Community.

Through volunteers and the Young Brent Foundation, we identified skills gaps that were needed within the voluntary sector locally. As similar skills gaps were identified across different organisations, we developed a programme to deliver relevant training courses to groups of people from across the sector using our in-house expertise.



Skills & Employment

Our objective is to share our knowledge and skills with local communities, equipping people with relevant training to support their future ambitions and providing access to apprenticeships and employment opportunities across our developments. Increasing the level, range and depth of local skills and creating a tangible legacy from our investment in an area, our skills programmes are targeted at every level, from residents, to trades, businesses, schools and tertiary education.

We aim to equip local economies with well-trained workforces, which in turn will support local businesses, as well as encouraging start-ups and more well-established enterprises to relocate.

345
Hours of staff
volunteering, with
48 employees

2,071
Students upskilled
through Skills
Builder Programme

Total Community Investment contributions (2017-2022) £1,394,392.42

Social value contributions	Total (£)
How we contribute	412,125.00
Cash	190,664.00
Staff time	4,218.82
In-kind donations	750.00
Management costs	216,492.00
What we support	412,125.00
Education, skills & employment	111,150.00
Health & wellbeing	4,740.00
Economic development	
Arts & culture	18,133.00
Emergency relief	635.00
Social welfare	39,097.00
Environment	3,109.00
Other support	235,262.00
Why we contribute	412,125.00
Charitable donations	99,490.00
Community investment	312,635.00
Sources of additional funding (leverage)	29,227.00
Contributions from Quintain employees	100.00
Contributions from Quintain supply chain	29,127.00
Beneficiaries	
Number of individuals benefitting	No. 2257
Number of organisations benefitting	No. 1009

Contractor Community Framework

In 2016, we set up our Contractor Community Framework to leverage support and coordinate engagement with our framework contractors at Wembley Park for the benefit of residents in the London Borough of Brent.

To demonstrate our long-term commitment to the local area, we have developed a strategic and targeted approach with our contractors for supporting local community needs. This includes the identification and coordination of volunteering, as well as more targeted programmes that allow us to share our knowledge and skills with the local community, whilst raising awareness and providing access to career opportunities within the sector.

Representatives from our principal contractors, employment services from the London Borough of Brent, the College of Northwest London, and the employment agencies we are working with meet on a quarterly basis to plan activities and events to deliver against our objectives.

Community construction skills

Construction skills programmes often only focus on delivering training and skills to those of school age or in higher education. Whilst this is clearly a key area of focus for the Contractor Community Framework, we also think it is important that our local communities benefit from the knowledge and skills that we and our supply chain can share. Over the past few years, our contractors have shared their skills with local people - ranging from basic plumbing, to decorating advice, tiling, carpentry and dry-lining. These sessions not only provide local people with useful skills, they're also a valuable way for our site teams to connect with and build relationships in the community.



Local employment

Between 2023-2024, 31% of our construction workforce were residing in the London Borough of Brent, and with a target of 20%, this is a significant achievement.

Our construction contractors complete and submit Employment and Training Plans to identify local employment opportunities before they start on our projects. We then work collaboratively with them and their supply chain to forecast vacancies across all construction and trade phases. We have implemented governance structures to ensure that all relevant parties are made aware and if there are any changes to the construction programme and any implications for employment opportunities.

In collaboration with the London Borough of Brent and our contractors, we set a target for at least 20% of our workforce to be resident within Brent. Our partnership approach has proven to be a successful way of delivering against this target. Contractors are held accountable for delivery but within a supportive framework throughout our supply chain.

Apprenticeships

- 212 apprenticeship opportunities have been created at Wembley Park since 2017, with a S106 target of 201. In the same timeframe more than 2,000 local school children were upskilled to help them get ready for the workforce through the Skills Builder Programme.
- 152 apprentices live locally in Brent which is 71.7% (at year end 2024).
- In total over 14,000 weeks of employment has been provided to individuals in training at Wembley Park.
- NW09/10 or Repton Gardens which opened to residents during the reporting year and offered 11 apprenticeships
- NE02/03 or Solar and Luna has employed a total of 35 apprentices on site and this project alone has seen 1,300 weeks worked by individuals in training.
- NE01 – Which is being delivered by Greystar but under Quintain's Masterplan and s106 targets has seen a total of 14 apprentices employed and over 350 weeks worked by those

individuals. Quintain have continued to support McAleer & Rushe (the contractor) and Brent place local apprentices in roles at the scheme.

- S106 target for employment opportunities for those who have been unemployed for at least four weeks prior to contract start was 58. Between 2017 – 2022 we achieved 78 of which 82.05% were resident in the London Borough of Brent.
- In 2022 there were nine operators on-site employed from a period of unemployment across two developments, five at Repton Gardens and four at NE02/03.
- Using social value proxies from the national themes, outcomes and measures (TOMs) framework, we have calculated the social value of apprenticeships at Wembley Park to be £1.25m between 2017 and 2022; this is the combined current economic benefit to the individual and the annualised future lifetime value to society of achieving the qualification.

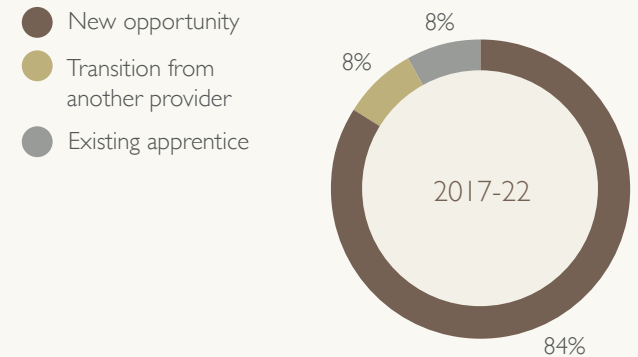
(Calculated figure = £1,245,511)

Based on 2017-2022 data as we are reviewing our community investment approach and associated strategies, to best serve the community in Brent.

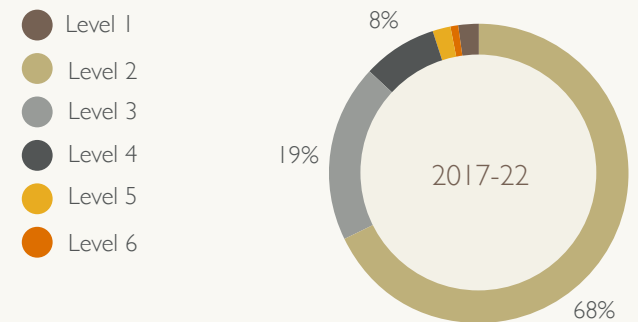
182%
Ongoing S106 target
met for local labour

31%
of our construction
workforce were London
Borough of Brent residents

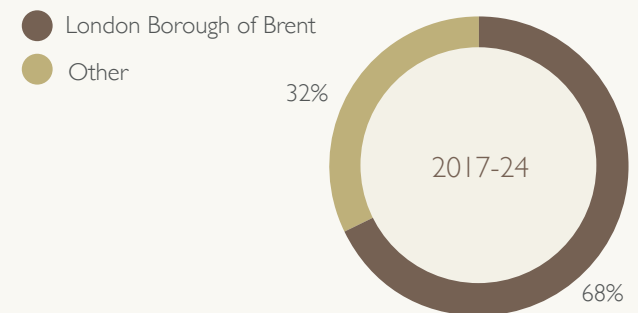
Apprenticeship creation



Apprenticeship levels



Apprenticeship locality



Case Study

Partner Spotlight: Fresh Arts – Empowering Brent’s Creative Future

As part of our commitment to community wellbeing and cultural enrichment, Quintain is proud to partner with Fresh Arts, a Brent-based social enterprise working to widen access to arts education for children, young people, and families. Their mission – to make high-quality arts training and experiences accessible to all – aligns with our broader vision of fostering inclusive, resilient, and creative communities across Wembley Park and beyond.

Founded in 2009 by Davinia and Pierre Khan, Fresh Arts addresses long-standing inequalities in arts access for children from diverse and underrepresented backgrounds. From their dedicated venue in Brent, they provide year-round programming including drama, dance, art and music workshops, school holiday activities, after-school classes, qualifications (such as LAMDA), theatre trips, and SEND-friendly sessions. These programmes have benefited thousands of families across Brent, with particularly strong engagement in Wembley.

Since opening their new venue in Wembley Park in April 2024, Fresh Arts has already delivered over 322 structured sessions, collaborated with 34 schools, and welcomed a total footfall of over 20,000 through a combination of direct programming, community-led sessions, and arts-based residencies.

In collaboration with Claudio Giambrone, Head of Marketing and Cultural Programming at Wembley Park, Fresh Arts has also delivered several well-attended events that further enhance the area’s cultural calendar. These include the Fresh Arts Centre Launch Event (90 attendees), a Diwali Lantern Making and Parade (106 attendees, including 50 children and their parents), and a Festive Fun Christmas Party (102 attendees, including 51 children and their families). Collectively, these initiatives have engaged nearly 300 community members, showcasing a shared commitment to accessible and inclusive cultural programming in the heart of Brent.

Quintain has supported Fresh Arts by providing access to low-cost and in-kind space, helping to unlock opportunities for local artists and grassroots organisations to deliver high-quality creative activities. These efforts contribute to Wembley Park’s growing cultural infrastructure and ensure local residents – particularly children – have the opportunity to engage meaningfully with the arts.

Fresh Arts continues to play a vital role in nurturing the creative potential of Brent’s next generation, and we are proud to champion their work as part of our long-term sustainability and community investment strategy.



Case Study

Fresh Arts Holiday Programme 2024: Expanding Access to Culture and Creativity

During the summer of 2024, Fresh Arts delivered inclusive holiday projects across Queen's Park, Wembley, Harrow and Ruislip (Hillingdon), offering children on free school meals access to enriching cultural and creative experiences. Funded through the Department for Education's Holiday Activities and Food (HAF) Programme, the projects provided free places for children aged 5–11 and focused on arts-based learning and community connection.

Over seven weeks, children participated in high-quality workshops in drama, dance, music and art, run by professional artists. The programme was designed to support creative development, boost confidence, and create joyful memories through hands-on experiences. Highlights of the summer included a theatre trip, a visit to Bread Ahead Bakery to bake and sell cookies, cinema outings, and a stand-up comedy workshop delivered by a professional comedian.

Participation levels were strong across all four locations, with a total of 331 children taking part:

- Queen's Park: 68 sign-ups
- Ruislip: 66 sign-ups
- Harrow: 138 sign-ups
- Wembley: 59 sign-ups

The programme was built around measurable outcomes, with a target of engaging 48 children per location per week. Evaluation methods included participant observation, daily journals, creative surveys and facilitator feedback.

The key success indicators aimed for were:

- 80% of children rating sessions 8 out of 10 or above
- 80% of children reporting they learned something new
- 80% of children saying they would like to return

In support of Fresh Arts' ongoing community programming, Quintain provided £20,000 in capital funding in 2024, alongside a further £16,000 in-kind contribution through two years of rent-free space via service charge relief at £8,000 per annum. This broader support helped strengthen the organisation's capacity to deliver high-impact, inclusive arts activities across the boroughs.

— Fresh Arts Art's Director (Placeholder quote)



"We are grateful to Quintain for their support of our programmes and for championing the benefits of the arts for children and young people. As a result of this support, we have been able to reach children and young people who would not otherwise be able to engage in the arts. It has also allowed us to have a dedicated space for both our programming and an exciting range of community-led activity."

— Davinia Khan, Fresh Arts Art's Director

Case Study

Skills Builder Accelerator Programme and Work Experience Pilot scheme

In 2024, Quintain signed a partnership agreement with Skills Builder for further essential skills and development through the sponsorship of a local school, volunteering and work experience placements. Quintain sponsored The Islamia Primary School in Brent for the 2024/2025 academic year to complete the Skills Builder Accelerator Programme, building the capacity of the school to take a best-practice approach to developing essential skills as a central part of the education they provide.

The cost of this partnership was £5,320 plus £3,200 for school sponsorship.

The schools focus on three outcomes to create sustainable change in the educational experience that students are getting:

Improve Essentials Skills Education

Build Teacher Confidence

Drive Student progress

In 2024, Quintain hosted eight Year 12 students across two work experience programmes, the first in July and the second in October.

The aim of the work experience programmes was to develop Quintain's work experience offering at Wembley Park, with a spotlight on upskilling local students in eight core skills: listening, speaking, problem solving, creativity, staying positive, aiming high, leadership and teamwork.

Quintain was supported by the West London Careers Hub who sourced six of the students from three local schools in Brent: Ark Elvin Academy; Harris Lowe Academy; and Preston Manor. The remaining two students were sourced via the Black Girls in Property programme, which is an employability programme developed by the Land Collective. The students were supported by multiple employees from across different departments at Quintain including the Wembley Park Transport team, the Mobilisation team and the Quintain Living Operations team. The students were provided with a structure for the week and a project brief which focused on development of four essential skills: problem solving, creativity and speaking. During each programme, the students were also given an opportunity to meet and shadow team members, undertake a site tour and attend meetings.

Benchmarking tools from Skills Builder enabled the students to track their development across all four of the above essential skills.

The programmes were a huge success and Quintain is looking forward to repeating the programme with a further eight students next year.

"This has been an amazing experience, so much advice was given and I'm really grateful."

— Work Experience Student

The Quintain supervisors also gave positive feedback following their involvement in the work experience:

"I found the experience incredibly rewarding. It was refreshing to have such enthusiastic individuals around, eager to learn and engage. It reminded me of the passion and purpose behind our work, something that's easy to forget in the day-to-day routine.

"On an individual level, working with [the students] was an absolute pleasure. Beyond this, being able to observe and in some small way play a part in shaping what will undoubtedly be very promising careers, was undeniably a privilege, and further emphasised to me how important it is to afford opportunities and invest in our local communities, particularly in those who are younger and already on their way to assume roles in our still burgeoning sector."

— Quintain employee & work experience supervisors

Safety, Health & Wellbeing

Our objectives are to achieve zero harm, zero accidents and zero incidents across our construction sites, assets and operations and to create safe and positive places for our supply chain to work.

We take a proactive approach to health and safety, supported by the business, and led by senior management. The goal of the team is to be proactive, providing advice, support and guidance across the business, as required, in order to prevent accidents and incidents from occurring.

Teamwork

We have a well-resourced and structured team including an Estate Health and Safety Manager and Estate Protection Officers who look after the public realm, providing the resource required to support the development and implementation of our safety plans. The Estate Health and Safety Manager is responsible for reviewing all contractors Risk Assessments, Method Statements, Event Management Plans and any other Risk Management documents required prior to any works, events, activations of filming occur. He is also responsible for all proactive and reactive monitoring across the Wembley Park Estate.

Our Health and Safety Manager for Construction is responsible for the audit of our construction sites to ensure they are working to and maintaining the highest standards of health and safety.

We aim to ensure that our team is suitably trained and qualified to support the Wembley Park estate and enable business and leisure activities to happen safely, in accordance with legal requirements, regulation and guidance and are aligned with industry best practice.

We seek to work collaboratively with our Wembley Park teams and contractors to proactively and reactively respond to risks, conducting regular site audits. As developers, we are required to deploy our resources to run our sites safely and above and beyond this, we employ auditors to ensure our sites are run in accordance with the highest safety standards and best practices.

Across our construction sites, we conduct monthly formal audits with the site team, benchmarked against their key performance indicators. On a weekly basis, we carry out informal site checks, with members of our team working with our construction contractors to identify any trends or issues of concern.

Where 'step outs' are required, and a contractor needs to work outside of their normal physical space, we will work with them to ensure it is done safely and any unfamiliar risks are mitigated.

Wellbeing

Our Wellbeing committee was formed in 2022 and comprises eight members of staff, and has an annual budget of £5,000, increased by 20% in the last year. In 2024 the group met monthly to address and support employee wellbeing across the business. The Committee's work was informed by the annual Wellbeing Audit which once again provided valuable insight into areas of concern among staff. One of the recurring themes was the impact of sedentary working patterns. In response, the Committee continued to promote movement and physical activity through a series of Hi-Motiv wellbeing challenges. These fun, varied fitness activities were designed not only to encourage regular exercise but also to support mental health and foster connection among colleagues.

Throughout the year, 80 employees took part in one or more of these initiatives.

The 2024 survey also highlighted concerns around financial and mental wellbeing. In response, the Committee arranged a selection of targeted initiatives. A Financial Wellbeing webinar, delivered by Clare Barrett, Consumer Editor at the Financial Times, was held in March and attracted over 100 attendees. The session offered practical, insightful guidance on managing personal finances and was very well received.

Additionally, a series of wellbeing webinars were hosted in collaboration with our wellbeing provider, Towergate, covering topics such as mental health, and both men's and women's physical health.

As part of the company's commitment to sustainable and healthy lifestyles, the Committee organised two Active Travel Challenges, each running for three months. These encouraged staff to walk, cycle, or run to work, contributing to improved physical health and reduced environmental impact. Participation was strong, with the challenges helping to integrate more regular daily activity into the leisure and working lives of employees.

To support ongoing engagement, a dedicated Wellbeing page was established on the company intranet, providing regularly updated articles, resources, and signposting to external wellbeing services. At Quintain, the health and wellbeing of our people remains a top priority which effectively mirrors our People First company value. The Committee has witnessed first-hand the positive impact these initiatives have had, enhancing both individual wellbeing and overall team cohesion. The Wellbeing Committee

Safety, Health & Wellbeing cont.

continue to strive to incorporate a wellbeing culture within our workplace.

Construction safety – working with our contractors

We aim to provide a coherent approach to health and safety across our multiple active locations, whether they are high-rise building construction sites or alterations / refurbishment projects.

We select those who we work with in accordance with strict health and safety criteria through the application of procurement policies and the use of our Supplier Portal. We also regularly review the criteria and relevant policies, to ensure we are keeping them at the current requirements demanded and recommended by the legislation and good practices guidance.

Whilst each principal contractor is still responsible for safety on their individual sites, we implement a range of measures to ensure our standards are maintained across the board.

We continue to monitor the weekly safety reports which are submitted to our team for each active project on the estate, setting out statistics relating to hours worked and details of

any accidents, incidents, near misses, dangerous occurrences or hazards observed.

The total number of hours worked across the construction sites in 2024 has slightly increased from the previous year to 1,133,864, from 900,000 logged in 2023.

The goal of zero accidents falling under the Reporting of Injuries, Diseases and Dangerous Occurrence Regulations (RIDDOR) has been once again achieved on the construction side and the number of non RIDDOR accidents and incidents has remained consistent with 10 reports in both 2022 and 2023, down from 15 instances in 2021.

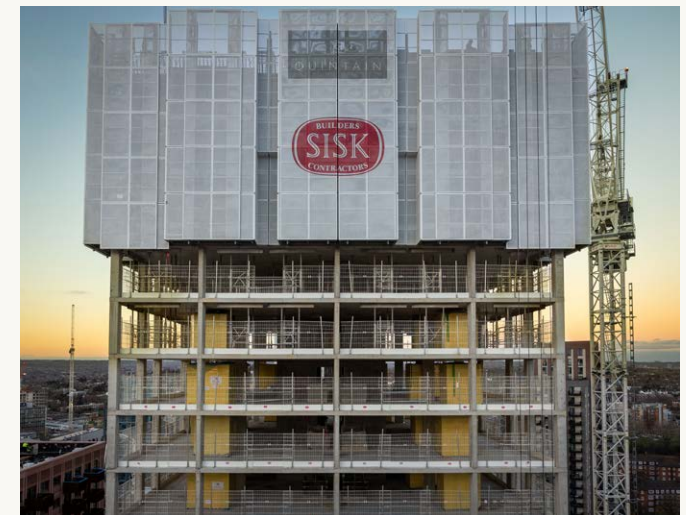
Health and Safety audits continued to be carried out across the estate to promote a positive health and safety culture and explored all relevant areas, including dust control measures, manual handling, work at height and hand arm vibration.

Over the reporting period, the development goal of no construction time lost under Reporting of Injuries, Diseases and Dangerous Occurrences Regulations has been once again achieved, completing a consecutive year with only 7 minor accidents / incidents recorded, down from the 10 instances reported for 2023.

Among the overall highlights include 90% progress through the programme for the NE02 and NE03 plots, with an average of 475 people on site, over 2 million total hours worked since the beginning of the project, almost 4,000 people inducted, 156 apprentices worked on the project, 13 out of 18 sections complete to date and 45 of 45 Considerate Constructor Scheme score achieved by the Sisk teams.

CCS National Site Awards

In recognition of their commitment to the wellbeing and health and safety of those who work on Quintain Sites – the Sisk



team were awarded a 'Silver' Award for projects >£100m at the CCS National Site Awards in April 2024. These awards are designed to recognise the efforts that construction sites make to be considerate to both their direct community of workers and neighboring communities within which they operate.

The awards consider feedback from CCS Inspectors during their visits regards operative welfare as well as initiatives that are implemented by Construction Teams to benefit their local community – which align with the ethos that Quintain strive to ferment amongst their contractor teams at Wembley Park.

Safety, Health & Wellbeing cont.

Retained ISO 45001 Occupational Health and Safety certification for Wembley Park

WELL Building Standard requirement for new development to improve resident wellbeing

Construction safety consistently improved every year since 2021 with a non-RIDDOR AFR of 0.6% for 2024

Zero RIDDORs for Quintain direct employees

Staff Wellbeing Survey “moderately healthy workforce” over 9 topic areas. 3 areas identified for improvements

Zero RIDDORs for Construction work across the estate for the 2nd consecutive year

Health & Safety performance	2021	2022	2023	2024
Total incidents	62	191	21	30
Quintain Operations				
Non-RIDDOR accidents /incidents	0	0	0	0
RIDDOR accidents/incidents	0	0	1	0
Wembley Park Estate				
Non-RIDDOR accidents /incidents	0	0	0	0
RIDDOR accidents/incidents	0	0	0	0
Wembley Park Events				
Non-RIDDOR accidents /incidents	0	0	0	0
RIDDOR accidents/incidents	0	0	0	0
London Designer Outlet				
Non-RIDDOR accidents /incidents	8	5	10	23
RIDDOR accidents/incidents	0	0	0	0
Construction				
Non-RIDDOR accidents /incidents	15	10	10	7
RIDDOR accidents/incidents	0	2	0	0

Sustainable Communities

Employees

Objective: To ensure every member of our team feels supported in their career development and is encouraged to reach their full potential as part of a team of inspiring and like-minded people who want to get the most out of their career.

Local communities

Objective: To foster vibrant and happy communities by bringing people together via robust, balanced and accessible programmes of engagement and activity, appealing to different groups and ensuring everybody feels part of their local community.

Residents & tenants

Objective: To listen to our tenants and residents, understand their needs and create environments that welcome a diverse range of residents, businesses and retailers through the delivery of buildings and spaces which instil a strong sense of belonging.



Employees

Mentoring Scheme

In 2023, we launched our mentoring scheme and our second cohort grew by 25% for 2024. Our aims for the scheme are:

- To bind the organisation together at different levels and across business areas, increasing and strengthening participant networks and helping to bridge gaps.
- To foster a growth mindset culture for both mentors and mentees no matter what level in the business/which career stage they are at.
- To help each other see our business and people from different perspectives.
- To encourage employees to give/ share time and expertise (experience, knowledge, and skills) in-house to develop and educate our people.
- To drive a greater understanding between employees of the business, expanding worldviews and perspectives - which will in turn benefit the broader business.

Throughout 2024, there were 20 pairs of mentors and mentees meeting regularly with clear goals and objectives.

"I got a lot out of it, learning about other roles in the business, also self-reflection"

Employees

Quintain encourages all employees to use two working days per year for volunteering opportunities with organisations based in the London Borough of Brent.

We strive to ensure every member of our team feels supported in their career development and is encouraged to reach their full potential as part of a team of inspiring and like-minded people who want to get the most out of their career. At Quintain, one of our five core values is People-First, recognising that our people are at the centre of everything we do.

Integral to our approach is understanding what is important to them and how they feel about working for Quintain.

Quintain is investing £3,315 a year in Nectar, an online platform set up to recognise great work, build community amongst employees, and promote our core values. A points system allows employees to praise their colleagues, and winners of points under certain themes receive prizes. In 2025 the plan is to migrate this system into our intranet.

"Getting to know other areas of the business has been valuable and seeing the confidence in my mentee increase especially in managing upwards"



Staff survey highlights

We are committed to ensuring that we have an engaged workforce and that employees are given the opportunity to share their views on how we are performing as an employer and where we can improve.

All employees are encouraged to participate in an independent employee satisfaction survey and we communicate the results at our quarterly staff meetings and on the intranet. In our 2024 results, we had a strong level of participation from across the business at 90% up from 83% in 2023 and an overall satisfaction score of 86.3% up from 84.9% in the .

High scores were seen over several areas including understanding of business metrics, access to senior management and liking working for a company with clear values. We also saw strong progress against staff awareness levels of our commitment to equality, diversity and inclusion.

94%
I am aware of Quintain's commitment to equality, diversity and inclusion
(based on Agree/Strongly Agree results)

81%
Believe that Quintain's commitment to sustainability is given sufficient attention in our business activities
(based on Agree/Strongly Agree results)

90%
Employee participation

93.6%
I am proud to work for Quintain
(based on Agree/Strongly Agree results)

91.8%
I understand the company values
(based on Agree/Strongly Agree results)

Following our previous survey results, particular attention was paid to the following workstreams during 2024:

Future Insights Forum

Launched in the reporting year this Forum supports the future evolution of Quintain as a business and employer through the creation of ideas in response to tasks set by the Operational Board.

Staff recognition

Adding to our quarterly staff meetings and regular updates on the intranet we made plans in the reporting year to bring the Nectar reward system into our intranet to allow any member of staff from across the business to reward excellent work each 'shout out' aligned to one of our company values. The programme is due to roll out in Spring 2025.

Visibility of other teams

Team Pages were published on our intranet providing photos of team members, summaries of what different teams/individuals do and photographs of more informal team activities, as such as team volunteering days. In addition, some of our teams welcomed guest speakers from other parts of the business in their regular team meetings.

Staff Newsletter

Our weekly e-newsletter was brought onto the homepage of the website updated in real time for staff to like or comment on. This has driven an enormous amount of traffic to such an important resource.

Recognition and celebration of success

We continued to celebrate the achievements of staff throughout the business both in our weekly newsletter and in the workplace. We with our annual Staff Appreciation Week across all offices during November with treats and events taking place over several days to show our appreciation to our staff for their hard work. We are also planning to roll out a staff appreciation tool, across the whole business in early 2025, which recognises staff for demonstrating our company values.



Staff volunteering

Throughout 2024, a number of teams from around Quintain took a day out of the office to volunteer across charities in Brent.

Friday 22nd March the Operational Board put their phones down and picked up a paint brush. The team were invited by the wonderful Jason Roberts Foundation in Hendon, near Wembley, to give their community centre a make over.

“With varying degrees of success we prepared the walls and paint work and thanks to Sisk and their subcontractor DP Lawless we had all the paint, brushes, tape and rollers we could possibly need.”

The community hall, corridors and external rear wall looked a lot fresher and brighter and new skills were learned.



Staff volunteering

Over the course of 2024, company teams regularly volunteered at Sufra, a community hub in Wembley that delivers much more than food support.

In September, volunteers took on a variety of roles, including community gardening tasks like sowing, weeding, and harvesting; supporting the kitchen by preparing and serving meals; assisting in the café; and organising the food bank stock room by packing parcels and managing donations.

In December, the Operations team returned to focus mainly on the food bank, sorting and packing supplies to support local people facing urgent need. They also helped prepare for a festive wreath-making event by collecting natural materials and supported the annual coat drive by sorting donated coats for winter distribution.

Volunteering at Sufra was a rewarding experience and a meaningful way to contribute to the community.

"We had so much fun in the kitchen. What a humbling experience and a joy to feed and serve the local community. Can't wait to go back for round 2!!!"

— **Liane Evans, volunteer**

"The team from Quintain came down and made a huge impact. They volunteered across a range of services, supporting with everything from packing food parcels, painting planters, peeling hundreds of potatoes and turning compost! Willing to get stuck in with all sorts of jobs, they have made an incredible difference."

— **Nina Parmar, Food Aid & Volunteer Manager, Sufra NW London**



Staff volunteering

On March 27th, 2024, the PM/DM team volunteered at the Separated Child Foundation, an organisation that provides emotional, social, financial, and physical support to separated children and young people up to the age of 21 in the UK. The foundation also runs educational activities to raise awareness of these young people's needs and encourage positive responses.

During the visit, the team helped assemble essential “welcome” packs for children who have recently arrived in the UK seeking refuge. These packs provide vital support to young refugees facing incredibly difficult circumstances.

Reflecting on the experience, Paul Grierson shared, “We arrived not really knowing what to expect but were warmly welcomed by Hannah and her team. The media portrayal of these children isn't always positive, but most of these kids—many under 18—are fleeing terror, war, abuse, and unimaginable hardships. Hearing some of their stories and understanding the positive impact these packs have on their wellbeing and mental health was very humbling. We created 53 ‘medium male’ packs, which will reach refugee children within the next two weeks. We also prepared items for future packs and folded information cards to be given to the children as they arrive in the UK. We left feeling proud that our efforts would make a meaningful difference.”



“I had an incredibly rewarding and heartwarming experience volunteering at the Separated Child Foundation. The day deepened my understanding of the challenges faced by separated children and the vital support the foundation provides. In helping to organise essential items it felt like we as a team were making a difference. I'm grateful for the opportunity to contribute to such an important cause.”

— Craig Stevens, Quintain volunteer

Second Floor Studios & Arts

Wembley Park is establishing its credentials as a creative hub for London, and the ambitious cultural strategy for the area includes 25 affordable artist studios. These are managed by Second Floor Studios & Arts, which provides an extensive programme of cultural events, most of which are free of charge. Quintain has formed joint ventures with Troubadour Theatre and BOXPARK to ensure that community interest and creative programming is central to the Wembley Park experience.

Studios for artists and makers

Second Floor Studios & Arts offers low cost workspaces for a community of makers and artists, which has fast become a new focus for creatives in North West London.

Aligning perfectly to our neighbourhood retail strategy to support independent retail at Wembley Park, the low cost workspaces are run by Second Floor who offer exhibition opportunities throughout the year for occupying artists.

During 2024 we started work to increase the community of local makers and artists at Wembley Park. Turning three large retail spaces into 30 affordable art studios due to open in 2025. This project carries a capital expenditure commitment of £1,500,000.

Fashion / Painting / Design / Fine Art / Photography / Ceramics / Drawing / Printmaking / Bridal Design / Mixed Media Textiles / Sculpture / Couture



As at 2024, 26 visual art studios at 100% occupancy, 62% of spaces are occupied by Brent residents (40% when phase 1 opened in 2018). 54% BAME.

Open studios 5th October 24 welcomed 400-500 people.

Planning to open 30 new studios as phase 2 in 2025 supporting the sustainability of the venture across both phases at Wembley Park. Landlord cost >£2mn



Local Communities

North-West Lands Community Hall

Community Spaces

At Wembley Park, we have continued to champion inclusive and accessible programming through our support for community spaces. In early 2024, The Yellow, our version of a modern village hall, remained a vibrant hub for local engagement. Between January and March, over 90 classes and events were delivered at The Yellow, spanning arts and crafts, mental wellbeing, youth development, and parent and toddler sessions. These programmes were delivered by Quintain and managed by our in-house Community Team.

In April 2024, operational management of the space transitioned to Fresh Arts C.I.C., a local social enterprise with a strong track record in inclusive arts and performance programming. While Quintain no longer operates the centre directly, we remain committed to its success and have continued to fund selected initiatives through our Corporate Social Responsibility efforts.

Fresh Arts, now managing the former Yellow Community Centre, continues to deliver inclusive community programming, with Quintain supporting selected initiatives as part of our Corporate Social Responsibility commitment.

Objective	Results achieved
To deliver inclusive events and classes for Wembley Park residents	Over 90 sessions delivered in Q1 2024, including wellbeing, arts, and family-led activities
To facilitate a smooth transition to new community space management	Operational handover completed in April 2024 to Fresh Arts C.I.C.
To continue supporting local engagement through CSR	Quintain-funded programmes continue under Fresh Arts' delivery model
To maintain high levels of participation and engagement	Hundreds of residents engaged through regular sessions and seasonal initiatives

2024 Community Activity Metrics (combined across both operators)

Estimated number of events and sessions	90+ (January to March 2024)
Regular weekly class types	8-10 across age and interest groups
Management model	Operated by Quintain until March 2024; operated under a lease by Fresh Arts from April 2024 until 2044
Quintain's role post-handover	Providing financial assistance through supporting expenditure for first 2-years. Monitoring KPI's and compliance with Quintain's planning obligations. Connecting operator to other key stakeholders in the local community

Local Communities

Supper club / Book launch / school visit / community art

Brent Youth Theatre / Royal Philharmonic Orchestra 'Music for Mental Health'



Fresh Arts output

FreshArts CIC now programme regular weekly sessions and occasional school holiday activity in their venue in Wembley Park as well as accommodating regular weekly sessions run by external community leaders, many of whom had used the space when it was The Yellow. Fresh Arts now have 6 people employed in the venue and 32 casual and contractor resources who are also supporting the delivery of programmed activity.

High scores were seen over several areas including understanding of business metrics, access to senior management and liking working for a company with clear values. We also saw strong progress against staff awareness levels of our commitment to equality, diversity and inclusion.

Highlights of use of the community hall space delivered by Fresh Arts CIC include: -

- Holiday programmes for children with over 500 children attending through the summer
- Fresh Arts delivered 15 after school creative classes per week with 4,950 children and parents attending
- A screen acting group for ages 9-14 has opened and is doing well
- Juniors' LAMDA courses introduced following parental feedback.
- New preschool class and art-based playgroup.

Regular sessions run by community activity leaders including Daniel's Den, Art with Nibby and FFF Fitness delivered over 322 events in 2024 [April-Dec] and almost 10,500 people attending. Highlights include: -

- Introduction to Acting which is a class for parents and a Seniors introduction to directing class.
- Providing low-cost space and space in kind for art workshops led by local artist Nibras Hamidi from Second Floor Studios
- A new comedy workshop led by Mr Cee, a local comedian and stand-up end of course show
- Open Dance group led by Inspiral Arts and E.P.I.C; a long running relationship with Wembley Park.
- Host the R.P.O.'s Resound Project and are supporting and promoting creative activity in Brent through this partnership.

Fresh Arts CIC also contributed to activations in the public spaces on the estate

- Fresh Arts Centre Launch Event: 90 people attended
- Wembley Park Diwali Lantern Making and Parade: 106 people attended -50 children and their parents
- Wembley Park Festive Fun Christmas Party: 102 people attended- 51 children and their parents.





Launch of the new GP surgery



The opening of our GP “Super Surgery” in 2024 responds directly to the need for Brent residents to access GP appointments timely, sometimes on the same day. In agreement with Brent Council, this 11,000 sq. ft space opened in March and is operated by Wembley Park Medical Centre, gathering

16 GPs able to serve 25,000 local residents. This surgery operates from Repton Gardens’ ground floor and includes two clinical suites, 14 consult exam rooms, four treatment rooms and an e-consult room, highlighting our masterplan’s design to provide community facilities within easy reach.

Residents and Tenants

Residents & tenants

Our objective is to listen to our tenants and residents, understand their needs and create environments that welcome a diverse community of people, businesses and retailers. We strive to deliver this through the delivery of buildings and spaces which instil a strong sense of belonging.

Quintain Living takes an active approach to fostering a sense of community. As well as encouraging residents to connect via the Resident App in groups such as book club or gardening club, the team arranges events throughout the year, designed to give residents the opportunity to engage with one another over common interests. Popular events include the paint and prosecco art club, while younger creative types are welcomed to the children's rooftop art club. Throughout the year, flagship events included a Halloween Pet Parade and a summer party.

58 events were held in 2024, attended by over 2,200 residents. 30% of our residents went to at least 1 or more of our events.

Event-going residents stay with Quintain Living on average 47% longer than non event going residents.

81% of residents who responded to a survey said they were 'satisfied' or 'very satisfied' with Quintain Living events and 86% would recommend the events to their friends. 71% of respondents agreed that the Quintain Living events set the developer apart from other rental developments.

Of the events held, food and cookery themes were the most popular with 68% of residents enjoying these the most.

We have a Best Resident Feedback Award, recognising employees who have received exceptional feedback for going beyond the call of duty to help our residents. There is a quarterly prize for the winning Quintain Living team member, to the value of £250.



Case Study

Resident engagement – The Quintain Living app

The QL app is a core means of supporting residents to get the best from their homes in a low maintenance, stress-free and engaging way. It's the primary platform for instant updates, complementing other forms of communication including email, newsletters, digital screens in lobbies and printed posters. In 2024, 559 pieces of content were delivered to 5,000+ residents with this multi-channel approach.

Keeping residents engaged and in control with minimal effort on their part is a core purpose of the Resident App. Features that support residents to engage positively and seamlessly with their home include:

- Maintenance reporting
- Building FAQs covering common queries & how to videos
- Digital *Living with Us* guides containing all key information
- Book social spaces, extra storage & parking (for the resident and their guests)
- Payment summary with billing charges
- Access to tenancy information
- Ability to access and share the Wi-Fi password
- What's on in the neighbourhood and resident events
- Groups e.g. buy swap sell
- List of perks & discounts

This wealth of information and easy service access is available to all app users at the tap of a screen. The app also supports residents to engage with their neighbours and local community.

The popularity of the various app sections highlights its importance in resident and community engagement. The 18 'How To' videos, which empower residents with the information needed to settle into their homes comfortably and troubleshoot common issues (such as how to identify a low door battery), generated over 3,000 views in 10 months.

The extent to which the app supports residents to engage and connect over shared interests and activities is a further innovation. An example of the success of this is the 10 Days of Christmas Giveaway run via the app in 2024. Residents answered daily Christmas-themed questions on to enter a prize draw, with total prizes worth £1,700. The competition generated 2,486 entries from residents, representing 42% of Quintain Living's resident base. The competition also generated 91 resident social posts tagging Quintain Living and Wembley Park, driving visibility of life with Quintain Living to an audience of 35,000.

"The app helps me with my fitness and wellbeing, there are events focused on wellness, yoga, sound baths, meditation and sleep, as well as being an amazing resource to manage life admin for my home. I have made new friends and no longer feel lonely in big city." — Resident

Wembley Park retail

As a landlord, we adopt a flexible and supportive approach, resulting in a symbiotic landlord/tenant relationship where in good times, both parties benefit; and in less favourable conditions, we are both incentivised to generate improvements.

Our collaborative approach to our retail tenants was firmly in place before COVID-19, with marketing initiatives to encourage customer footfall across the estate as well as turnover- based lease agreements, which were a particular support to retailers during periods of lockdown. This approach is attractive to occupiers since they can avoid very large, fixed costs, only paying increasing rents as sales increase. This also means we have a vested interest in ensuring people and trade are attracted to Wembley Park.

Our retail mix is multi-faceted and talks to several potentially different customers. London Designer Outlet (LDO) accommodates the big brands, morphing into food & beverage (F&B) and leisure on The Boulevard. Convenience and independent retail is scattered throughout the development, catering to local needs and those looking to seek out something special. We work closely with our occupiers to maximise opportunities for turnover, and support them in promotions, projecting their brand, and even in designing their stores. We have carefully curated our retail mix and take every opportunity to promote our retailers within all parts of our business. Where we can identify opportunities to collaborate, we actively do so – which is particularly relevant across Quintain Living. We have also worked together to deliver exclusive experiences for our residents.

Our retail leasing strategy encourages small and local entrepreneurs to open their businesses in Wembley Park. We provide targeted support and guidance to ensure those businesses are sustainable and thrive.

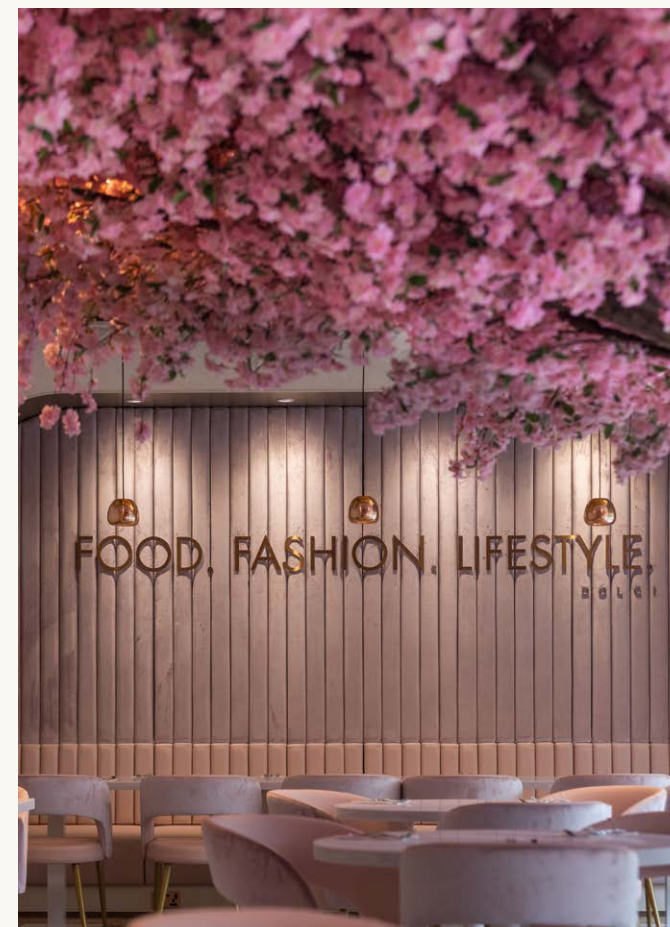
To date this has been a direct capital investment from Quintain of over £7.4mn. In 2024 this figure was £2.084mn excluding value of rent-free contributions.

Retail outlet	Capital	Rent free
Banning Dental	£120,000	£60,000
Feed The Yak!	£45,000	£32,500
Second Floor Studio & Arts	£1,869,000	0

The below table shows the ownership breakdown of leased spaces across Quintain's retail portfolio at Wembley Park. (excluding LDO)

Corporate	40.4%
SME	48.1%
CIC/Charity	11.5 %

Of which 38.5% are BAME owned



London Designer Outlet sustainability highlights

255 tonnes of cardboard were recycled
– January to December 2024

90 tonnes of glass were recycled
– January to December 2024

Over 2,091 pallets recycled January
– December 2024

LDO operational systems are now 100% paperless

Solace Woman's Refuge Charity

Completed Safe Space Training

Donated 350 pairs of shoes to Solace Family

Submitted In their shoes campaign for the Solal awards announced on the 17th June

Our Asset and Property Management agent, MultiRealm, achieved Certified B Corporation status becoming a company that is voluntarily aiming for the highest standards for social and environmental performance.



Cultural Tenants

Punchdrunk Enrichment

In 2022 Quintain agreed a deal with Punchdrunk Enrichment, the UK's premier education and community-led immersive theatre company, to undertake a three-year residency at Wembley Park. Supported by Arts Council England, Punchdrunk Enrichment transformed an 8,000 sq ft industrial unit into the North London neighbourhood's first-ever, co-created immersive community space.

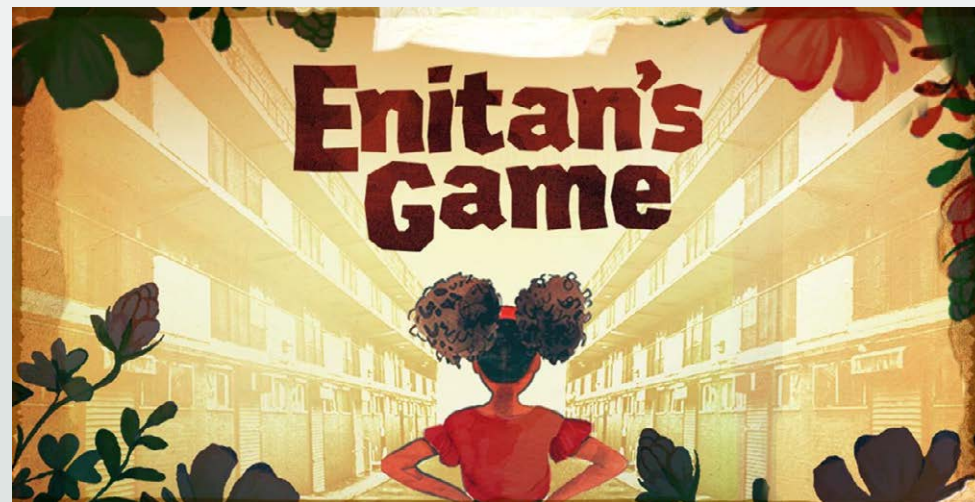
Quintain's capital investment commitment into Punchdrunk Enrichment in 2023 was £235,000.

In 2024 the first full production was shown in their new home in Wembley Park; Punchdrunk Enrichment Stores. Enitan's Game was a show centered around community, culture and loss and encouraged participants to unlock stories in a theatrical and immersive environment.

212 performances were held welcoming 3,738 visitors. Tickets were subsidized for local residents and children, to ensure the cultural show was inclusive for the community.

Enitan's Game involved 65 members of staff to bring the show to life, resulting in two 'Off West End' award nominations for Best Production and Design.

With the charity's home in Wembley Park, the team also delivered their Immersive Learning Journeys out to 64 schools in 2024.



Cultural Tenants

Troubadour Theatre

Troubadour Wembley Park Theatre is a community-focused cultural hub committed to creativity, inclusivity, and sustainability. Situated in Wembley, the theatre prides itself on fostering local engagement through educational partnerships, community initiatives, and accessible programming. As part of Troubadour Theatres wider mission, they continually seek innovative ways to reduce our environmental impact from energy-efficient operations and supporting green transport options for our audiences. They are equally passionate about diversity and opportunity, working to ensure their workforce, stage productions, and outreach projects reflect Brent's diverse and vibrant community.

The Troubadour Trust, an arts and education charity, was set up to enable and create opportunities for the local communities to discover and explore theatre by delivering innovative projects for all ages that are tailored to communities local to its venues. The Trust's aim is to be diverse, disruptive & extraordinary, is all about opportunity, learning, accessibility and inspiring arts in the local community. The objects of the charity are, for the public benefit: the advancement of education in all subjects but particularly in the arts and culture; and to further or benefit the residents of areas local to Troubadour venues with the objective of improving the conditions of life for the residents. The Charity raises funds from a 50p Levy put on to the sale of each theatre ticket.

Since Starlight Express has opened there have been over 380,000 audience visitors so far which equates to £190,000 from the Levy on Ticket Sales. The Trustees therefore have now excitingly agreed to fund the delivery of a 16 month training programme conducted by a local Wembley based company called Fresh Arts CIC who will deliver a full programme of work in 2025 and 2026 impacting 1,200 children and upto 250 young professional adults.





Place

Place

We aspire to create inspiring, vibrant and thriving communities and neighbourhoods that are socially, culturally, environmentally and commercially sustainable.

Biodiversity

The natural world provides many services that we rely on, from purifying the air we breathe, to pollinating our plants. We are increasingly aware of the need to preserve, protect and improve biodiversity across our developments, and are committed to ensuring that the benefits of the natural environment are available to all, now and in future generations.

Public realm & placemaking

The success of any place is largely dependent on the places and spaces that shape the built environment and how they function to welcome all. This is why we adopt a Space Positive design approach across all our projects, delivering public realm that not only creates an instant impact but also matures and has longevity. From the infrastructure required for everyday activities and our day-to-day management approach, to the animation provided by regular events and one-off occasions, we consider the details so that we create places that are accessible, inviting and inspirational to all.

Transport & connectivity

Transport and connectivity in new development goes beyond proximity to local transport networks and the availability of safe routes; for us, it's about providing attractive public realm that actively encourages walking and cycling; about ensuring that transport options are linked and that if things go wrong on the daily commute, an alternative option is nearby; and about ensuring that logistics are managed so that our developments are not overwhelmed by people moving in and out, bin lorries picking up waste from dozens of different buildings, and delivery vehicles dropping off construction, commercial and residential deliveries on a daily basis.



Biodiversity

Biodiversity

Objective: To adopt a holistic approach to maintaining and enhancing biodiversity and habitat creation across our developments; to measure, improve and communicate the value of nature and benefits to our community.

Pollution prevention

Objective: To prevent damage to the natural environment through measures at design, construction and operational phases to reduce pollution to air, water and soil.



Biodiversity

As part of our revised development targets relating to sustainability issues given to design teams, we have included Biodiversity Net Gain (BNG) and Urban Green Factor (UGF) metrics. Our new developments at North East Lands, NE02/NE03 which were both under construction throughout 2024 have designed biodiversity into the public realm and resident amenity space using wildlife friendly ornamental planting at podium and roof top level, and through areas of extensive biodiverse planting on inaccessible roofs. When allocating the public parkland and open space areas associated with the new North East Lands development we have calculated an initial UGF of 0.42, just over our target of 0.4 for residential areas. Work will continue to design to maximise different types of urban greening and the quality of landscaping provided to increase the biodiversity value of Wembley Park from former car parking and hard landscaping to a place where nature can thrive.

Average tree canopy size of **20 sqm**

105 new trees in Union park North and NE02/03

32.85 trees per hectare

106 species of trees all mapped on to a publicly accessible mapping site

394 trees in Wembley Park's private podium gardens

1,130 trees in Wembley Park

11% tree canopy coverage



99.5% survival rate of all trees planted and the 4 that have died have been replaced

736 trees in Wembley Park's public realm

The total public realm delivered at WembleyPark to date is **149,761 sqm**

Biodiversity

Throughout 2024, maintaining the 85 acres of the busy and vibrant Wembley Park has been a key focus for the estate team.

Designed and laid out by Humphry Repton for the Page family in the late 18th century, by the late 20th century the area around Wembley Park had fallen into a neglected, concreted space with just a single tree amongst vast car parks. Since work began on developing the area in 2004, the environment has become a vibrant community, humming with many forms of life, while the area around the Stadium has become an 'urban arboretum'. As it matures, the Wembley Park estate team work hard to ensure the area, which now contains a mixture of very different landscape settings, continues to look its best and provides a functional backdrop for both visitors and residents.

As well as high day-to-day traffic, the area also experiences periods of intense activity when crowds visit the area for stadium, arena and theatre events. Considerable effort is put into ensuring that the trees and shrubs in the public realm are maintained to look their best.

Over the past five years, Quintain has been working with architects and expert advisers, LDA Design, Dixon Jones Architects, Gross Max Landscape Architects and the Royal Botanic Gardens at Kew. The strategy includes plant selection and design principles which incorporate formal planting in some areas and informal 'shaggy' planting in others. So far, 1,130 trees have been planted across the neighbourhood, all of which are recorded and can be learnt about on an interactive tree map. [<https://wembleypark.greentalk.io/>]

In NE lands another 129 more trees have been planted by the beginning of 2025 as part of Union Park North including some new species to Wembley Park. Union Park North will also further enhance the biodiversity of Wembley park with a reed bed filtration system serving the pond. The planting selection has been curated with Nigel Dunnett following a New Wilderness Principle.

As part of this transformation, Olympic Way – the ceremonial route that links the Wembley Park tube station to the stadium – has been planted with 24 matched pairs of trees over the period from 2019 to 2023. This 'Avenue of Champion Trees of the World' contains varied species from northern hemisphere temperate zones, running from those native to western America by the tube station to those associated with Japan at the Stadium end of the avenue, with the London Plane in the middle of the avenue. The trees selected were extra mature with girths of up to 60cm and have benefited from a system of specialist tree pit planting designs which provide the best environment for them to thrive. Since being planted, the after-care teams have nurtured the trees. Each tree has a dedicated watering point that is fed from a hosepipe connected to a local standpipe. This manual system of watering was the preference as it allows a specific known volume of water to be given to each tree subject to ambient weather conditions and tree species. Periodic pruning and lifting of the crowns helps to ensure that the clear stem height to the lowest branches reduces any conflicts with the day to day and major event day crowds on Olympic Way.



Biodiversity

Maintaining a landscape that needs to withstand the footfall and litter, while discouraging tree-climbing by tens of thousands of football and music fans on a regular basis is challenging, so trees with clear stems to a height of approximately two meters have been selected. The girth of the tree trunk is generally specified as semi-mature, mature or even extra mature to ensure that they are sufficiently robust from the day of planting. They are also regularly monitored for any damage after events or adverse weather, with any damaged branches being removed. Along the boulevard, the tree roots are also continually monitored to ensure that they do not push up the pavement and create trip hazards.

With climate patterns changing resulting in mild winters, late intense frosts and heavier rain fall, as well as prolonged periods of hot dry weather during summer months, planting is selected with these factors in mind and many of the trees are hardy down to -20 degrees.

In Repton Gardens, parking beneath the podium gardens means there is only approximately 60cm depth for the tree's roots, so the species planted there are able to thrive at a shallow depth. The tree species selected are Apple, Birch and Cherry with the latter two being used as the names for the buildings.

A rainwater harvesting tank has been integrated below the car park in Repton Gardens and this is used as part of the landscape maintenance. – A further harvesting tank is being delivered in the NE lands.

During construction work at North East Lands 02 and 03, several lime trees were relocated to an area around Red Parking

on South Way. This follows a long-held principle to re-use existing or unloved trees wherever possible.

Shrubs and flowering plants are selected for looking good while being low-maintenance, and their toxicity is also a consideration. For this reason, plants such as foxgloves and irises, and those any with poisonous berries are not used. Aroma and seasonal variety is a key factor in the selection.

Sadly, Boxus hedging around the estate has suffered a similar fate to many plants around the country, with the exception of Emerald Gardens where it is still alive. Dead plants around the estate are being replaced with ilex, a similar looking shrub resistant to disease.

The process of how people use the area is constantly evolving and unexpected desire lines or high pedestrian traffic in some areas has led the landscaping team to mitigation measures. For example, in areas where activity has eroded the ground, enhanced planting has been deployed with larger container pots now used for bigger and more robust shrubbery. Where a three-meter-wide plant bed was worn-away, the area has been re-landscaped with terrace planting, which deters shortcuts while continuing to benefit the area aesthetically. This experience has led to greater insights into human behaviour around the estate, used to inform future planting.

Union Park, will total seven acres with the first three acres of Union Park South completed in 2021. Union Park is designed for the wider population to enjoy, while smaller scale pocket-parks and squares are just as important for people and pets to enjoy. In Union Park South, a dedicated dogs off lead area (DOLA)



Biodiversity

enables all users, two legged and four legged, to enjoy the park.

There are four bug hotels in Union Park, built into the feeder pillars and utility cabinets and dressed to attract insects. Bird and bat boxes are also positioned around the estate and along with many other species of birds, falcons have been sighted at Wembley Park. Bee hives are being explored.

A balance is constantly sought between planting areas to create more wildlife and the cost and maintenance of doing so. In light of this, a wildflower meadow is currently being created as part of the remedial measures in Union Park South which will be planted with cornflowers, poppies and native grasses.

Challenges caused by climate change are responded to through planning. We continue to monitor the area of grass in the lawns adjacent to the attenuation pond and are investigating ways in which to make this grass area more durable given the long-term usage of the lawns. To mitigate the worst effects of flooding, the landscape has been designed to allow rainwater to run-off into our drainage systems, which are regularly maintained. To allow grass to root deeper in search of water, it is important that parched areas are not deluged, but that the grass is able to grow back stronger when rain returns.

We have continued to share the knowledge and lessons learned through speaking events and through the monthly Wembley Walkabout "Tollast Tours" lead by Julian Tollast, Head of Masterplanning and Design. These tours are open to residents and members of the public, members of staff and industry professionals. Throughout 2023 over 100 people attended the monthly tours. In May 2024 we again hosted a tour as part of the

Urban Tree Festival which we have done since the festival started in 2019.

In January 2023, Julian Tollast and David Hughes spoke to the Horticulture Week podcast, resulting in one of the top ten most listened to episodes across the year.

As part of the communication to the widest possible audience since 2019 we have maintained a digital mapping system of all planted trees through the curio.xyz platform. During the reporting year, this platform has moved across to Greentalk.

For residents, there are allotments which are free to use as a community, and include potting sheds and greenhouses, all designed as an amenity for residents to enjoy and share collectively. There is the option to reserve an allotment for exclusive use should a resident wish.



Top 10 most listened to Hortweek podcast

7 acres of public space at Union Park

'Avenue of Champion Trees of the World' comprised of 24 matched pairs of trees planted between 2019 to 2024

1,130 newly planted trees in total since 2005

736 trees in Wembley Park's public realm

394 trees in Wembley Park's private podium gardens 32.85 trees per hectare

Average tree canopy size of **20 sqm**

99.5% survival rate of all trees planted and the 4 that have died have been replaced

The total public realm delivered at Wembley Park to date is **149,761 sqm**

Biodiversity

Habitat creation is a key principle embedded into the landscape design. A variety of habitat types have been woven into the landscape at ground, podium and roof level and opportunities to further enhance habitats are part of the continuous process of evaluation. Bug Hotels, Bird boxes and Bat Boxes have been placed throughout Wembley Park. A test is also in progress for a proprietary 3D printed habitat for solitary bees.

The railway frontage below Ferrum links to the Site of Interest of Nature Conservation (SINC)

At the higher rooftop levels, the green and brown roofs also provide a wealth of variety of different habitat settings.



Public Realm & Placemaking

Public realm

Objective: To provide a warm welcome to all through the adoption of a 'Share with Care' approach and the provision of hard and soft public realm at a variety of scales and settings.

Sustainable infrastructure

Objective: To invest in infrastructure in a way that not only limits environmental impact, but also seeks to provide additional benefits to people, property and place.

Cultural placemaking

Objective: Elevate cultural ambition through the establishment of strong cultural partnerships and our approach to cultural programming, public art and associated infrastructure.

Cultural placemaking strategy

Our attention is focussed on two key areas: elevating cultural ambition through our approach to public art, messaging and cultural infrastructure design; and creating proactive strategic delivery partnerships that allow us to be the ideal receiver of culture, through our partnerships and the provision of cultural platforms and production spaces for creative industries.

The Wembley Park Cultural Placemaking Strategy established five Placemaking Principles that define the Cultural DNA of Wembley Park. Across five distinct cultural placemaking pillars, the strategy sets out a vision that offers a sense of place and community in a rapidly changing environment, and a cultural identity that fosters social cohesion, breaks down barriers between new and established communities, counters social isolation and offers employability and training opportunities for local people.

1. New London living

We want to shape cultural experiences to match the mobility of modern living, offering variety in terms of timing, location, formality, involvement and scale, allowing people to discover Wembley's identity and heritage through embedded installations and other everyday touch points; and redefining urban living through digital platforms that enable co-creation and social sharing.

2. Communities

To celebrate the diverse creativity and cultures that exist within and around Wembley Park, we want to open them up to a wider audience through the creation of forums that give an active voice to local communities in defining the Wembley Park narrative, unlocking opportunities to make Wembley and Brent heritage tangible.

3. Sport & play

Wembley's rich sporting history can inspire a new generation of Wembley greats, so we want to embed the stories of sporting icons and their achievements within art installations and wayfinding. We adopt an inclusive approach to health and wellbeing beyond formal sports, injecting an element of play into all our programming beyond formal sports.

4. Education, training & employability

Our programming unlocks opportunities to engage local young people in archiving and interpreting the heritage of Wembley Park, and we prioritise an integrated and layered approach to lifelong learning through cultural participation, co-creation, formal and informal training through the creation of platforms to develop leadership and support enterprise on site.

5. Performance

By creating moments of 'everyday theatre', we are able to elevate emerging local talent and animate our spaces. By using Wembley's iconic performances and Brent's diverse culture to co-curate programming and events, we deliver performance that reflects Wembley's identity and local heritage.



Case Study

Wembley Park 2024: Cultural programming with community at the heart

Claudio Giambrone
Head of Marketing and
Cultural Programming
Wembley Park



Objective: Elevate cultural ambition through the establishment of strong cultural partnerships and our approach to cultural programming, public art and associated infrastructure.

Wembley Park's 2024 cultural programme continued to champion inclusivity, accessibility and sustainability, supporting local artists, traders and grassroots groups through a diverse series of free public events. Designed to reflect Brent's rich diversity, each initiative focused on cultural representation, local participation and social impact—creating safe, welcoming spaces for people of all ages and backgrounds.

The year began in April with *Easter Wonderland*, a free event encouraging children and carers to explore the neighbourhood through art workshops and dance classes. Delivered by Annie's Kids Club, a local community interest company, the day featured hands-on crafts and interactive storytelling. Being free, the event removed financial barriers and engaged over 500 families, including many from lower-income households. All materials were reused or recycled and facilitators were locally sourced to support Brent's creative economy.

In June, *Hello Summer* marked the start of the school holidays with a community fun day focused

on play, wellbeing and connection. Held across Samovar Space and Olympic Way, the event featured live music, dance sessions and craft workshops run by Annie's Kids Club and Found in Music. The day brought together families from a range of ethnic and cultural backgrounds. With reusable décor and a strong focus on low-impact production, it activated public space in a sustainable and inclusive way.

In July, Wembley Park Pride returned, spotlighting LGBTQ+ life with drag shows, spoken word, DJ sets and dance workshops. Performances from the London Trans Choir and the UK's first Muslim drag queen reflected a strong commitment to platforming diverse intersectional voices. All performers were sourced from within the queer creative community, ensuring fair representation and pay. With gender-neutral toilets, step-free access and sensory-friendly zones, the event prioritised inclusion and kept infrastructure light to reduce its environmental footprint.

Sounds of the World took place at the Sound Shell, celebrating musical traditions from across the globe. The line-up included Indian dhols, Lithuanian folk, Cuban rhythms, Tanzanian Afrobeats, Spanish guitar and Italian classics. Many artists were based in London, reflecting Brent's international identity. The event promoted cultural exchange and intergenerational participation through free live performances and dance workshops.

Local traders provided food and refreshments, supporting the area's small business ecosystem.

In August, *Taylor on Strings* saw the City String Ensemble perform orchestral interpretations of Taylor Swift's songs. The free open-air concert on Olympic Way drew a multigenerational crowd and offered a rare chance for audiences to engage with classical music in a relaxed and accessible setting. All musicians were UK-based freelancers, reinforcing Wembley Park's commitment to supporting creative livelihoods through publicly funded cultural activity.

October welcomed the return of *Wembley Park Open Studios*, produced with Second Floor Studios & Arts. Over 20 Wembley Park-based artists opened their studios, offering insight into practices from ceramics and painting to sculpture and illustration. Drop-in workshops, including sessions by Brent-based artist Laxmi Hussain, were designed for all ages and free to attend. Wayfinding and signage reused existing materials and artists reported new commissions and sales as a result of increased public visibility.

In November, Wembley Park hosted its largest *Diwali* celebration to date, delivered over three days. A children's lantern parade was co-produced with Fresh Arts—an Arts Council England portfolio organisation and community interest company—who also opened their new community centre in Wembley

Park 2024: Cultural programming with community at the heart cont.

Park earlier in the year. A *Rangoli Art Competition*, developed with the Hindu Council Brent, offered families the chance to celebrate heritage through traditional art. South Asian creatives, performers and traders were at the heart of the event and sustainable design principles were applied throughout.

December concluded with *A Global Christmas*, a one-day celebration of festive music and cultural storytelling. Performances included Caribbean steel pan, Motown Christmas covers, Balkan folk, English brass carols and rare instruments like the hurdy-gurdy and dulcimer, blending medieval, Andalusian and Arabic sounds. Programming was co-created with diaspora communities and cultural producers. Meanwhile, *Winterfest Village* supported local artisans and food traders from Brent with all infrastructure designed for reuse. The Christmas tree installation was repurposed from previous years.

Across 2024, Wembley Park's cultural programme demonstrated how destination-led placemaking can build stronger communities, support emerging talent and drive environmental and social sustainability. By removing barriers to access, spotlighting diverse voices and using public spaces creatively, Wembley Park continues to evolve as a neighbourhood with culture at its heart, shaped by and for its people.



Case Study

Summer of Swift: A sustainable and community-led celebration

Objective: Elevate cultural ambition through the establishment of strong cultural partnerships and our approach to cultural programming, public art and associated infrastructure.

In summer 2024, Wembley Park turned a global entertainment moment into a local, inclusive and environmentally-conscious celebration through its *Summer of Swift* campaign. With over 700,000 Taylor Swift fans attending shows at the National Stadium, the neighbourhood seized the opportunity to engage new audiences while supporting local artists, highlighting sustainable practices and inviting the entire community to take part —ticket or not.

At the centre of the campaign were free, low-impact cultural activations that transformed public space into platforms for storytelling, creativity and community pride. The Swiftie Steps murals, created by artists Frank Styles and HUMOR, used existing infrastructure and went viral internationally. Their launch by the Mayor of London positioned Wembley Park as a leader in place-based cultural programming.

The Taylor on Tour outdoor photo exhibition, delivered in partnership with Getty Images, promoted arts in public space and offered fans a



reflective, screen-free experience. Meanwhile, Taylor on Strings, a free orchestral concert, made culture accessible to wider audiences, particularly those who couldn't afford concert tickets.

In a nod to sustainability, Wembley Park commissioned 300 handmade friendship bracelets from local artist Laura Marrs using sustainable wood and natural dyes. This gentle nudge against plastic-heavy fan merchandise promoted eco-consciousness in a relatable, tangible way.

The campaign also included the measurement of the 'Taylor Tremors', a playful science-led collaboration with UCL and Oxford University that measured seismic



activity caused by dancing fans. This activation sparked dialogue about the wider environmental impact of major events in cities.

Crucially, the campaign wasn't just for visitors. Local residents were invited to participate, volunteers supported activations, and staff stories were celebrated—such as Abdulaziz from the estate maintenance team, whose clean-up video gained over 10 million views.

The *Summer of Swift* proved that pop culture moments can be harnessed not just for visibility but for meaningful engagement—grounded in community values, environmental care and inclusive celebration.

Transport & Connectivity

Active travel

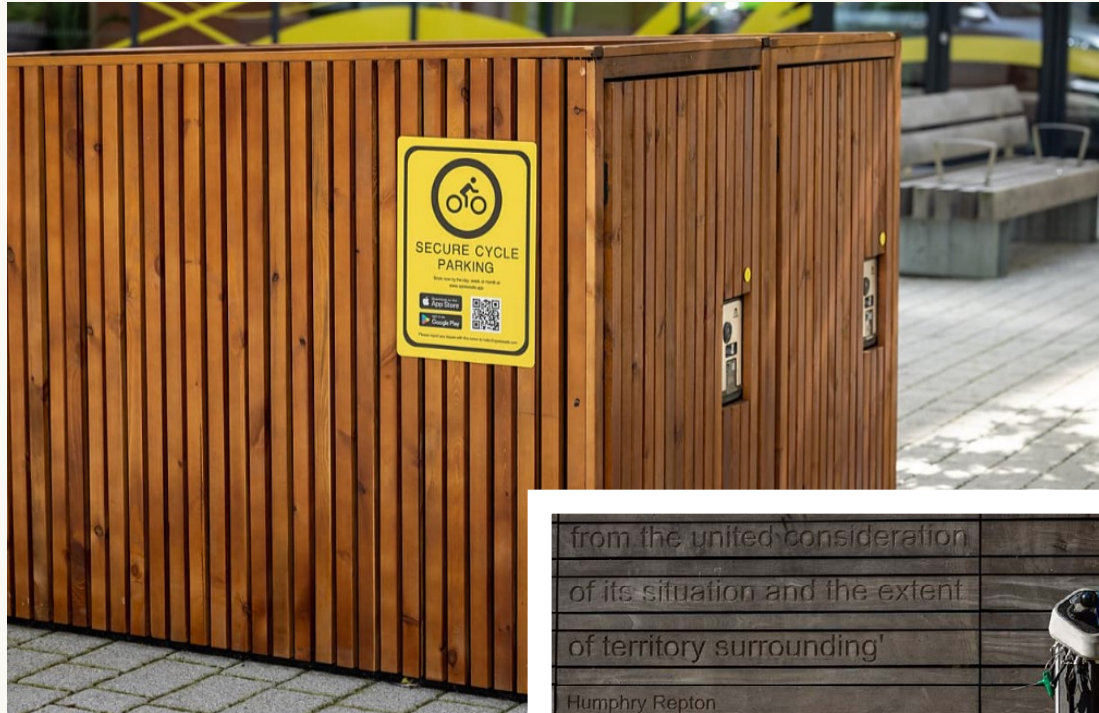
Objective: To encourage active and healthy lifestyles through the provision of infrastructure and the promotion of active travel opportunities available for residents, employees and visitors.

Public & private transport

Objectives: To encourage the use of local public transport services and support modal interchange; enhance the quality and availability of travel information and advice for site users; and to support sustainable and shared car-based mobility, minimising the number of single occupancy car driver trips made by residents, employees and visitors.

Logistics

Objective: To minimize the impacts of goods delivery and servicing trips on the local road network, easing congestion, reducing vehicle GHG emissions and improving local air quality.



Active travel initiatives

Promoting Active Travel Across Wembley Park

At Wembley Park, our commitment to active and sustainable travel continues to grow — and 2024 has been a milestone year. Two of our most recent residential developments achieved top accreditations in mobility and cycling provision: Canada Gardens was awarded ModeScore Platinum (85%) and ActiveScore Gold (65/100), reflecting exceptional access to cycling infrastructure and public transport, while Repton Gardens secured ModeScore Gold (78%) and a higher ActiveScore Gold (75/100), confirming continued improvement and excellence in sustainable transport design.

Community Engagement and Initiatives

Engagement from the community has been equally encouraging. Over 300 residents attended our Family Cycling Celebration in July — twice the turnout of the previous year — enjoying inclusive bike experiences, children's activities, and a vibrant showcase of healthy travel. Similarly, 70 pupils from St Joseph's Junior School participated in a tailored cycling awareness event, boosting early engagement in active travel. As part of our work with Sustrans, we also helped 9 adults and 14 children learn to cycle through pop-up training, while providing free minor bike repairs for 5 residents.

Bespoke Staff Cycling Event

This was also the first year we introduced a bespoke staff-focused cycling event, delivered in partnership with the Social Committee. 25 colleagues took part, trying out accessible bikes and smoothie-making cycles in an inclusive, engaging setting. The event was a creative way to promote active travel culture within the workplace.

Promoting healthy and active travel: walking

The Active Travel Champion scheme continued to inspire colleagues in 2024, encouraging them to incorporate walking into their daily routines.

A total of £800 in prizes was awarded, including £500 for champions and £300 in London Designer Outlet vouchers for runners-up. All champions donated their prizes to charity. James Saunders, earlier in the year's winner, donated his voucher to Daniel's Den, a local parent and toddler charity, while Liz Simmonds, our reigning three-time champion, contributed hers to Sufra, a community organisation addressing poverty through food aid and support services. These initiatives show that the scheme has evolved into a platform for wellbeing, community giving, and engagement.

Master Delivery System (MDS)

From a logistics perspective, our Master Delivery System (MDS) continues to help reduce vehicle congestion by consolidating deliveries across the estate. In 2024, we recorded 7,533 deliveries via the MDS, up from 6,596 the year prior — a 14% increase. The busiest time remained 10:30 AM, while Fridays overtook Tuesdays as the most active delivery day. Interestingly, E5 Humphrey Repton Lane became the top loading zone, accounting for 23% of all deliveries, up from C1 Pacific Crescent's top spot in 2023.

Monitoring and Improving Public Realm Management

We continued to monitor and respond to parking and enforcement behaviours across key Wembley Park sites, using ANPR (Automatic Number Plate Recognition) data as a key tool to improve public realm management and reduce nuisance driving.



Ahmed Ahmed,
Travel and Transport
Co-Ordinator at Quintain
(employed by CBRE).

"It's incredibly rewarding to see the continued enthusiasm and participation in our active travel events, especially as we watch more and more families and colleagues embrace healthier, sustainable commuting options. From the excitement of our cycling celebrations to the growing number of employees taking part in the Active Travel Champion challenge, it's clear that our efforts are resonating. These initiatives not only bring our community closer together but also support a greener, healthier Wembley Park for all."

The data shows evolving trends across different locations. Stadium Retail Park saw peak PCNs in 2022 with a steady decline through 2023 and 2024, particularly around major event periods. Humphrey Repton Lane initially showed a steady decline from 2021 to 2023, with a slight rise in 2024 due to increased local activity. However, early 2025 data is already indicating improved compliance. Lakeside Way, which saw rising PCNs between 2021 and 2023, began to improve in 2024. Exhibition Way experienced fluctuations but showed a clear

Active travel initiatives

reduction in overstay by the end of 2024. Atlantic and Pacific Crescent maintained PCN levels below 2022, with a slight drop in 2023 and a small increase in 2024.

Proactive enforcement remains vital in discouraging illegal or inconsiderate parking while supporting safer, quieter, and more walkable neighbourhoods. This is especially important during high-footfall periods and major events, helping ensure a more accessible environment for all.

Trends and Impact of Enforcement Data

The data confirms the positive impact of sustained monitoring and ANPR enforcement. Stadium Retail Park continues its downward trend in PCNs following a 2022 peak. Humphry Repton Lane, while briefly impacted by higher activity in 2024, is already showing improvement in 2025, reinforcing the effectiveness of consistent enforcement. Lakeside Way's decline in 2024 reflects the benefits of improved signage and communication. Exhibition Way's reduction in overstay highlights increased awareness and compliance. Atlantic and Pacific Crescent, while showing minor fluctuations, continue to perform better than 2022 levels.

Long-Term Vision for Wembley Park

Together, these efforts support the long-term vision of Wembley Park as a people-first, low-traffic destination — ensuring that residents, workers, and visitors enjoy a more liveable and accessible urban environment.



Active travel initiatives & key statistics

- Canada Gardens achieved ModeScore Platinum (85%), the highest rating, and ActiveScore Gold (65/100), demonstrating top-tier sustainability in active travel provisions, including cycling infrastructure and public transport access.
- Repton Gardens achieved ModeScore Gold (78%) and ActiveScore Gold (75/100), highlighting strong active travel provisions and sustainable transport options.
- Over 300 participants attended the Family Cycling Celebration on Sunday 14th July — doubling 2023 attendance figures.
- 70 school children from St Joseph's Junior School attended our cycling awareness event and actively participated in all activities.
- 25 team members participated in the staff cycling event, delivered in partnership with the Social Committee, enjoying a mix of inclusive bikes and smoothie-making cycles.
- Liz Simmonds, our three-time consecutive Active Travel Champion, logged 1,543,392 steps in the first challenge period, followed by 1,568,859 steps in the second.
- 9 adults and 14 children learned to cycle through Sustrans-led pop-up cycle training sessions we commissioned, 5 residents had minor bike repairs carried out during these sessions.
- A total of 7,533 deliveries were made using the Master Delivery System (MDS) — up from 6,596 in 2023 — with a monthly average of 685 bookings.
- The busiest trader using the MDS was Eventz Logistics, with 579 deliveries (8%), a marked decrease from 24% in 2023.
- The peak delivery time was 10:30 AM, accounting for 11% (810) of all deliveries.
- The busiest weekday was Friday, with 20% of total deliveries, replacing Tuesday as the most active delivery day.
- The busiest loading area was E5 Humphrey Repton Lane, with 23% of all deliveries, overtaking C1 Pacific Crescent from 2023.

ANPR enforcement trends across Wembley Park locations (2021–2024):

Stadium Retail Park: Peak PCNs issued in 2022, with a decline in 2023 and continued reduction in 2024 — often peaking during major events.

Atlantic & Pacific: Slight drop in 2023 with a minor rise in 2024, but levels remained below 2022.

Humphrey Repton Lane: PCNs declined from 2021–2023, rose in 2024 due to increased activity, with early 2025 data showing improvement.

Lakeside Way: PCNs rose from 2021 to 2023 but started to decline in 2024.

Exhibition Way: Fluctuating PCNs throughout the year, but clear reduction in overstays towards the end of 2024.



Case Study

Family Cycling Celebration: A Record-Breaking Event

Family Cycling Celebration: A Record-Breaking Event

In July 2024, our Family Cycling Celebration became a highlight of the summer, with over 300 residents attending — more than double the participation of the previous year. This event served as a vibrant celebration of healthy, sustainable travel, offering families and children the chance to engage with active transport in a fun and inclusive way.

Engaging Activities for All Ages

The event featured a diverse range of cycling activities, including opportunities for children to try out a variety of unconventional and accessible bicycles. From tandems and tricycles to recumbents and unique cycles, participants were able to explore different cycling styles and discover new ways to travel. These hands-on experiences encouraged exploration and sparked interest in cycling as a viable and fun mode of transport.

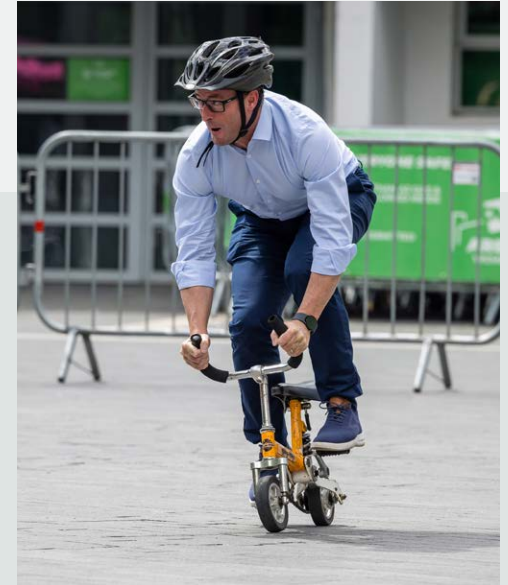
Returning Participants and Word-of-Mouth Engagement

The success of the Family Cycling Celebration was not only reflected in the record turnout but also in the growing community engagement. Several families who attended last year returned again this year, bringing along friends and neighbours. This expanding

participation is a testament to the event's lasting appeal and the enthusiasm it generates within the Wembley Park community.

The positive experiences shared by these returning attendees helped spread the word, encouraging new participants to join in. Many residents expressed how much they enjoyed the event the previous year and were eager to bring their friends and family to experience the fun and educational activities. This growing sense of community involvement underscores the effectiveness of such initiatives in fostering a culture of active and sustainable travel.

As an expression of appreciation for their participation, each child received a delicious ice cream to enjoy, creating a sweet and memorable conclusion to the day's festivities. The event not only provided a day of fun and education but also reinforced our ongoing commitment to building a sustainable and active transport culture within the Wembley Park community.



Case Study

Monitoring & Improving Public Realm Management: Reducing Traffic & Promoting Safer Streets

At Wembley Park, we remain committed to fostering safer, more pedestrian-friendly environments by effectively managing traffic patterns. Through the continued use of Automatic Number Plate Recognition (ANPR), we've been able to track and respond to parking and enforcement behaviours across key locations, ensuring a positive shift in compliance and a reduction in nuisance driving.

Key trends from 2022 to 2024 reveal notable progress:

Stadium Retail Park:

Once the location with the highest number of PCNs issued in 2022, Stadium Retail Park has shown a consistent decline in penalties through 2023 and 2024. This reduction is particularly evident on event days, where compliance had historically been more challenging, reflecting the success of targeted enforcement strategies.

Atlantic & Pacific Crescent:

Although there was a slight rise in PCNs in 2024, these levels remain significantly lower than those recorded in 2022. This indicates continued

improvements in driver behaviour and the ongoing effectiveness of traffic management measures.

Humphry Repton Lane:

PCNs have shown a steady decline from 2021 through 2023, demonstrating the effectiveness of ANPR in reducing overstays. However, in 2024, there was a rise in PCNs due to increased activity in the area. Early 2025 figures indicate a reduction in PCNs, highlighting improved compliance and the continued positive impact of ANPR. Enforcement in this area is critical due to the pedestrian traffic and the mix of residential apartments and businesses, which further emphasizes the need for effective management and compliance.

Lakeside Way:

Following a peak in 2023, Lakeside Way showed a noticeable reduction in PCNs in 2024, which can be attributed to the positive impact of enhanced signage and clearer communication around restricted zones, encouraging better driver compliance.

Exhibition Way

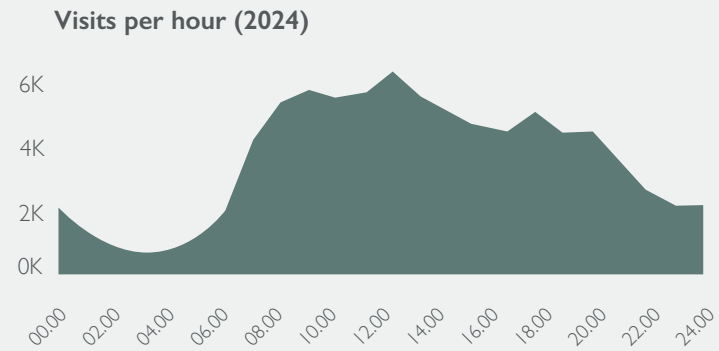
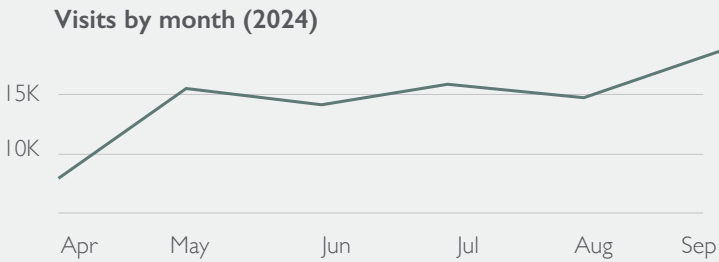
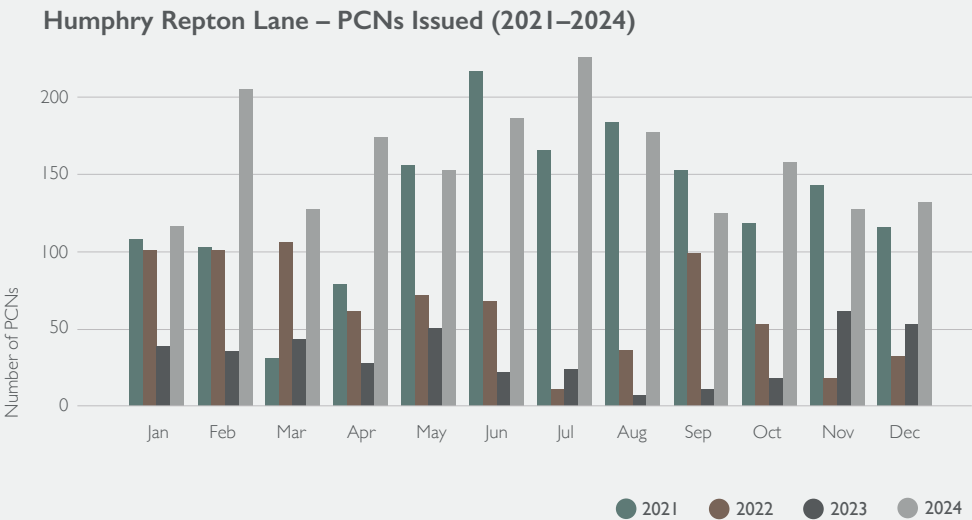
While Exhibition Way experienced fluctuating trends in PCNs throughout the year, there was a noticeable reduction in overstays towards the end

of 2024, reflecting the positive impact of targeted interventions, improved signage, and clear communication strategies. These efforts have helped drive better driver compliance.

The results underscore the success of our traffic management strategy, especially in high-footfall areas and during major events. Proactive enforcement continues to be crucial in addressing illegal or inconsiderate parking, contributing to safer, quieter, and more walkable neighbourhoods. The marked reduction in overstays demonstrates the effectiveness of our strategic enforcement and ongoing improvements in driver behaviour.

By maintaining continuous monitoring and refining our approach, we ensure not only better compliance but also reinforce our commitment to making Wembley Park a more accessible, sustainable, and enjoyable place for all residents, visitors, and workers.

Monitoring & Improving Public Realm Management: Reducing Traffic & Promoting Safer Streets cont.



1.13M

Total ANPR captures



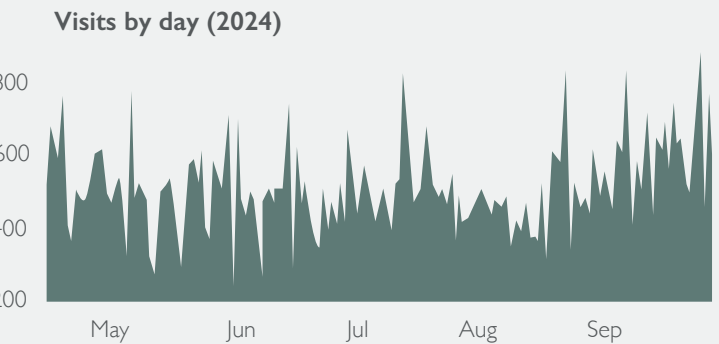
86K

Total visits



511.27

Total daily visits



Case Study

Master delivery system (MDS)

A user-friendly online booking system enables efficient planning of all servicing and delivery trips, helping to avoid congestion within Wembley Park's internal delivery zones. Delivery drivers are required to register on the Master Delivery System (MDS), which automatically:

- Assigns the most appropriate servicing bay
- Calculates the most direct and efficient access route (avoiding congestion across the estate)
- Allocates a specific time slot for servicing and delivery

This structured booking system ensures drivers can secure a loading bay before arriving, helping reduce random arrivals, congestion, and unnecessary idling. It also gives estate managers a clear overview of all servicing and delivery movements and allows timed access control for specific areas, aligned with Brent Council's approved Delivery and Servicing Plan.

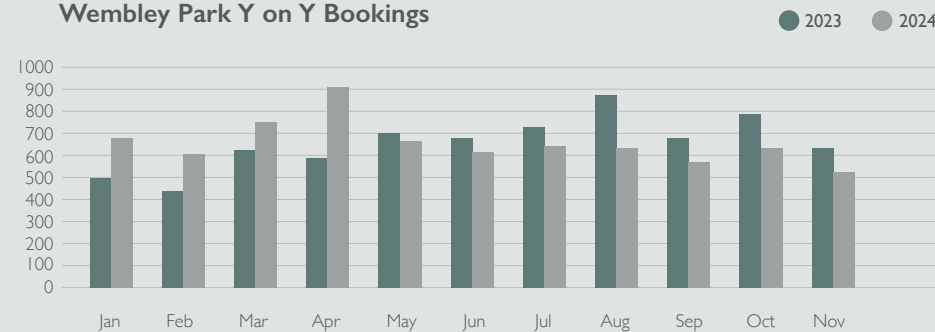
Our Master Delivery System (MDS) continues to help reduce vehicle congestion by consolidating deliveries across the estate. In 2024, we recorded 7,533 deliveries, up from 6,596 in 2023 — a 14% increase. The busiest delivery time remained 10:30 AM, while Fridays overtook Tuesdays as the most active delivery day.

E5 Humphry Repton Lane became the top loading zone in 2024, handling 23% of all deliveries, overtaking C1 Pacific Crescent, which led in 2023.

With the completion of new developments such as Repton Gardens and the GP surgery, additional loading bays have now been captured within the MDS. This expansion allows for more accurate tracking, improved scheduling, and enhanced access control across the estate. New signage has also been installed to help drivers identify their designated bays more easily, supporting punctuality and the system's overall goal to streamline logistics and reduce vehicle congestion.



Wembley Park Y on Y Bookings



An aerial, high-angle photograph of a modern architectural complex. The complex features several interconnected buildings with light-colored facades and prominent green roofs. The roofs are landscaped with patches of grass, small trees, and outdoor furniture like tables and chairs. A central courtyard area is visible, surrounded by the buildings. The surrounding urban environment includes other high-rise buildings, streets with cars, and a construction site at the bottom of the frame. The word "Property" is overlaid in a large, white, serif font across the center of the image.

Property

Wembley Park: A masterplanned estate

Unique freehold estate, designed to create a sustainable, vibrant and professionally curated neighbourhood with unrivalled infrastructure and public amenities

🏠 Completed residential ● Operating commercial ★ Entertainment 🚧 Pipeline



Estate amenities

Work from home spaces

70+ outlet and local retail brands

50+ bars, restaurants and coffee shops

7 acre park plus 35 acres of public realm and private gardens

Over **3,000** commercial car parking spaces

85 Acres

3,565 Build-to-Rent homes delivered

2,972 pipeline homes to be delivered

Landsby

10 Elvin Gardens, Wembley Park, Wembley HA9 0GW

Completion date	December 2018
Units (MR / DMR)	295 / 0
% of portfolio (units)	4.5%
Car parking spaces	82
Storeys	16
Amenity space	18,428 sq. ft.
Certification	AirScore Gold
EV Charging spaces	17
EPC	Average B

Key features

- Two roof terraces with built-in speakers & BBQ
- Residents' lounge
- Residents' kitchen with private dining room
- Ground floor retailers including a Yoga studio and restaurants
- 70% furnished, 30% unfurnished
- Two private podium gardens, one with a children's play area

Key highlights

- Completed in 2018, Landsby comprises 295 units and is one of the earliest purpose-built multifamily assets developed by Quintain at Wembley Park
- Located close to the buzzing heart of Wembley Park, Landsby has been designed to provide residents with a warm neighbourly feeling with a range of high quality traditional and modern materials
- The asset benefits from independent retailers, which are located on the ground floor, and ample outdoor space which help to create a village feel and make it popular with residents



“From the moment we visited the property we didn't want to see anything else. It is really amazing. Feels like home.”

— **Rafael**
(Private tenant)

Alameda

48 Olympic Way, Wembley Park, Wembley HA9 0GW

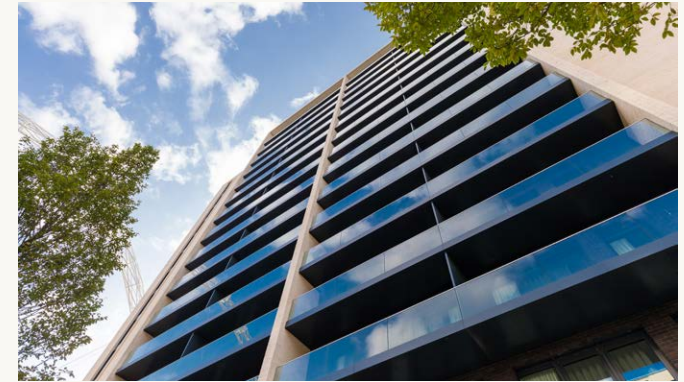
Completion date	September 2019
Units (MR)	340
Commercial units	6
Car parking spaces	11
Storeys	14
Amenity space	20,708 sq. ft.
Certification	AirScore Gold
EV Charging spaces	3
EPC	Average B

Key features

Roof terraces
Large outdoor cinema screen
Rooftop BBQ areas
Pub and restaurant on the ground floor
Exceptional views

Key highlights

- Completed in September 2019, Alameda boasts one of the largest private outdoor cinema screens in Europe
- Located overlooking the National Stadium entrance
- The asset benefits from independent retailers on the ground floor as well as ample amenities across two roof terraces



Ferrum

40 South Way, Wembley HA9 0HZ

Completion date	May 2020
Units (MR / DMR)	627 / 0
% of portfolio (units)	9.6%
Car parking spaces	73
Storeys	19
Amenity space	63,066 sq. ft.
EV Charging spaces	15
EPC	Average B

Key features

Spectacular 360o roof terrace
Lounge and social area
Co-working space including kitchenettes
High spec gym with a rotating climbing wall and boxing bags
Podium garden with pagoda seating areas and BBQs
Children's play area

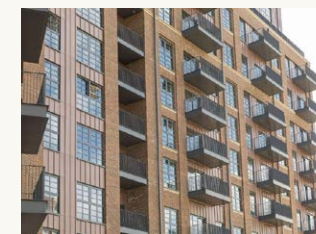
Key highlights

- Completed in 2019 (Phase 1) and 2020 (Phase 2), Ferrum comprises 627 units and is the fifth BTR asset developed by Quintain at Wembley Park
- Inspired by New York warehouse loft-style units, Ferrum's distinctive design features include exposed pipework and concrete
- Featuring spectacular views of the City, there's also a gymnasium, gardens with BBQs, residents' lounges, a private dog park and a roof terrace
- Unit options include furnished (76%) and unfurnished (24%)



"A great place to live. The facilities are modern and very well kept, as well as the design which is elegant and impressive."

— **RW Lamont**
(Private tenant)



Beton

14 Wembley Park Boulevard, Wembley Park, Wembley HA9 0GW

Completion date	February 2020
Units (MR / LHB)	115 / 35
Commercial units	3
Car parking spaces	0
Storeys	12
Amenity space	16,405 sq ft
Certification	AirScore Gold
EPC	Average B

Key features

Gym/fitness space
Gardens and roof terraces
Under 6 minute walk to the tube
Exceptional views
Studio - 4-bed apartments
Coffee shop & restaurants on the ground floor

Key highlights

- Completed in February 2020, Beton is described as Retro minimalism offering studio apartments to 4-bed homes and is perfect for sharers
- Located overlooking the OVO Arena Wembley and Arena Square at the heart of Wembley Park.
- The asset benefits from independent retailers on the ground floor and is located next to the Spanish Steps and opposite the Hilton Hotel



Canada Gardens

2 Engineers Way HA9 0JS

Completion date	September 2020
Units (MR / DMR)	440 / 3031
% of portfolio (units)	11.4%
Car parking spaces	156
Storeys	26
Amenity space	53,369 sq. ft.
Allotment beds	18
EPC	B
Waste disposal	Envac Chutes

Key features

Work-from-home sheds

Kids' play area and crèche

One acre of private landscaped park

Allotments and greenhouse

Terrace providing 360° views with outside seating and BBQ spaces

Yoga space for residents

Key highlights

- Completed in September 2020, Canada Gardens is built around an acre of private gardens and features a stunning lobby, residents' clubhouse, designer summer house, work from home 'sheds', a pirate ship play area, allotments and spectacular roof terraces
- Canada Gardens overlooks the defining element of this district, a new seven-acre park set to rival some of central London's public parks. Formed by a series of terraced lawns, Canada Gardens' architects thoughtfully integrated amenities to accommodate the needs of all ages, including running routes, a children's paddling pool and a multi-use games area
- Canada Gardens' private club house has a bar, connected via dumb-waiter to the coffee shop in Reception, a TV and several seating areas

"It is designed beautifully and I love that everything in my apartment looks and feels brand new. The rooftop is beautiful and it is always a great time to bathe in the sun or have a BBQ on your own rooftop"

— **Maruschka Kotze (Private tenant)**



Madison

49 Olympic Way, HA9 0NR

Completion date	November 2020
Units (MR / DMR)	248 / 133
% of portfolio (units)	5.8%
Car parking spaces	53
Storeys	12
Amenity space	47,490 sq. ft.
EV Charging spaces	37
EPC	B

Key features

Unit options include furnished (77%) and unfurnished (23%)¹

Lounge and social area

Private roof top lounge offering amazing views

Podium gardens with three BBQs and a dog run

Children's play area

Units largely comprised of studios and two beds

¹As of Dec-23

Key highlights

- Completed in November 2020, Madison is set at the edge of Wembley Park's new seven-acre park
- The interior of the asset benefits from a mid-century modern design and offers fantastic views of the stadium
- The asset benefits from a health centre comprising a super gym and children's nursery
- Madison borders the rolling terraced lawns of the seven-acre park, providing an expansive green space for all ages to enjoy and is part of a four-block scheme

"The design of the development is very modern and looks amazing. I'm impressed by the social areas which include pool tables, a lounge area with TV, board games and working-from-home booths"

— Kelvin (Private tenant)



The Robinson

| Atlantic Crescent, HA9 0UB / First Way HA9 0TR

Completion date	July 2021
Units (MR / DMR)	395 / 63
% of portfolio (units)	7.0%
Car parking spaces	90
Storeys	21
Amenity space	50,583 sq. ft.
EV charging	28
Bike storage	—
EPC	B
Waste disposal	Envac
Renewable Energy	Solar Photovoltaics

Key features
Top floor social area
Reception and lounge area
Roof terraces with sun loungers, outside games and a hot tub
Podium Gardens with BBQ area
Dog walking zone
Retro interiors with exposed ceilings



Key highlights

- Completed in July 2021, the scheme is arranged across three blocks comprising 458 units with a broad range of unit typologies from studios to four bed units
- Targeted at the “Gen-Z” generation, who have a higher propensity to flat share. This has been reflected in the higher provision of four-bed units. The interiors benefit from a retro design, taking inspiration from British popular culture
- The new seven-acre park is moments away, with its terraced lawns, water feature and tennis court
- Solar panels on the roof provide renewable energy to the building.

“The design is fantastic. The functionality of everything is good, too”

— Faraz (Private tenant)



Repton Gardens

1 Wellers Way, Wembley, HA9 0UJ

Completion date	December 2022
Units (MR / DMR)	279 / 117
% of portfolio (units)	6.1%
Car parking spaces	50
Storeys	21
Amenity space	33,745 sq. ft.
EV charging	37
EPC	B
Waste disposal	Envac chutes
Certification	BREEAM Very Good

Key highlights

- Repton Gardens is the tenth multifamily asset developed by Quintain at Wembley Park
- Comprising 396 units in total, with a broad range of unit types from studios to four bed units targeting young families and sharers, the building opened in early 2023
- Repton Gardens is the only building which will have a covered driveway
- Biophilic design and nature inspired interiors
- The secluded internal courtyard gardens work with Elvin Gardens to create significant green space in the south
- BREEAM rated GP surgery in commercial / retail area

Key features
Residents' lounge
Private cinema
Co-working space incl. meeting rooms and phone booths
Podium gardens with BBQ area
Parents' lounge and kids' soft play area
Yoga / multi-purpose event room



Solar — NE02

3 Marley Street, Wembley, HA9

Under construction

Completion date	2025
Units (MR / DMR)	338 / 45
% of portfolio (units)	5.9%
Storeys	28
Amenity space	23,907 sq. ft.
Certification	Home Quality Mark 3 stars
Embodied Carbon	Market Leading

Key features
Sustainable Design
Dedicated co-working / office space
Communal lounge
Proximity to Union Park
The Green Community Centre
c.8,000 sq. ft. of communal play areas

Key highlights

- Solar is the eleventh multifamily asset developed by Quintain at Wembley Park. Completing from 2025 onwards, Solar will comprise of 10-27 storeys offering a total of 383 homes. Three hundred and thirty-eight of these will be multifamily, with 45 being discounted market rent
- Comprising 383 units in total, with a broad range of unit types from studios to three bed units, the asset is set to reach practical completion from 2025 onwards
- Offering a gym, co-working / office spaces and lounge, Solar will also welcome the Royal Philharmonic Orchestra headquarters and be home to the Green Community Centre
- Direct access to expanded Union Park.
- Home Quality Mark and WELL Building principles included in design
- Designed to Quintain's ESG development brief to be best in-industry and low carbon



Luna – NE03

4 Marley Street, Wembley, HA9

Under construction

Completion date	February 2025
Units (MR / DMR)	230 / 52
% of portfolio (units)	4.3%
Storeys	21
Amenity space	17,513 sq. ft.
Certification	Home Quality Mark / BREEAM
Embodied Carbon	Industry leading

Key features
Sustainable Design
Roof terrace and podium gardens
Proximity to the Park
Local needs retail
Communal lounge
State-of-the-art private party room



Key highlights

- Luna is the twelfth multifamily asset developed by Quintain at Wembley Park
- Comprising 282 units in total, with a broad range of unit types from studios to three bed units, the asset is set to reach practical completion in early 2025. Completing from 2025 onwards, it will comprise of 10-21 storeys offering a total 282 homes of which 230 will be multifamily and 52 discount market rent, all under Quintain Living's management
- Luna will offer a gym, lounge and communal rooms for private parties
- Ground floor retail includes a café on the park and neighbourhood shop and opens out on to Union Park, Rutherford Way and Engineers Way
- The buildings will offer a total of 20,957 sq. ft. of communal amenity space across a podium, roof terrace and at ground level including 1,507 sq. ft. of children's play space





Property

As a property developer and operator of build to rent apartments and retail units we pride ourselves on creating and managing unique, high-quality spaces.

2024 saw the continuation of construction of Northeast Lands 02 and 03 buildings, which will be launched in 2025 as Luna and Solar. Main Contractor, John Sisk & Sons (Sisk), worked tirelessly on delivering these impressive new buildings whilst being considerate to our existing residents and all the new visitors and stakeholders who visit Wembley Park.

Our portfolio of existing buildings changed with the sale of the office building, The Hive.

The Build to Rent portfolio continued to be at maximum occupancy providing highly rated resident amenities and facilities.

The retail spaces saw increased footfall and excellent profitability. Wembley Park, has attracted shoppers from across London and beyond throughout the last 12 months with footfall across the estate reaching 17 million and LDO increased by 2% with over 5.4 million people visiting the centre.

Our overall approach considers all aspects of sustainability and its implications on the environment and our stakeholders. We apply this approach to how we design and build and how we operate our property portfolio.

Our teams work hard to include

and integrate sustainability design and management systems into our new developments and our existing buildings and operations through our direct and indirect supply chain and customers.

We focus on the overall objectives under the Property Sustainability Pillar to create, maintain and improve sustainable property.

Carbon Reduction and Addressing Climate Change - Carbon Reducing Greenhouse Gas (GHG) emissions through design, construction and in operation is a priority to us as well as ensuring our assets are resilient and adaptable to a changing climate. Reporting and monitoring our carbon emissions through data systems remains a key challenge and opportunity.

Resource Efficiency: By using materials and natural resources efficiently and purposefully, we reduce GHG emissions and costs, therefore improving the overall sustainability of our business and stakeholders. Reporting and monitoring our emissions and consumption of waste and water is a means to improve performance and reduce our impact on natural resources.

Sustainable Procurement: The management of our supply chain is central to the delivery of many sustainability objectives. Through specifications and strict monitoring procedures, we ensure compliance and best practice and that we are working with market leaders and inspiring companies.

Technology and Innovation – Technology advances help us to monitor and manage our buildings and spaces efficiently and can advance the design and construction of our new developments.



Carbon Emissions overview

Scope of Carbon Reporting:

Managing and reducing our carbon emissions is fundamentally important for ensuring that we are contributing to global and societal efforts to address the climate crisis. Our ambition is to reduce our carbon emissions to Net Zero by 2040 and we are committed to being Paris Agreement aligned to limit global warming to $\leq 1.5^{\circ}\text{C}$.

In addition, by measuring and reporting on our carbon emissions using consumption data we can monitor our building and assets efficiency, ensuring that our spaces are performing well and in line with best practice. It also allows us to review how effective energy saving measures are, reducing consumption, carbon emissions and costs.

Our emission reporting covers all aspects of our operations, including:

- Our landlord areas within our Quintain Living buildings
- The public realm and car parking provisions owned and operated by Wembley Park Estate
- Retail and commercial areas around Wembley Park including the London Designer Outlet (LDO),

We also have good coverage of data from operations outside of our direct, operational control and work closely with our residents,

commercial tenants and visitors, to keep consumption and emissions to a realistic minimum.

Methods:

We have been collecting data and reporting on our GHG emissions since 2013. Our GHG emissions are calculated and continue to be reported by implementing the guidance set out in ISO14064:1 (2018) and in accordance with our GHG Policy and Data Management Procedures. The full methodology is detailed in the GHG reports on our website and summarized over the next pages.

As part of our SBT application we have updated our assessment of potential emission sources to include categories that will become material to us when reporting on progress against SBT using the Greenhouse Gas (GHG) Protocol. As there are slight differences in scope between the reporting protocol, we have mapped out the emission scopes as per the diagram opposite.

External Assurance:

The 2024 total category level emissions reported in our GHG Inventory have been externally assured by independent external consultants, BDO LLP who have performed a limited assurance engagement in accordance with International Standard on Assurance Engagements (ISAE) 3410, Assurance Engagements on Greenhouse Gas Statements.

Emissions by ISO 14064 Category/GHG Protocol Scope

ISO 14064 Category 1: Direct Emissions	GHG Protocol Scope 1: Direct GHG Emissions
 1.1 Direct emissions from stationary combustion  1.2 Direct emissions from mobile combustion	 Fuel combustion  Company vehicles
ISO 14064 Category 2: Indirect Emissions from Imported Energy	GHG Protocol Scope 2: Electricity ¹ Indirect GHG Emissions
 2.1 Indirect emissions from imported electricity 2.2 Indirect emissions from imported heat	 Electricity Heat
¹ Although collectively referred to as 'Electricity', this includes electricity, steam, heat and cooling.	
ISO 14064 Category 4: Indirect Emissions from Products and Services used	GHG Protocol Scope 3 Upstream Emissions
 4.1 Emissions from Purchased Goods  4.1b Fuel and Energy Related Activities  4.2 Emissions from capital goods 4.2a Embodied emissions (Life Cycle Stages A1 - A5)  4.3 Emissions from the disposal of solid and liquid waste  4.3a Water 4.3b Waste	 Purchased goods & services  Fuel/energy activities  Capital goods  Waste generated in operations
ISO 14064 Category 5: Indirect Emissions from the use of the product	GHG Protocol Scope 3 Downstream Emissions
 5.2 Emissions from downstream leased assets  5.2a Gas  5.2b Electricity  5.2c Heat  5.2d Water  5.2e Waste	 Leased assets  Gas  Electricity  Heat  Water*  Waste

* The GHG Protocol doesn't include emissions from the treatment of water, whereas these are included in our totals.

Direct and Indirect Emissions: Direct emissions are created at the point of use, including the burning of fuels, which immediately release gases into the environment, or the release of refrigerant gases into the air. Indirect emissions are released elsewhere in the creation of a product that is consumed, such as electricity or heat.

Carbon Overview & performance

The monitoring and reporting of Greenhouse Gas (GHG) emissions and our consumption of resources supports our ambition to reduce carbon emissions and improve resource efficiency. By adhering to this, we can achieve both absolute and like-for-like reductions and reduce our overall environmental impact in the long-term.

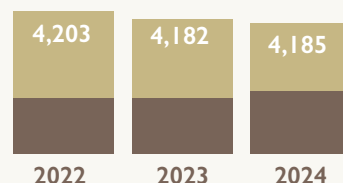
The data visualisations are some of the ways in which we report and monitor our consumption and emissions so that we can better understand the context of any changes over time and can track our progress.

Absolute consumption and emissions: These totals include all of our consumption and associated emissions over the period for which we have control over the asset in the reporting year. Where an asset is sold, our absolute totals will reduce; and where a new asset is added to our portfolio, we can expect our emissions to increase.

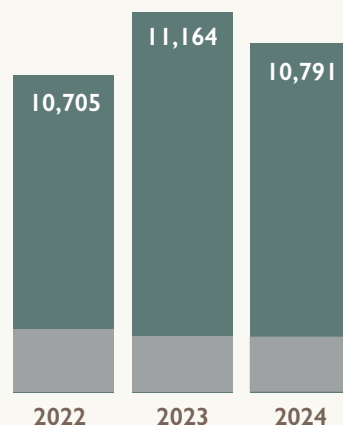
Like-for-Like consumption and emissions: These are included for assets that have the same operational periods and data coverage between reporting years. This analysis is helpful as our portfolio grows and occupancy changes; it allows us to track trends in performance and consumption.

Absolute Emissions

Scope 1 & 2 Absolute Emissions (tCO₂e)



Scope 3 (excl. LCA Emissions) Absolute Emissions (tCO₂e)



Category 1 Category 2
Category 3 Category 4

Scope 1 Emissions

1,652 tCO₂e
(2023: 1,375 tCO₂e)

20.2%

Scope 2 Emissions

2,533 tCO₂e
(2023: 2,808 tCO₂e)

9.79%

Scope 3 Emissions

10,791 tCO₂e
(2023: 28,194 tCO₂e)

61.7%

Scope 3 Emissions*

10,791 tCO₂e
(2023: 11,164 tCO₂e)

3.3%

* Excluding LCA Emissions in Category 4.2b

Like-for-like Emissions

C. scope 1 & 2 Like-for-Like

Scope 1 Emissions
1,652 tCO₂e
(2023: 1,375 tCO₂e)

20.2%

Scope 2 Emissions
2,105 tCO₂e
(2023: 2,056 tCO₂e)

2.4%

Like-for-Like GHG Emissions

Scope 3
Category 4.1
Emissions
966 tCO₂e
(2023: 900 tCO₂e)

7.3%

Scope 3
Category 4.3
Emissions
8.7 tCO₂e
(2023: 8.5 tCO₂e)

2.3%

Like-for-Like GHG Emissions

Scope 3: 5.2a
Gas
535 tCO₂e
(2023: 576 tCO₂e)

7%

Scope 3: 5.2b
Electricity
2,971 tCO₂e
(2023: 3,022 tCO₂e)

2%

Scope 3: 5.2c Heat
3,446 tCO₂e
(2023: 3,888 tCO₂e)

2%

Scope 3: 5.2d Water
68 tCO₂e
(2023: 75 tCO₂e)

9%

Scope 3: 5.2e Waste
0.4 tCO₂e
(2023: 1.2 tCO₂e)

69%

All data taken from our GHG Inventory Report available on our website: <https://www.quintain.co.uk/sustainability/reporting>

Carbon Emissions – Insights

Overview of emissions in 2024 narrative

In 2023 we opened Repton Gardens as our newest development and included the embodied carbon emissions in our Scope 3 reporting. During 2024 our developments, Luna and Solar, were still in construction stages and their embodied carbon emissions will not be included until 2025 reporting. The inclusion of embodied carbon makes up a significant proportion of our emissions, so we have reported Scope 3 with and without them for more meaningful comparison.

Scope 1 emissions have increased throughout 2024 in both Absolute and Like for Like reporting. This is attributed to our gas boilers that generate heat for London Designer Outlet, The Hilton Wembley, iQ Student Accommodation and a handful of residential apartments in Quadrant Court. Following interventions for upgrades on parts and the management system to improve efficiency we expect to see a reduction in 2025.

Across the public realm and wider Wembley Park Estate some of the energy saving measures put in place were reviewed to improve lighting and improve safety. We always need to balance efficiency and energy reduction with providing safe and welcoming areas around our properties although this has increased overall electricity consumption by 16%. Through the ESOS process, described later, we are investigating further measures that will not compromise other aspects that make Wembley Park a premier destination for residents and visitors.

Reductions across our Scope 3 emissions reflect a wider awareness of energy efficiency and cost reduction by our tenants and residents. Like-for-like heat consumption also reduced by a small amount, but the emissions associated with heat generated by the Metropolitan District Heat and Energy Centre increased in 2024, so this resulted in a small overall increase in emissions.

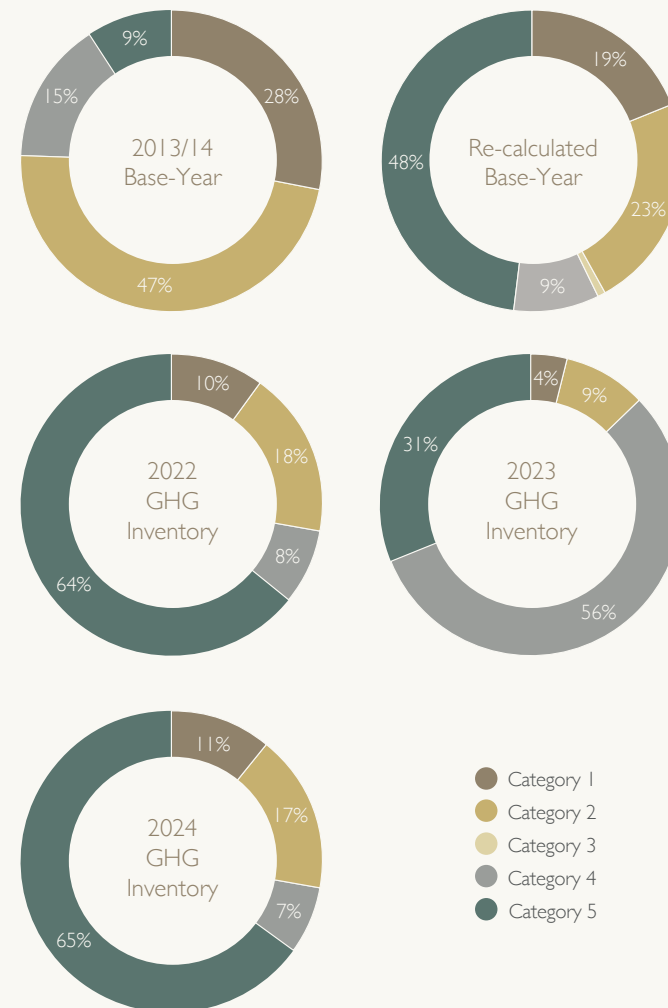
Our Changing Emission Profile

As our business has evolved, so has our emission profile. In our base-year, 2013/14, we owned a broad portfolio of standing assets, located across the UK and in multiple sectors. Over time, we have divested from our non-core operations to focus on the development of Wembley Park. With fewer operational assets, our Scope 1 and Scope 2 emissions reduced significantly, but are increasing again as more buildings are completed and become standing assets.

In reporting years with building completions, our embodied emissions are our most significant emission source (reported under Category 4), but in years without completions, it is emission from our downstream leased assets that are our greatest source of emissions.

The difference between 2023 and 2024 emissions is the lack of embodied emissions in 2024, since no assets were completed during the 2024 reporting year.

Our 2022 and 2024 profiles are very similar, which reflects the similarity in our profiles between those years (a single asset was added in 2023).



Carbon Emissions – Insights

Data Coverage

To account for missing data, we provide a coverage figure which gives an indication of the percentage of data that we have been able to obtain in each GHG Category based on floor area. Floor area isn't a perfect metric - not all supplies relate to a specific area (for example those that supply the public realm); and floor area is not a reliable indicator for the proportion of activity data and emissions that are missing, but it is the most consistently available data available to us.

Whilst we do estimate some data, this is only in specific circumstances, such as where we are missing a small portion of data across the reporting year, and we have sufficiently robust actual data from which to make an educated estimate.

Our target is to continue to improve our data collection to achieve a coverage level of 90% of data by Gross Internal Area across all emission sources.

Whilst we have previously achieved this by scope, 2023 was the first year we achieved this in every main emission category, and this was repeated in 2024. We still, however, have one sub-category where we can improve – emissions associated with water use and treatment in downstream leased assets. Our data coverage remains at 88% due to access constraints across our retail assets.

Data Coverage Performance

We are currently exceeding our target of 90% data coverage across each of our emission Scopes.

Scope 1

100%

[2023: 100%]

Scope 2

99.1%

[2023: 99.5%]

Scope 3

94.8%

[2023: 93.4%]



Carbon Emissions – Insights

Energy Saving Opportunity Scheme (ESOS)

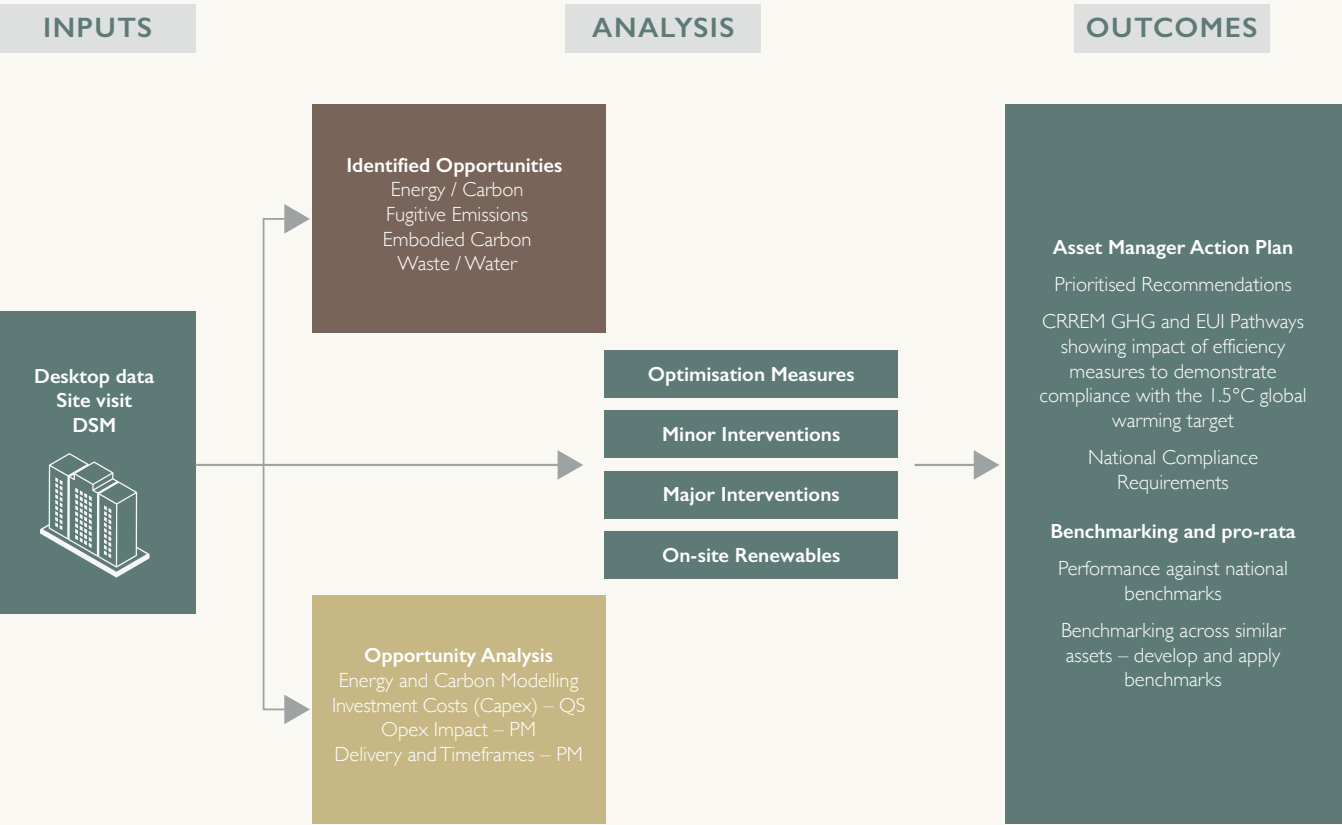
The Energy Saving Opportunity Scheme (ESOS) Phase 3 required us to carry out energy audits throughout our portfolio to identify opportunities to reduce energy consumption and quantify savings. Throughout 2024 we worked with external qualified auditors to undertake a series of energy surveys on a sample of our buildings (some of our assets and estate did not qualify under the defined scope).

A Site Specific Audit Report was developed for each site providing a detailed assessment of the energy and carbon reduction opportunities, costs, and accompanying assumptions, DSM models and additional calculations, concerns and risks based on the analysis and recommendations. We submitted our assessment in June and followed up with an action plan of implementation measures based off the recommendations in December.

Example saving measures common across our audited assets were:

- Investigating heat losses from hot water and review of optimisation of plant and equipment
- Lighting PIR timer adjustments
- Improvements to automated monitoring and targeting systems within buildings.
- Increasing renewable energy provision on site.

Feasibility studies to progress some of the opportunities are underway and actions have already been taken on the BMS optimisation by our Facilities Management Team. We have used the reports within our FM and design teams to inform decisions on maintenance and future designs to new buildings.



Carbon Emissions – Insights

Heat Tape investigation

Our investment in smart metering across the estate carried out by our Technology Team identified opportunities to save energy at scale.

In 2024, working with our water testing partner, we were able to demonstrate that our hot water delivery system was operating more efficiently compared to the expected designed performance. We were then able to remove an additional electrical pipe heating system which was not needed for reaching the required temperatures, from 1192 apartments across 4 developments in Wembley Park.

We were able to do this by the end of the year without reducing either resident safety or convenience.

In December 2024, as the first full month post-intervention we observed a 51% reduction in consumption compared with the same period in the previous year (2023). Blocks C and D in Canada Gardens showed a 10% reduction in annual emissions compared to the previous year which demonstrates that the heat tape was a significant component of electricity consumption for the year.

Current indications are that this will enable an annualised reduction of around 800,000 kWh in a single development.

Based on the average daily savings to date, we anticipate that consumption will be reduced by 826,491 kWh in 2025 at Canada Gardens when compared with 2024, saving 171,126 kgCO₂e. This will result in a 53% saving for the asset, contributing to a 16% saving for Quintain Living and a 7% saving across both landlord electricity and overall Scope 2 emissions. Further monitoring of the effectiveness of this intervention continues across our buildings.

Electric Vehicle Charging

Electricity consumed for electric vehicle charging is included in our Absolute consumption and emissions under Category 2.1, but will not form part of our reduction targets, as it is consumption that displaces higher-emission generating fuels elsewhere (outside of our sphere of influence), and in increase in usage is something we are trying to encourage through our transport strategy.

To aid this, we have significantly improved the visibility of EV charging data in 2024, achieving 100% data coverage; and in addition to electricity consumption, we are now also able to investigate other factors that affect our decision-making for most of our parking assets, such as space utilisation, peak charging times and space availability.

Where we have data, we have estimated the emissions saved through the provision and use of EV chargers. We previously reported on our EV performance in 2022, but in our 2024 update, we have refined our methodology to more accurately reflect the likely types of vehicles using our charging points.

Whilst we completed Repton Gardens in 2023 and added new EV charging spaces, we have lost several others due to the sale of various assets, and we currently have a similar number of chargers as in 2022. Our data coverage has increased year-on-year, as has the use of our chargers and the resulting emissions saved. The table below shows various statistics related to EV charging across the estate and how these have changed over time (full details of our calculation procedure can be found in our GHG Report on our website).

	2022	2023	2024	TOTAL % Change	
				2022	2023
Active Spaces	392	421	390	▼ -0.5%	▼ -7%
Data Coverage [% of spaces]	80%	94%	100%	▲ 26%	▲ 6%
Consumption [kWh]	142,893	225,935	289,257	▲ 102%	▲ 28%
Charging Emissions [kgCO ₂ e]	27,633	46,785	59,891	▲ 117%	▲ 28%
Distance Travelled [miles]	515,947	784,829	1,521,811	▲ 195%	▲ 94%
Emissions Saved [kgCO ₂ e]	110,526	158,548	328,297	▲ 197%	▲ 107%

Case Study

NE03 – Luna – Upfront Embodied Carbon

Jamie Wheeler
Project Director at Quintain



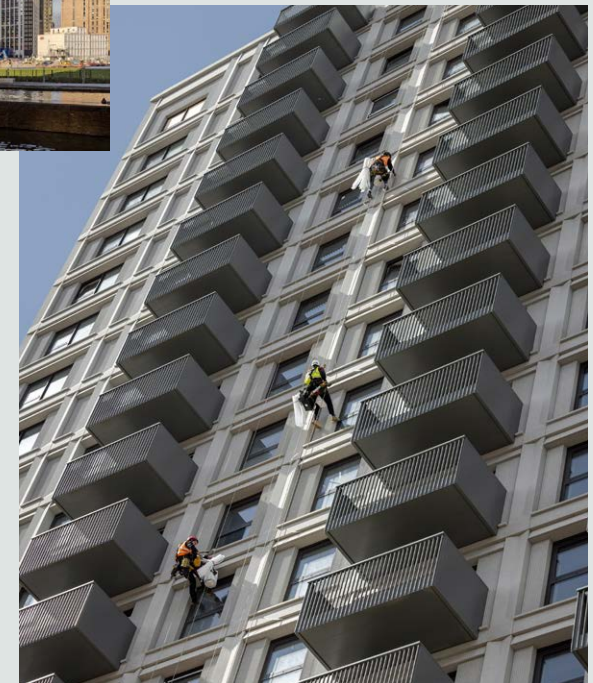
Embodied carbon from construction (Scope 3, category 1) is the largest source emission of all company emissions. Which is why, in 2021, in line with the newly introduced 'Sustainability Brief for Development', targets were set for performance of future projects. These targets looked to utilise data from Quintain's most recent projects (such as Landsby and The Robinson) to outline a target scale for performance, ranging from 'Minimum – 900kgCO₂e/m²' to an over achieving 'Best Practice – 500kgCO₂e/m²'. NE02 (Solar) and NE03 (Luna) are the first Quintain projects to benefit from these targets. These targets were set during RIBA Design Stage 2 – in 2021, a full four years before first expected completion.

Whilst at the time, Embodied Carbon targets for the project were a client led request, the wider industry landscape shifted dramatically during the design/ construction stages. Whereas at the time the leading industry target was the LETI 2020 targets (which classified 500kgCO₂e/m² as 'A' rated) this position changed significantly during the project lifecycle. By the time completion of NE03 was anticipated in late Q1 25 new targets such as 'UK Net Zero Buildings Standard'. This meant that



these projects were being delivered into a much more rigorously monitored landscape than initially envisaged – which allowed the opportunity to immediately assess the success of Quintain's Science Based Targets and improved rigour in data collation and reporting.

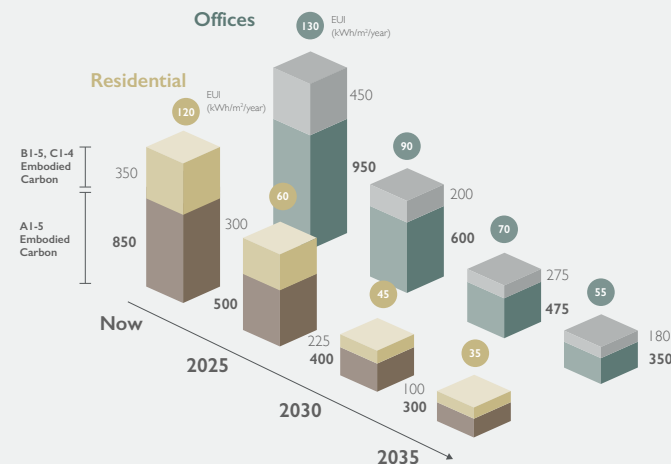
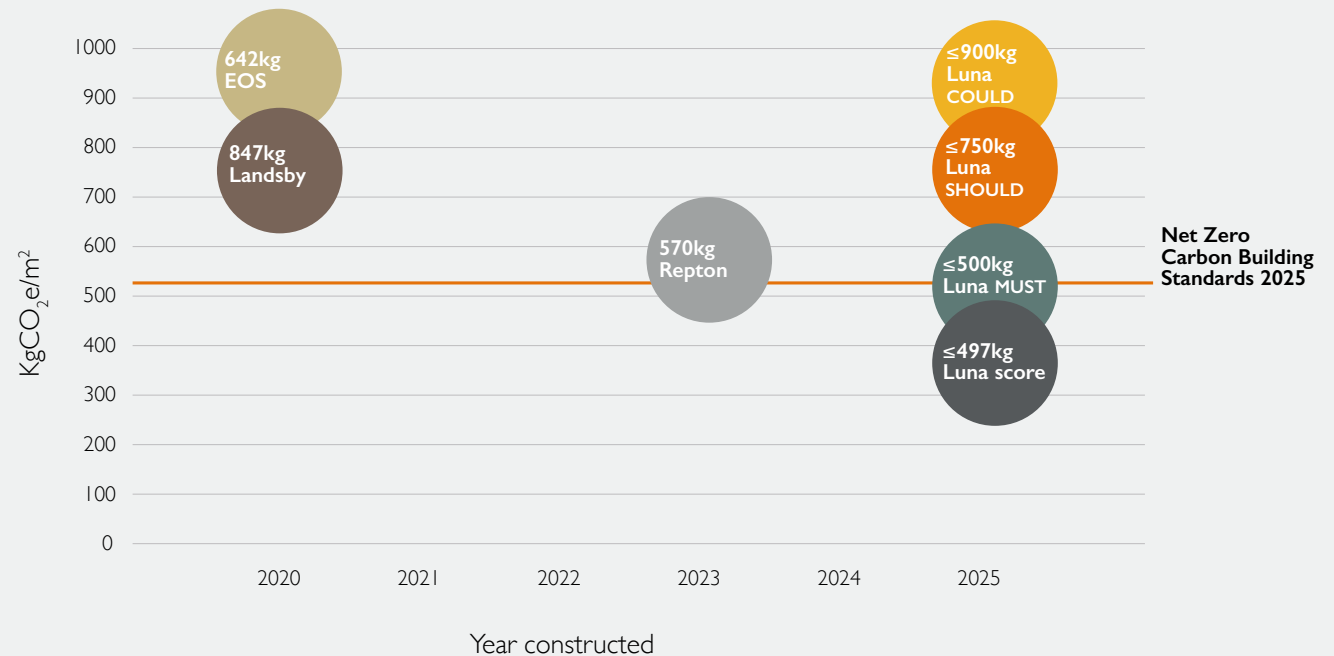
Success in achieving the best practice targets provided the opportunity for a reduction of over 50% in upfront carbon emissions. Carbon emissions are measured in kgCO₂e/m² and provide an indication of total tonnes of carbon emitted based on GIA. With a GIA of circa 23,500m² the difference in achieving 'minimum' to 'best practice' would be over 9,000 tCO₂ emissions- around 60% of Quintain's total emissions for 2023!



NE03 – Luna – Upfront Embodied Carbon cont.

By setting targets early in the Design Stage and requiring designers and contractors to report against these targets as part of their appointments, upfront carbon emissions became a key component of the decision making and design process. Rather than undertaking assessments as an after thought once designs were concluded – carbon sat alongside cost, programme, design as a key consideration when discussing options. This focused designers on both material selection and sourcing, as well as more importantly utilising efficient design solutions to reduce material use overall (the best way to reduce carbon is to reduce overall material usage). Pre-fabricated off-site façade panels, bolt-on balconies, panellised plasterboard systems, recycled carpet backing solutions were all specified pre-contract; whilst the contractor bought in and significantly reduced construction site emissions as well as installing a heat pump to service the welfare facilities.

Targets were set at contract stage, and updated monthly. With the project scheduled for completion in Q1 25, we are currently anticipating achieving 497kgCO₂e/m², complying with both Quintain Best Practice Targets and UK Net Zero Buildings Standard. This would be a significant achievement and set a new benchmark for upfront carbon at Wembley Park – pushing the boundary of what can be achieved in large scale construction projects whilst maintaining cost, programme and design performance. Saving over 9,000 tCO₂ from comparably designed schemes before the Sustainability Brief for Development was introduced.



Resource Efficiency

Waste & circular economy

Objective: To reduce the quantity of material described as waste; efficiently manage the waste that we and our occupants generate; and to optimise facilities and opportunities for reuse and recycling across our value chain.

Water use & efficiency

Objective: To design, construct and operate our assets in a water efficient manner; identifying opportunities for reductions and over time, reducing overall water consumption.

Resource Efficiency

Waste and circular economy

Wembley Park: Pioneering Sustainable Waste Management with Envac

Wembley Park is proud to be the first location in the UK to implement the innovative Envac underground vacuum waste collection system. This cutting-edge technology represents a major advancement in sustainable urban infrastructure and reflects our commitment to forward-thinking environmental practices.

Across the development, we have integrated two types of Envac waste solutions: **direct-to-bin systems** and **chute-based systems** within residential buildings. These systems work by transporting waste through a network of underground vacuum pipes to a central collection station, eliminating the need for traditional above-ground bins.

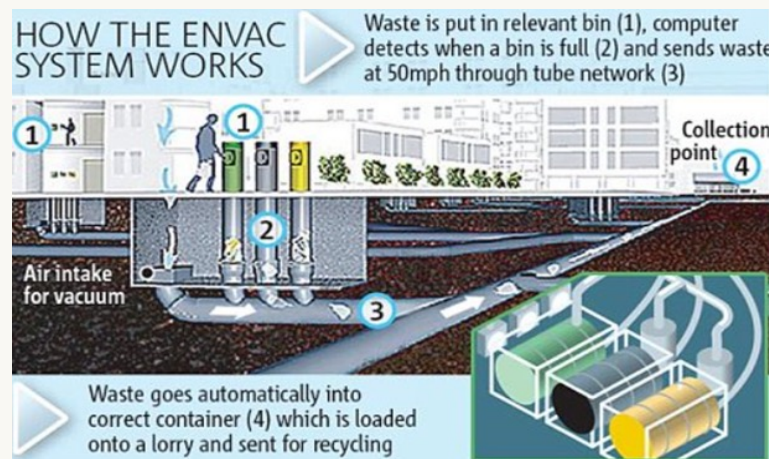
The impact of the Envac system is transformative:

- It replaces the need for approximately 2,000 traditional waste containers, freeing up space equivalent to around 200 car parking bays.
- By occupying just 15% of the space required by conventional waste collection systems, Envac has significantly increased the available area for green spaces, communal amenities, and additional residential units.
- The result is a cleaner, quieter, and more efficient waste management solution that supports a higher quality of life for residents.

In addition to the residential areas, **Wembley Park's commercial, retail, and public realm spaces** utilize a network of strategically placed bins. These are managed by our waste partner, **Veolia**, who are responsible for regular collection and

transportation to a recycling centre where materials are sorted and processed for appropriate disposal or recycling.

Through our use of Envac and responsible waste partnerships, Wembley Park continues to set a benchmark in sustainable urban living and modern placemaking.



3

Fractions: non-recyclables, Organic, Dry recyclables (+commercial cardboard collected from mall)

139

Chutes covering 631 floors in the area, making the solution ideal for high-rises.

1,648

Tonnes of waste collected in 2024 representing 42.38% of overall estate waste.

200

Car park spaces worth of areas saved which can be utilized for greenery, amenities etc.

30%

The system has helped increase the local authority's recycling rates by 30%, and refuse lorry trips have been dramatically reduced to decrease emissions by 90%.

Resource Efficiency

Waste Performance

2024 Waste Management Performance Overview

In 2024, we successfully achieved our key environmental target of diverting 100% of waste from landfill. This milestone reflects our ongoing commitment to sustainability and responsible waste management. Looking ahead, we are now focused on implementing system improvements aimed at increasing recycling rates and reducing overall waste generation across the estate.

Envac System Performance and Challenges

While our overall waste diversion rate has improved, we continue to face challenges with recycling performance specifically through the Envac system. Recycling rates remain lower via Envac compared to locations where tenants have individual bin collections. The Envac system offers significant benefits, particularly through the reduction of vehicular traffic and associated environmental impacts. However, the system's efficiency has been compromised by several operational issues in 2024:

- Decreased Performance: Total waste collected through Envac decreased compared to 2023, while standard waste collections increased at Envac-connected assets.
- Water Ingress: Despite previous repair efforts, water ingress has persisted. This has, at times, rendered parts of the system inoperable, leading to:
- Increased reliance on standard waste collections.
- Heavier (saturated) waste loads, increasing total tonnage.

- Higher contamination rates, thereby lowering the recycling output.
- System Downtime and Container Issues -A significant operational setback in 2024 was the failure of the PDVE (Pneumatic Domestic Vacuum Extraction) part, which impacted the system's flexibility. With Container 3 (general waste back-up) out of service, blockages in Container 1 (general waste) forced the system to redirect waste to Container 2 (dry recyclables). This recurring issue led to cross-contamination, further impacting recycling rates.

Waste Statistics

- Total waste collected via Envac in 2024: 1,648.538 tonnes, representing 42.38% of overall estate waste.
- Recyclable waste via Envac: Only 1.63% due to the system issues described above.
- Overall recycling performance: 12.25%, a drop from previous years, primarily due to the Envac-related challenges.
- Residential recycling rate: 19%
- Commercial recycling rate (excluding LDO): 37%
- Envac recycling rate: 2%

Factors Contributing to Increased Waste

Since 2022, we have observed a steady rise in total waste volumes. Contributing factors include:



- Growth in the number of residents.
- Increased footfall as the area continues to recover post-COVID.
- A higher number of events at the Stadium.
- Notably in 2024, the estate hosted major concerts, including performances by global artists such as Taylor Swift, significantly increasing visitor numbers and on-site activity. This surge in footfall directly contributed to elevated waste generation levels.

Resource Efficiency: Waste

2024									2023							
	Refuse [kg]	Mixed Recycling [kg]	Organic [kg]	Total [kg]	Annualised Area m²	Waste Intensity kg/m²	Data Coverage % Area	Recycling Rate	Refuse [kg]	Mixed Recycling [kg]	Organic [kg]	Total [kg]	Annualised Area m²	Waste Intensity kg/m²	Data Coverage % Area	Recycling Rate
Combined Total																
	2650209.4	292419.0	82889.7	3025518.1	421316.3	7.2	97.79%	12.40%	2297883.0	412084.6	53400.7	2763368.3	450073.1	6.1	94.54%	16.84%
Waste within operational control																
TOTAL	428335.3	6110.4	7227.0	441672.6	103485.5	4.3	99.28%	3.02%	424605.6	25106.5	10940.4	460652.4	103695.3	4.4	99.28%	7.83%
Corporate	13063.3	1972.6	1746.8	16782.8	2393.3	7.0	68.93%	22.16%	11153.2	2783.7	1459.3	15396.2	2393.3	6.4	68.93%	27.56%
Wembley Park Estate	404529.2	2531.6	4057.4	411118.2	99721.7	4.1	100.00%	1.60%	404264.4	20051.6	8291.2	432607.2	99931.5	4.3	100.00%	6.55%
Quintain Living	6129.4	1576.8	1375.7	9081.9	214.0	42.4	100.00%	32.51%	4581.9	2039.1	1094.0	7714.9	214.0	36.0	100.00%	40.61%
Wembley Park Retail	4613.3	29.4	47.1	4689.8	1156.5	4.1	100.00%	1.63%	4606.1	232.0	95.9	4934.1	1156.5	4.3	100.00%	6.65%
Waste outside operational control																
TOTAL	2221874.1	286308.6	75662.7	2583845.5	317830.8	8.1	97.31%	14.01%	1873277.4	386978.1	42460.3	2302715.9	346377.7	6.6	93.12%	18.65%
Quintain Living	1594702.4	96433.5	22575.0	1713710.9	237043.3	7.2	100.00%	6.94%	1620652.2	265742.3	30980.0	1917374.6	290403.6	6.6	100.00%	15.48%
Quintain 3rd Party Management	296511.4	51256.5	37573.3	385341.2	37757.7	10.2	100.00%	23.05%	-	-	-	-	-	-	-	-
Wembley Park Retail	283709.3	130844.7	15514.5	430068.4	33614.1	12.8	93.54%	34.03%	216082.9	105345.5	11480.3	332908.8	37056.6	9.0	81.61%	35.09%
Wembley Park Commercial	46218.0	7574.9	0.0	53793.0	7907.9	6.8	34.43%	14.08%	36542.3	15890.3	0.0	52432.5	17709.7	3.0	10.70%	30.31%
Wembley Park Leisure	733.0	199.0	0.0	932.0	1507.7	0.6	19.90%	21.35%	0.0	0.0	0.0	0.0	1207.7	0.0	0.00%	-

Resource Efficiency

Water use and efficiency

Water consumption and associated emissions have remained reasonably constant and following a year-on-year minor reduction which reflects our stable portfolio in the past year and a not excessively hot summer requiring additional watering of landscape areas.

Whole building supply of water is recorded as one emission source currently, but our improvement plans include sub metering which will allow future data report to split out water from different sub assets.

Waste and energy have been topics of investigation for efficiency measures over the past year and water measures will be implemented in due course.

Like-for-Like Water Consumption within Operational Control

	2024	2023	2023 LfL Area	
	Water m ³	Water m ³	Annualised Area m ²	TOTAL % Change
TOTAL	25,789,805	12,645,743	989552.1	103.94%
Corporate	272,390	402,620	17757.7	-32.35%
Wembley Park Estate	11,053,708	8,287,680	774905.5	33.38%
Quintain Living	4,402,975	3,955,443	196888.9	11.31%
Quintain 3rd Party Management	1,012,808	886,130	14440.1	14.30%
Wembley Park Retail	9,047,925	9,070,409	56790.6	-0.25%
Wembley Park Commercial	0	0	0.0	0.00%
Wembley Park Leisure	0	0	0.0	0.00%

Absolute Water Consumption within Operational Control

	2024				2023					
	Water m ³	Annualised Area m ²	Water Intensity litres/m ²	Data Coverage % Area	Water m ³	Annualised Area m ²	Water Intensity litres/m ²	Data Coverage % Area	Total Volume consumption % Change	Total Water Intensity % Change
TOTAL	26,553	107,633	247	96.53%	32,856	131,912	249	97.32%	-19%	-1%
Corporate	272	1,650	165	64%	403	1,650	244	64.13%	-32%	-32%
Wembley Park Estate	11,054	71,991	154	100%	8,288	72,201	115	99.58%	33%	34%
Quintain Living	4,403	18,292	241	100%	7,477	24,322	307	99.45%	-41%	-22%
Quintain 3rd Party Management	1,013	1,342	755	100%	5,717	8,404	680	96.77%	-82%	11%
Wembley Park Retail	9,131	5,276	1,731	62%	9,071	6,737	1,346	66.69%	1%	29%
Wembley Park Commercial	679	6,299	108	83%	1,900	15,814	120	100.00%	-64%	-10%
Wembley Park Leisure	0	2,784	0	100%	0	2,784	0	100.00%	-	-

Absolute Water Consumption outside Operational Control

	2024				2023					
	Water m ³	Annualised Area m ²	Water Intensity litres/m ²	Data Coverage % Area	Water m ³	Annualised Area m ²	Water Intensity litres/m ²	Data Coverage % Area	Total Volume consumption % Change	Total Water Intensity % Change
TOTAL	236,591	266,150	889	87.10%	281,139	319,391	880	88.54%	-16%	1%
Quintain Living	229,965	228,478	1,007	100.00%	275,521	280,176	983	100.00%	-17%	2%
Wembley Park Retail	6,625	36,255	183	9.23%	5,618	38,007	148	6.85%	18%	24%
Wembley Park Leisure	0	1,418	0	0.00%	0	1,208	0	0.00%	#DIV/0!	0%

Resource Efficiency

Sustainable Design

Biophilic design was first used at Wembley Park in the flagship Canada Gardens development and has been a key focus of the interiors concept across all developments at Quintain Living. During 2023, alongside the construction of NE02/03, attention was also turned to the design concept, the colours and materials that would be used for the décor.

The HomeViews Sustainability Report 2023 showed that 70% of residents value sustainable building features, and residents in Build to Rent schemes value sustainable building features more than those in Build to Sell developments. Repton Gardens was launched at the beginning of 2023 as our most sustainable development to date, and the team working on NE02/03 has been drawing on many learnings from this experience to enhance the design and mobilisation of these next developments.

The design for NE02/03 has focused on blending the built and natural environments to enhance wellbeing. Addressing climate change and sustainability which are increasingly embedded in day-to-day living, was also important, as well as the allure and inclusivity of the locality of the area.

When complete, expected in early 2025, the buildings known as NE02/03 for the duration of the build will be known as Solar and Luna. The development will deliver 665 homes for professionally managed rent alongside over 100 affordable homes of mixed tenure. The two buildings are designed to unite together as separate halves of one whole and the interior design concept for these buildings will celebrate the dichotomy between sunrise and sunset. Each will have its own entrance, mirroring each other across Marley Street, a pedestrian linkway between Union Park and Rutherford Way. Internal amenities will be located on the ground floor, offering a seamless link between indoors and outdoors. The spherical arches around both Solar and Luna front desks will link and

unite the building themes to Wembley Park.

Solar's design focuses on the warm tones and textures of the natural environment, with natural finishes and tactile and inviting touches. The warm and contemporary style will have grounded interiors inspired by the natural environment. Patterns will be minimal, but features will have a feelable composition.

The Furniture Practice were chosen to provide furniture within the social spaces and are going to use materials such as Matek, which is created out of waste coffee bean shells, and sawdust from furniture manufacture process.

Within the apartments, our furniture supplier David Phillips has put a focus on repair and recycle, particularly in the selected sofas. All apartment sofas are produced in the UK, using a component-based system. Called the 'Infinite Life' sofa, every individual component can be removed for cleaning, repair or recycle.

In contrast Luna's design focuses on cooler tones and smoother textures. Its style will be elegant and cool with contemporary interiors inspired by the built environment. Finishes will be slick and defined with more geometric patterns and a modern design theme.

A 'secret room' – a privately rentable interchangeable space with hidden access – will be located inside Luna.

There will also be platinum apartments within the development – a new offering, providing a higher spec finish for fixtures, fittings and furnishing.



Resource Efficiency

Christmas tree recycling at Quintain Living

Objective: To reduce our impact on the environment and improve the overall sustainability of our business and of our occupants

After Christmas, Veolia collected a total of 106 Christmas trees over a period of three days from our residents' drop-off point underneath the OW Steps. Publicised via the Quintain Living app and electronic newsletter, the collection amassed 560kg and once collected by Veolia, the trees were turned into soil-improving fertiliser, possibly helping new Christmas trees grow ready for next year!

collected **28 trees** with a total weight of 160kg on day 1

collected **52 trees** with a combined weight of 240kg on day 2

collected **26 trees** on Wednesday with a weight of 160KG on day 3



Sustainable Procurement

Responsible sourcing

Objective: To identify and expand our criteria for the responsible sourcing of materials, goods and services, to ensure that they meet our wider sustainability objectives.

Supply chain engagement

Objective: To build meaningful relationships with our supply chain, enabling us to benefit from each other's experience and use our collective resources to deliver greater social value.

Supply chain monitoring

Objective: To ensure that our high standards are maintained through performance monitoring, review and continuous improvement.



Responsible sourcing

Our objective is to identify and expand our criteria for the responsible sourcing of materials, goods and services, to ensure that they meet our wider sustainability objectives. Across the Group, we procure from many suppliers, both directly and indirectly. To date, we have adopted an individualised approach to procurement, setting performance standards on a case-by-case basis. Going forward, we recognise the advantages of standardising specifications and formalising minimum standards across the business.

Minimum sourcing standards

The materials, goods and services we procure form the most significant areas of spend for Quintan, and we have several mechanisms in place to ensure they are responsibly sourced. All of our principal contractors have in place environmental management systems certified to ISO 14001 and are audited

Annually to maintain their certification. More broadly, all consultants and suppliers are required to sign up to our Supplier Code of Conduct which sets out our expectations in relation to a wide range of ESG issues and will be updated in 2024.

Material sourcing requirements

We have identified requirements and preferences for the sourcing of materials. As outlined in our Climate Change section, reducing the embodied emissions of our development is a corporate target to support our carbon reduction goals. To achieve this, an Environmental Product Declaration (EPD) is required for materials used in all key building elements during new development, construction and refurbishment stages and was first used during the construction of NE02 and NE03 in 2023. In addition, all timber must be legally

sourced and certified with a full chain of custody by either the Forestry Stewardship Council (FSC) or the Programme for the Endorsement of Forest Certification (PEFC). Additional material sourcing preferences and considerations are being discussed with our supply chain for benchmarking performance but include:

- Materials that emit low levels of Volatile Organic Compounds (VOCs).
- Rapidly renewable materials and materials with recycled content.
- Packaging that can be taken back and/or easily reused or recycled.
- Materials sourced from the UK, Europe or Turkey to reduce transportation miles.

Sustainable Procurement / supply chain engagement

Across Quintain we work with 320 active suppliers, 244 from small and medium sized enterprises and 49 are local.

We value our relationship with our supply chain and recognise their contribution and value to delivering high quality and increasingly stricter sustainability requirements. We have started a dialogue to understand the supply chain's capacity and ability to provide greater sustainability rated materials and services.

We have set out key criteria for our mobilisation suppliers and included more detailed sustainability criteria in our prelims for our construction partners. The considerations are to gauge compliance and their impact on delivery, performance and customer experience.

Following, site visits, workshops and events with our supply chain we have been collecting the evidence and data on materials and services to benchmark performance and to identify barriers to change.

We appreciate that not all considerations will be appropriate or applicable to every supplier, product or service and we have welcomed feedback and discussions on achievements and progress on sustainability. During the next

year these will be enhanced and communicated formally to form part of contract conditions with phased implementation. Targets identified for development include increasing the percentage and number of local suppliers and SME's and benchmarking spend with social enterprise companies.

Our construction prelims now include reporting against contract conditions on a monthly, quarterly and completion scale. Performance and progress is tracked and discussed in monthly meetings. Conditions include reporting across environmental construction practices like Considerate Constructors Scheme audits, waste reduction measures, and design linked indicators such as embodied and operational carbon predictions and EPD certifications for materials.

320 suppliers
244 SME
49 local



Sustainable material and product selection considerations for Quintain mobilisation supply chain

Material composition:

1. Life Cycle Assessment or Environmental Product Declarations (EPDs) to be provided for products / materials where appropriate and applicable
2. Products to be responsibly and sustainably sourced from suppliers with a third party approved Ethical and Sustainable certification schemes (where available for those materials) and to demonstrate full chain of custody. I. Materials which should be sourced with a sustainable certification scheme include timber and timber containing products, cotton, wool, concrete, plasterboard and gypsum containing products, steel, aluminium, glass.
3. Preference to be given to products with a recycled content.
4. Preference to be given to products containing natural, renewable materials.

Durability:

5. Materials to be long lasting, hard-wearing, and durable with a solid, well-made feel.
6. Ability to repair or replace damaged or worn parts.
7. Materials to be deconstructed, able to be re-used or recycled at end of their Quintain design life.

Manufacturing:

8. Sustainable/efficient manufacturing process – for example chemical free or made in an energy efficient factory. Environmental/energy certification
9. Materials to be manufactured considering circular economy and zero waste principles where possible.

Ethical, social and economic aspects:

10. Companies who provide the Living Wage and or operate as Social Enterprises are to be promoted throughout the supply chain.
11. UK based manufacturing and supply chain to be encouraged and promoted.
12. Companies to confirm how they exceed their obligations to the Modern Slavery Act 2015.
13. Organisations should demonstrate how they are calculating their direct and indirect carbon footprint

Transportation:

14. Considerations are to be given to how materials and products are packaged for transportation and delivery to our schemes. Preference should be given to minimal packaging (whilst maintaining protection and transportation safety), using reusable or recyclable materials.
15. Goods are to be delivered efficiently and in as few vehicles as possible, with consideration given to an electric vehicle fleet and consolidation centres.
16. Packaging of materials for Quintain properties are to be re-used or recycled post-delivery.

Sustainable Procurement

● % Yes
● % No

Our suppliers provide data through the Supplier Portal which allows us to review competencies and compliance and to work with them to celebrate performance and work on improvements.

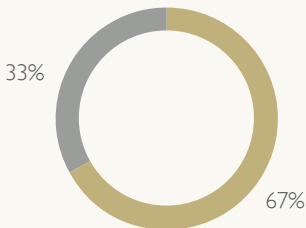
Sustainable material and product selection considerations for Quintain mobilisation supply chain

Supplier questionnaires

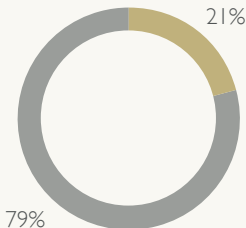
Our questions have been carefully crafted to ascertain compliance, but also to signal our interest in various topics and provide our suppliers with an indication of what we might ask them for in the future. Our questions cover the following key topics:

- Environmental Policy
- Health & Safety
- Labour
- Anti-bribery & Corruption
- Information Security
- Commercial Information
- GDPR Adherence

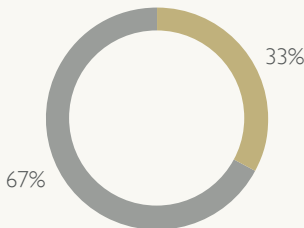
Environmental Policy



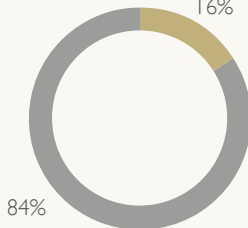
Sustainable Procurement Policy



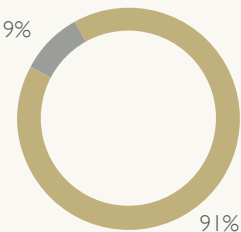
Carbon Reporting



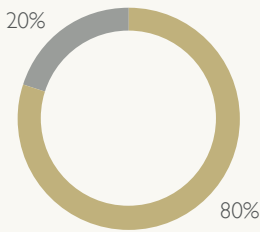
Environmental Targets



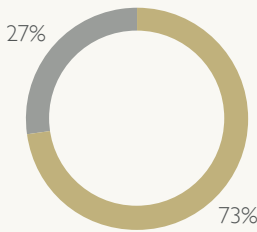
Living Wage



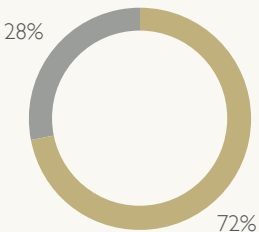
Equal Opportunities



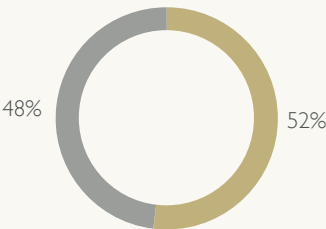
Modern Slavery Policy



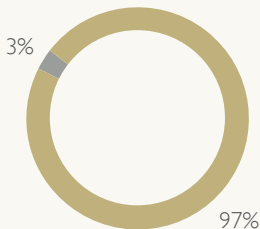
Due Diligence carried out on Modern Slavery



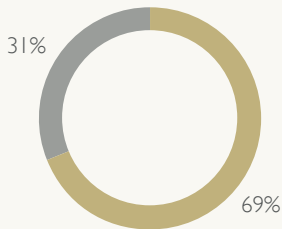
IT & Security Procedures



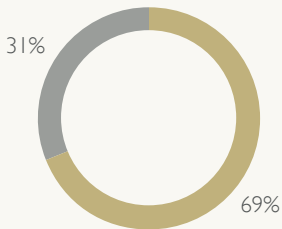
Agree to working with our Anti Bribery and Corruption Policy



H&S Management Systems



Employees H&S Training



Sustainable Procurement

The change in attitude of the industry to one of action is a significant success. There is genuine change occurring, and not just around compliance but in the approach to sustainable procurement as well. Organisations are having to innovate, go further and successful ones can leverage their sustainability offering as a competitive advantage.

Revamped sustainability criteria in procurement process

Sustainability, social value and equity, diversity and inclusion (EDI) now contribute 20% of Quintain's Evaluation Matrix scoring. Questions are shifting from one of compliance with industry standards and Quintain's specific requirements to one of engagement, collaboration and innovation. We are keen to work with industry leaders who are raising the bar, who will enhance our ability to operate in a more sustainable manner. For example, to reduce waste and prevent the need to replace furniture at the end of tenancies, our preferred furniture supplier for NE02 and NE03 has proposed a solution to maintain and lengthen the life of our sofas by 5-10 years. The supplier will continue to support Quintain with replacements for covers, arms, padding or anything else over the lifetime of the product to ensure a minimalist, light touch approach whilst customers continue to experience the high-quality interior finishes expected of our brand.

Embracing circularity

A keen desire of Quintain is to select more products with a strong sense of circularity. Working with a key supplier, Modulyss, we have specified their ecoBack product on our carpets for NE02 and NE03. Recycled from a minimum of 75% recycled content, 100% PVC and bitumen free, ecoBack can also be recycled at the end-of-use and is Cradle to Cradle Certified® Gold. (<https://modulyss.com/en-GB/>

technical/backings/ecoback)

Another flooring supplier, Amtico have trialled with Quintain on NE02/03 and will be rolling out a 'take-back' scheme nationwide, collecting and re-use off-cuts into their new products where not contaminated (or otherwise redirected and repurposed into street furniture). 931kg was returned from NE02/03 through this scheme.

We work closely with our supply chain to identify new and novel products like this to ensure that we can incorporate them on future projects.

Setting our sights on even lower embodied carbon

We are proud that our latest projects – NE02 and NE03 – will achieve c. 500kg/m²CO₂e but we have our sights set on reducing this further in our future developments in collaboration with our supply chain partners. This year, we have been looking at UHPC precast panels, sustainable alternatives to GGBS and trialling offsite prefabricated partitions, as well learning about the journeys of our key suppliers towards reaching Net Zero.

Through forming strong, long-lasting relationships with our supply chain, we can learn from them and in turn guide our development teams on the journey to lower embodied carbon. The next milestone is 300kg/m²CO₂e.

Pride in our framework

A benefit of our framework and long-standing relationship with contractors is the opportunity to build on successes

David Keddie

Director – Cost & Procurement
Quintain



from project to project. We are proud of the impact both Quintain and our contractors have on the local community in Wembley and Brent.

Success isn't achieved overnight, and it is only through more than 15 years of working with Sisk at Wembley Park that we are able to contribute to the local area in such a meaningful way. For example, on NE02 and NE03, £26.5m of social and economic value has been contributed by Sisk alone to the local area and 40% of the construction workforce is local to Brent.

Sisk also have a strong track record of supporting local groups and charities through donations, volunteering and hosting events for families, apprentices, and the like, year-after-year. Much like Quintain, Sisk is an important partner in the local area and community.

NE02 and NE03 is an exemplar project for us and our contractor John Sisk & Son, with the introduction of new, more efficient ways of operating the construction site and building out the project. Examples include:-

- ## Heating Only Energy / Cost / Carbon Analysis

Standard Accommodation	Low Carbon Accommodation	Savings
Energy usage per m ² per year 152.5 kWh	Energy usage per m ² per year 26.9 kWh	Energy usage per m ² per year 125.6 kWh
Cost per year based on Wembley m ² @ £0.30/kWh* £103,074.75	Cost per year based on Wembley m ² @ £0.30/kWh* £18,181.71	Cost per year based on Wembley m ² @ £0.30/kWh* £84,893.04
Carbon** per year based on Wembley m ² (2253 m ²) 66,442 kgCO₂	Carbon** per year based on Wembley m ² (2253 m ²) 11,719 kgCO₂	Carbon** per year based on Wembley m ² (2253 m ²) 54,722 kgCO₂

Based on data from Wembley E03/05 Welfare vs Projected Wembley Welfare

*Based on 5-year mid-point inc. inflation
**Based on Defra carbon figures (0.19338 per unit)

Equivalent to
driving around
the world
18 times
(459,848 miles)



Sustainable procurement – NE02 NE03 development 2024

- 11,000m² of external Landscaping – new Pond coming
- 21,733m³ Concrete poured
- Average around 560 people on site each day
- 1,182,296 Total Hours worked
- Installation of the Balconies takes minutes, 752 in total, very innovative.
- Total of 1802 Façade Panels on both projects
- We have installed 10km of dry Lining to date
- 972 Pods Installed
- Embodied carbon is lowest number to date of our buildings, 480CO₂/m²

Quintain have been regenerating Wembley Park over the last 20 years, working with John Sisk & Son for the majority of this period. The current development, NE02 and NE03 involves the construction of 769 homes across 9,593m of land.

Throughout delivery Quintain, Sisk and the supply chain have engaged the local community and continue to add value through educational outreach, charity and volunteering work, environmental management, employment activity, and local spend.

These activities are reported with case studies and outputs measured using the National TOMs framework; summarised in the infographic below.



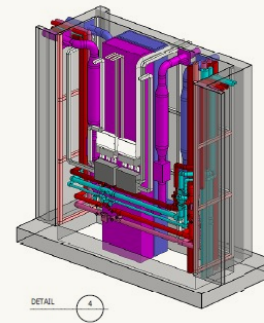
Innovation & Design for Manufacture & Assembly

Standardisation, Optimisation & Designing for Pre-fabrication



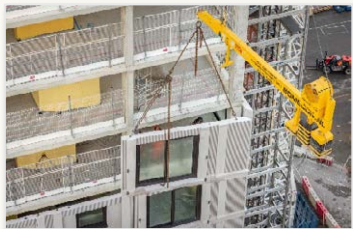
Optimised design solutions

capturing lessons learned shared with incoming designers



BIM Optimised Hotel Style Risers

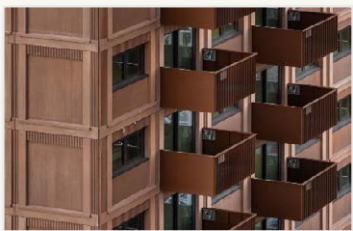
developed to facilitate pre-fabrication, spatial economy and end user operational needs



Precast facades designed to maximise performance manufactured off-site under factory conditions



Bathroom pods factory manufactured, plug-and-play ready for early delivered to site during installation of the building frame



Factory fabricated Clip-on balconies

designed to compliment façade prefabrication and reduce thermal bridging details



Eekowall innovative lightweight panelised drylining system - designed to achieve the highest levels of fire, acoustic and stability performance, with significantly reduced waste produced on site

The change from Glide- to Clip-on balconies saved 1389 TCO2e in direct emissions for this component across NE02 and NE03.

The system was developed for NE02/03 in collaboration with façade contractor, Techrete, and main contractor, John Sisk to improve productivity and construction detailing, and is now being rolled out as Sapphire’s next generation balcony system for other developers.

The system is easier and faster to install, avoids thermal penetrations and reduces the risk of water ingress.

Previous Generation
Glide-on Balcony



462 TCO2e per balcony

Vs

Next Generation
Clip-on Balcony



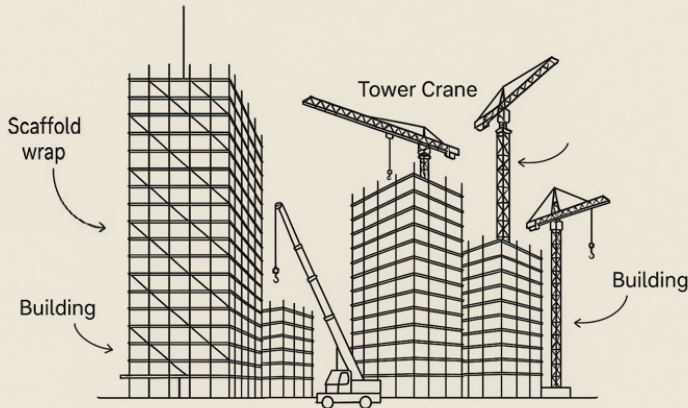
2.77 TCO2e per balcony

NE02/03 saved in the order of 1,095 tCO₂e by using a precast façade, but the wider benefits included safer working conditions, fewer operatives on site, simpler construction and less interfaces on site and an improved environment for existing residents with reduced construction traffic and a finished façade in a much shorter period.

Traditional brick facade

1.5 million bricks
Supply chain partners: 7
Ave personnel per day: 195
Vehicle deliveries per day: 25

182-325 kgCO₂e/m²



Vs

Precast Façade on NE02/03

1640 pre-cast panels (prefinished)
Supply chain partners: 2
Ave personnel per day: 26
Vehicle deliveries per day: 5

126-219 kgCO₂e/m²



Technology & Innovation

Technology is central to all aspects of our property management, from handover, to marketing, to lease-up, resident engagement, and maintenance. It drives productivity within the team, enhances the resident experience, champions resident engagement, supports our sustainability goals and helps position Quintain Living as pioneers of Build to Rent in the UK. For instance, an award-winning metering network helps the maintenance team spot irregularities in utility usage. We are able to notify residents when they have suspected maintenance issues - often before the residents are aware themselves. The tool has already helped us reduce the consumption of electricity, hot/cold water and heating within our vacant and occupied apartments, making a meaningful impact on costs and unnecessary use of resources.

Within the technology team we have established a framework to embed innovation, resilience, security, ethics and sustainability in all our design decisions. We have identified three key innovation priorities to support the business over the next three years:

- Developing great experiences to make Wembley Park London's most appealing place to live, work & visit.
- Maturing our operational businesses to support the UK's largest Build to Rent development as efficiently and sustainably as possible.
- Consolidating Wembley Park infrastructure to minimise disruptive, expensive and wasteful maintenance activity.



Sensors on the ceiling of The Robinson

We have highlighted four key areas where technology could help us gain valuable insights into the usage and wellbeing aspects of our buildings. Solutions were implemented as a proof of concept in The Robinson, built with a view of rolling these out across our wider estate.

Use case	Solution
Occupancy	— Understand occupancy and usage of common areas — Ensure that occupancy doesn't exceed the legal limit on the communal floor: — Setup alerts when occupancy approaches these limits
Indoor air quality	— Ensure a healthy and pleasant Resident experience — Monitor CO₂ levels in the building and setup alerts if levels reach a dangerous threshold — Monitor PM levels in the building and setup alerts if levels reach a dangerous threshold — Monitor temperature levels in the building and setup alerts if levels they reach levels outside of the approved range — Alert management if environmental conditions pose an exceeded virus risk — Plot environmental levels against occupancy usage to show the optimum conditions for our residents
Smart washrooms	— Optimise cleaning strategies by reporting on usage vs number of washroom cleans over time — Monitor door usage and alert our cleaning partners if a washroom has been used more than 15 times in 24 hours. If this alert is generated a cleaner is dispatched.
Proof of cleaning	— Each time a cleaner cleans a washroom a sensor is activated to notify our system that is has been done. These cleans are then included in a management report to monitor cleaning team performance over time

Case Study

Digital engagement in a sustainable neighbourhood

The ethos behind Quintain Living at Wembley Park focuses heavily on creating and nurturing the community, and a residents app is a significant tool in supporting this. With around 95% of residents active on the app at any one time, a number of groups exist, including parent and baby, a creative skills swop and the buy, swop, sale group.

The app allows residents to connect, sharing skills and information for their mutual benefit. Services such as Spanish tutoring are offered in return for tailoring; surplus food is shared if a resident is going away for an extended period; and as residents move in and out of apartments, there is an ongoing vibrant exchange of furniture.

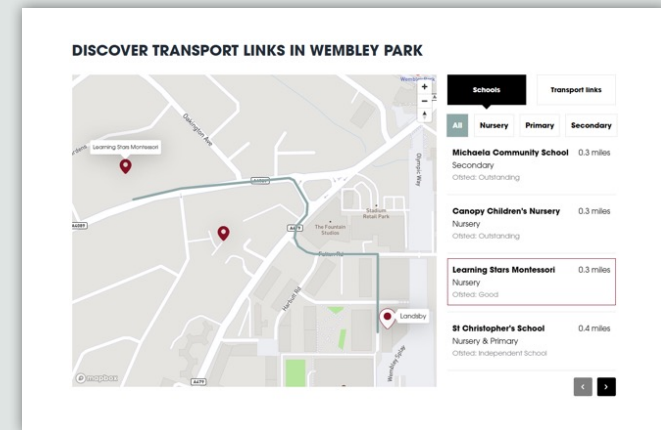
Quintain Living also posts perks and offers for residents, which they can access from the app. These cover activities around the Wembley Park estate under six categories: entertainment; food and drink; health and beauty; fitness and wellbeing' and retail. A section dedicated to travel shares information around cycle routes, zip car offers and lift share. Sustainability is seriously promoted.

A code of conduct and some high-level monitoring from the Quintain Living app team ensures that the conversations remain relevant and appropriate across each channel.

For 2024, we've had a total of 6,255 posts by the residents in the Buy Swap Sell group.

Encouraging sustainable travel choices

As part of our commitment to making Wembley Park a sustainable and walkable neighbourhood, the Quintain Living website includes a mapping tool suggesting car-free transport options to local schools and central London



Engaging with nature

We also provide an online portal sharing information on our tree planting and the foliage around the estate



Case Study

Technology & innovation

Replacing intercom systems with lower embodied and operational carbon apps

Value: Objective: To identify opportunities where technology can support the achievement

Quintain made the decision to remove intercoms from all new build apartments and replace them with an app only system. This will significantly help us in reducing our operational and embodied carbon emissions. Although the decision to make this change was taken over three years ago, the technology has only reached maturity recently, so discussions with suppliers were revisited during the planning and construction of NE02 and NE03 in 2023.

In previous developments, seven-inch tablets have been installed, which had an embodied emissions cost, as well as transportation, installation and annual electrical running cost. However, the app reduces the need for this hardware. This makes the system more convenient for residents, improving their user experience, is cheaper for the developer to install and cheaper to run. It also allows Quintain to explicitly report on the reduction in carbon emissions. In total, removing the physical screens will save £850 per apartment, plus another £35 of electricity to run per annum. The app will be used retrospectively in existing buildings as the life of the current hardware expires, and by removing the screens from the apartments our embodied carbon will be considerably reduced.



For queries relating to the content
of this report, please contact:

Clare Masters

Head of Sustainability
cmasters@quintain.co.uk

Harriet Pask

Director of Corporate Communication
hpask@quintain.co.uk

Quintain Ltd

180 Great Portland Street,
London W1W 5QZ
+44 (0)20 3219 2200
www.quintain.co.uk
@QuintainLtd



Q U I N T A I N