



Sustainability Report 2025



QUINTAIN

We believe...

that the future of successful urban development lies in creating places that are not only commercially resilient, but **environmentally responsible** and **socially inclusive**. As a long-term owner, operator and pioneer of Build to Rent in the UK, we have a unique opportunity, and responsibility, to shape communities that thrive today while remaining fit for the challenges and **opportunities of tomorrow**.

Sustainability is embedded within our business strategy because we recognise that **lasting value creation** depends on understanding and managing our environmental and social impacts, while responding proactively to evolving stakeholder expectations, market dynamics and climate-related risks. Guided by industry best practice and **robust governance**, we are committed to delivering places that are low carbon, resource efficient, transparent in performance and designed to **enhance the wellbeing of residents, workers and local communities**.

This report demonstrates how we are turning **ambition into action** through **disciplined** measurement, **transparent** disclosure and **continuous** improvement. By embedding sustainability into investment, development and asset management decisions, and by working collaboratively with employees, residents, suppliers and communities, **we are building a more resilient future**; one that creates enduring value for our stakeholders and contributes positively to the places we shape.



Our long-term ambition is to achieve Net Zero Carbon across our operations and developments by 2040. To achieve this, we are driving measurable improvements across energy, carbon, waste, materials, community impact, health and wellbeing, while strengthening our approach to biodiversity, climate resilience, sustainable procurement and ethical governance.

Clare Masters
Head of Sustainability

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We are accountable...

and **measure our sustainability impact** through a comprehensive framework of environmental, social and governance indicators that enable us to **track performance**, assess outcomes and **drive continuous improvement** across our operations and developments. Environmental impact is measured through energy consumption, greenhouse gas emissions, embodied carbon, waste generation, recycling rates, water consumption and biodiversity performance, with **progress monitored against recognised industry benchmarks** and established baselines.

Our **social impact is evaluated** through community investment, support for local businesses and social enterprises, the creation of employment and training opportunities, and the wellbeing and satisfaction of **residents, employees and wider stakeholders**.

To ensure **accountability and transparency**, sustainability performance is monitored through regular data collection, KPI reporting, benchmarking and annual disclosures, with **oversight** provided by Quintain's governance structures and quarterly reviews by senior leadership. This **robust approach** enables us to **measure meaningful progress** towards our sustainability objectives and long-term ambition of achieving **Net Zero Carbon by 2040**.

At Quintain, we are shaping...

the future of sustainable living with bold ambition and unwavering responsibility. Our commitment to achieve net zero carbon by 2040 is more than a target—it is a promise to lead our industry in delivering places that respect planetary boundaries while enabling people to thrive.

We are aligning our actions with the Paris Agreement, taking decisive steps to reduce emissions across our operations and value chain, and embedding innovation into every stage of design, construction and management. At the same time, we are building resilience into our assets and communities, ensuring they can adapt and flourish in the face of a changing climate.

Our vision is clear: to create exceptional, future-ready places where sustainability, wellbeing and long-term value go hand in hand, for our residents, our partners and the generations to come.

James Riddell, CEO



We are driving meaningful reductions in emissions across our operations and value chain, and embedding innovation at every stage, from design and construction through to long-term asset management. In parallel, we are strengthening the resilience of our assets and communities, ensuring they are equipped to adapt and prosper in a changing climate.

Danielle Bayless,
Chief Operating Officer
Quintain Living

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Energy



To reduce energy consumption and carbon emissions.



To reduce operating costs of energy procurement.



To operate highly energy efficient buildings and spaces.

[Our Energy commitments](#) →

Waste



To reduce total waste produced from our activities.



To promote materials and products containing recycled and reused content.



To ensure facilities are provided to make it easy to recycle and reuse materials.

[Our Waste commitments](#) →

Community



To use our position as an employer and developer to provide opportunities to our surrounding community.



To be a positive change agent.



To create positive community spaces for our residents and visitors.

[Our Community commitments](#) →

Our 2025 headline achievements:

“

244 SMEs and 49 local suppliers engaged, **strengthening local economic growth** and expanding Quintain's social enterprise partnerships.

”



“

£30,000 distributed in **community grants** through Brent Giving (2025–2026), supporting place-based initiatives and local resilience.

”

“

Waste intensity reduced by 37% year-on-year, achieving 4.4kg/m² against a 7kg/m² baseline and driving circular-economy progress.

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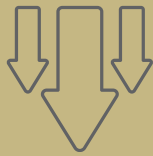
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Carbon emissions cut by 18% from 2022 levels, with operational performance improving to 14kgCO₂e/m²/year, advancing toward science-based targets.

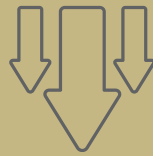
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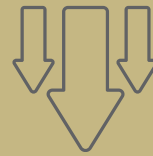
Our objectives: Energy



Reduce embodied carbon in new developments in line with NZCBS targets.



Reduce Energy Use Intensity (EUI) across existing buildings towards 40 kWh/m²/year.



Cut operational carbon emissions from the 2022 baseline, targeting 12 kgCO₂e/m²/year.



Our performance: Energy

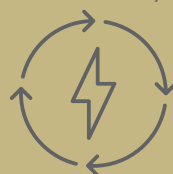
Embodied carbon



Embodied carbon reduced to 473–497 kgCO₂e/m², outperforming the >500 kgCO₂e/m² baseline and aligning new developments with low-carbon construction standards.

Low Carbon Concrete →

Energy efficiency



Energy use intensity improved to 65–68 kWh/m²/year, achieving a 15–20% reduction from baseline and advancing toward the 40 kWh/m²/year target for sustainable building performance.

Solar →

Operational carbon



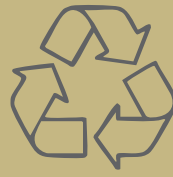
Operational carbon emissions decreased by 18% since 2022, reaching 14 kgCO₂e/m²/year, reflecting Quintain's commitment to continuous decarbonisation and science-based targets.

Green Financing →

Our objectives: Waste



Reduce waste generation to below 7kg/m².



Increase the use of recycled and re-used materials.



Increase recycling rates above the 2024 baseline of 16%, targeting 17%.



Our performance: Waste

Tonnes of waste



In 2025, we are reporting an increase of 47 tonnes of waste production compared to 2024. This rise is indicative of the asset's growth and the completion of the Luna and Solar buildings.

[Brent Council partnership](#) →

Volume of waste /sq/ft



Waste intensity decreased by 37% since 2024, demonstrating continued waste reduction alongside the expansion of our portfolio.

[A day in the life of Wembley Park](#) →

Landfill requirements



Delivered 100% landfill diversion, a key waste management milestone, while maintaining focus on reducing contamination and improving performance.

[Quintain and Envac](#) →

Our objectives: Community



Increase procurement spend with local SMEs and Social Enterprises to strengthen the surrounding community's economic sustainability.



Invest annually in charities and initiatives that enhance positive, accessible community spaces for residents and visitors.



Provide meaningful work experience and training opportunities that build skills and improve employability for staff and local people.



Our performance: Community

Social Enterprise impact

70%

In 2025, Quintain engaged 244 SMEs and 49 local suppliers, representing over 75% of its supply chain, demonstrating sustained growth in local economic participation and commitment to social enterprise partnerships.

[Fresh Arts](#) →

Charitable investment

£30,000

Quintain has contributed £30,000 as part of £80,000 distributed in grants to local community schemes in 2025 through our partnership with Brent Giving, a place-based charity supporting local social impact initiatives.

[Brent Council partnership](#) →

Placements & skills programmes

8

In 2025, we delivered 8 local work-experience placements and provided 2 volunteering days/employee, strengthening community skills development and increasing hands-on support for local charities.

[John Sisk & Son partnership](#) →

Our approach

Sustainability Performance and Reporting:

Sustainability is embedded throughout Quintain's business. Using environmental monitoring, science-based decarbonisation pathways and social impact measurement, we drive continuous improvement across our assets and operations to create resilient places that support residents, strengthen communities and deliver long-term value.

Our approach is underpinned by strong governance, independent assurance and comprehensive performance monitoring. We track utilities, emissions, resident satisfaction, diversity and community impact to inform decision-making, support compliance and measure outcomes beyond environmental performance.



Trust and accountability are fundamental to creating long-term value; robust ESG reporting must sit at the heart of our sustainability approach. By aligning with recognised frameworks, certifications and reporting standards, we provide transparent and credible results that enable stakeholders to assess our progress with confidence. These rigorous standards help ensure we are delivering measurable sustainability outcomes today while creating enduring value for our investors, customers, communities and future generations.

James Riddell, CEO



Driving sustainable performance through data, transparency and action

We report and assess performance against:

- Science Based Targets initiative (SBTi) pathways and reporting
- TCFD-aligned climate risk and adaptation planning
- SECR (Streamlined Energy and Carbon Reporting)
- ESOS (Energy Saving Opportunity Scheme)
- GRESB benchmarking and disclosure
- United Nations Sustainable Development Goals (UN SDGs)
- EPRA sustainability reporting best practice
- GHG emissions assurance in line with ISAE, the GHG Protocol and ISO 14064
- Gender Pay Gap and Diversity Reporting



Independently Assessed Sustainable Assets

Our assets are designed, developed and operated to recognised industry standards that promote sustainable living, future resilience and exceptional resident experience. Independent assessments demonstrate our commitment to quality, environmental performance and placemaking excellence.

Key certifications and ratings include:

- Home Quality Mark
- BREEAM New Construction
- BREEAM In-Use
- WiredScore
- ActiveScore
- ModeScore





Additional commitments to our core focus areas:

Technology

Using technology to support and enhance our sustainability aspirations.

Biodiversity

Creating and maintaining open spaces where biodiversity and nature can thrive.

Water

to ensure water optimisation, water efficiency and water saving measures are applied.

Materials

Designing, using and procuring materials from sustainable sources and companies.

Wellbeing

Ensuring our staff and residents have access to places, facilities and services that promote health and wellbeing

Diversity & Inclusion

Ensuring our workplaces support and encourage a diverse and equitable community.

Our Sustainability Team:



Clare Masters
Head of Sustainability

Clare leads Quintain's sustainability strategy, driving progress in carbon reduction, responsible development and community impact. With extensive experience in environmental management and social value, she champions data-led performance, low-carbon innovation and partnerships that strengthen local communities while advancing Quintain's long-term ESG commitments.



Harriet Pask
Director of Corporate Communication

Harriet leads Quintain's corporate communications, shaping clear, engaging narratives that strengthen stakeholder trust and visibility. She oversees strategic messaging across ESG, development and community impact, ensuring transparent reporting and communications that reflect Quintain's values, commitments and long-term sustainability ambitions.



Danielle Bayless
Operations Director,
Quintain Living

Danielle Bayless oversees operations for Quintain Living, driving excellence in resident experience, building performance and sustainable management. She leads teams to deliver efficient, low-carbon operations, embedding innovation and continuous improvement across the portfolio while ensuring high-quality, community-focused living environments.



James Giffin
Operations Director,
Wembley Park

James Giffin oversees operations across Wembley Park, ensuring high-performing public spaces, efficient estate management and a safe, welcoming environment for residents and visitors. He leads sustainability-focused operational improvements, driving resource efficiency, resilience and continuous enhancement of one of London's most vibrant mixed-use neighbourhoods.

In conclusion

Our commitment to ESG principles has been instrumental in driving sustainable growth and fostering a positive impact within the communities we serve. Over the past year, we have made significant strides in reducing reliance on carbon, enhancing energy efficiency, and promoting biodiversity across our developments.

Our dedication to social responsibility is evident through our inclusive workplace policies, community engagement initiatives, and efforts to support local economies. By prioritising transparent governance practices, we have built a strong foundation of trust with our stakeholders, ensuring accountability and long-term resilience.

Looking ahead, we envision a future where sustainability is deeply embedded in every facet of our operations. We aim to further integrate cutting-edge technologies to optimise resource use and reduce environmental impact. We are also committed to advancing social equity by expanding our diversity and inclusion programs and fostering partnerships with community organisations.

As leaders in ESG innovation, we aspire to set new industry benchmarks and inspire others to join our mission for a sustainable future. By continuing to align our strategic goals with ESG values, we are poised to create lasting value for our stakeholders and make a meaningful difference to the communities we serve.

Our purpose and vision



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