

North London Estate Partnerships (LIFT)



1. Asset information

LIFT (Local Improvement Finance Trusts) projects are a UK Government initiative to create long-term public-private sector partnerships that provide new and improved facilities for health and social care at a local level. Typical services include GP practices, chiropody, speech and language therapy, community nursing, dental surgery and family planning.

The framework arrangements give the Project Entity the exclusive right to develop further primary healthcare facilities in the agreed geographical area subject to periodic market testing of key services. 5 facilities in 4 different tranches have been developed to date with financial closes between 2006 and 2013.

2. Impact

- 5 community health centres providing access to healthcare delivery, including the Finchley Memorial community hospital.



3. Awards and certifications

- Partnerships Bulletin Awards 2013 – Winner Best Designed Project – Finchley Memorial Hospital
- BREEAM / NEAT Excellent

4. Environment

GHG emissions

All buildings designed and built to a minimum BREEAM or NEAT rating of Excellent. This puts the buildings in the top 10% of non-domestic buildings in terms of environmental, social and economic sustainability. Buildings utilise passive cooling systems with natural ventilation systems. Mechanical cooling only used where it supports clinical use.

Proactive lifecycle management to reduce environmental impact including early replacement of lighting with LED alternatives and intelligent approach to building redecoration to reduce long term resources necessary to maintain the buildings internal environment.



Climate risk

The project was screened to evaluate the potential physical impacts from climate change based on 'Paris-aligned' (RCP2.6 ~+1°C) and 'High emissions' (RCP8.5 ~+3.7°C) scenarios across three time periods (2020, 2050 and 2100). The project maintains a Low physical climate risk score under both scenarios, changing to Medium under RCP8.5 by 2100.

Waste & Water

Approach to design and construction under the BREEAM Excellent accreditation seeks to minimise waste during construction of the facilities. Proactive approach to water management and monitoring by FM providers including regular monitoring of toilet cisterns & taps and quarterly review of legionella controls to minimise water use.

The management services provider continues to monitor waste and water consumption and is actively exploring opportunities to reduce them wherever possible.

Biodiversity

The asset is built in compliance with local environmental regulations. During the concession period, the Portfolio Company focuses on promoting restoration efforts to improve degraded or removed ecosystems that act as natural carbon sinks and can improve resilience to climate-related damages, such as:

- habitats for indigenous species (i.e. bee and insect hotels)
- expansion of green spaces in urban areas (i.e., supporting planters and community gardens at health centres)

Additionally, the Portfolio Company has a Biodiversity policy in place.



5. Social

Health & Safety

Health and safety is on the agenda each board meeting. Our asset managers work actively with the Portfolio Company or its management service providers, to promote a strong health and safety culture, facilitate the sharing of best practices.

We endorse a zero-tolerance approach to occupational health and safety incidents. Additionally, the Portfolio Company has a Health & Safety policy in place and regularly conducts health and safety audits.

Diversity

Not applicable as the Portfolio Company does not employ any staff.

Impact for local communities

The Portfolio Company has an annual budget specifically for supporting initiatives benefitting the health centre users and local community. In addition to promoting the use of the health centres for community group use, recent initiatives supported include funding the local Kick Action Academy: Empowering Girls Through Football based at the Finchley Memorial Hospital football pitches, a 'Reminiscence Art in Dementia' group run by Age Exchange and funding for the Community Gardens.



6. Governance

Delegation & oversight

The Portfolio Company directors review on a quarterly basis comprehensive board report, including both general project management and financial management. The project has a rigorous governance structure in place with quarterly board meetings, ad-hoc meetings when required and an authority delegation matrix to the management services provider.

The Portfolio Company has robust ESG policies and procedures in place and clear board-level responsibility to monitor their application. The ESG standard policies include:

- Biodiversity policy
- Code of Conduct, including anti-bribery, anti-corruption and non-discrimination
- Conflict of interest
- Cyber-security
- ESG
- Health and safety (workplace accident prevention)
- Anti-slavery & Human Trafficking policy (Modern Day Slavery)
- Rapid escalation
- Responsible contractor
- Tax
- Whistleblowing

The Portfolio Company holds frequent meetings with the public sector client to promote collaboration, coordination and integration of operations.

Reporting

The Portfolio Company uses a quarterly board pack, reporting to the board of directors on the operational and financial performance of the project and compliance with its obligations and regulation/legislation, including the policies.

Additionally, the Portfolio Company reports annually into BBGI's ESG KPI survey, which composed of 100+ data points, covering all aspects of ESG oversight.

Cyber security

Portfolio Company and its subcontractors continuously monitor that the cyber security policy is in place and perform information risk analysis and develops mitigating measures. They have a robust and comprehensive IT backup system in place. Additionally, the Portfolio Company has a Cyber security policy in place.

Contact

Registered Office EBBC
6E route de Trèves
L-2633 Senningerberg
Grand Duchy of Luxembourg
Telephone: + 352 263479-1

esg@bb-gi.com
www.bb-gi.com

Registre de Commerce et des Sociétés
Luxembourg B163879

This information which has been compiled by BBGI Global Infrastructure S.A. (BBGI) does not constitute or form part of any offer or invitation to sell, or any solicitation of any offer to purchase or subscribe for any shares or any other securities nor shall it (or any part of it) form the basis of, or be relied on in connection with, any contract in connection therewith.

This information is not a financial promotion and should not be taken as an inducement to engage in any investment activity and is for the purpose of providing background information about BBGI only. No recipient of this information should engage in any behavior in relation to securities or financial instruments in BBGI which would amount to an offence under the EU Market Abuse Regulation.

No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information provided, or for any opinions expressed by BBGI in relation thereto. Neither BBGI, nor any of BBGI's advisers or representatives shall have any responsibility or liability whatsoever (for negligence or otherwise) for any loss howsoever arising from any use of this information or its contents or otherwise arising in connection with this information. The information may be subject to updating, completion, revision, verification and amendment and such information may change materially. Neither BBGI nor any other person is under an obligation to keep this information current.

This information may contain certain forward looking statements with respect to the financial condition, results of operations and business of BBGI. These forward-looking statements represent BBGI's expectations or beliefs concerning future events and involve known and unknown risks and uncertainty that could cause actual results, performance or events to differ materially from those expressed or implied in such statements. BBGI's targeted returns are based on assumptions which BBGI considers reasonable. However, there is no assurance that all or any assumptions will be justified, and BBGI's returns may be correspondingly reduced. In particular, there is no assurance that BBGI will achieve its dividend targets (which for the avoidance of doubt are targets only and not profit forecasts).