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



- 6 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 the Paris-aligned scenario as of 2050.

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

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