Poplar Affordable Housing & Recreation Centres

1. Asset information

The Poplar Affordable Housing & Recreation Centres project with London Borough of Tower Hamlets consisted of the major regeneration and refurbishment of the grade II listed Poplar Baths building into a modern first-class community leisure centre and the construction of the Haileybury Community Centre, and affordable residential housing at Randall House (60 units), Dame Colet Court (25 units) and Baltonsborough Court (15 units). Construction was completed in 2016 and the concession runs until 2051.

Affordable housing

2. Impact

- Residential housing units support the access to affordable housing for c.200 people per year, complemented by sport and leisure centres for the local community.

11 SUSTAINABLE CITIES AND COMMUNITIES

3. Awards and certifications

- BREEAM Very Good

4. Environment

GHG emissions

The Dame Colet House, Baltonsborough Court and Haileybury Youth Centre all have PV systems installed, together producing around 50 kWp per annum.

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

Not applicable.

Biodiversity

Not applicable.

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 a fire or health and safety audit.

Diversity

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

Impact for local communities

The project included the regeneration of the Haileybury Youth Centre from which the Tower Hamlets council provides youth club sessions for young people from the local community, providing a safe space for them to socialise, participate in a variety of activities and increase levels of engagement in an within the community. The portfolio company committed to donating £20,000 per annum for a four year period to provide additional resources to enable the centre to increase its range of sessions and engage more young people.

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
- Diversity
- 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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