

OUR COMMITMENT TO
DELIVERING ECONOMIC, SOCIAL AND
ENVIRONMENTAL VALUE

WHY DOES THIS MATTER?



As a business, we have always had a clear focus on delivering social, economic and environmental value to the communities in which we work.

This was the case in our very first development in Hackney, where we delivered sustainable homes for key workers and local people alongside affordable workspace for entrepreneurs and start-ups.



Edward Street Quarter, Brighton



Printworks, London SE17

This focus has remained consistent over the past two decades and we continue to put people at the heart of the places we create, whether this is in Brighton, Bristol or Barking.

We are committed to ensuring that we positively impact on the communities that we are a part of, ensuring that we work in partnership to deliver social, economic, and environmental value.

This short booklet outlines our approach in more detail.

SOCIAL VALUE IN ACTION

People are the most important assets in every place. That is why we have a people centred approach to all our developments.

Everyone has a stake in delivering social value – us, our residents, local communities, the Council – and we must work together to ensure the benefits are realised.

Social value is a measure of the contribution that an organisation and its supply chain make to society and is defined within the Public Services (Social Value) Act 2012.

In collaboration with communities, First Base develop a bespoke Social Value Action Plan for each of our projects. Each action plan includes a Local Needs Analysis and a set of Themes, Outcomes and Measurements (TOMs), aligned with local and national policies.

The aim of each action plan is to tangibly target resource towards improving an agreed set of local outcomes, including:

- Promoting local skills and employment
- Integrating apprenticeships and training throughout all phases of development and beyond into the operational phases
- Supporting sustainable and responsible local businesses
- Creating healthier, safer and more resilient communities
- Protecting and enhancing the environment
- Engaging and collaborating with local community organisations and social enterprises



SOCIAL VALUE 
Member



PROTECTING OUR ENVIRONMENT



As an urban, mixed-use developer, we are very aware that we contribute to some of the biggest environmental impacts through energy use, construction and building materials.

Alongside a number of local authorities, we have declared a climate and ecological emergency and are committed to dramatically increasing biodiversity and reducing carbon emissions. In terms of direct emissions, First Base as a business has operated at net zero carbon since 2019 and is committed to remaining so through our Planet Mark certification.

On top of this, we are committing to all new developments operating at net zero carbon by 2030.



In addition, we will promote sustainable transport modes – walking, cycling and where possible, design in the capability for electric/hydrogen vehicles only.



Our focus on urban, mixed-use, brownfield sites means we can start to make significant impacts by redeveloping and refurbishing existing buildings that have lower embodied carbon, incorporate recycled materials and achieve high levels of energy, water and waste efficiency.



We will also push for higher levels of biodiversity by protecting existing mature trees and introducing new plant species as well as delivering useable publicly accessible green spaces. Alongside the ecological benefits that these deliver, these will also boost mental health, reduce stress, improve activity and fitness levels for local people.

OUR COMMITMENTS (LAID BARE)

We will continue to measure, manage and report our direct, operational carbon emissions and remain carbon neutral from 2019 onwards.

All new, future developments will:

- Be gas-free with all electric heating and cooling systems.
- Deliver a net increase in biodiversity.
- Target BREEAM Excellent, while aiming for Outstanding.
- Measure and reduce the embodied carbon, not only in the materials, but through building design, specification, construction and operation.
- Measure and report their contribution to the UN's Sustainable Development Goals through the One Planet Living framework.
- Operate at net zero carbon by 2030.



- Have net zero embodied carbon by 2050.
- Encourage sustainable transport by facilitating shared and active travel.
- We will work with Partners to measure and manage the contribution our organisation and supply chain makes to society, across the business's environmental, social and economic activities.
- We will produce a Local Needs Analysis and Social Value Action Plan for each of our projects, designed in collaboration with the local community and key stakeholders.
- In partnership with local communities, we will deliver tangible long-term benefits, improving local outcomes, as set out within our Social Value Action Plans.

In the interests of transparency and accountability, we commit to measuring and regularly publicising our progress in delivering long-term social, economic and environmental value

DELIVERING IN PARTNERSHIP



First Base is an active member of the UK Green Building Council (UKGBC), which allows us to take part in the sharing of knowledge and best practice for designing and delivering healthy, sustainable buildings. Through this membership we measure and communicate our environmental performance through the UK GBC's Climate Commitment Platform and supporting resources, such as the Climate Leadership Model.



eden project

First Base is a certified member of Planet Mark and is committed to measuring, validating, reporting and reducing our direct carbon footprint as a business. Working with Planet Mark, we have already reduced our direct carbon emissions to 0.7 tCO₂ per employee, which is then completely offset using gold standard biogas credits to be carbon neutral.

BIOREGIONAL AND THE ONE PLANET LIVING FRAMEWORK

First Base is working with Bioregional, a charity and social enterprise who created the One Planet Living framework. The purpose of this is to make it easier for people to live sustainable lives within the planet's boundaries.

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| Health and happiness Encouraging active, social, meaningful lives to promote good health and wellbeing | | | | | | | | | |
| Equity and local economy Creating safe, equitable places to live and work which support local prosperity and international fair trade | | | | | | | | | |
| Culture and community Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living | | | | | | | | | |
| Land and nature Protecting and restoring land for the benefit of people and wildlife | | | | | | | | | |
| Sustainable water Using water efficiently, protecting local water resources and reducing flooding and drought | | | | | | | | | |
| Local and sustainable food Promoting sustainable humane farming and healthy diets high in local, seasonal organic food and vegetable protein | | | | | | | | | |
| Travel and transport Reducing the need to travel, encouraging walking, cycling and low carbon transport | | | | | | | | | |
| Materials and products Using materials from sustainable sources and promoting products which help people reduce consumption | | | | | | | | | |
| Zero waste Reducing consumption, re-using and recycling to achieve zero waste and zero pollution | | | | | | | | | |
| Zero carbon energy Making buildings and manufacturing energy efficient and supplying all energy with renewables | | | | | | | | | |



We have adopted the One Planet Living® framework which comprises 10 simple principles and detailed goals and guidance. As part of this commitment, we will develop a regional and local needs analysis for each scheme, publishing a plan that will help drive improvements not just to the environmental performance of a project, but also health, wellbeing, culture and social value.





FIRST BASE

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