



# Embracing a greener future

Commitment to sustainability report



PORTICO

## Our commitment to sustainability



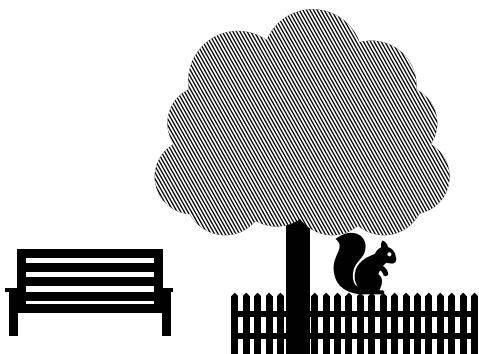
### Foreword

The more the world learns about climate change, the more we realise that we all have a part to play in halting the devastating effects it is having on our environment.

In the property sector, we know more tenants and homeowners are seeking energy-efficient homes for the benefits they bring and to do their bit for the environment. But it's clear the public also expect more sustainability and responsibility from the property services they use and interact with, and the companies that provide them. Now is the time for the property sector to embrace the next big challenge and step up to help turn the industry green.

Leaders Romans Group (LRG) is proud to lead on greener property management and develop a sustainable approach to business and real estate. Our Environmental Committee is making sure all the energy and resources used across our company will be environmentally friendly, including how we power our offices, and the launch of our first sustainable branch this year. We appreciate that this passion is equally as important to our customers, our staff and our partners and we are committed to helping us embrace a greener future for all.

David Wilson  
Chief Operating Officer, and Chairman  
LRG Environmental Committee



## Our environmental mission

At Portico and across the wider Leaders Romans Group, we recognise the urgent need to deliver action to halt the climate crisis. We take our Environmental, Social, and Corporate Governance (ESG) responsibilities very seriously and are committed to delivering a greener, more sustainable operating model across the group. We also want to be transparent with our clients and partners about how we plan to implement that sustainable direction to our company.

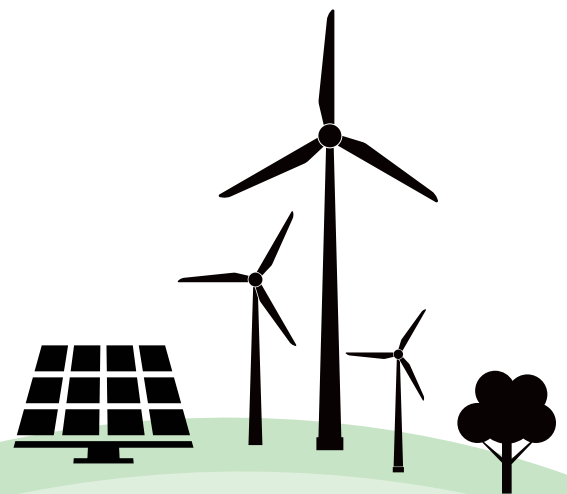
We have, and will continue to, assess our business processes, undertaking new initiatives wherever possible to support ecological sustainability. This report outlines our strategy to meet the needs of the present without compromising future generations.

**95%** of LRG staff find it personally important for the business they work for to be sustainable

LRG internal staff survey summer 2022

## We are committed to being carbon neutral by 2030

Our goal is to be carbon neutral across all aspects of Leaders Romans Group by 2030. Our leadership team, guided by our Environmental Committee, has implemented a strategic plan to reach this target over the next eight years, including the launch of our first sustainable branch. Discover the roadmap we are taking to hit our goal on page 4.



# Portico's roadmap to a greener future



## 2030

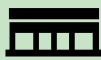
Portico who are part of Leaders Romans Group are committed to being carbon neutral by 2030. We are delivering the following changes across our business to meet that target:



## 16,000

### trees planted by 2023

We plant a tree for every new property sold or let with us through a partnership with Green the UK. If we hit our targets, by the end of 2022, we will have planted 16 football pitches worth of trees



## Sustainable branch

Our first sustainable branch is now open in Fulham! Find out more on the following pages.



## CO2 reduction

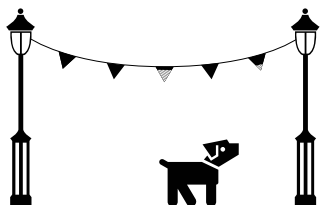
We're lowering our CO2 emissions across the business through smart meters and smart energy usage in every branch and office.

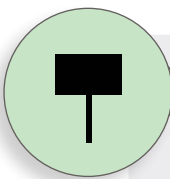


## 100%

### recycled paper and low print environments

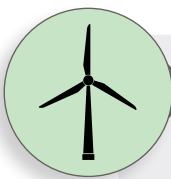
We have reduced printing output through digital contract signing tools and centralised printing on fully-recycled paper.





**Eco-friendly**  
sales boards

All our sales and lettings boards are now both recycled and recyclable. Made from recycled old boards, packaging and cartons they can be recycled again when they reach end of life.



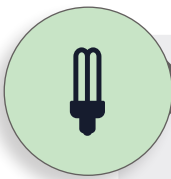
**100%**  
renewable energy

Portico offices are all powered by renewables. We are moving all of our offices on to this contract as quickly as possible.



**Redistribute it**

We redistribute furniture across our branch network to maximise its lifecycle. When furniture is no longer in a condition suitable for reuse, we have it recycled.



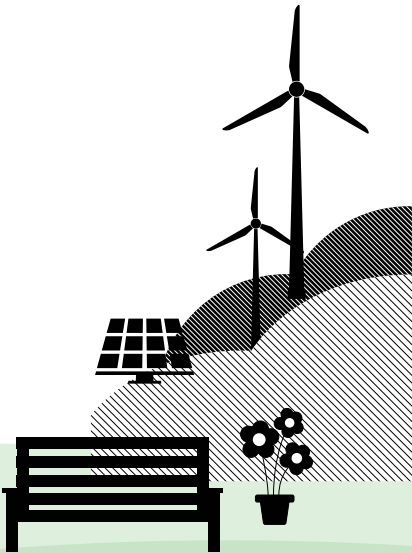
**LED lighting**

All lightbulbs are being replaced with more energy-efficient LED technology as they reach end of life.



**Zero**  
landfill strategy

In 2023 we will implement a strategy to minimise the amount of waste the business sends to landfill.



# Portico's first sustainable branch

As part of our commitment to delivering sustainability across the business, we're excited to open our first sustainable branch office in Fulham.

We commissioned green office and retail design consultants Jackson Associates to completely refurbish and design the Portico Fulham office to entirely new green principles.

This includes use of 100% FSC\* certified wood, low VOC\*\* paint, renewable energy sources and local suppliers to reduce vehicle emissions from deliveries and transport to the branch.

All our materials have been produced with longevity in mind, to ensure the branch is not only sustainable today, but will continue to be so for years to come and materials will not need to be replaced regularly.

“

In order to reach our carbon neutral goal by 2030, Leaders Romans Group is reviewing all elements of the business and making sure we're making the green choice at every stage. That's led us to launching sustainable branches across the business, designed and fitted to lower carbon, paper and waste in every area.

We're excited by the Fulham branch opening as an opportunity to not only reduce our carbon emissions but to also put our commitment to sustainability at the front of our business model.”

David Wilson  
Chief Operating Officer, and Chairman  
LRG Environmental Committee.



## The Fulham branch in details

**Brand:** Portico

**Location:** 843 Fulham Road, London SW6 5HJ

**Focus:** Lettings, sales and property management

**Staff:** Eight members of staff

**Size:** 80sqm/860sqft

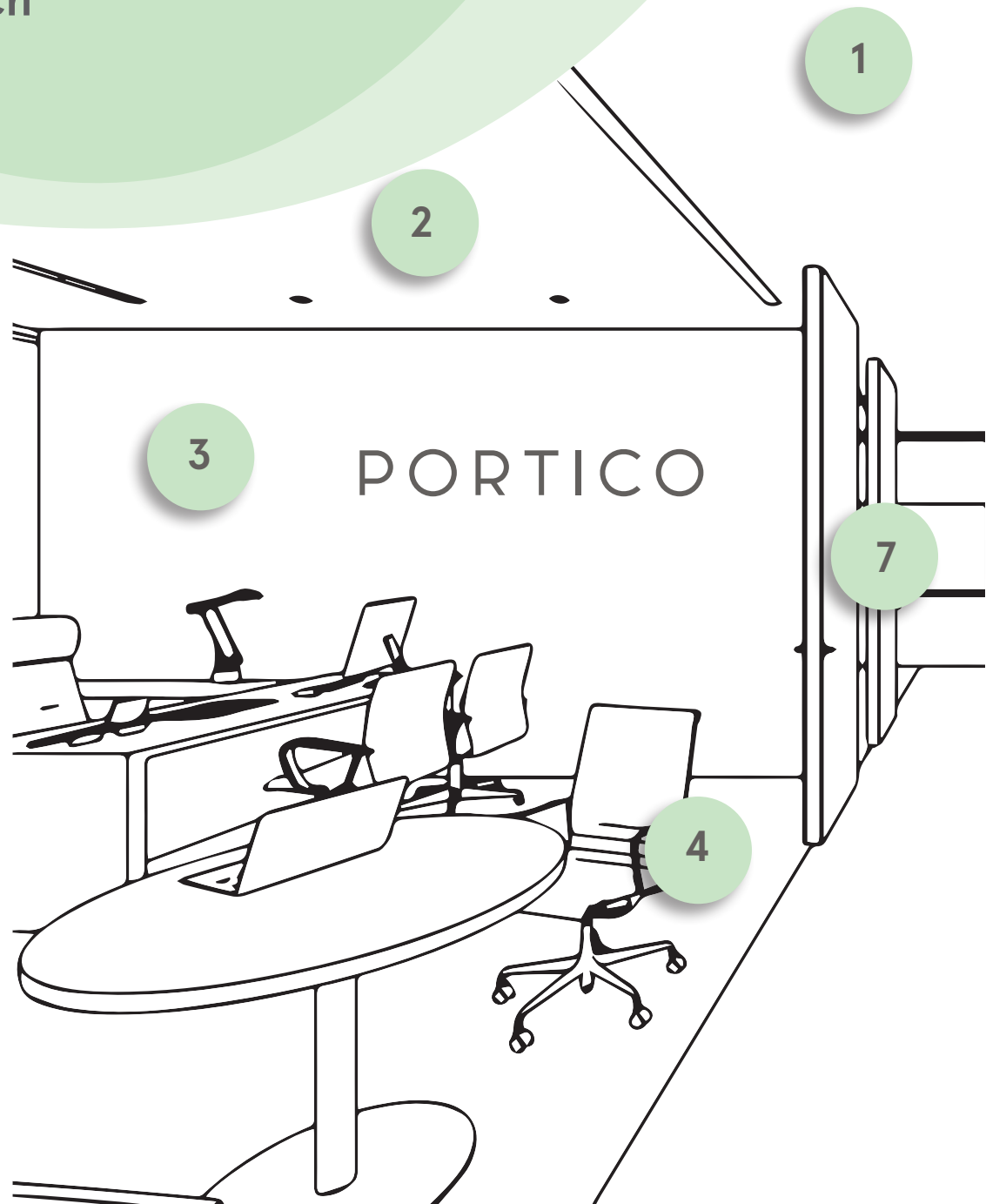
## Why Fulham?

Fulham is green and eco-friendly. We believe it is well positioned to become one of our first green branches because:

- 1 London was voted the world's most sustainable city.
- 2 There are over 3,000 parks and green spaces.
- 3 Londoners in general are more eco-aware people.
- 4 Londoners frequently buy seasonal fruit and vegetables or local cheeses from markets instead of buying products from huge chain supermarkets.
- 5 The Congestion Charge Zone was introduced to discourage cars to travel into central London and therefore reducing emissions.



## Inside Portico's new sustainable Fulham Branch



### 1 100% green energy

The branch is completely powered by renewable energy.

### 2 20% reduction in electricity

The average retail unit of our size uses 37,000 kwh of electricity a year, equal to 7.85 tonnes of CO2 emissions annually. A 20% reduction in electricity will lead to a corresponding drop in emissions from the sustainable branch.

### 3 100% FSC-certified wood

Doors, skirtings, partitions and counter tops are sourced from locally produced FSC-certified wood.

### 4 Closed-loop chairs

Office chairs are made from 100% recycled fabric in a closed loop content production process, with 25% of the raw material derived from the brand's own recycled waste streams.



## The blueprint for our new branches

Our new sustainable Fulham branch is the model for all future branches in the Leaders Romans Group family. Look out for updates following this pattern across the country between 2023-2030.



### 5 100% recycled or reused

All furniture in the branch is made from recycled or upcycled materials and will be recycled or upcycled at the end of its lifecycle.

### 6 Circular carpet

Carpet in the new branch is not only made from 65% post-industrial recycled content, but the supplier will repurpose and recycle the finished item when it reaches end of life.

### 7 Low-flow kitchen taps

Key to a sustainable kitchen and saving about 30 – 50% on water consumption.

### 8 Low VOC paint

All surfaces are finished with paints that contain less Volatile Organic Compounds (VOC), meaning they don't off-gas as much as traditional paints.

## Inside LRG's new sustainable Fulham branch



### The brief

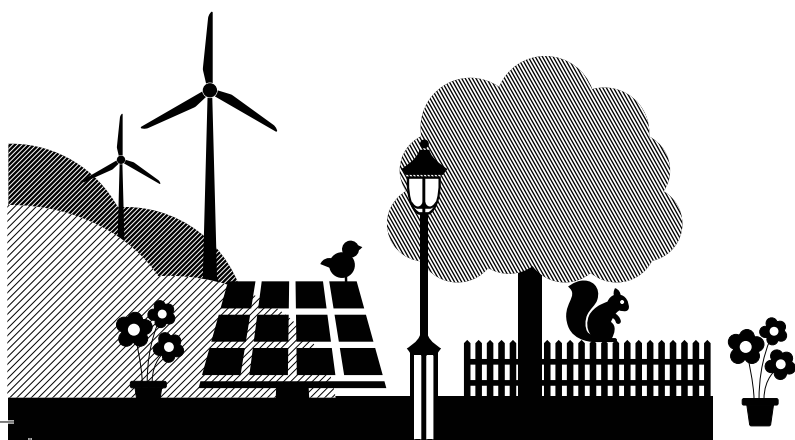
To reach our goal of net zero by 2030, we approached design specialists Jackson Consultants to develop a sustainable building fit-out plan for all our branch offices. Working closely with our design consultants we researched sustainable interiors, energy sources, materials to use and the challenges involved.

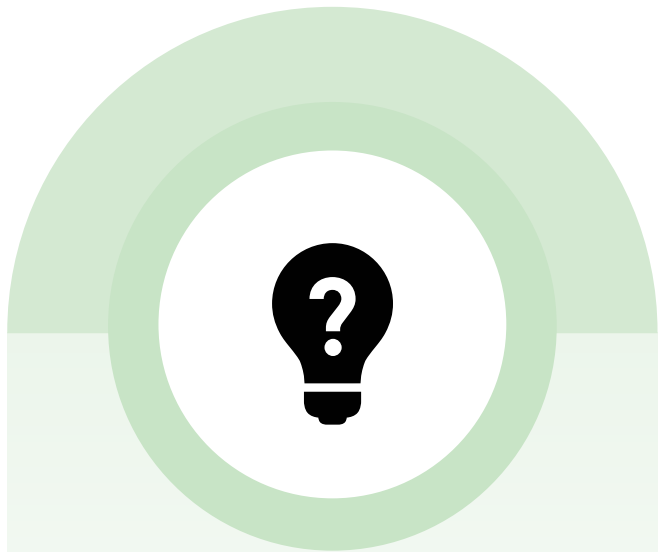
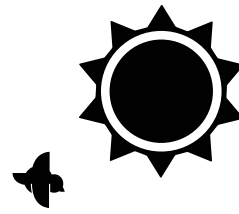


### The process

The project started with the floor and the walls – the biggest surface areas first. It was important for every element to be made in the UK, or local to Fulham to reduce transport emission costs. Ceiling tiles were the second biggest part of the fit-out, so we chose a version manufactured in the UK using biosoluble mineral wool, perlite, clay and starch. They are durable, 100% recyclable and rated A+.

Our facilities team ensure all furniture is reused or sourced from second-hand or recycled sources wherever possible and will make sure that process continues to happen in the future. We also introduced low energy solutions, such as timed lighting, air con and heating to the branch, so that electricity is not wasted when not in use. Solar film lines the high-street facing windows to reflect heat out of the branch and lowers the need for electricity.





## The future

Following the success of one of the first green Fulham branches, we aim to see all LRG branches sustainably fit-out by 2030, driving forward our environmental mission. Our first fit-out has already planned for the longevity of the project to ensure that chosen sustainable building materials and furniture will keep going for years without replacement or be part of the circular economy – so they can be reused, repurposed or recycled. The plan is also adaptable so each element can be sourced or found to fit the identity of each LRG brand, from Leaders, to Romans, Portico and more.



**We aim to see all LRG branches become sustainable by 2030.**





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