



**WHITBREAD GROUP PLC**

**London Hayes Heathrow (North A4020) Premier Inn**

**SUSTAINABILITY STATEMENT**

**September 2024**

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# 1. Introduction

1.1 This document has been prepared in support of a planning application for external alterations to the existing hotel and restaurant to provide additional bedrooms, reconfigured restaurant and all associated works at London Hayes Heathrow (North A4020) Premier Inn.

1.2 This document assesses the sustainability credentials of the proposed development. The document sets out some general information relating to Whitbread Group PLC and the sustainability measures that are applied across the portfolio of existing Whitbread sites.

1.3 The document then goes on to assess the sustainability features that will be applied to the proposed development. This will include an assessment of the following:

- Construction of hotel;
- Waste management strategy;
- Cooking methods;
- Water saving features;
- Energy saving measures; and
- Other sustainability features.

## 2 The Whitbread Group

2.1 Whitbread, the FTSE 100 listed owner of Premier Inn, continues to deliver on its sustainability strategy. The headline progress made is covered in the Environment, Social and Governance (ESG) Report available on the link below. This includes identifying and testing technologies in 2022/23 that have shown to deliver a 20% reduction in water consumption per sleeper (from a 2019/20 base year) and targeting the implementation of this technology across their estate by 2030. Whitbread continues to divert 99.9% of its operational waste from landfill, including recycling 58% of the total, whilst continuing to deliver its expansion strategy.

[https://cdn.whitbread.co.uk/media/2023/05/Whitbread ESG Report FY22 23-1.pdf](https://cdn.whitbread.co.uk/media/2023/05/Whitbread_ESG_Report_FY22_23-1.pdf)

2.6 Whitbread employs over 35,000 people and has over 800 Premier Inn hotels across the UK.

2.5 Every existing Whitbread hotel and restaurant has electricity, gas and water data logging meters installed to record consumption and eliminate unnecessary wastage.

2.8 As part of its strategy to lead the hospitality industry to a more sustainable future, in 2023 Whitbread secured Science Based Targets initiative (SBTi) validation for targets of:

- Whitbread ambition is to bring directly controlled (Scope 1 and 2) emissions to zero by 2040, removing mains gas connection from existing estate by 2040.
- Ambition to achieve 90% reduction in its value chain (Scope 3) emissions by 2050.
- 100% renewable electricity to be purchased across the Whitbread estate by 2026 where possible.

[www.whitbread.co.uk/whitbread-gains-sbti-validation-and-reinforces-commitment-to-net-zero-with-detailed-transition-plan/](http://www.whitbread.co.uk/whitbread-gains-sbti-validation-and-reinforces-commitment-to-net-zero-with-detailed-transition-plan/)

2.4 Installing energy saving technologies at existing Whitbread sites, investing in new sustainable properties and educating staff to save energy and water all contributed to the reductions. An example in action is our new award-winning site in Swindon. The Built Environment Project of the Year Award recognises construction, infrastructure and green building projects that have delivered significant emission reductions and environmental gains, celebrating projects that have led the way towards a net-zero built environment over the past 18 months. This is our first all renewable energy Premier Inn and is an important step in the journey to zero operational emissions by 2040.

2.9 As shown within the Whitbread ESG Report, there are many areas of focus which Whitbread have identified and set targets to reduce their impact, including:

- Emissions and Energy – SBTi targets and Net Zero Transition Plan mapped.
- Climate Resilience – Issued Whitbread's first Task Force on Climate-related Disclosures (TCFD) Report in 2022.
- Sustainable Sourcing – Committed to ensuring 90% of bedding linen is sourced as sustainable cotton by 2025.
- Animal Welfare – Already achieved 100% Cage free eggs; 100% of fish certified to internationally accredited sustainability standards; 100% of raw beef in UK and Ireland produced to a recognised farm assurance scheme.

- Waste – Zero waste to landfill target; target to reduce food waste by 50% by 2030 vs. 2018/19 baseline; 42,000 meals donated to local charities across the UK in 2022/23; eliminate unnecessary single use plastics by 2025.

## 3 Sustainability Assessment

3.1 The proposed development will accord with the general environmental friendly practices that apply to all Whitbread sites, and which are documented in more detail in this section of report, together with Appendix 2.

3.2 The purpose of this section is to assess the specific sustainability measures that will apply to the proposed development. These are assessed in more detail below:

### Construction of hotel

3.3 The proposal development will follow (where possible), sustainable and environmentally friendly building methods. These will include:

- Careful sourcing of materials to include recycled products where possible;
- Incorporation of locally sourced materials within the site design where possible to reduce the environmental impact of transferring materials to the site and helping to sustain the local economy;
- The U values of the construction elements will all be better than Building Regulation requirements; and
- The use of local labour on site during the construction period to capitalise on existing local knowledge and help sustain the local economy.

### Waste Management Strategy

3.4 Whitbread are committed to reducing the amount of waste material produced from their hotel and restaurant operations. Accordingly, the company has produced an Environment Policy. This policy outlines an intention to minimise waste and recycle where possible.

3.7 As referred to in Section 2, Whitbread has made significant commitments and delivered outstanding results in redistributing meals to avoid waste, recycling items where possible and diverting from landfill all that can't be redistributed or recycled.

3.5 The strategy has already had some notable success, with 99.9% of operational waste diverted from landfill and 58% of waste being recycled.

3.6 In this case, the proposed development will continue to support Whitbread's approach to Zero waste to landfill, and an increase in the recycling of waste by providing or utilising:

- A suitably sized bin store incorporating recycling services;
- Staff at the site will be trained in the use of the recycling facilities;
- Regular audits will be carried out at the site to ensure recycling materials are correctly disposed of and to assist in identifying other recyclable materials; and
- Managers at Whitbread sites are also encouraged to brief their staff on the company's policy towards recycling and on the importance of segregating waste properly.

## **Water Saving Measures**

3.8 A water meter linked to an external monitoring centre is installed to monitor the overall consumption of water within the development.

3.9 All sanitary ware within the development is specified as having low volume flow to prevent the use of water unnecessarily and support Whitbread's target to reduce water use by 20% per sleeper by 2030 (vs. a 2019/20 base year), examples as below.

- The WC cisterns are 4.5/3 litre dual flush models using recycled water;
- The bath capacity is limited to 60 litres;
- The shower discharge is limited to 7 litres per minute by using aerated shower heads;
- The taps are limited to a flow rate of 1.5l/min;
- All taps in the customer toilets are non-concussive (i.e. self-closing taps to prevent taps being left on); and
- The dishwasher and glass washer are energy efficient and low water usage appliances.

## **Energy Saving Measures to reduce CO2 emissions**

3.10 Whitbread has already adopted a number of energy saving measures across their estate. The energy saving measures employed vary from site to site, but the normal energy saving measures employed include:

- Heating and air conditioning controls to ensure usage is limited to times of need and avoid energy wastage;
- Use of air source heat pumps, in conjunction with heat recovery VRF technology, to heat & cool bedrooms;
- Use of air source heat pumps with heat recovery to provide 100% of the energy required to overcome domestic hot water demands;
- Solar shading to south facing windows to reduce cooling requirement where feasible;
- Low energy light fittings and lamps including the use of LEDs where suitable, including the installation of dimmer controls and PIRs, to optimise energy efficiency and minimise wastage;
- Lighting and some power in bedrooms to be controlled by the guest key card;
- Installation of 'A' rated refrigerated catering goods;
- Installation of AMR data logging energy measurement meters to monitor accurate consumption; and
- All pumps and booster sets are fitted with variable speed drives to limit energy usage.

3.11 Where feasible, these energy saving measures will be incorporated into the scheme. The adoption of these methods makes business sense through measurement, monitoring and action, and reductions in energy wastage.

3.12 There is a strong incentive for further energy saving measures to be identified in the future and Whitbread have made significant commitments to deliver these through our SBTi validated carbon reduction targets. New approaches and technologies will be accommodated across the Whitbread estate, including the application site.

### **Other Sustainability Features**

3.13 As with labour during construction on site, Whitbread will endeavour to source employment locally post construction.

3.14 This will be achieved through:

- Establishing contact with local educational institutions and supplying them with career opportunity information;
- Establishing links with local recruitment agencies as an outlet for filling vacancies;
- Advertising vacancies in the local press;
- In-house training to further skills and learning, thereby improving the local skills base; and
- Use of locally sourced goods in both construction and site operation where practicable, sustaining local employment in associated supply businesses.



## Summary

4.1 As this assessment demonstrates, Whitbread have a significant established commitment to corporate responsibility and sustainable business practices, with a proven track record in delivering environmental benefits. The proposed development will continue this trend under the established corporate umbrella, and will apply a comprehensive suite of operational, technological and construction measures, which will together enhance the environmental performance of the site.

4.2 Continued monitoring of performance as part of the wider Whitbread annual ESG Report will ensure that areas of success and areas in need of improvement will be clearly identified to enable future appropriate action to be taken.

4.3 The proposed development therefore represents a long-term commitment to sustainable business practice to the benefits of the local environment and economy.

4.4 A SBEM assessment was carried out on a typical Premier Inn Extension. This demonstrated that the development performs much better, from an environmental point of view, than one designed to meet the minimum current standards;

Carbon Reduction on Building Regulations Target Levels;

The SBEM BER was 12.51 kg CO<sub>2</sub>/m<sup>2</sup> pa compared with a TER of 13.4 kg CO<sub>2</sub>/m<sup>2</sup>pa. Thus, the design achieves a reduction of around 5-6% of the TER.

Proportion of Energy from Low/Zero Carbon Technologies.

## **Appendix 1 - Whitbread PLC Sustainability Commitments**

Whitbread aims to support the sustainable development agenda through its day-to-day business activities. Policies have already been created concerning Energy and Environment as referenced elsewhere within this report and the below commitments should be read in conjunction with them. They will be reviewed and updated according to business need and developing ways of thinking.

1. Comply with the law and regulatory requirements as a minimum and anticipate forthcoming new regulations/good practice in all our product and property portfolios.
2. Continue to use new environmental technologies in new constructions where conditions and budget permit.
3. Where possible, use local labour for construction and post construction activities with a view to supporting the local economy.
4. When refurbishing our outlets, retrofit new technologies including energy efficient, sustainable and recycled building products where feasible. Old fixtures and fittings should be disposed of by donating to appropriate charities that can re-use them. If this is not possible, they should be recycled in a responsible manner.
5. Work with our suppliers and contractors to promote and develop sustainable policies with a view to moving towards a policy of sustainable procurement. Where possible use locally sourced goods for construction of new developments and refurbishments.
6. Work to deliver in line with Whitbread's SBTi validated targets.
7. Seek to prevent pollution through direct actions at outlet level and Head Office and through third parties acting on Whitbread's behalf.
8. Promote awareness of sustainability throughout Whitbread using education and by sharing best practice. Encourage staff at all levels to become involved with and participate in energy management to minimise waste and increase efficiency.
9. Encourage and support community projects that achieve sustainability goals in the areas in which our employees and customers live and work.

## **Appendix 2 - Whitbread PLC Sustainability and ESG Reporting**

Whitbread's sustainability information can be found on the following website link:

[www.whitbread.co.uk/sustainability/](http://www.whitbread.co.uk/sustainability/)

Whitbread's most recent ESG report is available on the link below:

[https://cdn.whitbread.co.uk/media/2023/05/Whitbread\\_ESG\\_Report\\_FY22\\_231.pdf](https://cdn.whitbread.co.uk/media/2023/05/Whitbread_ESG_Report_FY22_231.pdf)