

Fraser's Property - Fitwel case study

Farnborough Business Park is an unrivalled and diverse business environment, championing premium office spaces and state of the art facilities for SMEs to large corporates. Set among open landscaped spaces and pioneering architecture, Farnborough champions future thinking, connected communities and powers productivity. The park is strategically located minutes from the M3 and a vibrant town centre. Farnborough Business Park has a rigorous social responsibility policy: which includes a shuttle bus to reduce our carbon footprint and an aviation museum to honour the site's unique history. Fraser's Property UK is committed to sustainable solutions and to the community, both on and off the park.

What is the estimated total cost of certifying this project?

Certification fees were US\$21,250 which was based on the size of the park. The submission of evidence following the Fitwel criteria was conducted internally with our property managers, so there was no external consultancy cost involved. Between the Fraser's Property and MAPP teams, over 100 hours was dedicated to the Fitwel certification, including evidence collection, initial submission, and final submission. Fraser's Property Sustainability Manager who submitted the certification, is a registered Fitwel Ambassador, achieving the accreditation in April 2021.

What is the estimated timeframe it took for you to advance through the entire Fitwel process?

January 2021 – The Fraser's Property team decide to target Fitwel certification for three business parks in the UK portfolio, including Farnborough Business Park.

February 2021 – All three business parks are registered with Fitwel Commercial Site, Built Certification

April 2021 – Sustainability Manager at Fraser's Property UK becomes a Fitwel Ambassador, and project team commences collection of evidence for the Initial Review.

June 2021 – The project team submit documentation for the Initial Review

August 2021 – The project team submit documentation for the Final Review

25 September 2021 – Farnborough Business Park achieves 3-star Fitwel Commercial Site certification

Project successes

Farnborough Business Park is well-recognised in the local area for its green open spaces, healthy events programme such as bootcamp and yoga, and pedestrian and bicycle lanes connectivity into the wider region. The Park features a heritage-listed air hangar situated over the green space for occupiers to sit and enjoy the surrounds. Farnborough has invested in universally accessibility across the site such as safe pedestrian crossings, and amenities such as cafes, gyms and transit stops are within 800m walking distance of all occupier buildings. The on-site café offers and promotes healthy food and beverages, and offers free rescued fruit and vegetables to all occupiers. The Park is well-known for its community partnerships and employment programmes for youth from nearby towns.

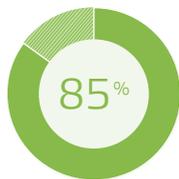
Were there any design or operational changes that were applied because of Fitwel? If so, can you list or describe them below?

Being a Built Certification, the infrastructure on site was already in place which gained the vast majority of points. During the period of evidence collation, some policies such as the Cleaning Protocol needed to be amended and communicated back to the contractor to adhere to the Fitwel standards. The resulting Fitwel certification has prompted the team to develop a 12-month action plan, to action implement strategies to be improved on, such as installing a fruit and vegetable garden and implementing a vehicle idle reduction policy.

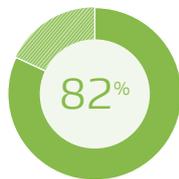
Were there any key stakeholders outside of your project team that you enlisted to support in the certification process.

The property management team, on site, were pivotal for providing input and documentation evidence. In addition to photo evidence, the team provided the policies and examples of the strategies that has been communicated to occupiers.

Health impact categories project impacts:



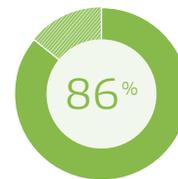
85% of selected strategies reduces morbidity + absenteeism



82% of selected strategies supports social equity



92% of selected strategies instils feelings of well-being



86% of selected strategies provides healthy food options



88% of selected strategies increases physical activity



90% of selected strategies promotes occupant safety



85% of selected strategies impacts community health



Project Name (Public Name): Farnborough Business Park

Company that Certified Project: Frasers Property UK

Location: Farnborough, England, UK

Fitwel Star Rating: 3 stars

Scorecard Certified With: Commercial Site, Built Certification

Asset Type: Business Park

Asset Class: Offices and Retail

of Occupants Impacted: 4000

Project Size: 115 acres

Project Team: Amira Hashemi, Sustainability Manager, Frasers Property UK; and Jaime-Louise Morley, Sustainability and Utility Manager, MAPP

Date Certified: 25 September 2021

Notable Clients: Fluor, Costco, Syneos Health, Siemens

Other Certifications: Over 80% of the buildings by area are certified with BREEAM, ISO 14001 accredited, GRESB 4 stars, GRI Reporting, Green Flag Award

What is Fitwel?

The Fitwel certification is the most widely used people-focused certification for health and wellbeing excellence in the built environment. Used in over 35 countries, the scorecard assesses holistic health across a development, including:

- Public realm access
- Pedestrian connectivity
- Proximity to open spaces
- Outdoor fitness areas and community destinations
- The provision of healthy food
- Embedding social resilience
- Occupant safety, and emergency preparedness