



MOMENTUM
RAINHAM — LONDON

ENVIRONMENTAL, SOCIAL
& GOVERNANCE SUMMARY



90%

OF ALL ELECTRIC VEHICLES POWERED BY PV



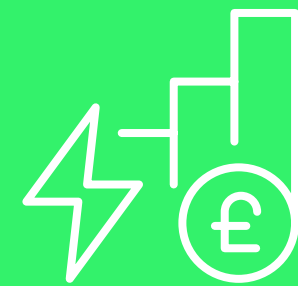
£1M

£1M OF BASE BUILD LANDLORD INVESTMENT IN PV



484K

ESTIMATED 484,000 MILES OF CO2 FREE JOURNEYS POWERED BY ON-SITE PV



£146K

£146K SAVINGS PER YEAR TENANT SAVINGS OF CIRCA £146K PER ANNUM (SUBJECT TO FINANCIAL TERMS)



30%

UP TO 30% ELECTRICITY PRICE SAVING OPTIONS AVAILABLE UPON REQUEST. SAVINGS OF UP TO 30% PER ANNUM FROM GRID



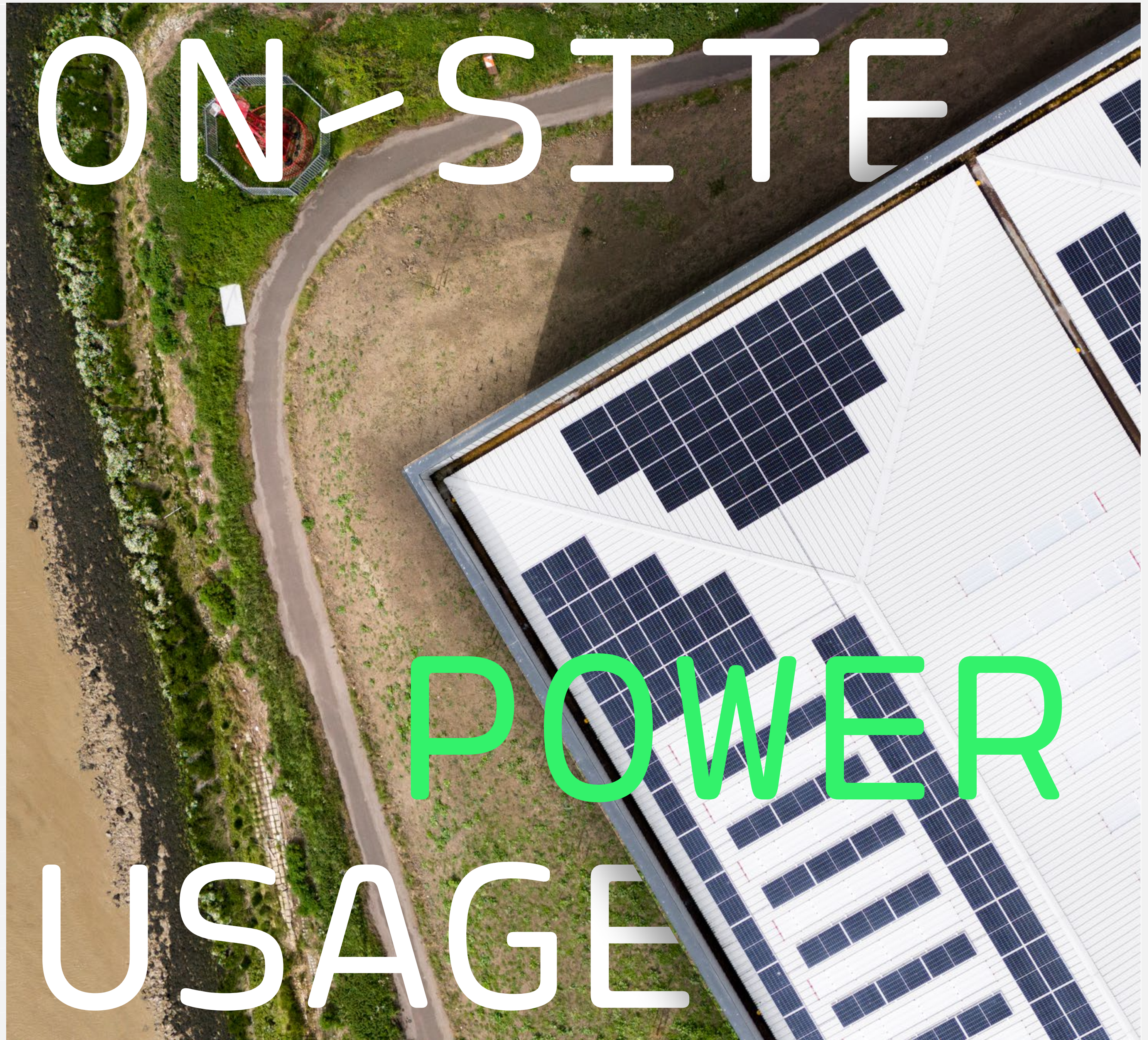
1.4MVA

PV ESTIMATED TO PROVIDE 1.4MVA OF ELECTRICITY *IN ADDITION TO 5MVA GRID CONNECTION

ON-SITE

POWER

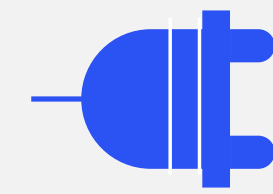
USAGE





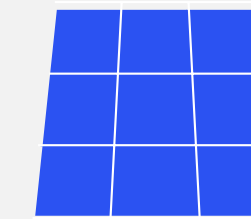
POTENTIAL ANNUAL SAVINGS PER YEAR

£319,000.00 PER YEAR ACROSS THE DEVELOPMENT.



20% EV CHARGING SPACES

Estimated 484,000 miles of CO2 free journeys powered by on-site PV



70% PV COVERAGE

Generating up to 1.45MVA of additional power

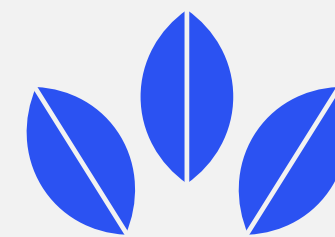
A+

ENERGY EFFICIENCY

EPC A+ rating

EXCELLENT GRID CONNECTIVITY

OVERALL MAINS GRID CONNECTION PROVIDING UP TO 5.1MVA OF POWER.



BIODIVERSITY NET GAIN

The scheme has planted 199 new trees throughout the site



OFFICE CLASSIFICATION

Low energy design and specification

BREEAM

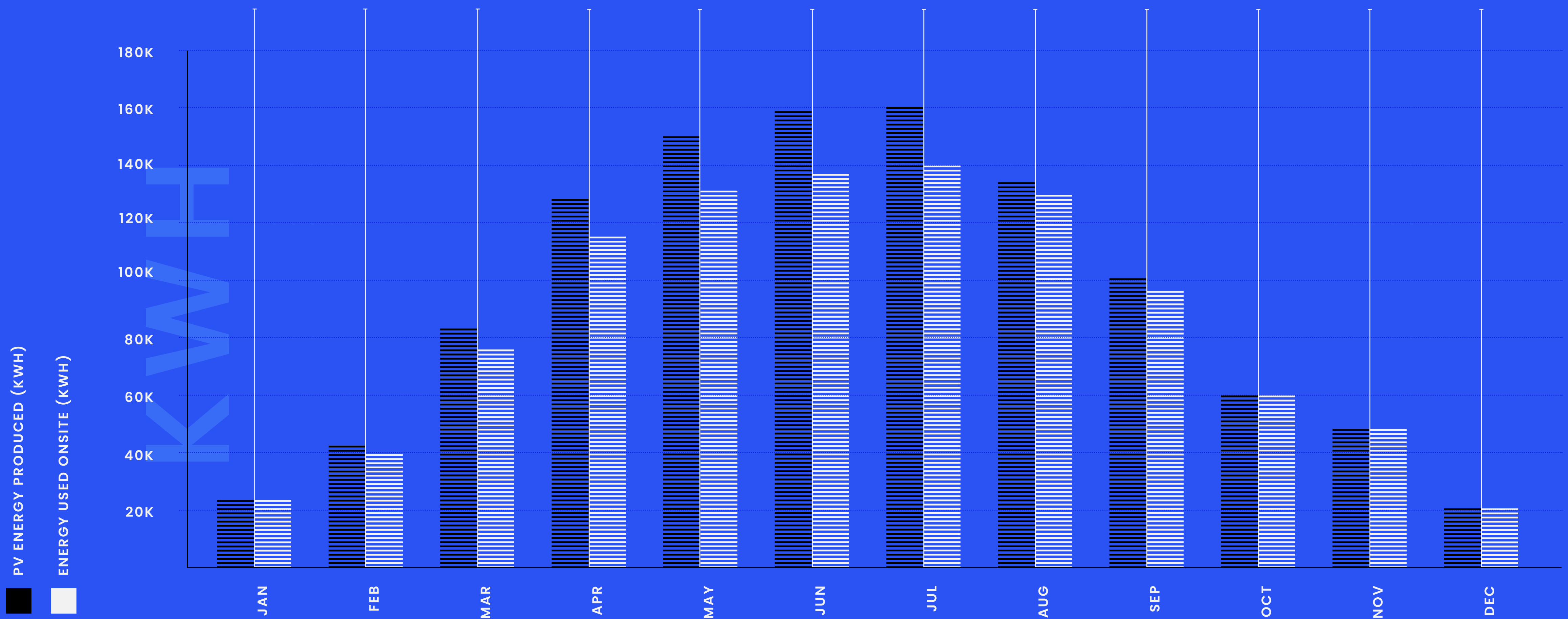
SUSTAINABILITY RATING

BREEAM 2018 rating of 'Excellent'

ALL UNITS COMBINED

POTENTIAL £146,377 SAVINGS ON AVERAGE EACH YEAR*

SAVINGS ACROSS ALL UNITS £	£3,714	£5,698	£12,281	£16,652	£19,014	£19,925	£20,403	£18,081	£14,089	£8,614	£4,745	£3,156
% COVERED BY PV	9.90%	17.20%	35.30%	53.30%	59.80%	64.50%	55.30%	44.30%	25.80%	13.60%	13.60%	36.40%



ENERGY USED VS. ENERGY PRODUCED

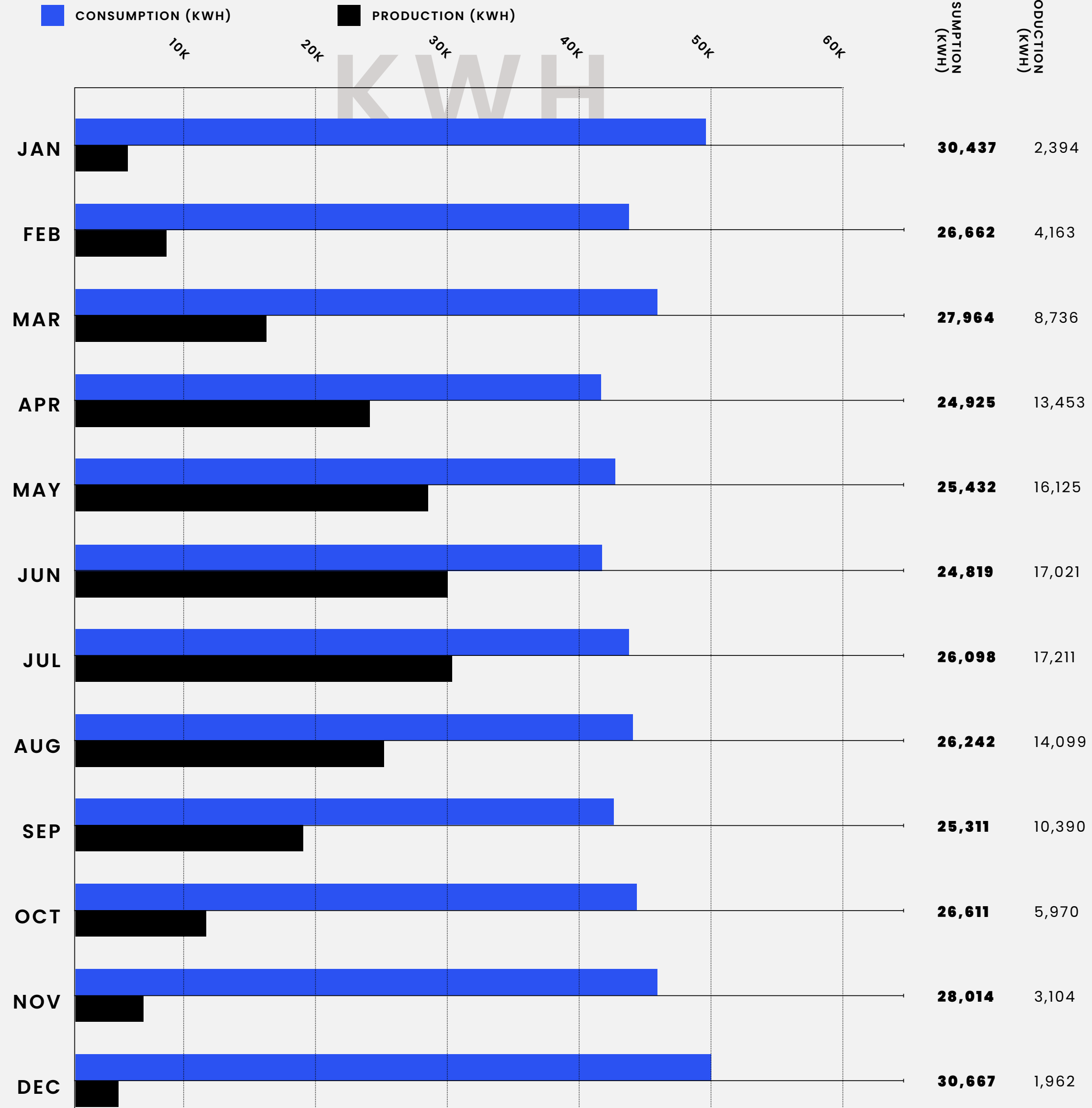
The consumption data simulation has been estimated according to "CIBSE Industry Energy – Benchmarking guide" for similar buildings / warehouse activities, taking into consideration the good practices of energy demand. This includes 55kWh/m2/year for general offices and 128kWh/m2/year for warehouse.



ACCUMULATED SAVINGS PER YEAR

ANNUAL ENERGY CONSUMPTION (KWH)	2,776,989.67
ENERGY PPA PRICE (£/KWH)	0.25
CURRENT ENERGY PRICE (£/KWH)	0.395
TOTAL CURRENT COST (£/YEAR)*	398,751.78
TOTAL PPA COST (£/YEAR)	252,374.54
TOTAL SAVING (£/YEAR)	146,377.23

UNIT 1

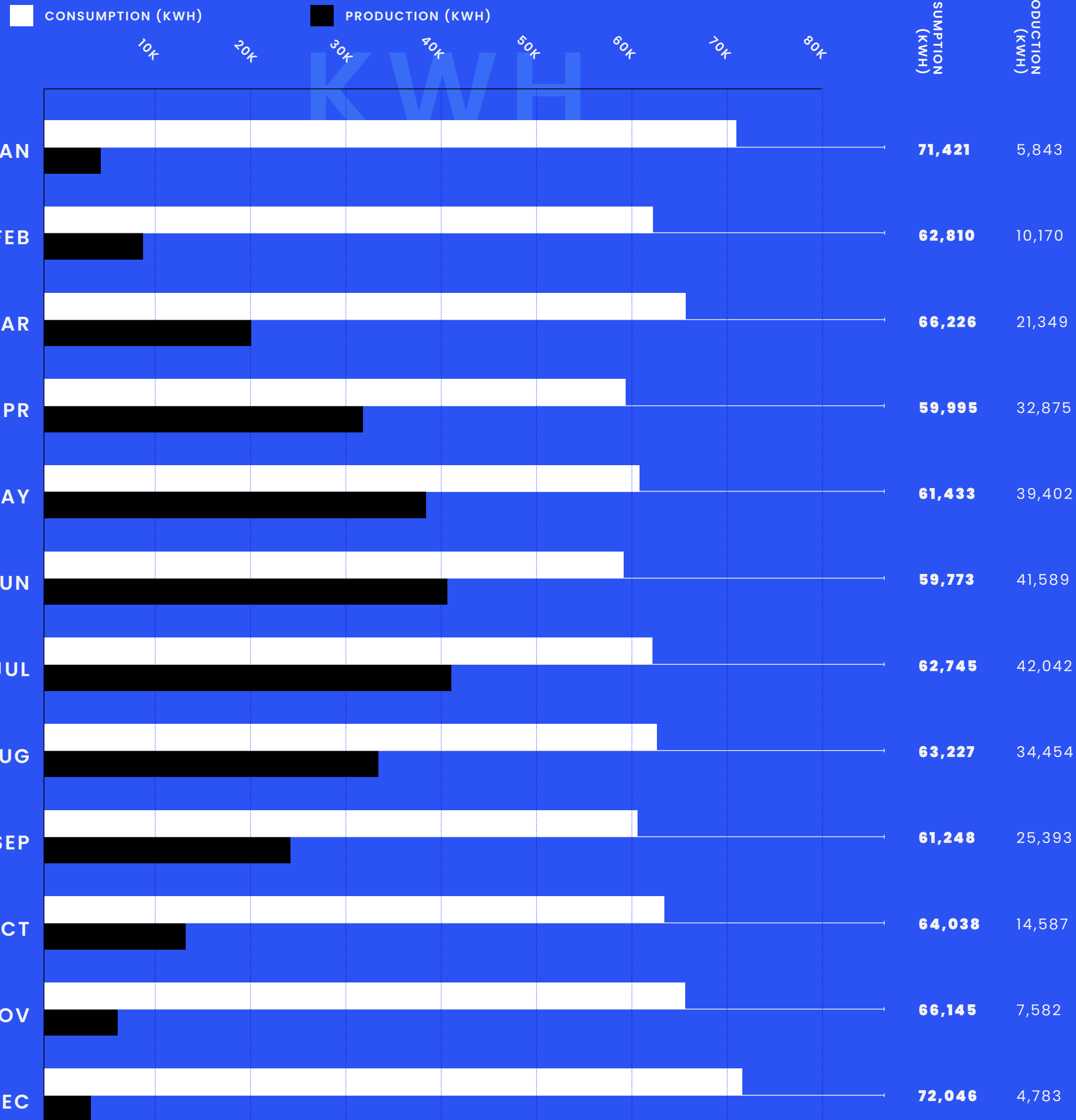


UNIT 2

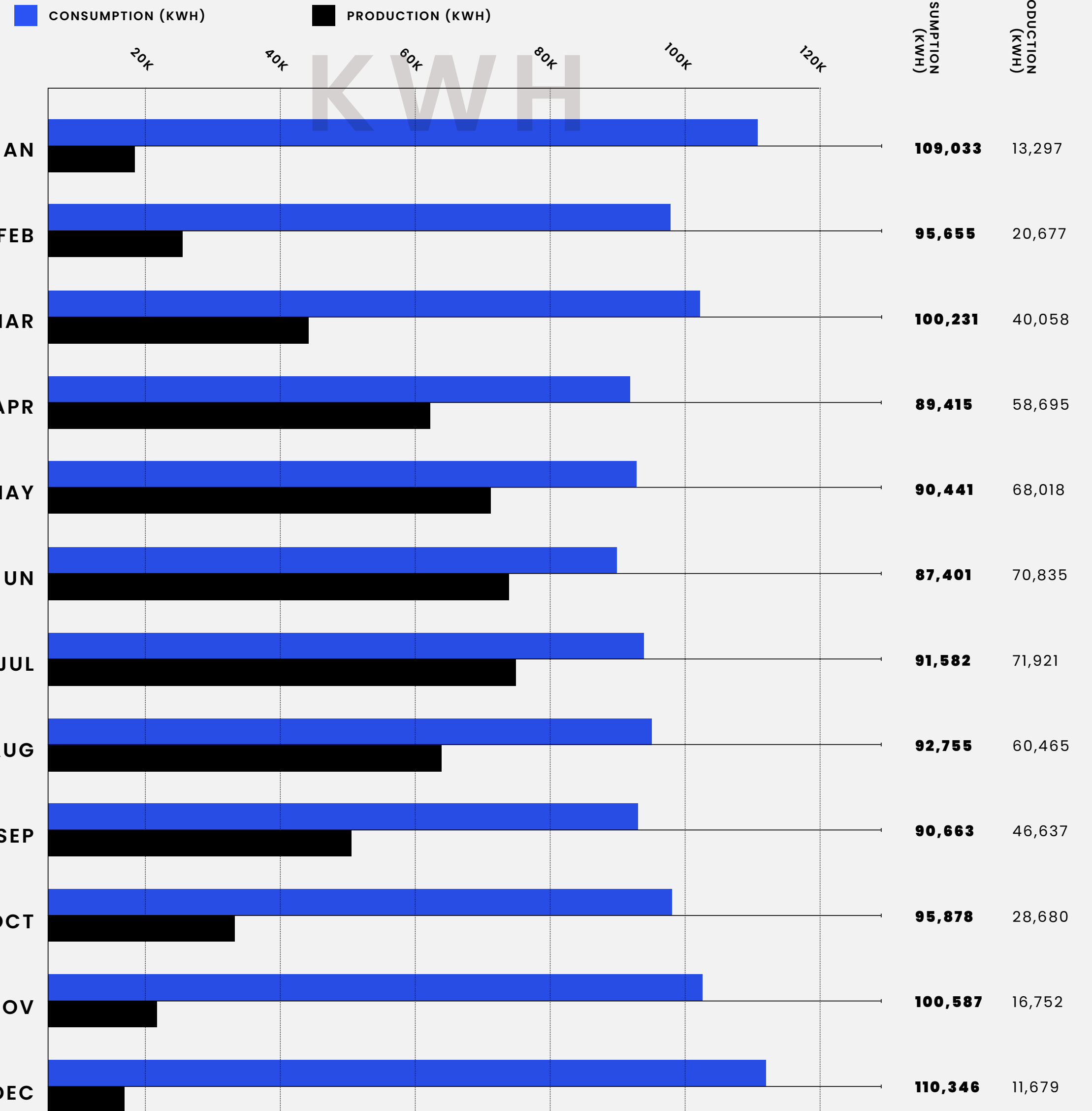


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UNIT 3



UNIT 4



PRODUCTIONS VS CONSUMPTION

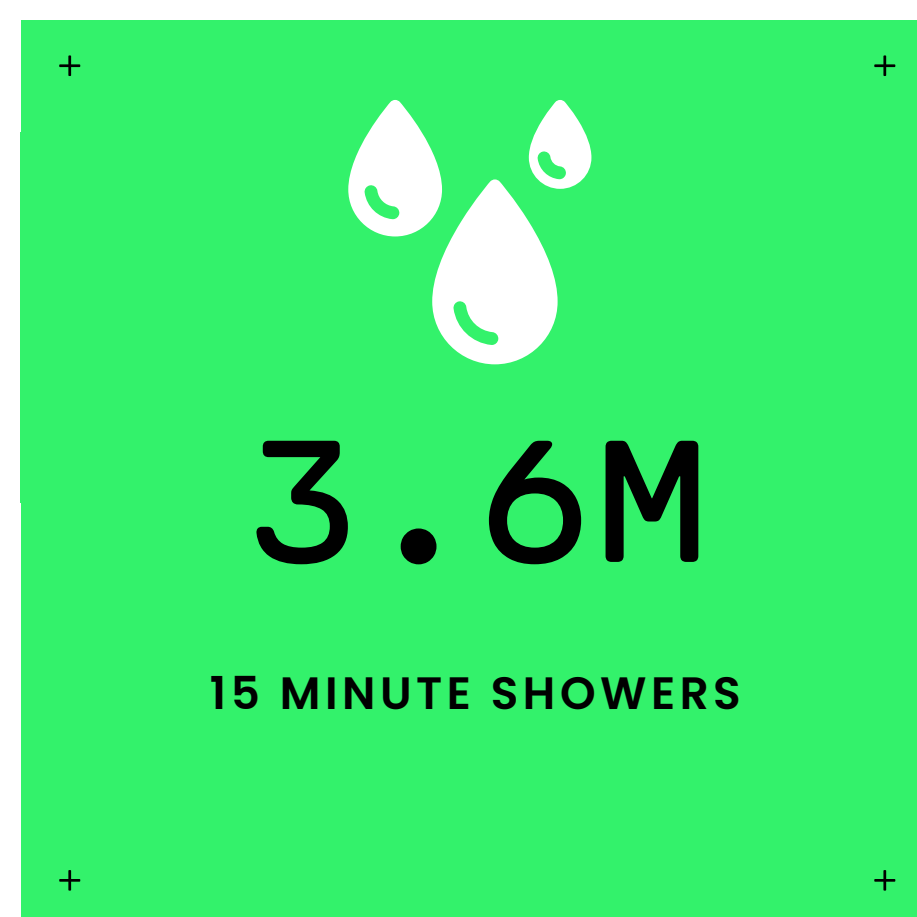
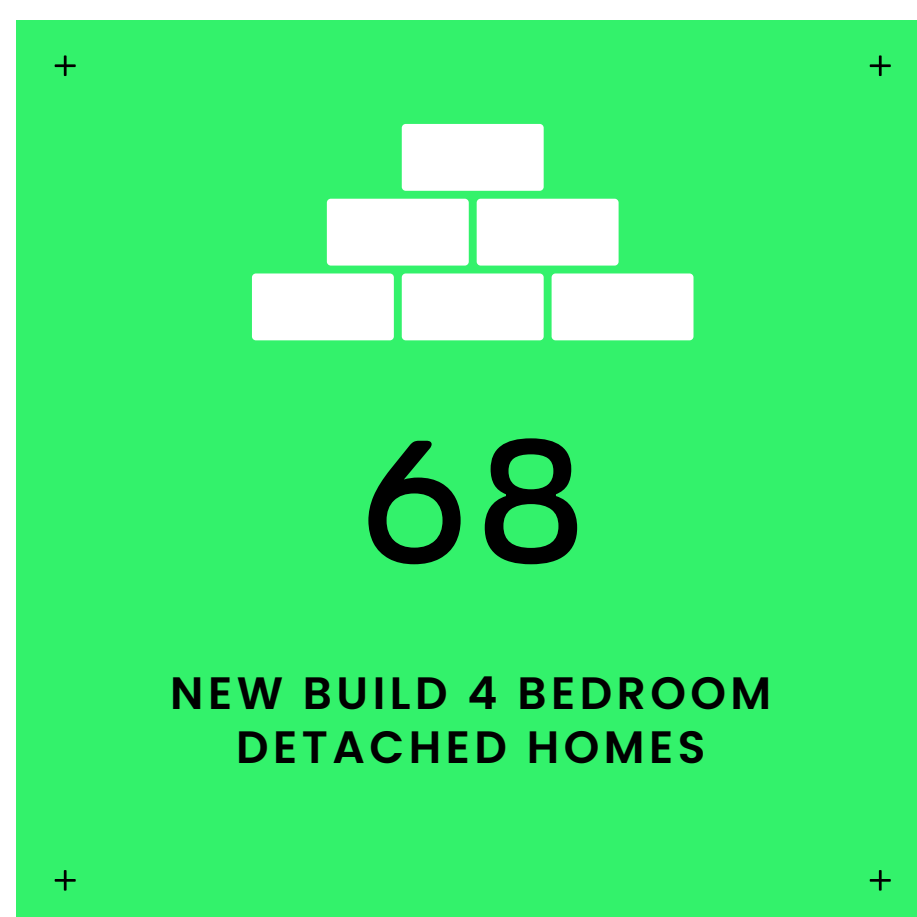
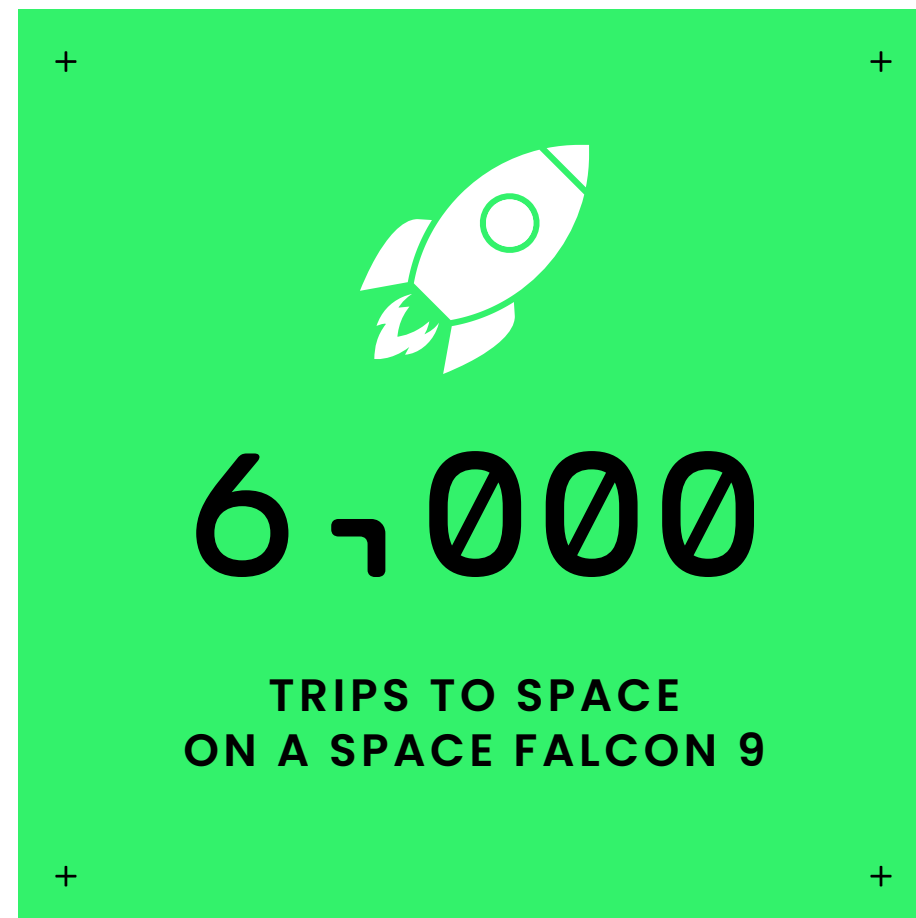
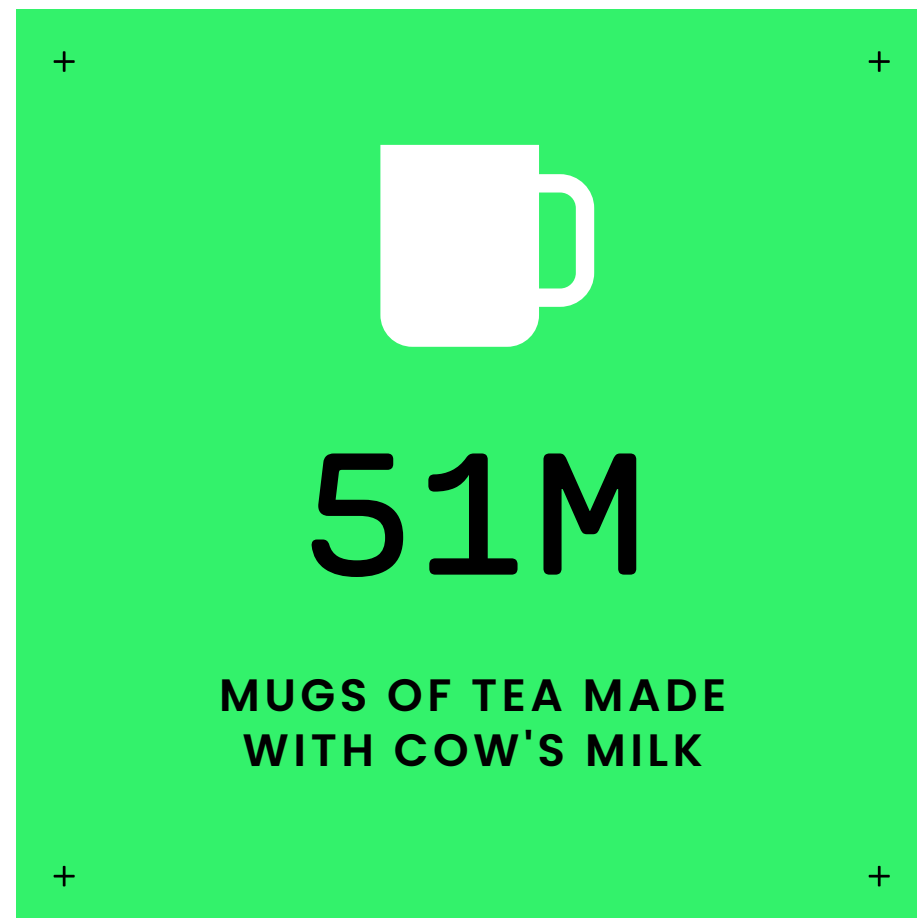
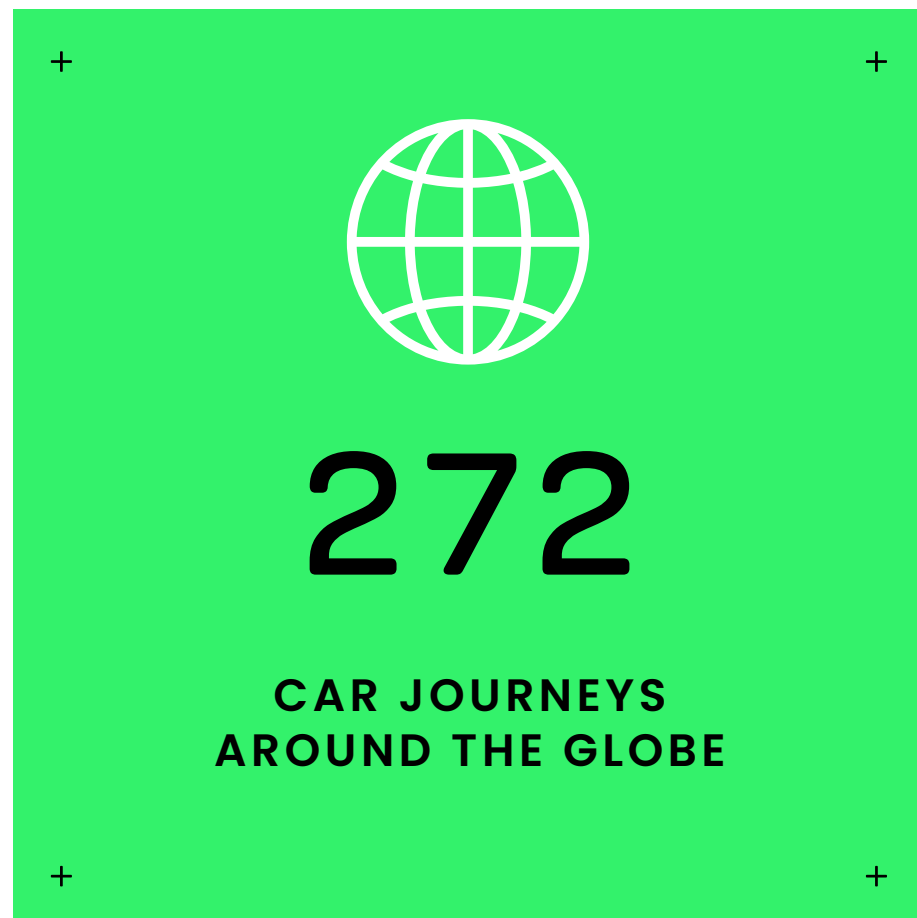
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CONSTRUCTION CARBON SAVING

CONSTRUCTION CARBON SAVING OF **3,600,000 kgCO₂e** (3,600 TONNES) | 15% REDUCTION IN CONSTRUCTION CARBON FOOTPRINT

NET ZERO | WHICH IS EQUIVALENT TO

TOTAL ENERGY (KWH) ANNUALLY



LANDSCAPING



PLANTING 199
NEW TREES OF 26
DIFFERENT SPECIES

4,310m² OF
SCRUB, HEDGEROW
AND AMENITY
LANDSCAPING

SWIFT TOWER
PROVIDES A
NESTING STATION
FOR 37 BIRDS

AND ECOLOGY

WE ARE BUILDING MOMENTUM

An exceptional logistics park with impeccable green credentials, Momentum sits on the bank of the River Thames on the city's doorstep in Rainham, setting a new benchmark in quality of build and location. We are proud to be building such a unique scheme alongside our partners at HBD.

PAUL SMITH, BARINGS

UNIQUE OPPORTUNITY

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A development by:

H B D BARINGS

www.momentum.london

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