

Glossary

Biodiversity	The quantity and variability within species, between species and between ecosystems.
BRE Environmental Assessment Method (BREEAM)	An environmental assessment method for buildings, originating in the UK but increasingly used around the world. Buildings can be accredited at design stage or post-completion with awards ranging from 'Pass' to 'Outstanding'.
CO ₂	Carbon dioxide, the gas released when fossil fuels are burned, generally thought to be the chief cause of climate change .
Carbon Disclosure Project	Works on behalf of a group of institutional investors to encourage the world's 3,000 largest companies to disclose greenhouse gas emissions: responses are available at www.cdproject.net
Carbon footprint	The amount of CO₂ produced by an organisation, product, individual or event.
Climate change	Complex alterations to the Earth's climate, widely believed by scientists and Governments to be caused mainly by human pollution, although this view is still contested.
Connected Reporting Framework (CRF)	Approach to sustainability reporting developed by the Prince of Wales' Accounting for Sustainability project (www.sustainabilityatwork.org.uk)
Corporate Responsibility (CR)	A term interchangeable with Corporate Social Responsibility (CSR); Sustainability; Corporate Sustainability (CS); and Environmental and Social Governance (ESG). At Hammerson, we generally use the terms CR or sustainability .
CRC EES	Formerly known as the Carbon Reduction Commitment, CRC EES is the UK's mandatory climate change and energy saving tax scheme, due to start in April 2010.
Dow Jones Sustainability Indices (DJSI)	Indices that track the performance of companies which have been identified as having strong sustainability practices.
Efficiency	Producing the same level of goods and services using fewer resources and / or creating less pollution: includes energy efficiency, waste efficiency, water efficiency.

Engagement	In a sustainability context, attempting to build a dialogue with corporate stakeholders (e.g. customers, suppliers) to influence ideas and behaviour.
Environmental Management System (EMS)	A comprehensive system used to manage environmental impacts (including energy, waste and water), usually tied to an environmental accreditation such as ISO 14001 .
ESG	“Environmental, Social and Governance”, the three issues typically studied by SRI investors in addition to financial performance.
Forest Stewardship Council (FSC)	International non-profit organisation that runs a certification programme allowing companies to label their product to demonstrate sustainable sourcing.
Fossil fuels	Carbon-based fuels derived from fossilised life forms – coal, oil and gas; release CO₂ when burned.
FTSE 4 Good	An index that tracks the performance of companies which have been identified as having strong sustainability practices.
Global Reporting Initiative (GRI)	Organisation and set of guidelines for CR reporting aimed at increasing transparency (www.globalreporting.org)
Green Property Alliance (GPA)	Part of the Investment Property Forum (IPF), the GPA was established to promote cross industry communication on sustainability. Current initiatives include working with the Global Reporting Initiative to develop a sector supplement for the property industry and establishing common metrics for reporting energy, waste and water.
Haute Qualité Environnementale (HQE)	A standard for green building in France, based on the principles of sustainable development first set out at the 1992 Earth Summit. The standard is controlled by the Paris-based <i>Association pour la Haute Qualité Environnementale (ASSOHQE)</i> .
ISO 14001	A series of international standards for environmental management of an organisation or building. It provides a framework for the development of both the system (known as an Environmental Management System or EMS) and the supporting audit programme.
London Benchmarking Group (LBG)	An organisation established in 1994 to agree standards for the measurement and evaluation of community involvement and to encourage companies to adopt this model.

Materiality	In a sustainability context, identifying the economic, environmental and social issues which are most relevant to the business, taking into account the interests of a range of stakeholders. This is often achieved by carrying out a Materiality Study.
Materials Recycling Facility (MRF)	A facility at which components of a mixed waste stream are extracted by the use of mechanical separation techniques. The aim of an MRF is to separate waste for recycling although a proportion of non-recoverable waste will go to landfill or be incinerated.
National Skills Academies (NSA)	A Government-led initiative to provide skills training in partnership with private sector companies.
Socially Responsible Investment (SRI)	Taking account of environmental, social and governance (ESG) issues in investment decisions. SRI investors or analysts may carry out research for dedicated SRI funds, or provide a screening service for mainstream funds.
Stakeholders	People or organisations that are affected by an organisation's operations. These typically include shareholders and other financial stakeholders; employees; customers; suppliers and local communities.
Sustainability	A term interchangeable with Corporate Responsibility (CR); Corporate Social Responsibility (CSR); Corporate Sustainability (CS); and Environmental and Social Governance (ESG). At Hammerson, we generally use the term "CR" or "sustainability". Sustainability has been defined by the UN as: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".
Sustainability Implementation Plan (SIP)	Hammerson devises sustainability plans for each of its developments, intended to cover the life cycle of the property. SIPs include environmental and social criteria and are intended to go beyond recognised external standards such as BREEAM and HQE.