

## Case study

### Low carbon industrial buildings in the UK - Verda Park, Wallingford

Environment Agency Pension Fund (EAPF) has been investing in sustainable assets since 2008. This started with us investing in sustainable equities (these first investments were shares in companies listed on public stock exchanges).

In 2014 we wanted a means of investing in companies which still have strong financial and sustainability credentials, but which are not listed on public stock exchanges (also known as the private market). Having reviewed the market, we decided the best approach was for us to set up our own Targeted Opportunities Portfolio (TOP) and source specialist managers to help us. The companies TOP invests in are often small start-up companies, some of which go on to provide leading services and products in the area of sustainability. The case study below is taken from one of the funds in EAPF's Targeted Opportunity Portfolio which we invest in through one of our managers, Bridges Fund Management.

#### Net Zero Industrial Buildings

Buildings currently contribute to around 40% of the UK's total carbon footprint. It is critical to decarbonise them if we are to achieve the UK's ambitions of reducing our carbon dioxide by 100% by 2050, compared to 1990 levels.



The rise of e-commerce has fuelled the demand for logistic warehouse capacity, and this trend has been further accelerated by the Covid-19 pandemic. At Verda Park in Wallingford, a new ground-breaking development is under construction.

It will create new space for small and medium-sized enterprises and provide employment in the area. It will also deliver a lower carbon alternative to traditional warehouses with the added benefit that the very high sustainability standards will provide a better place to work for employees.

The development has been designed to achieve Net Zero Carbon status, by producing fewer carbon dioxide emissions in the construction and use of the buildings; this is being achieved by producing less construction waste, generating renewable energy on site, and using energy- and water-efficient features in the buildings.

“I want my pension fund invested in products that help build a greener society– this is exactly the type of investment I think the Environment Agency Pension Fund should be invested in.” – Brian Payne, EAPF member.