

THE CAMBRIDGE PORTFOLIO

RAILPEN

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- 75 Acres
- 10 Assets

TARGET CERTIFICATIONS



BOTANIC PLACE – OVERVIEW

Acquired: Q3 2022

Area: 3 acres

Previous use: Offices, parking and P.H.



Retained Office: 53,500 sq. ft.

New offices: 310,000 sq. ft.

Construction Programme: March 2025 – Sep 2027



BOTANIC PLACE – AN EXEMPLAR OF SUSTAINABILITY

- Best-in-class below ground bicycle parking and end of journey facilities to encourage cycling use
- Intelligent buildings that adapt to user demands
- Advanced façade that minimises solar heat gain with extra thermal insulation and excellent natural light
- Energy efficiency that is c.70% less than standard office buildings
- Substantial provision of open air and planted space throughout building
- Reduced levels of secure underground car parking with 100% EV charging



BP - RANGE OF MATERIALS PRODUCED FROM CONSTRUCTION/ RETROFIT

Materials taken from site for reuse/resale							
Item	Quantity	Pallets	storage	Collection by	Other	Date Moved	Address taken to
Computer Flooring	456	6	Y			06.03.24	Henley way, CB1 3EH
ceiling Tiles	899	6	Y			06.03.24	Henley way, CB1 3EH
ceiling grid lights	348	8	Y			05.03.24	Henley way, CB1 3EH
Circle ceiling grid lights	27	2	Y			06.03.24	Henley way, CB1 3EH
Ceiling Grid Vents	118	3	Y			05.03.24	Henley way, CB1 3EH
Carpet Tiles	4608	8	Y			05.03.24	Henley way, CB1 3EH
Hand driers	7	0			Y	05.03.24	Henley way, CB1 3EH
Metal Computer flooring	1220	40			Y	04.03.24	Henley way, CB1 3EH
Metal Computer flooring	540	18			Y	05.03.24	Henley way, CB1 3EH
Computer Flooring	960	16	Y			27.03.24	Henley way, CB1 3EH
Carpet Tiles	200-				Y	03.04.24	Haverhill, CB9 0LQ
Flooring Slabs	350-				Y	19.04.24	Cambridge Council
Salvaged Steel - AKT 2			Y			16.07.24	Henley way, CB1 3EH
Floating Toilet	2				Y	22.02.24	142 Andover Road, NG5 5GA
Cistern + Flush Button					Y	22.02.25	142 Andover Road, NG5 5GA
Skirting Boards	52				Y	22.02.26	142 Andover Road, NG5 5GA
Kitchen Sinks	3				Y	22.02.27	142 Andover Road, NG5 5GA
Mixer taps	3				Y	22.02.28	142 Andover Road, NG5 5GA
Ceiling Speaker	6				Y	22.02.29	142 Andover Road, NG5 5GA
Sensor for Lights	8				Y	22.02.30	142 Andover Road, NG5 5GA
Spot Lights	8				Y	22.02.31	142 Andover Road, NG5 5GA
Kitchen Work Tops	4				Y	22.02.32	142 Andover Road, NG5 5GA
Motorised Projector Screen	1				Y	22.02.33	142 Andover Road, NG5 5GA
Kitchen Double Carcass	3				Y	22.02.34	142 Andover Road, NG5 5GA
Kitchen Above counter units	4				Y	22.02.35	142 Andover Road, NG5 5GA
Motorised Computer Table	1-	-			Y	22.02.35	45 Charles Avenue, NG9 5ED
Motorised Computer Table	2-	-			Y	22.02.35	45 Charles Avenue, NG9 5ED
Office Doors	23		Y			17.04.24	Henley way, CB1 3EH
Bicycle Racks	5		Y			17.04.24	Henley way, CB1 3EH
Carpet Tiles	2000				Y	06.03.24	Unit 10, midland Court, NG7 3FH
Gas Cylinders	2	-			Y	16.01.24	Melvyn Robert House, NG15 7SZ
Sanitary Bins	20	-	-		Y	16.01.24	Melvyn Robert House, NG15 7SZ
Chrome Fire Exinguishers	3				Y	16.01.24	Melvyn Robert House, NG15 7SZ
Hand Sanitiser	1	-	-		Y	16.01.24	Melvyn Robert House, NG15 7SZ
Revolving Door - Francis House	1	-	-		Y	16.01.25	Melvyn Robert House, NG15 7SZ
Leather Sofa - Francis House	1	-	-		Y	22.02.24	45 Charles Avenue, NG9 5ED
6f2 Crushed Concrete	8,500m3		N	Used on Site		10/11/2025	Y
Structural Steel	50m		Y	To be used in the new building			Henley way, CB1 3EH
Recycled Bricks	5,500 no	20	Y	To be used in the new Flying Pig garden wall			Henley way, CB1 3EH
Flint from existing Wall	20 stones	2		To be used in the new Flying Pig garden wall			Henley way, CB1 3EH

RAILPEN



Our purpose is to secure our members' future

MILL YARD – OVERVIEW



Acquired: Q4 2020

Area: 3.5 acres

Previous use: Builders Yard

Office areas: 110,000 sq. ft

Residential units: 77 BTR

Construction Programme: Dec 2023 – June 2026





MILL YARD - A NEW GREEN PARK



MY - RANGE OF MATERIALS PRODUCED FROM CONSTRUCTION

- As part of the demolition at Mill Yard the following initiatives have taken place around circular economy:
 - Existing structural steel of shed was dismantled and given to a company found through Circular Partnership Database: <https://www.istructe.org/resources/climate-emergency/circular-partnerships-database/>
 - Existing bricks were carefully removed stacked on pallets and will be reused by other developments
 - The hardstanding was taken up crushed and is being used on site as a pile matt
 - Trees that were felled to create the new entrances to site have been milled, dried and will be reused as furniture in the final scheme.



RANGE OF WASTE MATERIALS ASSOCIATED WITH CONSTRUCTION

Packaging
Insulation and asbestos materials
Concrete, bricks, tiles and ceramics
Wood, glass and plastic
Bituminous mixtures, coal and tar
Metallic waste (including cables and pipes).
Soil, contaminated soil, stones and dredging spoil
Gypsum
Cement
Paints and varnishes
Adhesives and sealants
Materials that are surplus to requirements (over-ordering or inaccurate estimates)

32% of landfill waste comes from the construction and demolition of buildings

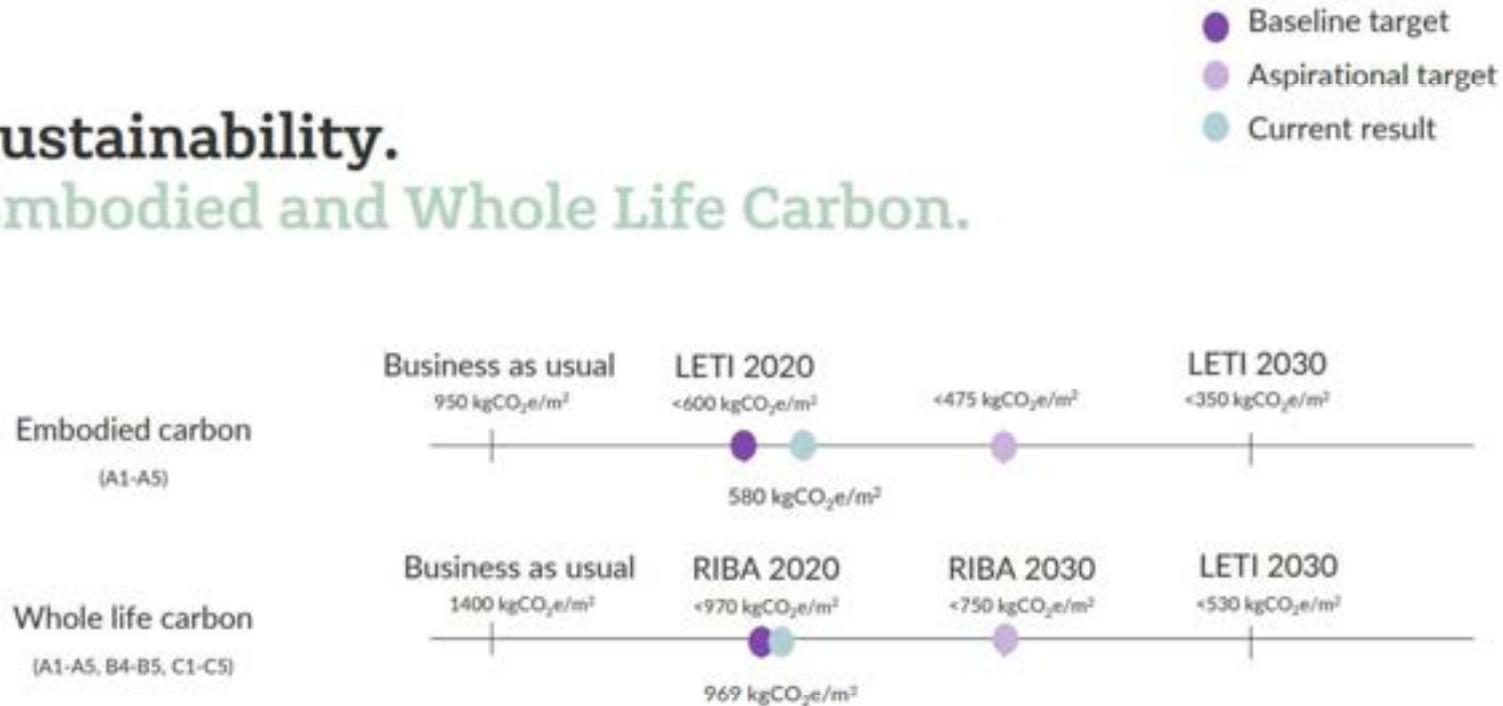
13% of products delivered to construction sites are sent directly to landfill without having being used

MATERIAL REUSE AT THE HIGHEST VALUE AND THE LOCAL SUPPLY CHAIN FOR THIS

- Natural for is of highest value
- Economy of scale in the marketplace
- Cradle to Grave Registry/ certification system
- Standardising design/ simplicity
- True sustainability benefits/ Transparency

EMBODIED CARBON ASSOCIATED WITH DIFFERENT MATERIALS

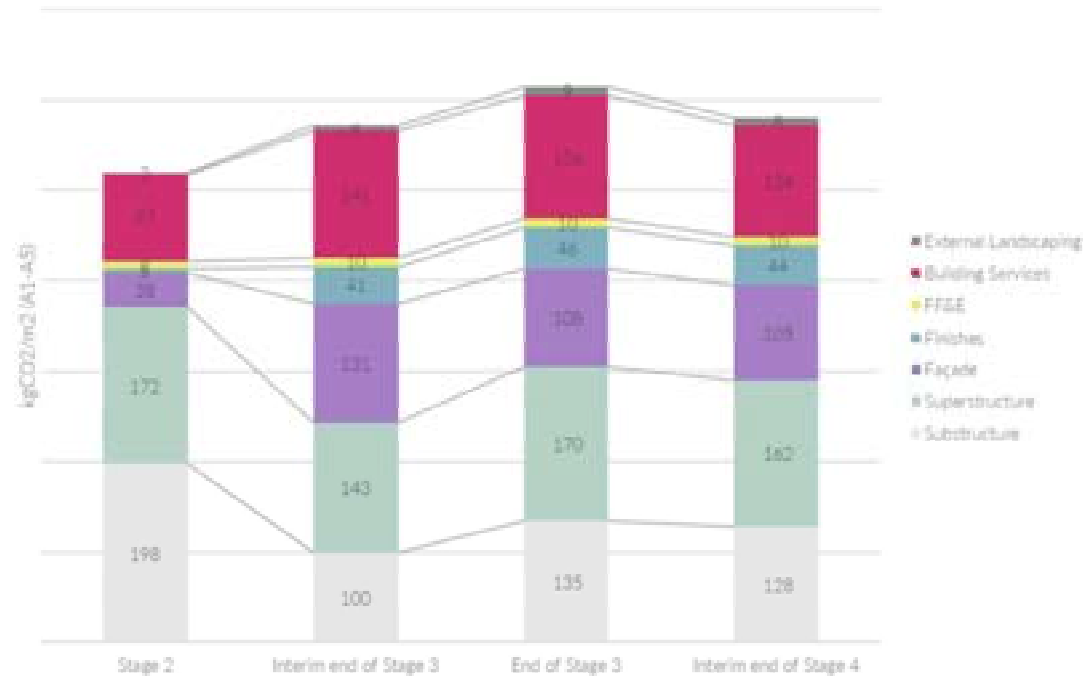
Sustainability. Embodied and Whole Life Carbon.



BOTANIC PLACE

EMBODIED CARBON ASSOCIATED WITH DIFFERENT MATERIALS

Sustainability. Embodied and Whole Life Carbon.



INCENTIVES FOR DEVELOPERS TO ENGAGE MORE IN THE CIRCULAR ECONOMY

- Tax often applies to refurb and not new build
- Economic Benefits
- True sustainability benefits/ Transparency
- Economy of scale in the marketplace
- Standardise planning/ building
- Improve skill gap

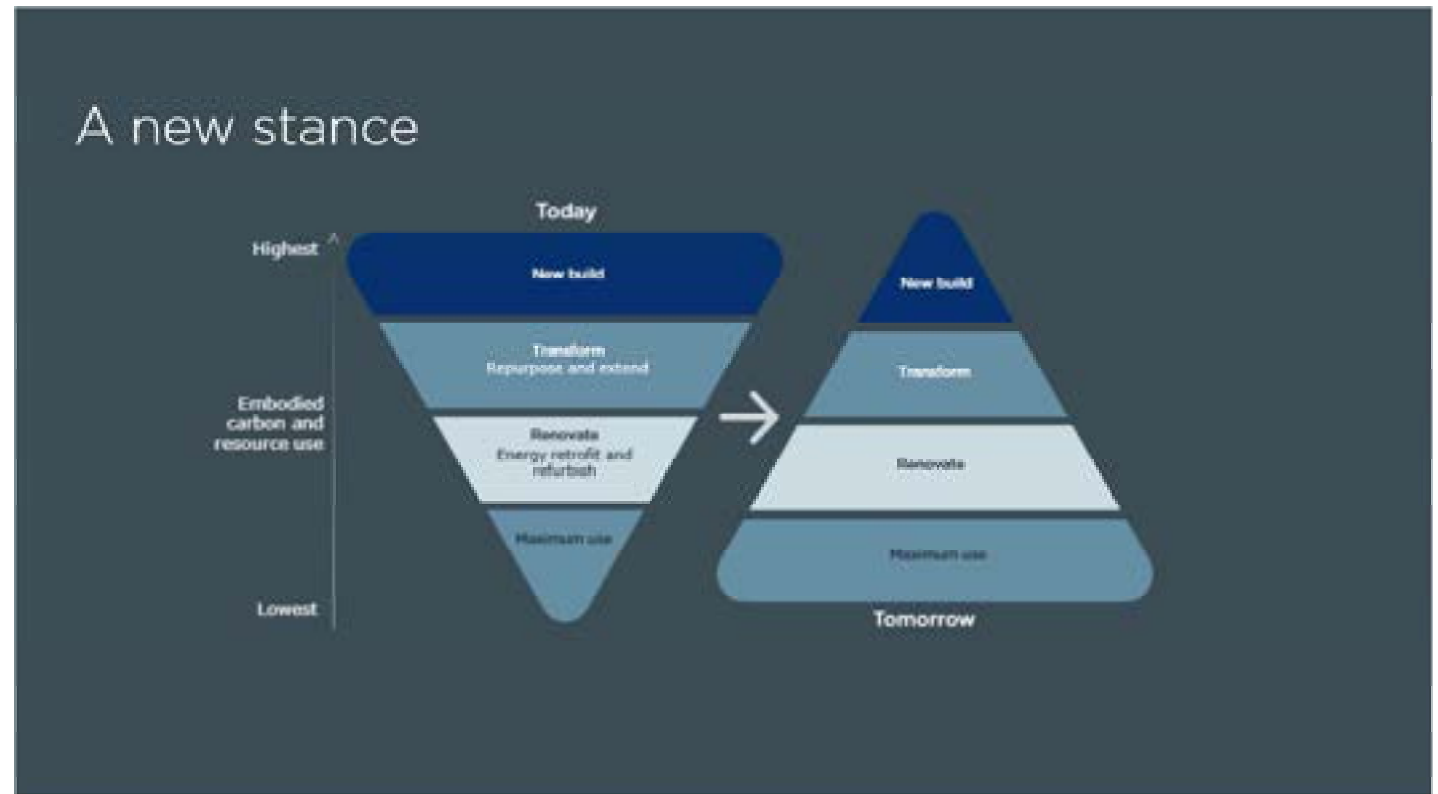
INCENTIVES FOR DEVELOPERS TO ENGAGE MORE IN THE CIRCULAR ECONOMY

Avoid redevelopment

Allow height of building down

Focus on residential

Extend lifetime of buildings



KEY TAKEAWAYS

- Fundamentally want to reduce the circular economy – Retain buildings where possible
- Reduce packaging/ reduce waste
- What gets measured gets talked about and targeted
- Main issue with waste is getting it off the building, transporting it, certifying to a certain grade, returning to building. Not particularly green when compared with alternative
- Cradle to Grave Registry/ certification system
- Increase market-place – National/ worldwide
- Natural, quantum and grading/ certification is of highest value
- Must be of real value and not greenwashing
- Residential makes up majority of build environment
- Simplify and standardise buildings
- Circular economy cannot be looked at in isolation to other cost drivers. What packs the biggest punch
- Focus should be avoiding need to build new buildings – EPC have been driving need for redevelopment
- Buildings should be designed for longer than 60 – 80 years and assessed on a whole life carbon basis