

SOAPWORKS

E NVIRONMENTAL

S OCIAL

G OVERNANCE

SOAPWORKS



A BUILDING LIKE NO OTHER.

SOAPWORKS

CURATING A CONSCIOUS SPACE ALIGNED WITH OUR SOCIAL AND ENVIRONMENTAL RESPONSIBILITIES IS AT THE HEART OF OPERATIONAL PRACTICES AT THE SOAPWORKS.

Since 2011, Soapworks' development on the site of the old Colgate Palmolive Factory has transformed the Ordsall Riverside area from a dilapidated, underused semi-industrial corridor into a sustainable commercial area, concentrated on being as socially conscious as it is environmentally friendly.

Soapworks' hands-on, adaptive approach to ESG means we consistently set the standard for community building in the ever-changing workplace. The efficacy and authenticity of our policies and practices are under constant review to ensure our wider responsibilities are not only met but exceeded.

Our role at The Soapworks:

- » Community focused
- » Inclusive culture
- » Sustainable buildings in green spaces
- » Promote climate-friendly travel
- » Mental and physical wellbeing
- » Actively monitor and reduce waste
- » Support local businesses and charities by engaging our 2000+ workers
- » Proactive energy monitoring programme

This brochure outlines the updated efforts of The Soapworks to deliver a scheme which sets ESG at the forefront of its values, culture and projects, including newly installed solar power, increased energy monitoring, expanded community engagement and improvements to cyber security.

ENVIRONMENTAL

DRIVING SUSTAINABILITY

GREEN SPACES AND BIODIVERSITY

Efficient Above All Else

- » Newly installed Solar Power expected to generate approx 1.5 months of the site's electricity
- » BCO winner of the Refurbished /Recycled Workspace Category
- » Driven by a desire to minimise the carbon footprint of new build, Soapworks reused the existing concrete-encased steel frame, locking away the embodied carbon and reinterpreting this local landmark for future generations
- » State-of-the-art VRF air conditioning system & concrete structure massively reduce energy usage
- » Multiple sustainability endeavours including tenant energy monitoring, plant a tree scheme, community allotment

Travel and Transport

- » Located 1 min walk from Exchange Quay tram stop, The Soapworks actively promotes conscious travel
- » Hireable scooter & bike scheme by our main entrance
- » Secure bike storage and free of charge, bi-annual M.O.T's to our bike users
- » Showers and lockers are always available to ensure a comfortable commute
- » Subsidised EV BAYS
- » Introduction of free umbrella hire to encourage public transport in the face of unpredictable Manchester weather

Soapworks Honey

- » Beehives on the roof with a yearly organic honey harvest
- » Education programme inviting tenants and local schools to learn about the importance and process of bee keeping
- » Honey sold to tenants with all proceeds used to purchase food for the local food bank

ENCOURAGING CONSCIOUS TRAVEL



BIKE STORAGE, CYCLE & E SCOOTER HIRE

Future-proofed and
investing in green energy with



18

ELECTRIC CAR CHARGING BAYS



SOLAR ENERGY

Recognising the need to diversify Soapworks' energy reliance amidst the developing energy crisis, the landlord pre-funded the installation of solar panels across the entirety of the Soapworks Roof.

Eight months post-install, the site has seen a significant reduction in the quantity of units being brought in via national grid.

- » 776 PV panels installed
- » Preventing 58,467 KG Carbon from being released per year
- » 302,940 kW/h expected production per year, equivalent to approx. 1.5 months of electric site-wide
- » Electricity saving of approximately £100,000 per annum post pay-back
- » Solar Edge inverters installed to capitalise on most yield throughout the day
- » In its first eight months, the energy saved is equivalent to planting 2,728 trees
- » During summer months, the solar is capable of powering the entire site at weekends



SYSTEM WILL
GENERATE 302,940 KWH
PER YEAR

PV 388.68 KWP
OUTPUT



58,467 KG
PREVENTED PER YEAR



£106,029
YEAR ONE SAVINGS



ENCOURAGING ENGAGEMENT FOR A GREENER FUTURE



COMMUNITY ALLOTMENT SCHEME

- » Repurposed a corner of the site to allow tenants to grow organic vegetables without leaving the office
- » Tenants take home what they grow
- » The Soapworks Team grows produce for the FOODWORKS cafe



ENERGY UPGRADE

- » Bespoke energy monitoring system created alongside the University of Lancaster to surface hundreds of previously hidden meters
- » Live data accessible via portal for management and tenants alike

SUSTAINABLE UMBRELLA HIRE

- » Bespoke, branded and reusable rentable umbrellas
- » Every rental plants a tree - 80+ planted so far
- » Works alongside the NGO, Eden
- » Reforestation Project
- » Each umbrella contains 5 plastic bottles



INCENTIVE SCHEMES

- » Repeating 20p discount for bringing sustainable crockery
- » Free, branded reusable travel mug made of recycled plastics on their 9th coffee



FUTURE-PROOFED INVESTMENTS



ZERO WASTE TO LANDFILL POLICY
Processing over 50,000 bags of waste every year

A hand in a blue and white striped shirt is dropping a clear plastic bottle into a yellow recycling bin. The bin has the word "PLASTIC" written on it in white. In the background, other people are blurred.

100% RENEWABLE ENERGY SOURCES

A central graphic featuring a glowing globe with a green plant sprout growing from the top. Surrounding the globe are several circular icons representing different renewable energy sources: wind turbines, solar panels, a hydro dam, a geothermal geyser, and a wind turbine.

On-site Waste and Recycling Centre

- » Going above and beyond segregating waste pre-collection to maximise recycling
- » Each tenant is provided monthly statistics and advice on how to reduce waste and improve efficiency
- » Programme of working with tenants to make measurable improvements
- » Waste streams include Dry Mixed Recycling, Cardboard, General, Food and Glass
- » Coffee grounds plant fertiliser scheme from Foodworks

Energy Management

- » Helping tenants deep dive into their consumption and make strategic adjustments to their plant & equipment, using the upgraded energy platform from University of Lancaster
- » Live energy monitoring accessible via portal 24/7
- » Annual energy efficiency review
- » Ongoing conversion to LED lighting

FORWARD THINKING.



SOCIAL

SOCIAL INTEGRATION AN INCLUSIVE CULTURE

Community

- » The Soapworks scheme was designed to open up the local area, reconnecting the residents with the River Irwell
- » Constantly evolving community events calendar, ranging from an 'I'm a Celebrity, Get Me Out of Here' challenge to a Halloween Pumpkin Patch, encouraging a fun and diverse workspace
- » On-site chef creating fresh, delicious food, accommodating all dietary needs
- » Regular pop-up stalls featuring food from all over the world; Pho, Bao buns, Tex Mex, Roast dinners...
- » Dog friendly
- » Community initiatives such as litter picking

Community Spaces

- » Breakout spaces on each floor, creating areas for focused working and social spaces
- » Community allotment scheme in a serene corner of site
- » Large outdoor green spaces
- » Shared library scheme- take a book, leave a book

HELPING OUR COMMUNITY



LARGE COMMUNAL OUTDOOR SPACES

DEDICATED WELLBEING INITIATIVES



WELLBEING FOCUSED

DOING GOOD

Supporting Local Businesses

- » Weekly pop ups from small local businesses helping them grow
- » 10% of their sales is donated to our charity fund, which helps buy regular supplies for charities
- » By regularly hosting pop-up stalls, Soapworks helps local businesses build and integrate their brand within their community
- » Monthly local car valet on-site
- » Bespoke annual Christmas market with only local vendors

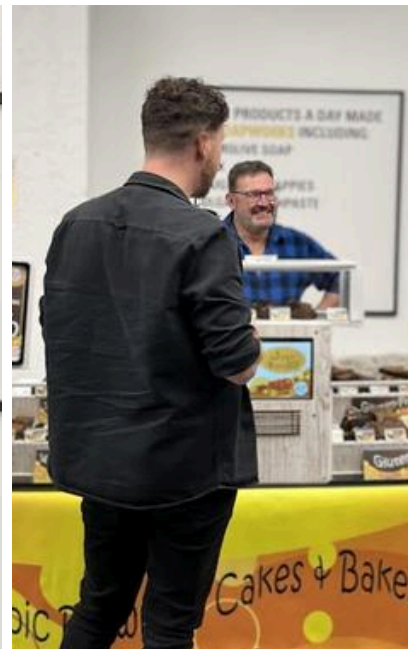
Health and Wellbeing

- » Dedicated health and wellbeing activities to encourage downtime and self-care in a busy working environment
- » Free bi-Annual bike M.O.T's to encourage cycling to work
- » Free weekly yoga sessions during the summer
- » Yearly mental health week initiatives
- » Free Fruit Fridays

THROUGH WORK WITH LOCAL BUSINESSES, SOAPWORKS
RAISES ON AVERAGE

 **£1,400**
EACH YEAR

WHICH GOES BACK INTO THE COMMUNITY TO DO GOOD.





BREAKOUT SPACES ON EVERY FLOOR.



ALLOTMENT SCHEME



LOCAL VALETING SERVICE



FOODWORKS POP UPS



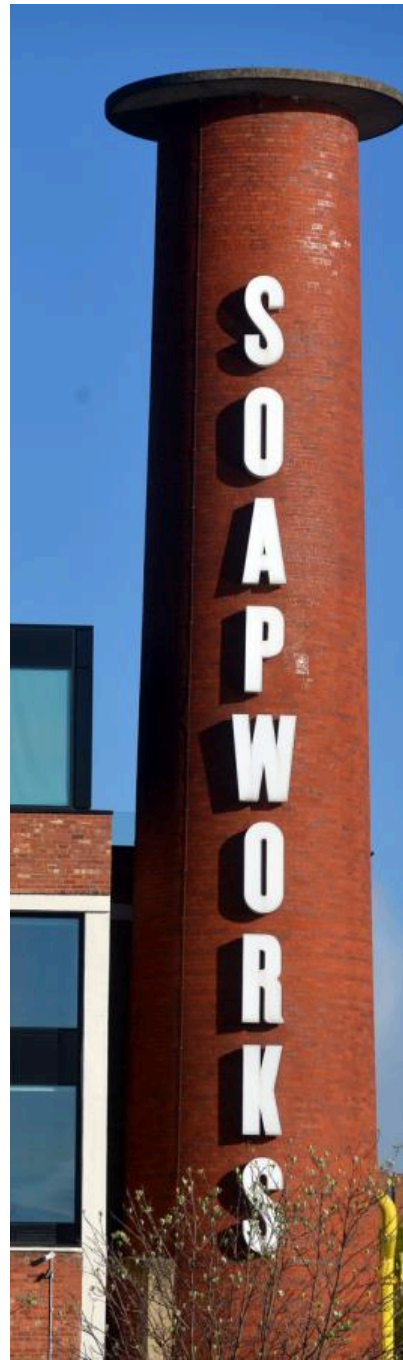
WELLBEING EVENTS



POP UPS & CHALLENGES



SEASONAL COMMUNITY EVENTS



LIBRARY SWAP & SHARE



CALENDAR OF IMMERSIVE EVENTS



BI-ANNUAL BIKE M.O.T'S



ORDSALL TEAM SPONSORSHIP



REGULAR FOOD DRIVES



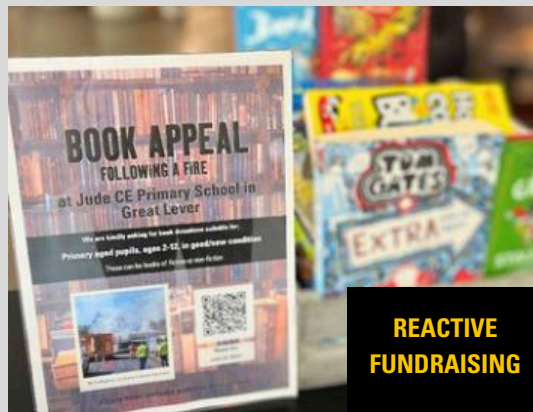
ANNUAL DUCK RACE SPONSOR



SEASONAL DRIVES



DONATING 1000+ ITEMS PA



REACTIVE FUNDRAISING

OUR CHARITIES

- » Soapworks principal charity is Don't Walk Past, a small but mighty organisation run by an Ordsall hero who pulls together daily volunteers to feed and clothe Manchester's homeless
- » Donate all unsold food from FOODWORKS cafe to the Friday night Don't Walk Past pop up
- » Seasonal donation drives so our tenants can get hands on with Don't Walk Past and Salford Foodbank, which has seen a 50% increase in demand since 2022
- » Host regular awareness stalls for charities to engage their local community, including Menopause awareness, Men's Mental Health & Prevent Breast Cancer UK
- » Donate over 1000 items every year, from tents to interview clothing





COMMUNITY FIRST.

GOVERNANCE

CYBER SECURITY

DISABILITY ACCESS AUDITS

STANDARDS

- » Fully Disability Access compliant
- » High refurbishment and development standards focused on energy efficiency, wellbeing and future-proof spaces
- » National minimum wage for all staff and contractors
- » Strict procurement criteria for all service suppliers
- » BREEAM - Excellent
- » EPC B rating
- » Pending Cyber Essentials Accreditation for on-site management team

PROCEDURE

- » Thorough and periodic reviews of suppliers
- » Programme of constant improvement
- » Cyber security training for all staff
- » Disability Access Audits (DAA) carried out regularly



WANT TO KNOW MORE?

Please contact

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PROPERTY
SOLUTIONS



APAM

