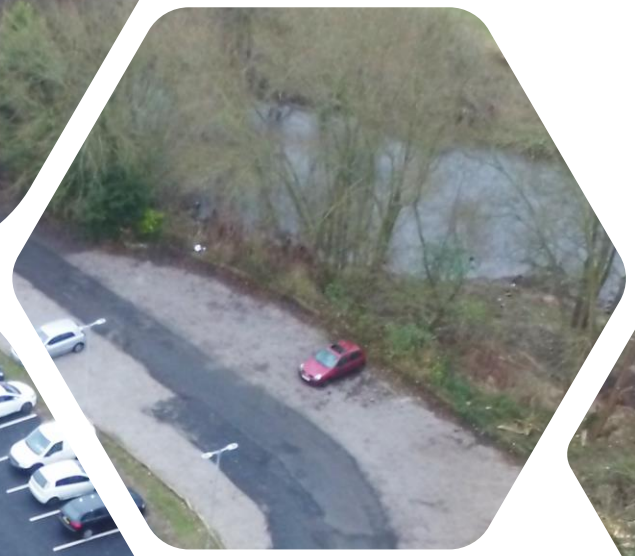


Waterside Hotel & Leisure Club

Creating a GREEN Property

INTRODUCTION

Over the past number of years we have seen a massive increase in the environmental impact we have on the planet with an increase in awareness of what we are doing to save the planet for future generations.

Businesses are taking the initiative to actively reduce carbon emissions, recycle and create a greener business. This report plans out the commitment and proposals the Waterside has to contribute to a greener property.

Studies show that more and more guests look at the green credentials of a property before they book.

SECTION 1

Energy Management

THE PLAN

We have already embarked on a programme of lightbulb replacement throughout the business, by changing to LED light bulbs. This has helped us reduce our energy bills.

Sensors have been fitted to corridors and communal areas to only power lights when areas are occupied.

We plan to install solar panels on the roof to harvest the power of the sun.

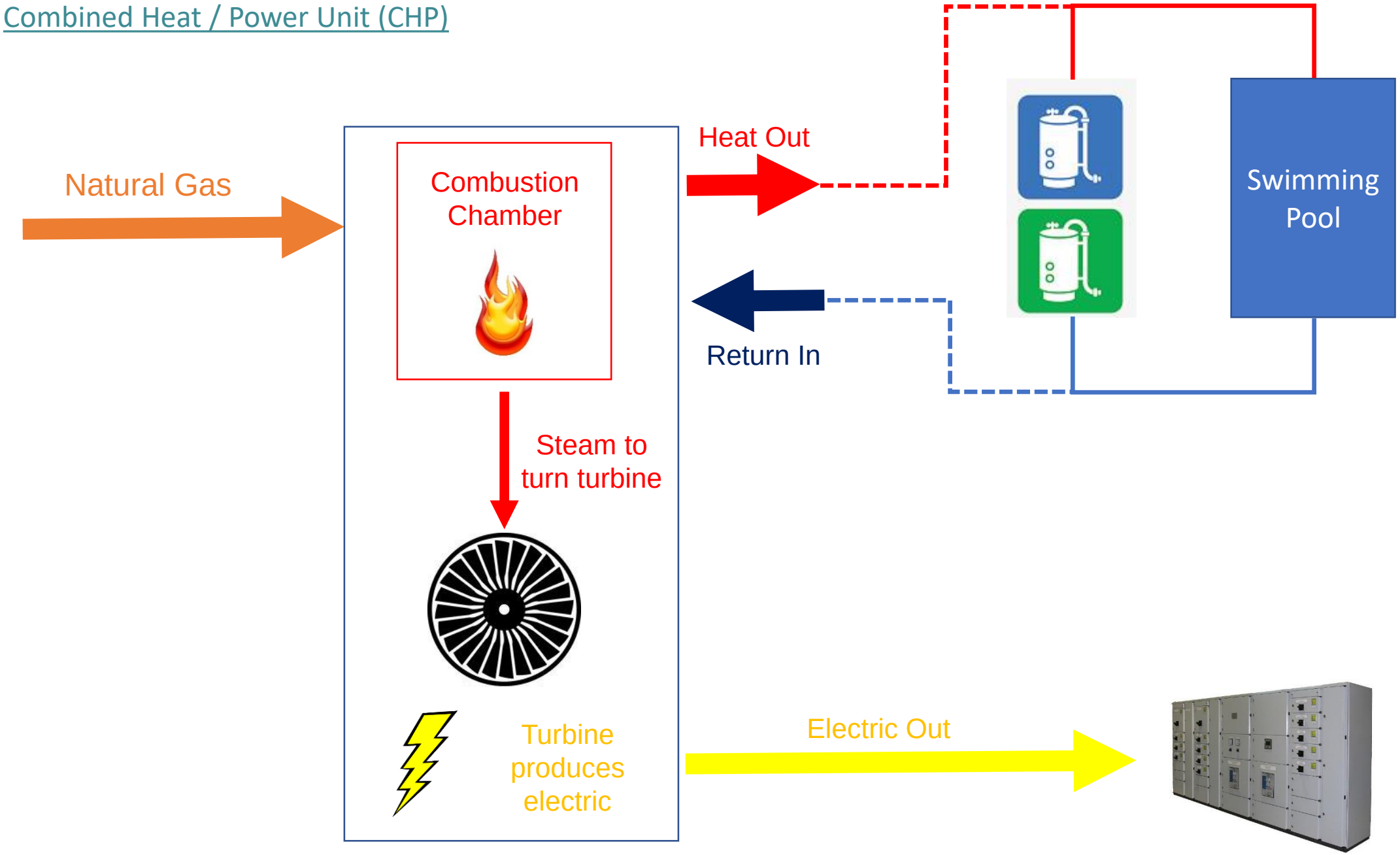
Continue the use of the CHP unit to provide renewable energy to the property and use the secondary heat sources to heat the pool water.

A CHP (combined heat power) unit is a turbine system that produces heat and electrical power from gas simultaneously. A CHP unit is used for supplying power to buildings and hot water for heating through highly efficient heat and power generation.

We use the heat from our CHP system to heat up our swimming pool water which is a more energy efficient way than to use our gas boilers.

Turn over to see the process.

Combined Heat / Power Unit (CHP)



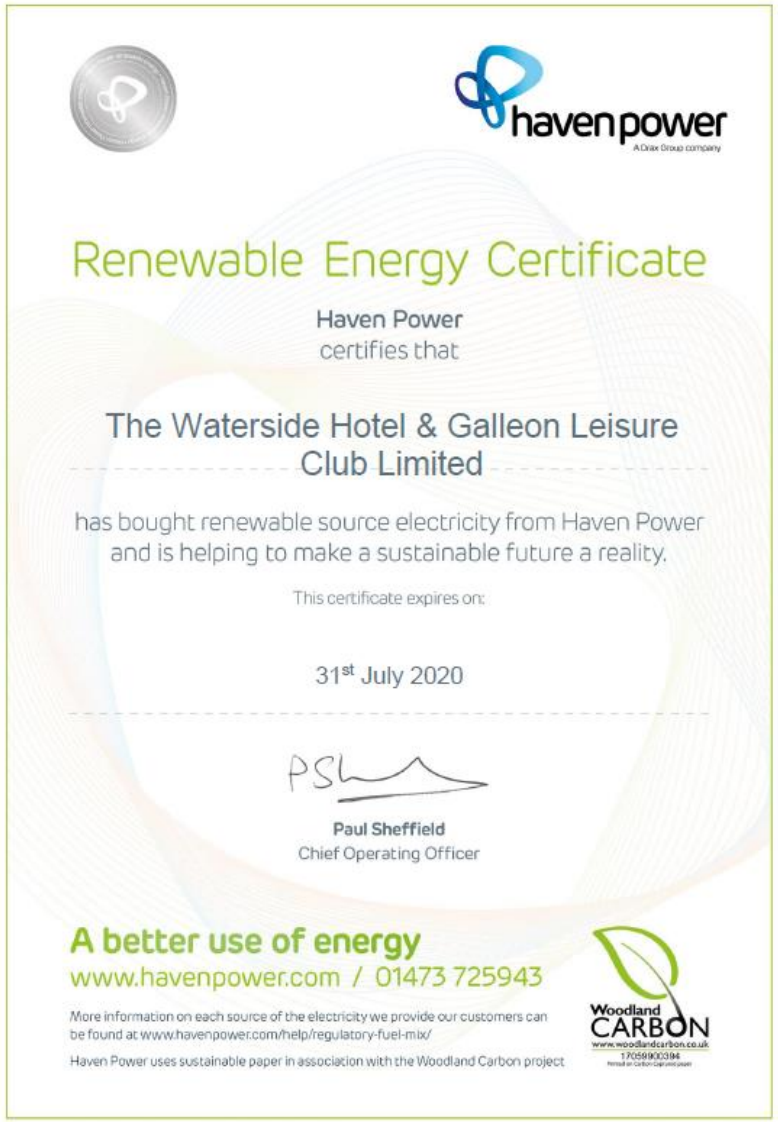
River Water

We are currently working with a company to potentially harvest the river water that currently runs past the property, we can clean and purify this water to top up our pools, use in the showers and provide drinking water to the users of the Leisure Club.

Rainwater Harvesting

The current roof space at the Waterside is expansive and can catch a lot of water, by installing a system of water buts around the property on the downspouts from the roof this water can be harvested to water the grounds and provide irrigation to our plans and shrubs.

Haven Power currently supply our energy to the property who source the electricity from a renewable source.



haven power
A Drax Group company

Renewable Energy Certificate

Haven Power
certifies that

The Waterside Hotel & Galleon Leisure Club Limited

has bought renewable source electricity from Haven Power and is helping to make a sustainable future a reality.

This certificate expires on:

31st July 2020

Paul Sheffield
Chief Operating Officer

A better use of energy
www.havenpower.com / 01473 725943

More information on each source of the electricity we provide our customers can be found at www.havenpower.com/help/regulatory-fuel-mix/

Haven Power uses sustainable paper in association with the Woodland Carbon project

Woodland CARBON
www.woodlandcarbon.co.uk

SECTION ONE UPDATES

Replacement LED lights have now been completed throughout 90% of the property with continued replacement in 2020, the pending refurbishment works sees a lot of areas replaced with us completing the CV area in the fourth quarter of 2020.

We are just completing a tender to install solar panels on the roof at the Waterside to help us with our energy management, this should see completion in 2020. We are also looking at increasing the size of the CHP unit we currently have on site which again should see completion at the start of this year.

We are still looking into using some of the river water to provide water to top up our swimming pool and provide water to our showers, this water will be treated using an onsite chemical treatment and filtration system to ensure the water is safe to use.

SECTION 2

Hotel Bedrooms

SUGGESTIONS PUT FORWARD

CONSUMABLES

Look at alternative products on the tea tray, is there a coffee sachet that doesn't use as much packaging?

Can we offer fresh milk instead of the small plastic cartons?

WATER USE

Encourage our guests to use less water in the bedrooms, we can achieve this by producing a small tent card to leave in the bathrooms next to the bathroom sink.

HOTEL LINEN

Introduce a guest linen policy that encourages the guest to reuse the towels provided in the bedrooms. Produce tent cards to educate the guest that if they leave the towels on the floor they will be replaced, any towels left on the rail they will be left.

If the guest is a stay guest introduce a bed change linen policy to let guests know we will change linen every 4 days, unless the guest requests a linen change sooner.

CHEMICALS

Check our chemicals are eco friendly and that they are coming from a company that shares the same green values.

PRODUCTS

Source products that don't come in non-recyclable packaging, consider the use of dispensers in bedrooms instead of small bottles.

BAGS AND LINERS

Source bio-degradable bin liners and bags to use.

Energy Saving Devices

Consider installing guest energy saving devices in all guest bedroom so that when the guest takes the key card the lights and power shut off.

The anticipated effect of installing an energy saving device is the air conditioning, lights and power all turn off after a period of inactivity once the room is unoccupied. Saving us unnecessary costs and wasting energy cooling/heating an empty room.

SECTION TWO UPDATES

We have made some great improvements to the hotel bedrooms since the report was first written:

We have introduced a linen change policy into the property where now we change the bedsheets as standard every 4 days and only change the towels if the guest leaves them on the floor. Since the start of the programme we have noticed a reduction in the amount of linen we send to the laundry for cleaning.

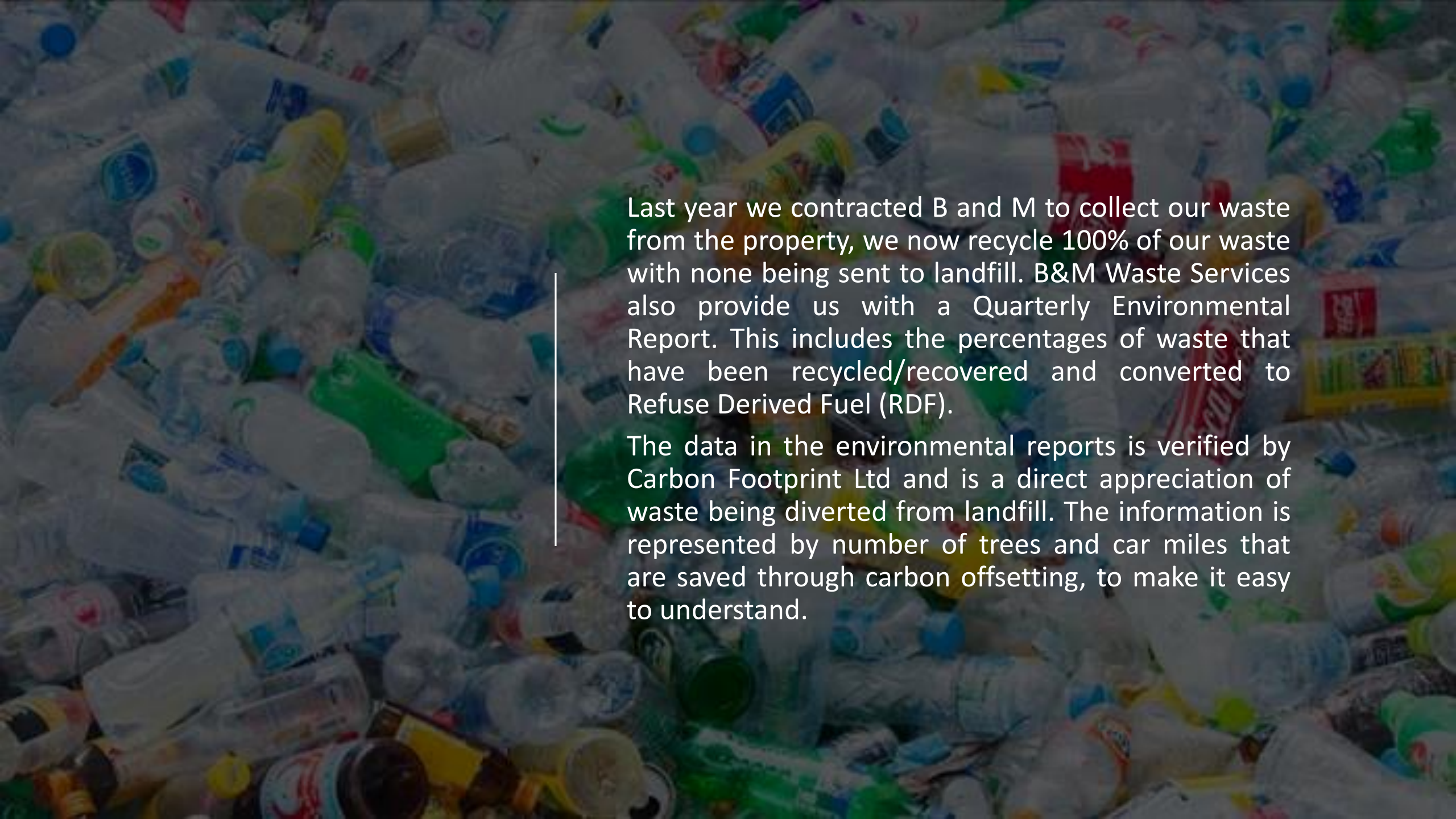
We have also checked the bin liners we use and can confirm these are 100% recyclable and 99% of the cleaning products we use are environmentally friendly.

We are still looking at the guest consumables we use and will roll out a new offering once the creation of the new bedrooms are complete.

We will be updating the guest compendiums in the bedrooms to inform out guests of our green initiatives and also to encourage them to support our programmes.

SECTION 3

Waste and Recycling



Last year we contracted B and M to collect our waste from the property, we now recycle 100% of our waste with none being sent to landfill. B&M Waste Services also provide us with a Quarterly Environmental Report. This includes the percentages of waste that have been recycled/recovered and converted to Refuse Derived Fuel (RDF).

The data in the environmental reports is verified by Carbon Footprint Ltd and is a direct appreciation of waste being diverted from landfill. The information is represented by number of trees and car miles that are saved through carbon offsetting, to make it easy to understand.

Environmental Report

Customer Group:

The Waterside Hotel and Galleon Leisure Club

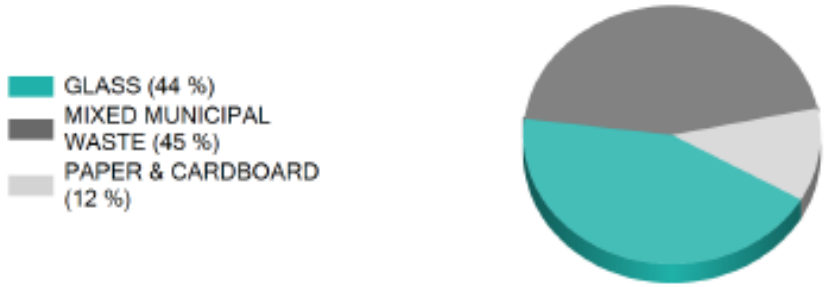
Date:01/02/2019 to 31/12/2019

TOTAL DIVERSION FROM LANDFILL : 100 %

Welcome to your environmental report which shows you the breakdown of your waste by type, and what has happened to it once it has been collected. You'll notice the amount of waste which has been diverted from landfill.
You'll see the proportion of waste which has been recycled, as well as waste sent for energy recovery at either an Anaerobic Digestion facility (AD, for food waste) or a waste-to-energy facility (Refuse Derived Fuel or RDF from non-recyclable general waste). We'll also show you the breakdown of recycled materials by the type of material. And you'll see how the equivalent energy generated through AD and RDF could be used. You'll see your data across the last 12 months on page 2 and following this, a breakdown of your waste by each individual site.

What happened to your waste?

Of your recycled waste, below shows the materials



Total Collected Waste (KG)

Material	Weight	Recycled	RDF	AD	Landfill
Mixed Glass	5,754.24	5,754.24	0.00		0.00
Mixed Municipal Waste	19,602.00	5,880.60	13,721.40		0.00
Organic Food Waste	1,410.00		0.00	1,410.00	0.00
Paper & Cardboard	1,540.00	1,540.00	0.00		0.00
Total	28,306.24	13,174.84	13,721.40	1,410.00	0.00
		46.54%	48.47%	4.98%	0.00%

How your RDF and AD equates to energy

Energy Equivalent

RDF kWh/Tonne - each tonne of RDF produces the below kWh (1)	RDF Weight (KG)	AD kWh/Tonne - each tonne of AD produces the below kWh (2)	AD Weight (KG)	Total kWh Produced	No of TVs powered for a year (3)	Washing Machine Cycles Complete (4)	No of Fridge Freezers powered for a year (5)	No of Office Printers powered for 1 week typical printing cycle (6)	Miles driven in a family electric car (7)
575	13,721	300	1,410	8,313	130	7,557	47	1,732	34,914

References

(1) : Average Net kWh/tonne input for 2017 is 575 kWh/tonne, from Tolvik Consulting report of UK EfW Statistics 2017, Page 6, section 3, Figure 11. URL : http://www.tolvik.com/wp-content/uploads/Tolvik-UK-EfW-Statistics-2017.pdf
(2) : 300 kWh per tonne of food waste generated by AD, as stated by the Official Information Portal on Anaerobic Digestion FAQs, Question 3 "How much energy can you get from waste?"
URL : http://www.biogas-info.co.uk/about/faqs/
(3) : Based on the stated Annual Energy consumption of a Panasonic 40" full HD Smart LED Television, model TX-40FS500B, of 64kWh/Year.
URL : https://www.panasonic.com/uk/consumer/televisions/HDTV/tx-40fs500b.html
(4) : Based on the stated energy consumption of 1.10 kWh of a 40C colour cycle of a Bosch Serie 8 washing machine, model no WAW325H0GB
URL : https://www.bosch-home.co.uk/product-list/washers-dryers/washing-machines/front-load-washing-machines/WAW325H0GB?breadcrumb=frontloader#/Tabs=section-technicalspecs/Togglebox=-1051994369/Togglebox=285469437/Togglebox=1118313654/
(5) : Based on the annual energy consumption of an LG Fridge Freezer Model No GBB60MCGFS of 178kWh, from the energy label.
URL : https://www.lg.com/uk/fridge-freezers/lg-GBB60MCGFS#
(6) : Based on the typical weekly consumption of a Canon imageRUNNER Advance office printer, model iR-ADV C7570i
URL : https://canon.ssl.cdn.sdlmedia.com/55910.pdf
(7) : Based on the WLTP combined cycle range of 168 miles of a 2018 Nissan Leaf with a 40kWh battery. https://www.nissan.co.uk/vehicles/new-vehicles/leaf/range-charging.html

We will continue to create recycling areas around the property to allow users to effectively recycle.

SECTION THREE UPDATES

Recycling at the Waterside has got off to a great start with none of our waste going to landfill. 100% of our waste is either recycled or used to produce diesel that powers the trucks that collect it. We use a zero-carbon company to process our waste.

Recycling bins have now been installed in the offices, glass recycling bins have been installed behind the bars with food recycling bins installed in the kitchen and back of house areas. The staff have really engaged in the programme and are making a positive impact.

Stage 2 will see recycling bins being installed in the Leisure Club to assist members in recycling making it easier to segregate the waste.

SECTION 4

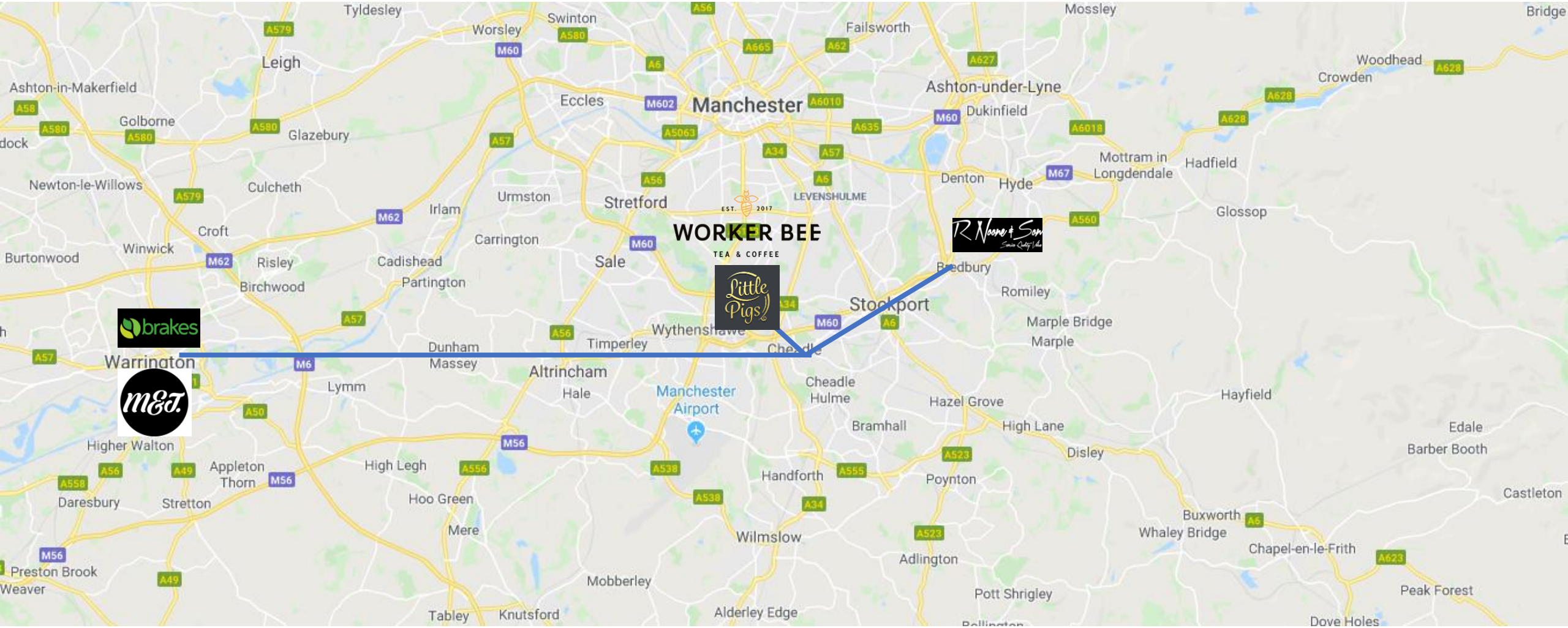
Food & Beverage

Eating according to the seasons has for many people been largely consigned to the past now that you can buy produce, such as strawberries and asparagus, year-round thanks to refrigeration, heated greenhouses and global transportation. These methods create “food miles” (the distance the food has travelled from producer to consumer); every single mile adds to the food’s carbon footprint.

To achieve sustainability, food should be sourced “locally” wherever possible, so minimising the energy used in production, transport and storage. It must also support farmers, sustainable agriculture and local communities, and give farmers in developing countries a fairer deal. Minimising packaging and food waste is also key.

So what do we do? We keep our eye on our food miles and we use local suppliers as much as possible.

FOOD MILES



Meat – 1.4 miles Fruit and Veg – 1.4 miles Frozen – 20 miles Fish – 20 miles Tea and Coffee 2 miles

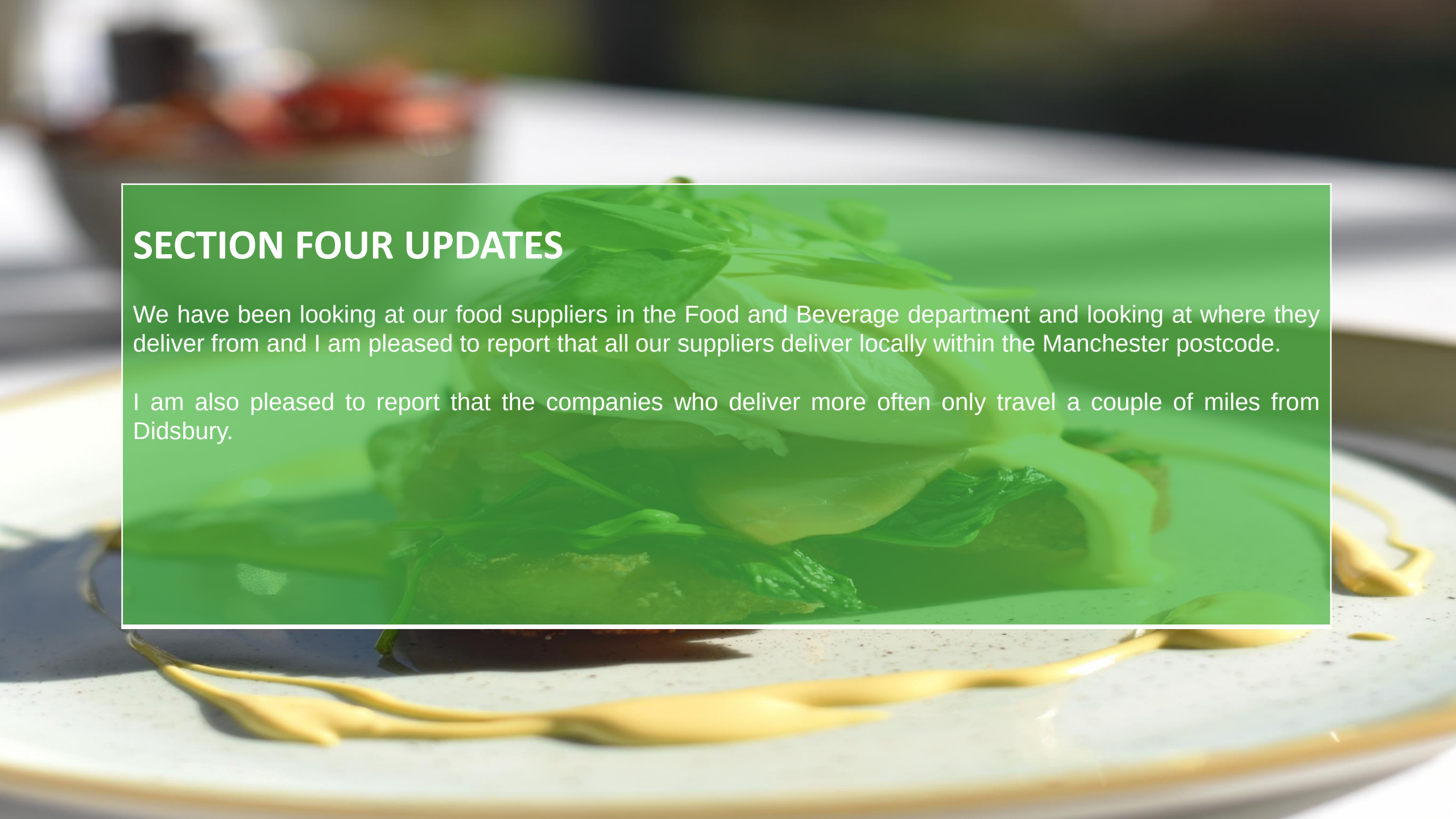
INTRODUCING THE RE-USABLE CUPS SCHEME

Our aim is to reduce the number of takeaway cups we use in the Club Coffee Shop. The idea is to offer members and guests the opportunity to purchase a reusable mug for a nominal fee. Once you have finished your coffee you keep hold of your outer sleeve, next time you want a coffee you hand in your sleeve and we replace it with a clean mug and fill it with your coffee.

We are looking to implement this in quarter 2 of 2020.

EST. 2017

WORKER BEE



SECTION FOUR UPDATES

We have been looking at our food suppliers in the Food and Beverage department and looking at where they deliver from and I am pleased to report that all our suppliers deliver locally within the Manchester postcode.

I am also pleased to report that the companies who deliver more often only travel a couple of miles from Didsbury.

SECTION 5

Waterside Leisure

Blue Shoe Covers

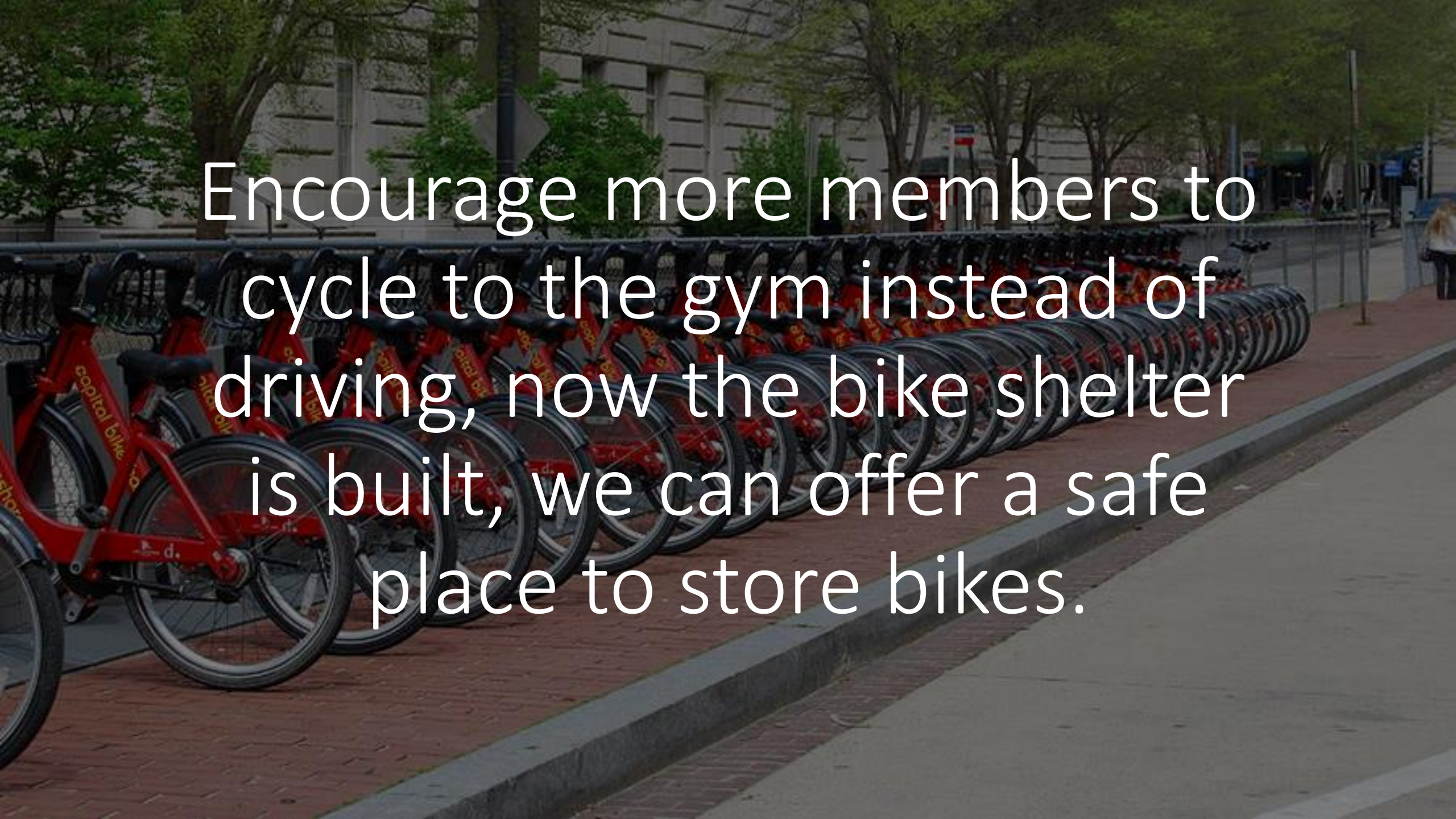
To reduce our usage of blue shoe covers we have ordered flip flops for staff to use on poolside and we have asked parents attending for swimming lessons to also use flipflops.

Vending Machines

Vending machines are currently located in the changing rooms and we have begun to explore options on a different type of packaging.

We have also discussed encouraging the use of re-usable water bottles within the Leisure Club and adding in more water fountains around the club.

Are our vending machines as energy efficient as they can be?


Encourage more members to cycle to the gym instead of driving, now the bike shelter is built, we can offer a safe place to store bikes.

SECTION FIVE UPDATES

We are still trying to source a replacement bio-degradable shoe cover to roll out throughout our Leisure Club, we have just purchased flip flops for all the Leisure Club staff to wear whilst they are on poolside which will reduce the usage.

Our vending machines are the most energy efficient available and are regularly serviced by the company who owns them to ensure they are operating as efficiently as they can be. All the bottles used are recyclable.

We have now created a bike area in the car park for members to store and secure their bikes which we have seen an increase in usage, we also predict an increase in usage when the weather improves.