



UPP Materiality Assessment

Mackinder

Ashbury/Blewbury
Dunsden Crescent,
Fawley/Hurley



In November 2021 UPP undertook a materiality assessment to define and prioritise our key areas of focus, company targets and reporting benchmarks specifically for our environmental, sustainable and governance (ESG) strategy.



Introducing materiality assessments

What is a Materiality Assessment?

A materiality assessment is “essentially finding out which issues are most important to your firm and its various stakeholders.” A materiality assessment shapes an organisation’s ESG strategy and defines its reporting through analysing risk factors, that are defined by stakeholders, to develop a plan to futureproof businesses processes and operations. Our strategy and actions are centred on stakeholder feedback and their prioritisation of sustainable, environmental and governance issues that could affect UPP, our people, our partners and our everyday operations – from a list of predetermined issues collated by UPP. Stakeholder engagement and organisational transparency is fundamental to conducting a materiality assessment.

Our assessment adopts a double materiality approach, whereby, we prioritise reporting on those topics that reflect our most significant impacts on the economy, environment, and people, including impacts on human rights.

What is materiality?

Materiality includes the disclosure of risks and opportunities posed by these issues affecting environmental, social, and governance (ESG) domains that have impacts on corporate performance and on stakeholders in the long-term.

Why do we assess materiality?

Materiality assessment tends to be used for the main goal of creating an ESG strategy, however assessing materiality can help organisations understand their business. It provides a company with time to evaluate trends, risks, opportunities, where they are creating or reducing value for society and plot where they should focus their time and money compared to where they actually are placing their focus and effort. In the first instance, assessing materiality is a broad exercise and can aid businesses to see beyond their peripheries and establish what could impact them and the ripple effect of their own operations across within the social and environmental realms.

How do we define whether an issue is material?

An issue is material if it can substantively affect our ability to create value in the short, medium, and long term, or if it has the capacity to affect the environment, people or human rights. The process of determining materiality is entity specific and based on industry and other factors, as well as multi-stakeholder perspectives.

The methodology

1. Identify

Identify the potential list of sustainability issues relevant to UPP as a UK-based provider of student accommodation.

2. Legislation review

Identify the key legislative risks associated with the master list of sustainability issues. This should take account of all predicted and scheduled EU and UK legislation related to the material issues over at least the next five years whilst also noting UK and EU policy targets to 2050.

3. Peer review

Conduct a review of the targets set by industry peers for each of the issues included in the long list of sustainability issues.

4. Internal engagement

Engage with those directly involved in delivering our sustainability strategy to identify the issues they believe are most material. Interview or survey senior leadership team in order for them to identify material issues to them.

5. External Engagement

Interview or survey a range of external stakeholders, including investors, supply chain partners and community organisations to again identify most material issues in from their viewpoint. During this process also question interviewees/recipients as to their current relationship with UPP around sustainability and how they would like this to evolve.

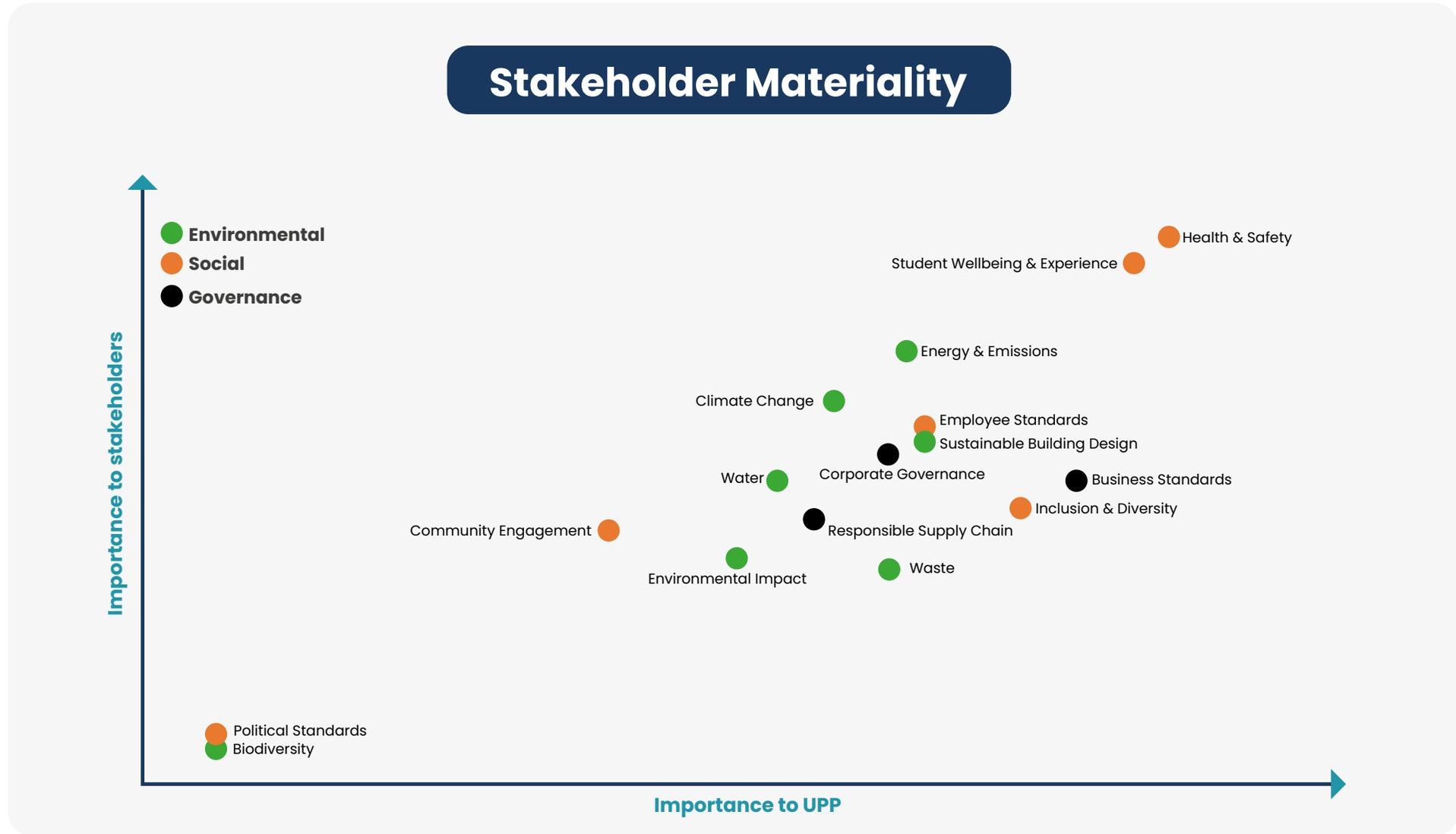
6. Create materiality matrix

Using the data derived from the previous steps we plot the ranked findings against the axis to produce a materiality assessment.



Our results

At UPP, we have used these results as a basis on which to build our entire Environmental, Social and Governance strategy, prioritising those issues



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