



building a  
**LIVING  
LEGACY**



introducing  
our  
sustainability  
strategy



# INTRODUCING OUR STRATEGY

“Building a Living Legacy” is our strategy to create places that will stand the test of time by making a positive long-term contribution to London’s built environment. Economic, social and environmental sustainability are central to our ambition to create thriving attractive places that support a healthy environment for the future while generating value for all stakeholders.

In January 2016 we embarked on a collaborative process where we engaged with our employees and development partners to identify which sustainability issues were most important for Telford Homes and our stakeholders. Building a Living Legacy groups these issues into four focus areas that provide a framework for managing sustainability throughout the development lifecycle. Using this framework we have developed short-term targets and long-term objectives that will enable Telford Homes to build places that will create a legacy fit for the future.

Jon Di-Stefano  
Chief Executive

## OUR AREAS OF FOCUS

In recognition of the rapid pace of change in our industry, we have established a set of broad aspirations for 2024 to reflect the timeframe of our current development pipeline. These will be translated into specific targets as we progress with the first phase of short term-targets shown on the roadmap opposite..

### LIVING LEGACY

Creating thriving places that enable people to live sustainable lifestyles

We will measure the impact of our developments to ensure we can create thriving places focusing on:

- **Designing places for living:** Attractive, mixed use, mixed tenure, safe, well connected and prosperous
- **Strengthening communities:** Engaged, diverse, happy and thriving
- **Encouraging sustainable lifestyles:** Healthy, connected to nature, self-sufficient

### BALANCED RESOURCES

Making our money work harder through efficient use of resources across our business

Through management of resources used in our operations we will ultimately seek to have a net-positive impact in everything we do focusing on:

- **Carbon positive:** Combining energy efficiency measures and renewable energy
- **Zero-waste:** Sending zero waste to landfill and upcycling materials wherever possible
- **Healthy aquifers:** Ensuring our operations do not impact on stressed aquifers

### CREATIVE BUILDING SOLUTIONS

Collaborating with our partners to identify innovative building techniques and deliver the homes of the future

In collaboration with local authorities, development partners and our suppliers we will identify creative solutions that will enable us to build the homes of the future by:

- **Enhancing fabric energy efficiency:** Minimising the energy demands of our homes
- **Integrating renewable energy:** Installing appropriate onsite renewable energy solutions
- **Contributing to the circular economy:** Designing out waste and selecting re-usable materials wherever possible

### SMART BUSINESS

Investing in people and relationships to ensure we deliver lasting value for all stakeholders

We will invest in our people and relationships to ensure we deliver lasting value for our business and stakeholders by:

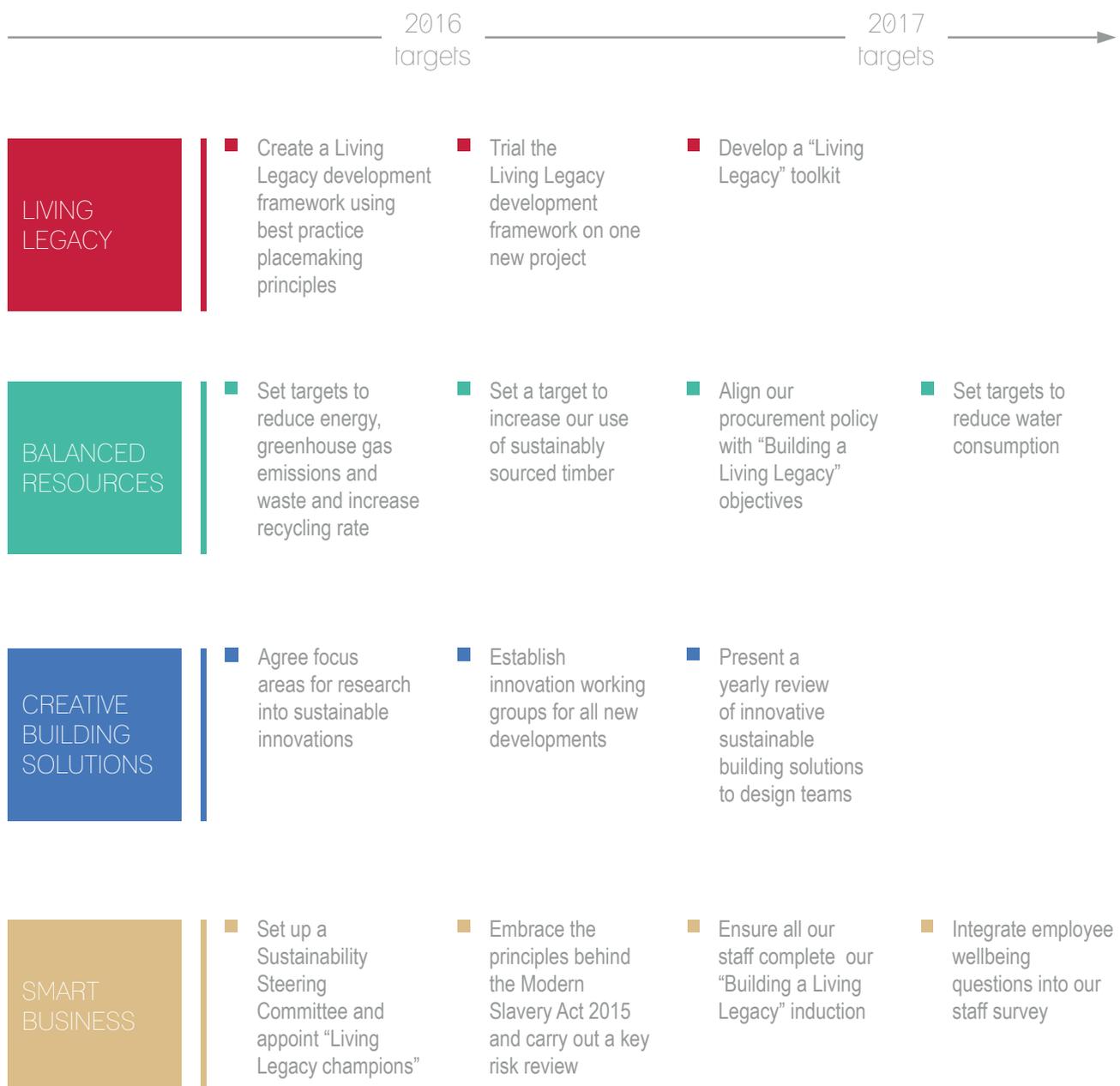
- **Empowering employees:** Providing a supportive, safe and healthy workplace
- **Ensuring good governance:** Embedding Building a Living Legacy into everything we do
- **Engaging stakeholders:** Demonstrating the value of Building a Living Legacy to our partners

# OUR SUSTAINABILITY MISSION

Built by passionate people and strong relationships, we will use innovative land, design and development solutions to create a legacy of high quality, sustainable homes and thriving places



## OUR JOURNEY TO 2024



# our legacy so far...



## LIVING LEGACY: HOLLAND ESTATE

The regeneration of the Holland Estate is one of many examples of Telford Homes' commitment to creating thriving places. Sensitive community engagement combined with the provision of new mixed-tenure housing, improvements to the public realm and extensive refurbishment of existing buildings have resulted in a welcoming place, designed for living, that has transformed the neighbourhood.



## BALANCED RESOURCES: TWEED HOUSE

Integrating a blue roof to mitigate storm water and smart metering to help residents reduce their energy use, this brownfield development topped our BRE SmartWaste table by diverting 99.7% of construction waste from landfill. It demonstrates Telford Homes' commitment to reducing our impact on the environment by managing resources efficiently.



## CREATIVE BUILDING SOLUTIONS: FRAMPTON PARK

Telford Homes fosters a culture of collaboration and innovation. Built with pioneering cross-laminated timber, this project has transformed an existing church and grounds to provide new housing as well as funding for a flexible building that acts as a place of worship as well as a community centre, nursery and sports hall.



## SMART BUSINESS | STRONG PARTNERSHIPS

Telford Homes understands that developing strong long-term relationships is smart business. In recent interviews with some of our registered provider partners, they placed Telford Homes amongst their favourite housebuilders to work with because we consult with them early in the design process, collaborate closely during construction, and deliver a quality product.



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