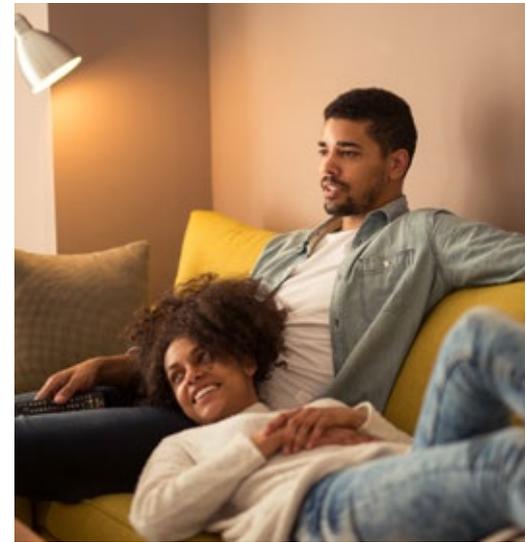




building a
**LIVING
LEGACY**



group
sustainability
statement



POLICY STATEMENT

Telford Homes is a leading residential developer operating across London. Our vision is to double the size of Telford Homes over the next five years to help address the chronic shortage of new homes in London. To deliver on this vision we want to create places that stand the test of time and make a positive contribution to London's built environment.

Sustainability is fundamental to this ambition. Telford Homes defines sustainability as environmental, social and economic risks and opportunities associated with the development of new homes and mixed use communities. Our sustainability strategy, 'Building a Living Legacy', is our approach to managing these risks and we believe it will support us in securing sustainable returns for our shareholders by remaining the development partner of choice as we grow. We are committed to integrating sustainability considerations into our decision making processes through clear governance systems and senior leadership.

OBJECTIVES

Building a Living Legacy establishes a broad set of aspirations for 2024 to reflect the timeframe of our current development pipeline:

LIVING LEGACY

Create thriving places that enable people to live sustainable lifestyles.

- Design developments to encourage local economic activity and support community development.
- Maximise opportunities to engage with communities and local businesses throughout the whole development lifecycle to support the development of strong, diverse and happy communities that can thrive.
- Work with residents to help them to understand the most efficient way to run their homes and encourage active lifestyles and engagement with nature within or surrounding our developments.

BALANCED RESOURCES

Make our money work harder through efficient use of resources ultimately seeking to have a net-positive impact in everything we do.

- Combine energy efficiency measures and use of renewable energy working towards becoming carbon positive from our operations.
- Send zero (non-hazardous) waste to landfill by applying circular economy principles and upcycling excess materials where ever possible.
- Ensure our operations do not impact on stressed aquifers.

CREATIVE BUILDING SOLUTIONS

Collaborate with local authorities, development partners and our suppliers to identify innovative building techniques that enable us to build the homes of the future.

- Minimise the energy demands of our homes by using cost effective materials and building techniques that enhance fabric energy efficiency and/or reduce embodied carbon.
- Install appropriate onsite renewable energy solutions.
- Contribute to the circular economy by designing out waste and selecting reusable materials wherever possible.

SMART BUSINESS

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

- Provide all our employees with opportunities for continuous skills and professional development.
- Provide a working environment that promotes health and productivity.
- Uphold the highest ethical standards and labour practices in accordance with International Labour Organisation conventions and the Modern Slavery Act 2015.
- Aspire towards zero accidents and work with our contractors to ensure they understand best practice safe behaviours on our construction sites (see our health and safety policy for more details).
- Embed Building a Living Legacy into everything we do.
- Engage with local authorities, landowners, development partners and shareholders to communicate the benefits of Building a Living Legacy and identify opportunities for collaboration, to maximise value for all our stakeholders.

RESPONSIBILITIES

Telford Homes' Chief Executive Jon Di-Stefano is the Executive Board member with ultimate responsibility for Building a Living Legacy and monitoring progress against these objectives. A sustainability steering committee chaired by Jon Di-Stefano and attended by directors of each business function meets quarterly to review strategy and progress against departmental objectives.

We set short-term targets against these objectives, measure progress and annually report performance to our stakeholders. We will seek regular feedback from our stakeholders to ensure that Building a Living Legacy continues to reflect their expectations.

This policy will be reviewed by the Executive Board on a biannual basis to ensure it continues to reflect the priorities of Telford Homes and the expectations of its stakeholders.

Signed



Jon Di-Stefano, Chief Executive

Telford Homes Plc

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