

TERM	MEANING
AQ / AQ+	Air Quality – Relating to air quality neutral or air quality positive developments.
BES 6001	Framework Standard for Responsible Sourcing - This Standard and certification scheme will help organisations manage and reduce the impacts throughout the supply chain.
BLL	Building a Living Legacy - Refers to the Telford Homes sustainability strategy that consists of four defined pillars: Living Legacy; Balanced Resources; Creative Building Solutions; and Smart Business.
BP	Builders Profile - Is an open-access common database service providing compliance and Pre-Qualification Questionnaire information of supply chains in the construction Industry. Telford have migrated to using this system to pre-qualify and assess all our preferred sub-contractors' information (policies/statements/insurance/financials).
BREEAM	BREEAM is a sustainability assessment method for master planning projects and buildings. It recognises and reflects the value in higher performing assets across the built environment lifecycle, from new construction to in-use and refurbishment. BREEAM does this through third party certification of the assessment of an asset's environmental, social and economic sustainability performance. This means BREEAM rated developments are more sustainable environments that enhance the well-being of the people who live and work in them, help protect natural resources and make for more attractive property investments.
BREEAM In-use	An environmental assessment method that enables property investors, owners, managers and occupiers to determine and drive sustainable improvements in the operational performance of their buildings. It provides sustainability benchmarking and assurance for all building types.
CCS	Considerate Constructors Scheme - A non-profitmaking, independent organisation founded by the construction industry to improve its image. All Telford sites are registered with CCS and are typically assessed against their 4 pillars (safety, appearance, environment, community) generally twice a year.
CDP	Carbon Disclosure Programme is a not-for-profit charity that runs the global carbon disclosure system for investors, companies, cities, states and regions to manage their environmental impacts.
CE	Circular Economy - An alternative to a traditional linear economy (make, use, dispose) in which we keep resources in use for as long as possible, extract the maximum value from them whilst in use, then recover and regenerate products and materials at the end of each service life.
CIBSE TM-59	Design methodology for the assessment of overheating risk in homes.
DJSI	The Dow Jones Sustainability Index - is a collection of indices launched in 1999 as the first global sustainability benchmarks. The focus on these Dow Jones Indices is to evaluate the sustainability of various publicly traded companies.
ESG	Environmental, Social, and Governance - Overlaps with the current corporate use of the term sustainability. It generally entails a set of standards for a company's operations that socially conscious investors use to screen potential investments. Environmental criteria consider how a company performs as a steward of nature. Social criteria examine how it manages relationships with employees, suppliers, customers, and the communities where it operates. Governance deals with a company's leadership, executive pay, audits, and shareholder rights.
FHS	Future Homes Standard - Will require new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency; it will be introduced by 2025.
FSC	The Forest Stewardship Council - Provides assurance that it is made with, or contains, wood that comes from FSC certified forests or from post-consumer waste. There are three types of FSC label: 100%, FSC Mix or FSC Recycled.
GRESB	GRESB is an investor driven organization assessing the sustainability performance of real asset sector portfolios and assets.
GRI	The Global Reporting Initiative is an international independent standards organization that helps businesses, governments and other organizations understand and communicate their impacts on issues such as climate change, human rights and corruption.
HQM	Home Quality Mark - A new national housing sustainability standard that has been developed through the Building Research Establishment (BRE) aiming to give people assurance that the new homes they are choosing to buy, or rent are well designed, well built, and cost effective to run. This is not a standard that is being mandated yet but is positioning itself as a replacement to the old code for sustainable homes standard.
ISO 9001:2015	Quality Management System Certification - The international standard that specifies requirements for a quality management system. Organizations use the standard to demonstrate the ability to consistently provide products and services that meet customer and regulatory requirements.

SUSTAINABILITY REPORT 2020 GLOSSARY

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ISO 14001:2015	Environmental Management System Certification - Is the international standard that specifies requirements for an effective environmental management system. It provides a framework that an organization can follow, rather than establishing environmental performance requirements.
ISO 20400:2017	Sustainable Procurement Guidance - Provides guidance to organizations, independent of their activity or size, on integrating sustainability within procurement, as described in ISO 26000. It is intended for stakeholders involved in, or impacted by, procurement decisions and processes.
ISO 45001:2018	Health & Safety Management System Certification - The world's international standard for occupational health and safety, issued to protect employees and visitors from work-related accidents and diseases. ISO 45001 certification was developed to mitigate any factors that can cause employees and businesses irreparable harm.
MMC	Modern Methods of Construction – Although there is a broad range of definitions, generally in Telford we use this to mean offsite manufacturing (e.g. bathroom pods, balconies, or modular assembly).
PEFC	The Programme for the Endorsement of Forest Certification - Is an international, non-profit, non-governmental organization which promotes sustainable forest management through independent third-party certification.
PTAL	Public Transport Accessibility Levels - Is a measure of connectivity by public transport, which is used in various planning processes.
RoSPA	The Royal Society for the Prevention of Accidents - Is a British charity that aims to save lives and prevent life-changing injuries which occur as a result of accidents.
SAP	Standard Assessment Procedure - The methodology used to assess and compare the energy and environmental performance of dwellings. Its purpose is to provide accurate and reliable assessments of dwelling energy performances that are needed to underpin energy and environmental policy initiatives.
SBT	Science Based Targets - Global partnership between numerous organisations that have developed a framework to link business carbon reduction targets to actual climate science and global reduction commitments. This methodology disaggregates the emissions reductions required for a company by the sector they operate in.
SCSS	Supply Chain Sustainability School - The School is an award-winning industry wide collaboration, led by Partners and Members. It provides a free learning environment, upskilling those working within, or aspiring to work within, the built environment sector.
SDG	Sustainable Development Goals - A collection of 17 global goals set by the United Nations General Assembly in 2015 that is becoming an increasing focus for organisations wishing to embed and direct their future strategies.
SME	Small and Medium Enterprise - The definition that Telford Homes adheres to is the UK government and EU definition which is a company that has a turnover of less than £25m and has fewer than 250 employees.
SOBC	CBRE Standard of Business Conduct - Outlines CBRE commitment to conducting business with the highest integrity and in compliance with the letter and spirit of the law.
SROI	Social Return On Investment - Can have a wide-ranging definition but in Telford we define this as a principles-based method of determining and ultimately influencing the positive impacts a development can have on local stakeholders and communities. This type of 'value' falls outside typical accounting methods, and often considers the outreach opportunities in communities outside of the business as usual scenario (e.g. local employment, placemaking etc).
TCFD	Task Force on Climate Related Financial Disclosures - A working group tasked with creating a set of comparable and consistent disclosures across governance, strategy, risk and targets that companies can use to demonstrate climate change resilience to their capital providers. The task force is led by Michael Bloomberg and chaired by Mark Carney.
UKGBC	UK Green Building Council - A membership-based organisation that aims to radically improve the sustainability of the built environment, by transforming the way it is planned, designed, constructed, maintained and operated.
WELL	The WELL Building Standard - is a performance-based system for measuring, certifying, and monitoring features of the built environment that impact human health and wellbeing, through air, water, nourishment, light, fitness, comfort and mind.
WLC	Whole Life Cost - Is a powerful tool for calculating the lowest cost options for the entire commercial life of a building. It encourages the use of best value building designs and reduces the costs and disruption of unplanned repairs and maintenance.