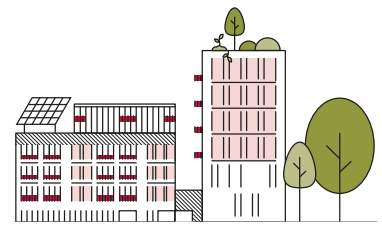


# SUSTAINABILITY REPORT 2021 GLOSSARY



| 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                           | <i>Building a Living Legacy</i> 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 on 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 wellbeing 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.   |
| CAPEX                         | Capital expenditures.   |
| CCS                           | Considerate Constructors Scheme is a non-profitmaking, independent organisation founded by the construction industry to improve its image. All Telford Homes sites are registered with CCS and are typically assessed against their four 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 is 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-49 & 52              | Chartered Institute of Building Services Engineers TM 49: Design for Summer Years (2014) & 52: Thermal Comfort Analysis   |
| Community Infrastructure Levy | The Community Infrastructure Levy (the 'levy') is a charge which can be levied by local authorities on new development in their area.   |
| COP26                         | The UK will host the 26th UN Climate Change Conference of the Parties (COP26) in Glasgow in November 2021. The COP26 summit will bring parties together to accelerate action towards the goals of the Paris Agreement and the UN Framework Convention on Climate Change.  |
| COVID-19                      | Coronavirus disease causes respiratory symptoms. The World Health Organisation declared the outbreak of COVID-19 a global pandemic on 11 March 2020.  |
| DEI                           | The Diversity Equity and Inclusion Framework sets out a plan to become a more diverse and inclusive business.   |
| 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.  |
| EPC                           | An Environmental Performance Certificate – Assesses the energy efficiency of a property.  |
| 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 a product 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.  |
| FTSE4Good                     | The FTSE4Good Index Series is a series of benchmark and tradable indexes for ESG (Environmental, Social and Governance) investors.  |
| GHG                           | Greenhouse gas emissions are emissions of greenhouse gases created from a range of human activities that cause climate change, as they have increased concentrations in the earth's atmosphere.   |



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| Global Compact           | UN Global Compact is a voluntary initiative based on CEOs commitment to implement universal sustainability principles and to take steps to support UN goals.  |
| GRESB                    | The Global ESG Benchmark for Real Assets is an investor-driven organisation assessing the sustainability performance of real asset sector portfolios and assets.  |
| GRI                      | The Global Reporting Initiative is an international independent standards organisation that helps businesses, governments and other organisations understand and communicate their impacts on issues such as climate change, human rights and corruption.   |
| HomeViews                | HomeViews' mission is to share useful, trustworthy insights about residential developments to support customers in making decisions about properties.   |
| HQM                      | Home Quality Mark is 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 is the international standard that specifies requirements for a quality management system. Organisations use the standard to demonstrate the ability to consistently provide products and services that meet customer and regulatory requirements.  |
| 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 organisation can follow, rather than establishing environmental performance requirements.   |
| ISO 20400:2017           | Sustainable Procurement Guidance provides guidance to organisations, 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 is 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.  |
| LETI                     | The London Energy Transformational Initiative is a Climate Emergency Design Guide.  |
| The London Plan          | The strategic plan for London, setting out an economic, environmental, transport and social framework for development.  |
| M&E                      | Mechanical & Electrical systems.  |
| MMC                      | Modern Methods of Construction; although there is a broad range of definitions, generally at Telford Homes we use this to mean offsite manufacturing (e.g. bathroom pods, balconies, or modular assembly).  |
| MSCI                     | MSCI provides critical decision support tools and services for the global investment community.   |
| NextGeneration           | NextGeneration is an annual sustainability benchmark of the 25 largest homebuilders in the UK.  |
| NMDC                     | The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the 10 characteristics of good design set out in the National Design Guide.  |
| OPEX                     | Operating expenses.   |
| The Paris Agreement 2015 | The Paris Agreement is a legally binding international treaty on climate change. It was adopted by 196 Parties at COP 21 in Paris on 12 December 2015 and entered into force on 4 November 2016. Its goal is to limit global warming to well below 2 degrees Celsius, preferably to 1.5 degrees Celsius, compared to pre-industrial levels.   |
| PEFC                     | The Programme for the Endorsement of Forest Certification – An international, non-profit, non-governmental organisation 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.  |
| REGO                     | The Renewable Energy Guarantees of Origin scheme provides transparency to consumers about the proportion of electricity that suppliers source from renewable generation.  |
| 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.   |
| s106                     | A Section 106 is a legal agreement between an applicant seeking planning permission and the local planning authority, which is used to mitigate the impact of a new home on the local community and infrastructure.   |



| TERM  | MEANING  |
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| SAP   | Standard Assessment Procedure is the methodology used to assess and compare the energy and environmental performance of dwellings. Its purpose is to provide accurate and reliable assessments of dwellings energy performances that are needed to underpin energy and environmental policy initiatives.   |
| SASB  | SASB connects business and investors on the financial impacts of sustainability.   |
| SBT   | Science Based Targets; A 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 is a collection of 17 global goals set by the United Nations General Assembly in 2015 that are 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's 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.  |
| SOX   | The Sarbanes-Oxley Act of 2002 is a law to help protect investors from fraudulent financial reporting by corporations.   |
| 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 is 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 is 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 – 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 – 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.  |