

SUSTAINABILITY REPORT

2023 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.
BIM	Building Information Modeling (BIM) is a process supported by various tools, technologies and managements involving the generation and management of digital representations of physical and functional characteristics of places.
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 Homes 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.
BTR	Build to Rent (BTR) refers to purpose-built housing designed for rent rather than sale.
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-59	TM59 Design methodology for the assessment of overheating risk in homes (2017)
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.
COP 27	The UK hosted the 27th UN Climate Change Conference of the Parties (COP27) in Sharm el-Sheikh in November 2022. The COP27 summit brought 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.
CSRD	The Corporate Sustainability Reporting Directive EU legislation requiring all large companies to publish regular reports on their environmental and social impact activities. It helps investors, consumers, policymakers and other stakeholders evaluate large companies' non-financial performance.
DEI	The Diversity, Equity and Inclusion Framework sets out a plan to become a more diverse and inclusive business.

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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.
Embodied Carbon	Embodied carbon means all the CO2 emitted in producing materials. It is estimated from the energy used to extract and transport raw materials as well as emissions from manufacturing processes.
Environment Act	The Environment Act 2021 of the Parliament of the United Kingdom aims to improve air and water quality, protect wildlife, increase recycling and reduce plastic waste.
EPC	An Environmental Performance Certificate – assesses the energy efficiency of a property.
EPD	An Environmental Product Declaration (EPD) is a transparent, objective report that communicates what a product is made of and how it impacts the environment across its entire life cycle.
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 with interim 2022 standards.
FLOS	In 2021 the UK Government announced changes to the requirements of The Building Regulations 2010. The requirements are enforced by Building Control Bodies primarily using guidance found in the Approved Documents.
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.
GGBS	Ground Granulated Blast-furnace Slag is a cementitious material whose main use is in concrete and is a by-product from the blast-furnaces used to make iron.
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.
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.

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ISO9001:2015	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.
ISO14001:2015	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.
ISO45001:2018	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.
ISO 20400:2017	Provides guidance to organizations on integrating sustainability within procurement. It is intended for stakeholders involved in, or impacted by, procurement decisions and processes.
Just-transition	Just-transition is a vision-led, unifying and place-based set of principles, processes and practices that build economic and political power to shift from an extractive economy to a regenerative economy.
LPPD	Litres per person per day, a metric used in water consumption benchmarking in new homes.
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.
NRMM	Non-Road Mobile Machinery (NRMM) is a broad category which includes mobile machines, and transportable industrial equipment or vehicles which are fitted with an internal combustion engine and not intended for transporting goods or passengers on roads. The NRMM Low Emission Zone uses the Mayor and London Borough's planning powers to control emissions from NRMM used on construction sites.
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.

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RISE	CBRE behavioral standards Respect, Integrity, Service and Excellence.
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.
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.
Shadow Cost of Carbon	An internal carbon pricing tool to aid decision-making, so companies better understand their exposure to external carbon pricing schemes, to guide their business decisions and investments.
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's 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 at Telford Homes 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, by way of example).
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.
UK-GBC	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 Carbon emissions are the carbon emissions resulting from the materials, construction and the use of a building over its entire life, including its demolition and disposal. A WLC assessment provides a true picture of a building's carbon impact on the environment.