

Group Sustainability Policy

Policy Statement

Telford Homes is one of London's leading residential and mixed-use developers, with a focus on designing and delivering high-quality Build-to-Rent (BTR) developments and communities across the capital and beyond. Telford Homes works alongside global institutional partners to bring quality housing and great connections to local communities. This policy is to be read in conjunction with its [2030 Building a Living Legacy \(BLL\) roadmap](#) that sets out our corporate milestones. Our supply chain is a key part of our strong brand reputation, as is looking after everyone who works for us.

Telford Homes defines sustainability as environmental, social and economic [risks and uncertainties](#) associated with the development of new homes and mixed-use communities. Our sustainability strategy (BLL) is our approach to managing these risks and we believe it will support us in securing sustainable benefits for our stakeholders 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. This is underpinned by a regular Double-Materiality Review, undertaken by an independent third party.

Objectives

BLL establishes a broad set of objectives to be net zero carbon company by 2030. We have committed to a range of interrelated principles that inform a Science-based Target (SBT) by 2025, and annual Task Force on Climate-related Financial Disclosures (TCFD) and regular CDP submissions.

We also set strategies to send zero waste to landfill by 2024, become a net-biodiversity positive developer by 2022 and make a positive social return on investment (SRoI) on all new projects from 2021 onwards as defined in our 2030 roadmap. In the longer-term as part of the Future Homes Standard thinking we will re-engage with a water utility company to set-out a water neutral strategy, sooner than our 2027 objective through our water neutrality action plan. Each of these principle objectives will be informed through our advocacy work with sectorial groups including the UK-GBC, HBF, Future Homes Hub and Government and in establishing creditable off-setting mechanisms. We are conscious of the impact the Environmental Act will have on the built environment in the year ahead in tackling the twin challenges of climate change and biodiversity loss. We aim to design and build developments that are more resilient and incorporate greener public realm that connects beyond our site boundaries.

Living Legacy

Create thriving places that enable people to live sustainable lifestyles.

- Design developments to encourage local economic activity and support community development, by employing our [Group Community Engagement Strategy](#), and to meet the requirements of our [Biodiversity Design Guide](#).
- Maximise opportunities to engage with communities and local businesses throughout the whole development lifecycle, through the implementation of our social impact approach, 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 wherever 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 or low carbon solutions.
- Contribute to the circular economy by designing out waste and selecting reusable materials wherever possible.
- We will continue to produce Whole Life Carbon and Circular Economy statements for all our new schemes.

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.
- Embed BLL into everything we do.
- Engage with local authorities, landowners, development partners and shareholders to communicate the benefits of BLL and identify opportunities for collaboration, to maximise value for all our stakeholders.
- Continue to promote diversity equity and inclusion across our business and supply chains.

Governance

This policy is reviewed annually to ensure it continues to reflect the priorities of Telford Homes and the expectations of its stakeholders. It is communicated to all employees and is available on our website.



Anne Kavanagh,
CEO Telford Homes
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