



Northstone

Sustainability Report

2021/2022

NORTHSTONE

Welcome from the Chief Executive

As a new homebuilding company, Northstone is in a privileged position to not only rectify past mistakes but get it right the first time. Northstone recognises this opportunity to be a pioneering developer. This alongside our desire, passion, and ability to deliver sustainable communities puts us at the forefront for change.

As the effects of climate change become increasingly apparent all around the world, the need to become 'climate resilient' is now more important than ever. As a homebuilder, Northstone has the potential to make a significant impact on the UK's climate resilience. As a newly established company, Northstone intends to stay ahead of the game but also understand that we have a social and moral responsibility to create sustainable communities for the residents of our new neighbourhoods now and in the future. This is why we embed sustainability into every stage of

our development process. From the design of our homes, to laying the final brick and beyond, we consider the affect our decisions will have on the environment.

To show our commitment to sustainability, over the past years Northstone has adopted 4 of the UN Sustainable Development Goals which we believed we could contribute most to. These SDGs now underpin all of our business activities to ensure our practices are looked at through a forward-thinking lens. We strive to create high quality, safe and accessible communities, ensure sustainable consumption and production patterns, promote an inclusive, diverse workforce, and protect, restore, and enhance natural habitats and biodiversity.

Northstone takes a holistic approach to achieving these goals, ensuring our whole workforce is involved in supporting our sustainability targets throughout the year, not only to help us reach our goals efficiently, but to ensure their importance resonates throughout the workplace



culture we create. Over the past year, Northstone has worked intensely to begin our journey to reaching Net-Zero. We intend to push ourselves each year to implement more vigorous, meaningful targets which contribute to reducing our carbon footprint and enhancing the communities we are operating within. I hope you enjoy a look back at our first steps in making this possible.

A handwritten signature in blue ink, which appears to read 'Phil Wilson'.

Phil Wilson
Chief Executive

Northstone's Vision

Our ambition is to create much more than a house. We strive to create exceptional spaces, stylish environments, and communities where families will thrive.

At Northstone, we innovate, adapt and regenerate spaces and places. We create sustainable, energy efficient homes in community-focused spaces that shape the future of living.



Northstone's Commitment to Sustainability

The 17 United Nations Sustainable Development Goals, otherwise known as the Global Goals, were launched in 2015 and underpin our ambition to embed sustainability into our business activities.

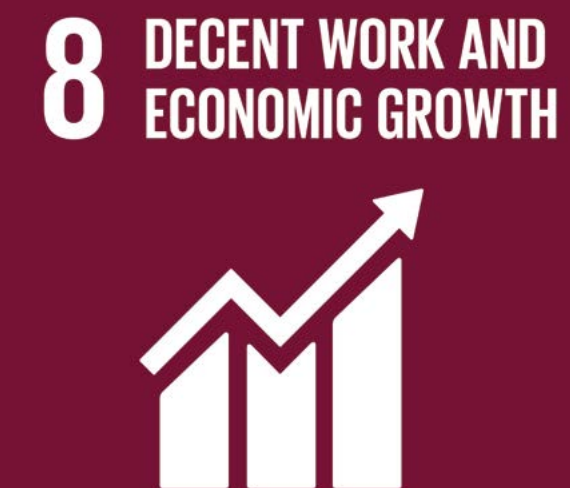
For the past year, we have prioritised the four that are most relevant to our business activities and recognise that none could be achieved without working in partnership with our stakeholders.



Ensure sustainable consumption and production patterns



Make cities and human settlements inclusive, safe, resilient and sustainable



Promote sustained, inclusive, and sustainable economic growth, full and productive employment and decent work for all



Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, halt and reverse land degradation and promote biodiversity

What the SDGs mean for Northstone

8 DECENT WORK AND ECONOMIC GROWTH



We will create new training, employment and local business opportunities through our regeneration activities

11 SUSTAINABLE CITIES AND COMMUNITIES



We will support the development of sustainable low-carbon communities, transport, energy and infrastructure

12 RESPONSIBLE CONSUMPTION AND PRODUCTION



We will continually improve the sustainability of our existing assets

15 LIFE ON LAND



Northstone has pledged a Connecting Communities with Nature Commitment for all current and future developments

Northstone's Connecting Communities to Nature

Northstone's Connecting Communities to Nature Commitment is an overarching statement of intent outlining the aims of current and future Northstone developments, aiming to improve the natural capital assets of the area, underpinned by people and development.

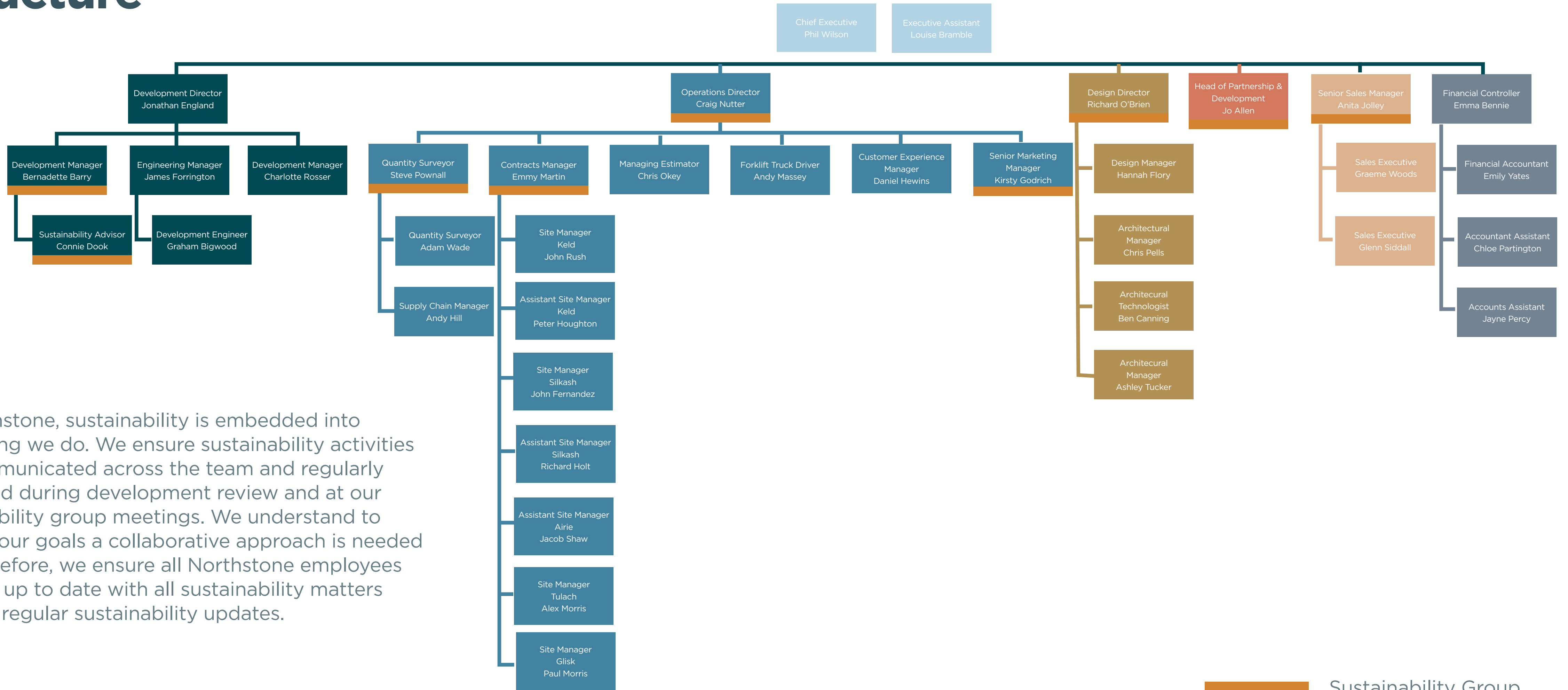


- 1 Strive to voluntarily increase biodiversity on our sites by at least 10 percent for the benefit of local residents and wildlife.**
- 2 Support local wildlife by incorporating bat boxes, bird boxes, hedgehog-friendly fences and refugia into our plans, ensuring site layouts facilitate the movement of local wildlife.**
- 3 Implement an extensive Landscape Design Code for each site, incorporating hedgerows, trees, and evergreen perennial shrubs.**

- 4 Enhance existing urban woodland and ponds where possible.**
- 5 Follow best practice in habitat management and aim to maintain local distinctiveness by using native plants where possible.**
- 6 Aim to build a habitat network throughout the built environment, providing residents with frequent interactions with nature and its associated health benefits.**

- 7 Integrate sustainable urban drainage schemes, where appropriate, that benefit local wildlife as well as improving water management.**
- 8 Increase access to nature where possible by incorporating health walks and play areas throughout our schemes.**
- 9 Provide wildlife education boards for residents at interesting points around our sites.**

Northstone's Governance Structure



At Northstone, sustainability is embedded into everything we do. We ensure sustainability activities are communicated across the team and regularly discussed during development review and at our sustainability group meetings. We understand to achieve our goals a collaborative approach is needed and therefore, we ensure all Northstone employees are kept up to date with all sustainability matters through regular sustainability updates.

 Sustainability Group

Highlights from 2021/22

Jacob's Place

We understand that in order to build truly sustainable communities, we must take an inclusive approach to safeguard all types of living. This is why, as part of our commitment to SDG 11: Sustainable Cities & Communities, over the coming years we will be extending our housetype offer to include bungalows, dependent relative living, and multi-generational homes.

Jacob's Place is a bespoke adapted housetype designed to provide accommodation for families with dependent relatives who may not have been in a suitable accommodation previously. The housetype, which will be built at our Silkash development in Bolton, provides an adaptable living environment and includes a ground floor bedroom and bathroom. Northstone intends for Jacob's Place to be rolled out across all of our sites in the North West.



Working Within Our Communities

As part of our commitment to SDG 8, over the past year Northstone has been working closely with local schools in Wigan and GMCA to provide long term support. Many of our Northstone team have taken part in enterprise activities at our development sites and within the schools themselves. The enterprise activities are an interactive way for young people to develop their employability, understand the workings of a business and their capabilities within them, and broaden their economic understanding.

In summer 2021, Northstone invited Bolton 6th Form students to come and spend the day at Silkash, our first development in Westhoughton, Bolton. The day consisted of various fun activities to give the students a flavour of a few possible career paths offered within a housing development company and beyond! Students got the opportunity to discuss their A-level choices with Northstone and ask for advice on potential future pathways for them including University degree choices and apprenticeship schemes.



Bolton 6th Form Workplace Safari at Silkash



St Peter's Catholic High School Year 7 speed networking event, Wigan

Working Within Our Communities



Jo Allen

Jo Allen, Northstone's Enterprise Advisor, has been partnered with St Peter's High School in Wigan for just over a year now. Through the initiative Jo has been working closely with the Careers Leads and students of all ages at the school to help support the careers programme and give an insight into the world of work and job opportunities out there, particularly in the development sector.



“From welcoming new Year 6 students with a fun day of construction activities, to mock interviews and a University Design project, we have had the pleasure of seeing students complete difficult tasks, solve different problems & show their creativity and teamwork ability, all skills that they need to rely on as they move into the working world. A particular highlight has been hosting our SevenUp students from Year 7 for a site visit at our Tulach development, just down the road from the school. They had the opportunity to see the developments grow out of the ground into high quality new homes & greenspace, something the group were all quite excited about! Can't recommend getting involved as an Enterprise Advisor enough, job satisfaction at its finest!”

Jo Allen, Head of Partnerships and Development

Apprenticeships

Northstone is committed to the training and development of young professionals to increase skills within the sector and provide a variety of job opportunities within the areas we develop. Therefore, one of our 5-year targets under SDG 8 is to introduce a formal process for enabling apprenticeship opportunities with a commitment of one new apprenticeship placement per year via Northstone/our supply chain for each of our housing schemes.

We are currently exceeding this target, supporting four apprentices across our Silkash and Keld developments and hope this number will increase over the coming years.



Tayla Castley is an apprentice working on our Silkash development. She has been training as a flector since she was 15 working with D&G flooring every Saturday until leaving school at 16 and becoming a full time employee. Since joining, Tayla has learnt a range of skills, received health & safety training, and made good relationships with the Northstone site team. Tayla is hoping to complete her training over the next year and plans to continue her career in flooring.

“During school I never thought I would end up working on a building site, but I have enjoyed every minute. The team at Silkash make me feel so welcome and I have loved learning new skills over the past two years.”

Tayla Castley

Waste Capture Scheme

As part of our commitment to SDG 12, last year we initiated a Waste Capture Scheme with the aim to quantify and qualify the materials wasted during the construction phase of a new build Northstone home. The Waste Capture Scheme is taking place at our Silkash site in Bolton and is due to be completed in April 2022. Once complete, Northstone intends to use the waste transfer notes collected from the plot as a baseline for reducing significant waste materials in future developments with the overall goal of reducing the carbon footprint of every new home we build. To solidify this commitment to reducing our waste production, one of our annual SDG 12 sustainability targets is to divert at least 95% of construction waste from landfill and target a minimum of 5% (aiming for 10%) reduction in normalised waste generation over the next year at Silkash.



Waste Capture Scheme

The Waste Capture Scheme is a Northstone initiative aiming to quantify and qualify the materials wasted during the construction phase of a new build Northstone home. Northstone intends to use this initiative as a baseline for reducing significant waste materials in future developments with the overall goal of reducing our carbon footprint.

Why?

- To understand the significant waste contributors that are generated from one house build to better appreciate our impact on the environment.
- To understand how Northstone can improve our handling of waste to ensure waste is reduced, reused, or recycled wherever possible.
- To evaluate how Northstone can further reduce the impacts of construction waste.

Workers



Do's

- Take care when handling waste.
- Ensure all waste is disposed of into the correct skip.
- Communicate with others about the initiative.
- Ask any questions about the scheme if you want to understand more.
- Take care when working around the camera installed on the plot.



Don'ts

- Avoid putting any personal waste in the skips of plot 118.
- Put waste from other plots into the designated skips for plot 118.
- Remove any waste from the skips.

Progress against targets

Our four commitments are underpinned by 9 five-year targets, each with their own annual goals to achieve. Northstone has achieved, or are on track to achieve, all of our 9 one-year targets for our first sustainability plan, which concludes in June 2022.

*In order to align our sustainability plan with our business plan we have brought forwards production of this report and our 22/23 plan

SDG 12: Responsible Production & Consumption



2020/21

Our Target

- Trial new emerging technologies at our Silkash scheme to gain an understanding of how to achieve a net-zero carbon home within the next financial year.
- Initiate an assessment of construction waste from our house type at Silkash and target 5% per annum reduction through waste management measures.
- Initiate an embodied carbon assessment of a Northstone housetype to understand high-carbon material elements & set a road map for reducing the embodied carbon levels over the next 5 years.

Progress

- We are currently trialling an Air Source Heat Pump at one of our homes at Silkash. Bills will be collected from the house and compared with bills from a house type of the same size with a gas boiler to understand the difference between standard practice and low-carbon methods of heating.
- We are currently undertaking a Waste Capture Scheme at our Silkash development. The scheme will tell us the quantity of waste production from a single plot and the most significant waste streams arising. The plot is due for completion in April and is intended to be used as a baseline for reducing the waste of our houses in the future.
- An embodied carbon assessment has been completed for Northstone's 1277 housetype. The assessment has helped Northstone understand material target areas for reduction in terms of the amount of carbon each possess. The assessment will be used to inform our roadmap to Net-Zero.

● On track

● On track

● Completed

SDG 11: Sustainable Cities & Communities

11 SUSTAINABLE CITIES AND COMMUNITIES



2020/21

Our Target

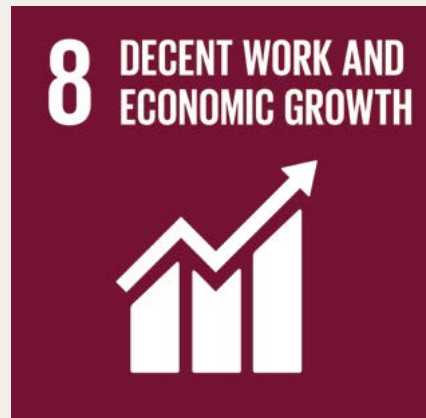
- Development of the Northstone housetype range to include bungalows, multi-generational and dependent relative housing options to future-proof our communities.
- Communicate sustainability features to new homeowners through the welcome pack.

Progress

- Our 'Gen 2' house type range has been finalised and incorporates Jacob's Place, bungalows and houses designed specifically for multi generational living.
- Welcome newsletter to new residents at Silkash includes information on the various trial schemes taking place at the development. Communication of Northstone's sustainability features will be shared in some form on all live sites in future. Sustainability features in homes at Silkash are communicated via the warranty booklet which each new resident receives.

● On track

● Completed



2020/21

Our Target

- Provide a volunteer Enterprise Advisor to work closely with Wigan and GMCA to provide long term support for local schools and universities through the Greater Manchester Apprenticeship & Careers Service

Progress

- We have been working closely with St Peter's Catholic High School over the past year providing a range of Enterprise activities and will continue to provide long-term support for the school.
- Northstone has taken part in seven enterprise events over the past year, with 27 employees participating across the activities

 Complete



2020/21

Our Target

- Adopt a bespoke Ecological Design Code for each of our planning approved developments incorporating bat boxes, swift boxes, hedgehog friendly fences, refugia and other wildlife enhancements into our plans.
- Conduct biodiversity and natural capital assessments

Progress

- An Ecological Design Code has been developed for each planning approved site which incorporates bat and bird boxes, and hedgehog friendly fences.
- Biodiversity Net Gain and Natural Capital Assessments have been completed for all live sites.

● Complete

● Complete

Introduction to SDG 13: Climate Action

To show our commitment to addressing the climate crisis, and to accelerate our efforts to reaching Net-Zero, Northstone has added SDG 13: Climate Action to our original four SDG commitments.

One year and five year targets for SDG 13 will now be included in future Northstone sustainability plans and reported on annually.





peellandp.co.uk/sustainability

For any questions or to hear more about our sustainability practices, please contact: Ccook@northstone.co.uk

