

NORTHSTONE

Our Sustainability Plan.

2023/24 v2.0



Future trends identified by the UK Green Building Council.

The Past

Reasonable change of pace
Regulation is the answer
Do less
Business as usual
It sits with the sustainability team

The Future

Unprecedented instability
Business leadership is key
Do more
Breakthrough innovation
The mainstream own it



Climate change



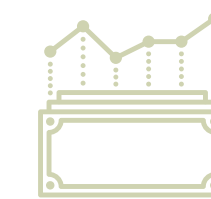
Nature & Biodiversity



Health & Wellbeing



Resource Use



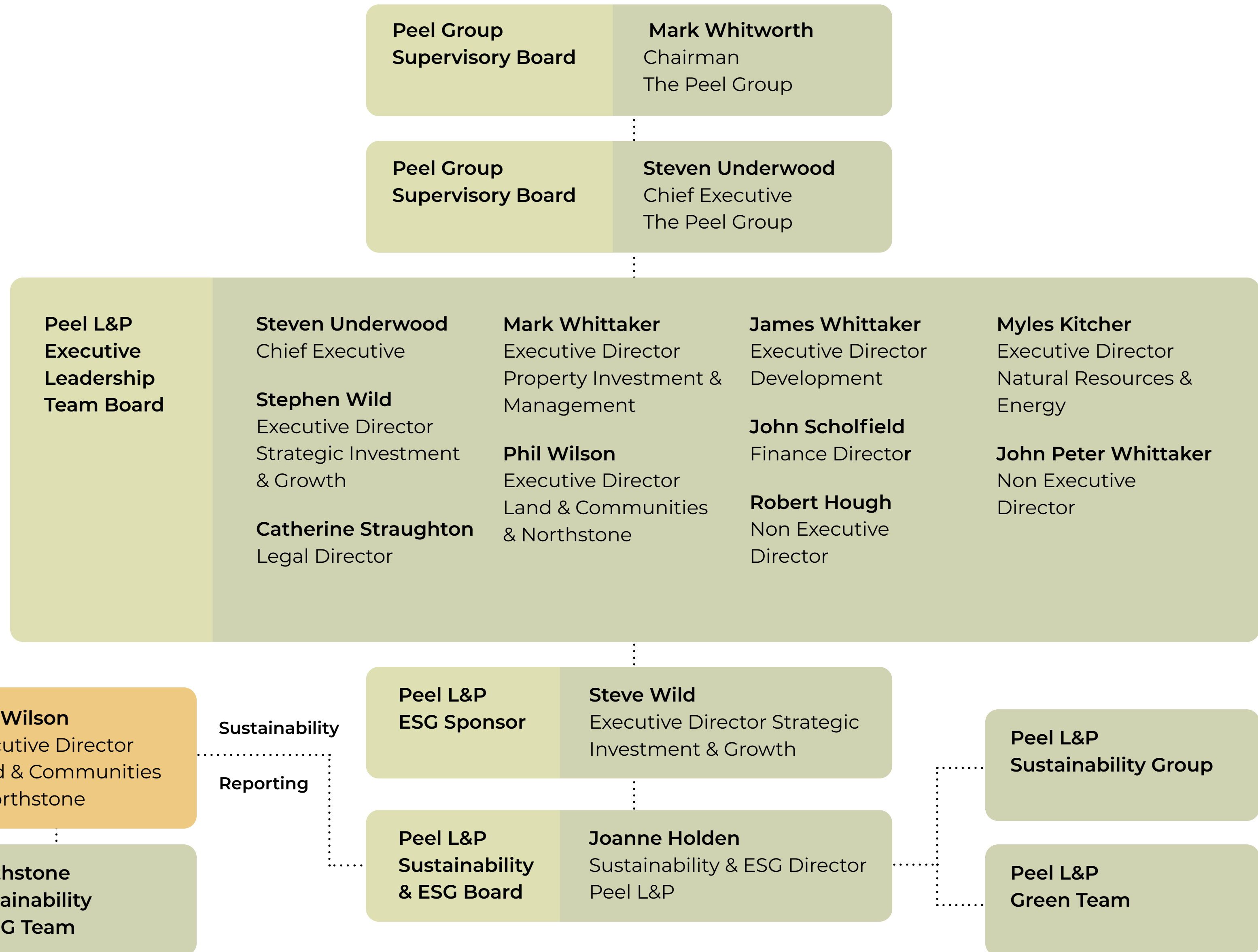
Climate
Socio-economic
Impact

Peel L&P on governance.

At Peel L&P we recognise the responsibility we hold as a leader in regeneration projects, and we understand that this responsibility starts with a governance structure that involves our Executive and Senior Leadership Teams.

Our sustainability activities are reported quarterly by business unit to the Peel L&P Sustainability & ESG Board, which in turn reports quarterly to the Executive Leadership Team Board.

At Northstone our sustainability activities are reported at our monthly board meetings. Each business unit reports bi-monthly.



Sustainability Principles.

From the three pillars of sustainability - balancing the economy, environmental responsibility and community needs - we have developed 7 Sustainability Principles.

To encourage the creation of highly sustainable, future-proofed destinations, we have developed the Principles for all our partners to seek to deliver in our development schemes. By setting a consistent approach across our developments and measuring progress, we can ensure our activities deliver liveability for whole communities, more sustainable individual sites and long-term custodianship.

1 Create opportunities for people to lead better, more prosperous lives

2 Engage with local people to understand the needs of existing and future communities

3 Develop highly sustainable and smart built environments

4 Embrace a low carbon energy strategy

5 Strive to put more back into the natural environment than is taken out

6 Support the health and wellbeing of communities by creating beautiful, functional and well-used green public realm

7 Promote sustainable transport options for all

The United Nations Sustainable Development Goals (SDGs)

The UN's 17 SDGs, otherwise known as the Global Goals, were launched in 2015 and underpin our ambition to embed sustainability into our placemaking activities.

We support the principles of the SDGs and have started to look at how we can play our part in contributing to them.

We have prioritised the five that are most relevant to our business activities and recognise that none could be achieved without working in partnership with our stakeholders.custodianship



NextGeneration Sustainability Benchmark

To accelerate our sustainability performance, demonstrate our commitment to sustainability to our stakeholders, and explore sustainability linked finance, we have committed to participate in the NextGeneration Sustainability Benchmark.

The NextGeneration Benchmark is the annual sustainability benchmark for the UK's largest homebuilders. In addition, any smaller UK homebuilders that feature outside the top 25 but are ambitious and more advanced on their sustainability journey are welcome to join the NextGeneration Benchmark as members. It is made up of over 60 criteria, across 15 sections, covering the full ESG spectrum. These criteria require companies to go beyond regulation and achieve industry best practice.



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Northstone's UN SDG Commitments.

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Ensure sustainable consumption and production patterns

What does this mean?

Sustainable use of natural resources, reduction of waste and sustainable business practices.

Our Commitment:
We will continually improve the sustainability of our existing assets.

Our homes have been designed from the outset to minimise their carbon footprint through energy efficient design and reducing waste production. Through a Fabric First approach, we've worked hard to deliver up to 25% savings on the cost of providing heat and power to a Northstone home per year, in comparison with other new homes.

We go beyond the current building regulation requirements for energy performance by making homes more airtight with thicker walls, bigger cavities for insulation and carefully positioned windows.

Combined with the use of mechanical ventilation, heat-save shower systems and smart home technology, our homes are performing between 16 - 18% above the Building Regulation Part L1A 2013 requirements.

Our homes also provide electric vehicle charging capabilities for future-proofing and to ensure residents are able to adapt as seamlessly as possible to sustainable options within their day-to-day lives.

To minimise waste production through our build specification, our house types are designed as simple rectangles, to brick dimensions, to reduce brick wastage through off-cuts. On average, 6-10% wastage can be created by other housebuilders.

11 SUSTAINABLE CITIES AND COMMUNITIES



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

What does this mean?

High quality, safe and accessible housing, green spaces and public realm; inclusive and sustainable urbanisation; protecting and safeguarding cultural and natural heritage.

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

At Northstone, we innovate, adapt and regenerate spaces and places. We create sustainable, energy-efficient homes in pedestrian-led, community-focused spaces that will shape the future of living. We hope to create outdoor spaces that are attractive and encourage residents to positively engage with their surroundings.

Northstone is committed to delivering high-quality sustainable developments that respond to the needs of the existing local communities through:

- Reducing traffic speeds for safer outside space for families
- Creating more public open spaces and community footpath links, improving accessibility for pedestrians and cyclists through estates to green spaces
- Retaining and enhancing existing natural habitats across our developments
- Creating green streets with substantive planting to create a cohesive landscape design with biodiversity gains in mind
- Committing to long term, sustainable management and maintenance plans for greenspaces and communal areas
- Providing dedicated 'Work from Home' spaces with commercial grade connectivity through Grain
- Encouraging the use of more sustainable transport through creation of safe cycleways and attractive links through to nearby train stations, bus stops and footpaths
- Ensuring community engagement and consultation throughout the development process in order to bring the local community on the journey and ensure they are aware of and embrace the benefits of our new communities, e.g. pocket parks, access to greenspaces, the Huddle.
- Extending our housetype offer to include bungalow, dependent living and multi-generational homes to meet the needs of the future for our communities.



8 DECENT WORK AND ECONOMIC GROWTH



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

What does this mean?

Economic growth, safe working environments and sustainable tourism.

Our Commitment:
We will create new training, employment and local business opportunities through our regeneration activities.

Northstone is very aware of the growing skills gap within construction and believe that we must play our part in supporting new people into the industry. As well as building good quality homes, we want to leave a lasting legacy in the communities in which we operate.

Providing opportunities for local people, through our education, apprenticeship and upskilling programmes helps us make a difference within these communities. Additionally by supporting our supply chains to get involved in local recruitment, apprenticeship training, upskilling and education programmes, we can ensure that we have a supply chain that has the right skills and qualities to support Northstone to achieve it's objectives.

Northstone will look to partner with subcontractors who are located within their operational area thereby reducing the negative impacts of transportation and creating employment opportunities within the area, benefitting both the environment through reduced emissions and the local economy through increased expenditure.

Each development will have it's own Training and Employment Plan to ensure engagement with local employers, suppliers, schools and colleges and Northstone have committed to providing a volunteer Enterprise Advisor to work closely with the GMCA in order to provide long term support for local schools and universities through the Greater Manchester Apprenticeship & Careers Service.





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

What does this mean?

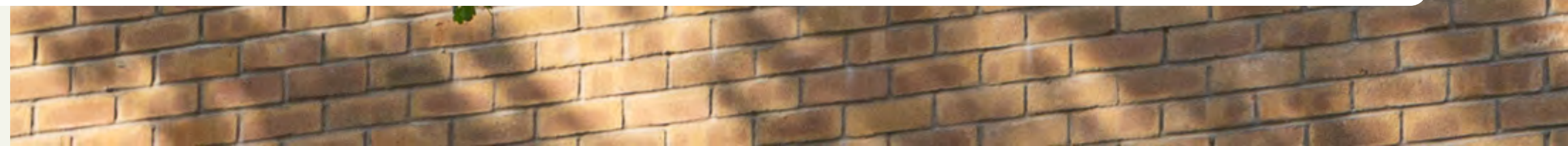
Conservation, restoration, sustainable use of terrestrial and inland freshwater ecosystems and the enhancement of natural habitats and biodiversity.

**Our Commitment:
We will help communities to connect with nature**

Northstone has pledged a Connecting Communities with Nature Commitment as part of our sustainability goal for Life on Land.

This commitment is an overarching statement of intent outlining the commitment of current and future Northstone developments, aiming to improve the natural capital assets of the area, underpinned by people and development.

1. Strive to increase biodiversity on our sites by ten 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 where possible plants that occur locally.
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.



13 CLIMATE ACTION



Take urgent action to combat climate change and its impacts

What does this mean?

Energy efficient, zero carbon developments that are fit for the future.

Our Commitment:

We will continually look to improve the climate resilience of all our future developments and address any climate risks which pose a threat to the communities we create.

Northstone is conscious of the physical effects of climate change already being felt in the UK and know, as a developer, that we must play our part in ensuring the communities that we create are protected from such effects. As well as building good quality, attractive communities, Northstone wants to ensure customers can have confidence in knowing their homes have been designed and built in order to fit with the changing climate.

Northstone sees the bigger picture and understands the need to consider a building's whole lifecycle from the development stage through to occupation. We are continually improving the sustainable design features of our homes to make them as energy efficient and low carbon as possible. We are currently investigating the embodied carbon value of our house types, in order to set the baseline for development.

We aim to develop a roadmap to reduce embodied carbon from our house building designs by 2025. We are also trialling electric heating systems to increase the energy efficiency of our homes, monitor the energy usage, and identifying energy-saving opportunities to leverage the new generation of building management systems.



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Our 5 commitments

Our 5 commitments are underpinned by 17 one-year targets and 12 five-year targets, focussed on the sustainability issues that are most relevant to our business activities and associated stakeholders.




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12 Responsible consumption & production

1 Year Target





-  Divert at least 95% of construction waste from landfill and target a 3% reduction in normalised waster generation over the next year.
-  Divert at least 85% of demolition and excavation waste from landfill.
-  We aim to complete the construction of two prototype homes at our Tulach site, Wigan, by trialling the impact of different construction methods upon embodied carbon and carrying out post occupancy evaluations.

5 Year Target



-  Achieve a construction waste intensity reduction of 15% from our 2021 baseline by 2025.
-  Exceed Part L Building Regulations requirements to reduce carbon emissions in new homes by 75% in preparation for adoption of the Future Homes Standard in 2025.

11 Sustainable cities & communities

1 Year Target

-  Assess each development against Building for Healthy Life standard.
-  Regularly communicate sustainability content with our residents and future purchasers via the website and other media.
-  Ensure that 100% of our sites have initiatives in place to reduce personal car dependency to support the decarbonisation of transport.
-  Organise at least one volunteer day a year within the communities that we operate in.

5 Year Target

-  To have a broad mix of house types available on Northstone sites that offer opportunities for purchase, rent and shared ownership and incorporate flexible layouts with the inclusion of multi-generational homes and houses that can accommodate dependent relatives.
-  To have made progress with Modern Methods Of Construction (MMC) and to be using off-site manufacturing as part of the construction process in all of our homes.

8 Decent work & economic growth

1 Year Target



Continue to engage in existing and new employment and skills opportunities across all Northstone sites and ensure that Employment Skills Plans are produced and monitored in accordance with the agreed development timescales.



Ensure all Northstone staff are offered sufficient opportunities to meet their personal social value objective which requires all employees to attend a minimum of one social value event

5 Year Target



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.



To be regularly working with partners to offer apprenticeship, internship and opportunity to a socially and gender diverse population within the areas we are operating; offering training and development to increase skills within the sector.



To have Northstone employees regularly engaging with the education sector offering opportunity to discuss careers, mentor and engage with the communities in areas we are working in.

15 Life on land

1 Year Target



Increase biodiversity of standard garden offering by incorporating additional measures recommended by wildlife experts.



Work with charity partners to design a bespoke optional 'wild garden' package to provide greater flexibility for our residents



Trial a community garden at one site.



>10% BNG target across all sites preferably delivered onsite except where offsite mitigation/offsets can be demonstrated to provide greater biodiversity benefit.



Environmental Net Gain (ENG) to be assessed across all sites.

5 Year Target



Achieve a minimum biodiversity net gain on all planning approved site of 10%.



Prepare and implement full Remediation Strategies for our pipeline of brownfield sites including Pemberton Colliery and Rossfield Park to bring forward clean, habitable land for our new communities and wildlife to flourish.



To actively try to exceed targets for biodiversity net gain and encourage the communities that we build to actively consider how they can contribute to that; working with the third sector and local authorities promoting the benefits of new and existing natural capital.

13 Climate action

1 Year Target



Target a 3% reduction in scope 1 & 2 operational carbon emissions and develop roadmap to achieve net zero (operational) homes by 2030 by increasing energy efficiency, electrification and on site renewable energy.



Improve Next Generation Sustainability Benchmark score by 5%.



Ensure all Northstone employees are trained in Carbon Literacy within the first 1 year of joining.

5 Year Target



Evaluate and reduce the physical and financial risks of climate change to our business through the implementation of our Climate Action Plan.



Consider whole life carbon implications of design decision and produce a road map to achieving net zero whole life carbon for all new sites.



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	Target	Further Guidance
12 Responsible consumption and production	<p>Divert at least 95% of construction waste from landfill and target a 3% reduction in normalised waste generation over the next year.</p> <p>Divert at least 85% of demolition and excavation waste from landfill.</p> <p>Achieve a construction waste intensity reduction of 15% from our 2021 baseline by 2025.</p>	<p>The diversion of CD&E waste is based on the proportion of total waste during 23/24 that is diverted from landfill. Construction waste is monitored by Kenny's Waste Management, and the D&E waste is stockpiled and surveyed on site then proportions of waste are monitored / measured to their destination.</p> <p>3% reduction target over the next year is based on a 2021 baseline from our Silkash site set using data from Kenny's Waste Management reports. The data outlined the total tonnage of data between 2021/2022 and has been normalised to 100m2 of property completed on Silkash during this timescale. The reduction target is focussed on construction waste. From this 2021 baseline, we also aim to reduce the figure by a total of 15% by 2025.</p>
15 Life on land	<p>>10% BNG target across all sites preferably delivered onsite except where offsite mitigation/offsets can be demonstrated to provide greater biodiversity benefit.</p> <p>Environmental Net Gain (ENG) to be assessed across all sites.</p>	<p>Our definition of ENG: BNG + Natural Capital + Social Value</p> <p>To assess ENG across our sites, we will carry out BNG assessments, Natural Capital assessments and apply our Social Value Framework to provide a comprehensive ENG assessment.</p>
13 Climate action	<p>Target a 3% reduction in scope 1 & 2 operational carbon emissions and develop roadmap a to achieve net zero (operational) homes by 2030 by increasing energy efficiency, electrification and on site renewable energy.</p> <p>Improve our NextGeneration Sustainability Benchmarking score by 5% for the 2023/2024 assessment.</p> <p>Ensure all Northstone employees are trained in Carbon Literacy within the first 1 year of joining.</p>	<p>Based on a 2021 baseline from our Silkash site of carbon emissions from the construction of our homes per sqft of property built and the consumption of energy in our offices. The baseline has been set using gas, electricity and water meter readings once a plot is completed and monthly meter reading from our sites offices. These data are inputted into Carbon Desktop.</p> <p>An increase of 5% based on our Next Generation Sustainability Benchmark results from 22/23.</p> <p>Based on employees that have joined the business during and prior to 22/23.</p>

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Want to know more?

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

You can also visit the sustainability section of our website at the URL below www.northstone.co.uk/sustainability



Sustainability Impact Award

Northwest Homebuilder Awards 2022



Environmental & Sustainability Award

Build Back Bolton Business Awards 2022



Housebuilder of the Year 2022

Northwest Homebuilder Awards 2022



Homebuilder of the Year 2022

Northwest Homebuilder Awards 2022



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