

NORTHSTONE

# Sustainability Report *2022/2023*

V2.0 2023



# Welcome from the Chief Executive.



At Northstone we innovate, adapt and regenerate places. We deliver sustainable, energy-efficient homes in pedestrian-led, community-focused neighbourhoods that challenge outdated perceptions of suburban living. Sustainability underpins every choice we make, whether our use of natural resources, reduction of waste, or our responsible business practices that put us at the very forefront of change. In this report you will find examples of our key successes and progress against our annual targets.

The past year has been one of significant strides forward. We have continued to deliver on our commitment to five of the UN Sustainable Development Goals. This wasn't just box-ticking, the goals underpinned all of our business activities and has meant we've delivered our vision through a forward-thinking lens. We have also adopted SDG 13 into our sustainability plan to ensure we are taking appropriate action to combat the impacts of climate change, building

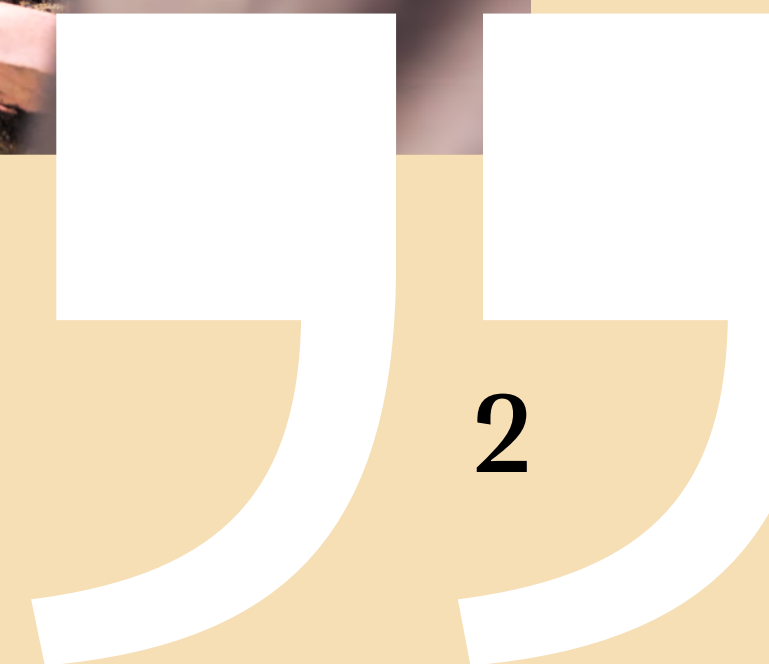
homes that will remain resilient under the climate-related risks that are becoming increasingly apparent around the world. Part of this approach has been implementing Carbon Literacy Training to ensure our entire workforce have the appropriate skills and knowledge to support us on the journey to deliver our SDG 13 targets, no matter what their role.

This year, we've pushed our sustainability goals further and in doing so have signed up to the Next Generation Sustainability Benchmark. This benchmarking process indicates how we are performing against other UK homebuilders across a range of environmental, social, and governance criteria. In addition, the assessment has allowed Northstone to strive towards our ambitious targets and improve our sustainability performance year-on-year to help drive the positive change we want to see in the industry.

At Northstone we believe that our impact should extend far beyond the homes we create and the people that live in them. Therefore, this year we have continued to implement our Social Value Framework across all our neighbourhoods, ensuring a bespoke approach to delivering social value uplift in the communities we work in during the planning, construction, and operational phases of development. This framework has enabled us to deliver high-quality, sustainable developments that respond to the needs of the existing local communities.

Within this report, we reflect on the steps we've taken to not just meet, but to exceed our ambitious environmental targets. I hope you enjoy a look back on another year of progress at Northstone.

**Phil Wilson**  
Chief Executive



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# 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 five that are most relevant to our business activities and recognise that none could be achieved without working in partnership with our stakeholders.

**12** RESPONSIBLE  
CONSUMPTION  
AND PRODUCTION



Ensure sustainable consumption and production patterns

**11** SUSTAINABLE CITIES  
AND COMMUNITIES



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

**8** DECENT WORK AND  
ECONOMIC GROWTH



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

**15** LIFE  
ON LAND



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

**13** CLIMATE  
ACTION



Take urgent action to combat climate change and its impacts

# What the SDG's mean for Northstone.

**12** RESPONSIBLE CONSUMPTION AND PRODUCTION



We will continually improve the sustainability of our existing assets

**11** SUSTAINABLE CITIES AND COMMUNITIES



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

**8** DECENT WORK AND ECONOMIC GROWTH



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

**15** LIFE ON LAND



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

**13** CLIMATE ACTION



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 Connecting Communities to nature.

Northstone's Connecting Communities to Nature 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.

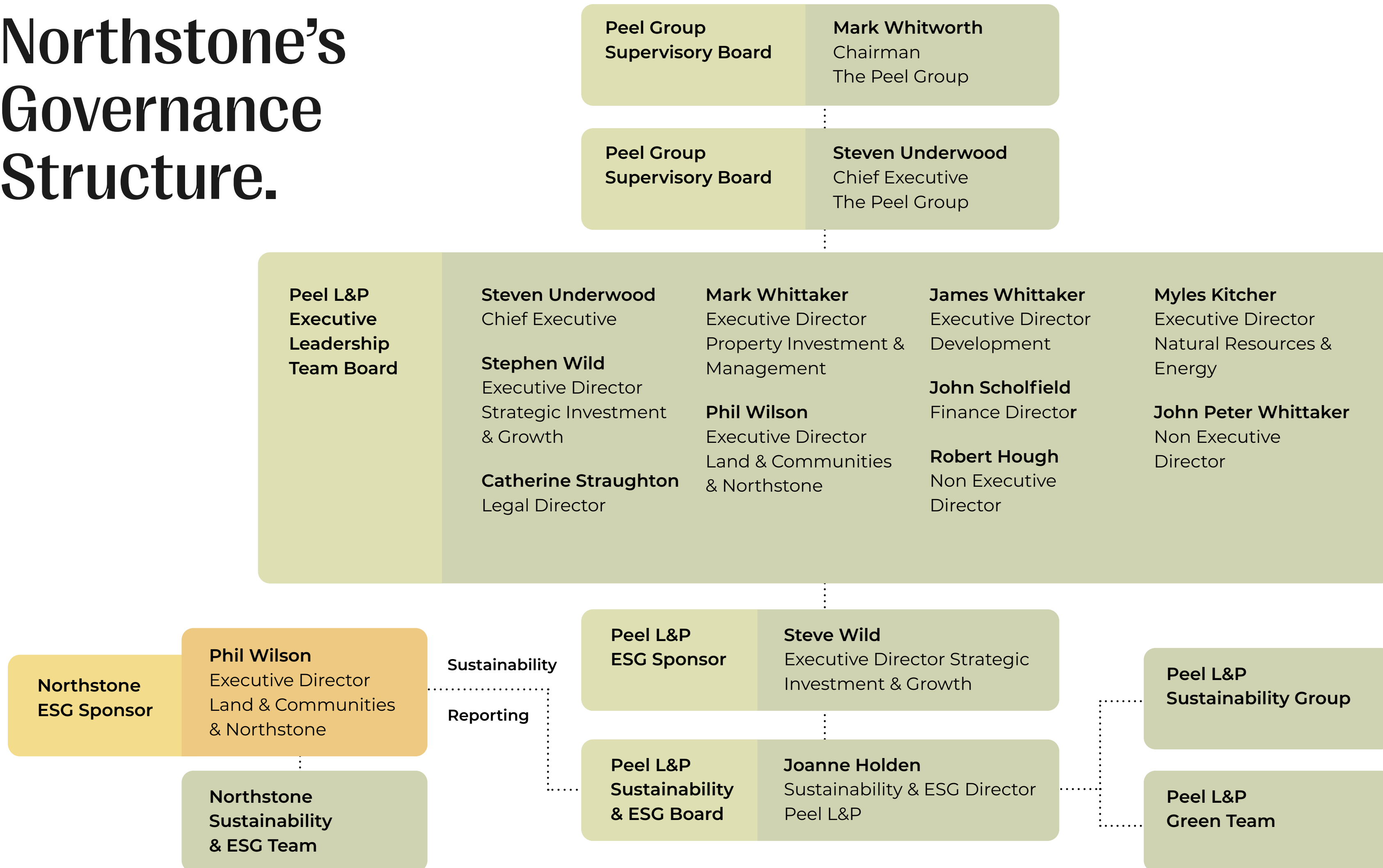


- 1** Strive to voluntarily increase biodiversity on our sites by at least 10% for the benefit of local residents and wildlife.
- 2** Support local wildlife by incorporating bat boxes, bird boxes, hedgehog-friendly fences and refugia into our plans, ensuring site layouts facilitate the movement of local 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 all sustainability activities are communicated across the team and regularly discussed during development reviews.

Although Northstone have dedicated sustainability support, we understand to achieve our goals a collaborative approach is needed. Therefore, we ensure all Northstone employees are kept up to date with all sustainability matters.

Our sustainability activities are reported quarterly 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.

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# Highlights from *2022/23.*

2022 /23 Sustainability  
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# Applying the Social Value Framework at Northstone.

## What is Social Value?

Social Value provides additional, wider benefits which can aid the recovery of local communities and economies, support environmental, economic, and social wellbeing, and in doing so improve the quality of life of people through employment, training, access to nature and community support.

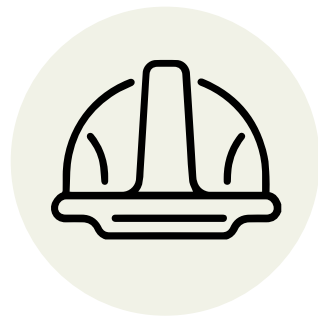
At Northstone, it is important to us that we work with our close partners to create more than just a housing development for people to live.

We want to create sociable communities built to last, upskill the local workforce, and understand and meet the needs of existing residents to ensure Northstone leave a positive legacy.

Northstone want to be able to show a measurable uplift in Social Value for all of our sites, improving the quality of life for our new residents.



# Applying the Social Value Framework at Northstone.



**Job creation** – Creating or supporting jobs during construction and ensuring there are targets associated with local and other priority groups.



**Skills & training** – Improving skills and providing training opportunities at pre-planning and during construction.



**Supply chain** – Promoting a local and inclusive supply chain at pre-planning and during construction and delivering revenue to the local area in operation .

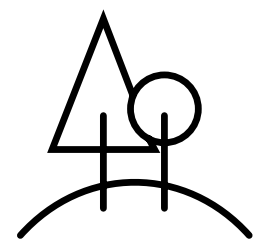


**Community engagement** – Engaging with the local community in a meaningful way at pre-planning and during construction.



**Climate resilience & biodiversity** – Mitigating negative environmental impacts during construction and in operation and finding ways to contribute to a Biodiversity Net Gain position .

We believe that by committing to improve these 5 key focus areas, as a minimum, on each of our sites we will:



Improve the biodiversity of the land we develop and contribute to tackling the climate crisis.



Create prosperous communities where people can live, work, and socialise.



Invest in local businesses and training to ensure we future-proof the community, and workers within the community.

# What is the Social Value Framework, and how we use it?

To view our Social Value Baseline reports, [click here](#).  
To view our first Social Value mid-construction update, [click here](#).

The framework is divided into three main stages:

**1 Social Value Baseline:** .....  
The process takes place during the pre-planning stages of a development. It is intended to better understand the site and site surroundings to be able to effectively deliver social value in a way which will be most beneficial to the community.

**2 Mid construction update:** .....  
Throughout the development process, Northstone collect a range of KPIs in order to measure the actual social value uplift. During construction, around the mid-build stage, we publish an update for all interested stakeholders to share progress in comparison with the baseline report projected social value figures.

**3 Post construction report:** .....  
Once the construction on site is complete, Northstone publish a final report which compares the baseline projected social value uplift to the actual measured social value increase.

# Progress update – our achievements this year.



**38**

staff members involved in educational sessions

**£**

**£123,000+**

of value contributed by staff members involvement in educational sessions



**272**

staff hours spent on educational sessions

**£**

**£4,384**

worth of staff hours spent on educational sessions



**54**

staff members involved in community outreach events

**£**

**£175,000+**

of value contributed by staff members involved in community outreach events



**366**

staff hours spent on community outreach events

**£**

**£5,800+**

worth of staff hours given to community outreach events

# Progress update – our achievements this year.



**2850**

students attending  
educational sessions



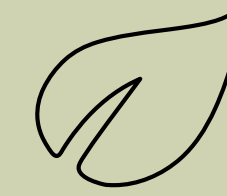
**£620,000+**

spent on the creation  
of new green space



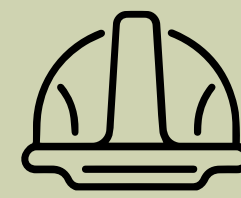
**198**

trees planted on site



**99.9%**

of construction waste  
diverted from landfill for the  
second year running



**172**

new homes built



**273**

on site jobs created



**£1,800,000+**

total monetary contribution to  
local communities through our  
planning obligations



# Working within our communities.

At Northstone we believe the impact we have on the world around us should extend far beyond the homes we create and the people that live in them. That's why we support our local areas through education, training opportunities and a wide range of community initiatives.

We work with partners in the communities surrounding our neighbourhoods to drive economic growth, support grassroots community activities and provide education and training opportunities for local people.

Creating opportunities at each of our communities, through apprenticeship schemes and work experience is integral to the schemes we deliver



"We are currently developing on 5 sites and in the various stages of planning on a number of others. We are involved with the communities close to all of our developments and we are positively involved with local schools and colleges, involving ourselves with various projects and improving skills and career opportunities for students. We partner with various local charities, sports clubs, and community groups. I am passionate and committed to supporting our local communities through meaningful social impact and engagement, we are keen to be at the heart of our communities and ultimately have a positive impact on the local area."

**Chrissie Bramhall,**  
**Community Partnerships Manager**





## Our Tulach Apprentice.

**Aaron Woodcock Level 2 Carpentry and Joinery, apprentice - Wigan & Leigh College**

Having identified a want to nurture and train our own apprentices from the off, the opportunity arose in early January 2023 to recruit an apprentice for our Tulach site in Wigan. We are passionate about career development and partnered with Wigan & Leigh college to promote the apprenticeship vacancy. Keen to offer an opportunity to someone from the local area, we welcomed Aaron Woodcock as Apprentice Joiner at the start of the year.

Aaron adds real value to the Northstone team on site and in turn we can offer invaluable opportunities for him to learn and grow within the business. We have always been set on developing the skills and knowledge of the younger generations in partnership with the industry, to plug existing skills gaps. Taking on an apprentice gives us opportunity to nurture skills that are matched to the company's future needs whilst providing first-hand experience of working on a residential development site.

As well as working with the Northstone team on site, Aaron also has the benefit of working alongside our joinery contractor, Prayle Joinery Ltd and under Jay's guidance has already learnt a number of core skills.

Our wider team check in with Aaron regularly and his enthusiasm is infectious:

"I was over the moon about getting offered the job, I felt like a weight had been lifted off my shoulders. I feel like I get on with everyone and have so many different opportunities. Working for a company like Northstone gives me pride, I feel stable in my job and appreciate the job a lot.

I've been able to meet so many different people, I've built up my confidence and it's been the best experience it could have been. My manager, Alex is there for me and has supported me in my apprenticeship, he really has taken me under his wing."

## Leeds MSc Student.

### Nissarg Trivedi - University of Leeds MSc Sustainability & Consultancy student

In 2022 the opportunity arose for Northstone to offer an internship to a University of Leeds MSc Sustainability & Consultancy student completing their final year research project. For this project students needed to work with an industry partner to complete a research project.

Nissarg's internship took place during the summer of 2022, carrying out an assessment of current embodied carbon emission levels and assist in developing strategies and recommendations to reduce emissions during the construction phase, through researching low-carbon or positive materials as alternatives to traditional materials.

Nisaarg's project involved consultations with the project coordinator, regular site and office visits and stakeholder engagement. Nissarg's enthusiasm and research project findings have offered huge value to the Northstone team, the opportunity to share knowledge and insights of the industry to a student looking to

pursue a career in this sector is something we are passionate about continuing to offer.

Following completion of the research project we checked in with Nissarg to see how he found the experience:

"I am grateful to Bernadette, Connie, Richard, Andrew and all the staff at Northstone for their continuous support and guidance throughout the internship. Their knowledge and experience helped me gain meaningful insights and ideas to implement sustainable practices in the built environment. Upon finishing the internship, I am confident to build my career in the built environment and demonstrate necessary skills to consult solutions."





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# Waste Management

As part of our commitment to SDG 12, we have engaged in a variety of initiatives to effectively reuse our waste and divert as much as we can from landfill. Over the past year, we have diverted 99.9% of our construction waste from landfill through our partnership with Kenny's Waste Management

Furthermore, we have engaged with local charities to donate our waste timber to repurpose our waste in innovative ways.



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# Men's Sheds partnership – wooden waste to wonder.

We have partnered with Men's Sheds, a social enterprise designed to tackle loneliness and social isolation. The partnership aims to improve the health and wellbeing of members who might be struggling with loneliness. Not only does each shed offer physical projects such as woodworking, where its members can share skills and knowledge, it also helps build connections and friendships - arguably the most important outcome. With over 500 sheds across the UK, Northstone has initiated partnerships with the Sheddars in Ellesmere Port in connection to Glisk, in Bolton in connection to Airie and Silkash, and in Keighley in connection to Keld.

The initial partnership came into place to reduce Northstone's timber waste stream across construction sites and to provide the 'Sheddars' with a supply of wood to use in their community projects. The partnership has now extended into much more, the Sheddars have begun building bird boxes, benches and planters amongst other items with Northstone's waste wood which can then be returned to the gardens on site. The partnership promotes Northstone's commitment to SDG 12: Sustainable Production and Consumption, whilst contributing positively to the mental wellbeing of the Sheddars around Northstone sites.

### **Berni Barry, Head of Planning and Sustainability at Northstone, said:**

"This partnership has been a brilliant way to both reduce waste from our sites and welcome wildlife into our community. The Sheddars at all sites have been amazing at recycling wood into well-made, sturdy creations like bird boxes and bug hotels for our community. It's brilliant to witness the men in the groups not only supporting each other, but putting their handy skills to great use.

"From day one of Northstone, our aim has been to create sustainable neighbourhoods where we cut waste, build links with the existing community and create green areas that enhance biodiversity. Men's Sheds creations help with all those aspects and we're really grateful for their enthusiasm."



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## Apple Cast Partnership.

In June 2022, we began our partnership with Apple Cast, a Wigan based education charity prioritising those with special education needs (SEN) and special education needs and disabilities (SEND). With approximately 200 referrals each week, Neil, the Chief Executive and his staff offer alternative education, supporting young people into careers in property and construction.

On our Silkash site in Bolton, our 'Huddle', a striking wood-clad building used as an on-site marketing suite, was dismantled as we reached the end of construction. Instead of recycling the materials through our partnership with Kenny's Waste Management, we wanted to repurpose the structure in a meaningful way, therefore we donated it to Apple Cast. The structure was transported to Apple Cast and the learners were able to get hands-on and help reconstruct the sustainable building on site, with the Huddle then acting as a classroom space for young people to learn construction skills. Over the development of the partnership, members of the Northstone team will visit Apple Cast to support the construction programmes by giving lectures and passing on their knowledge and skills of the industry.

As well as gifting the Huddle, we've donated waste wood from our Tulach site in Wigan to help learners practise carpentry skills, with the creations sold in the AppleCast Garden Centre, or bought back by Northstone to install on our sites.

### Neil Farnworth, founder of Apple Cast, said:

"We've worked hard to provide an alternative route into work for young people who struggle with traditional education and classroom learning. Our work with Northstone is a genuine partnership that will be transformational for Apple Cast and the lives of people who come here.

"Not only are they helping develop young people's skills as part of our training programmes, but the donation of the Huddle from Silkash in Bolton will be fantastic. The students will get real, hands-on experience re-building it on our site and it'll then become a brilliant learning space. Such an upgrade on their existing cabin sends a really strong message to our learners that they are valued and worthy of a fantastic facility."

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# Progress against targets.

Our five commitments are underpinned by 14 five-year targets, each with their own annual goals to achieve. Northstone has achieved, or are on track to achieve, all of our 14 one-year targets for our sustainability plan.

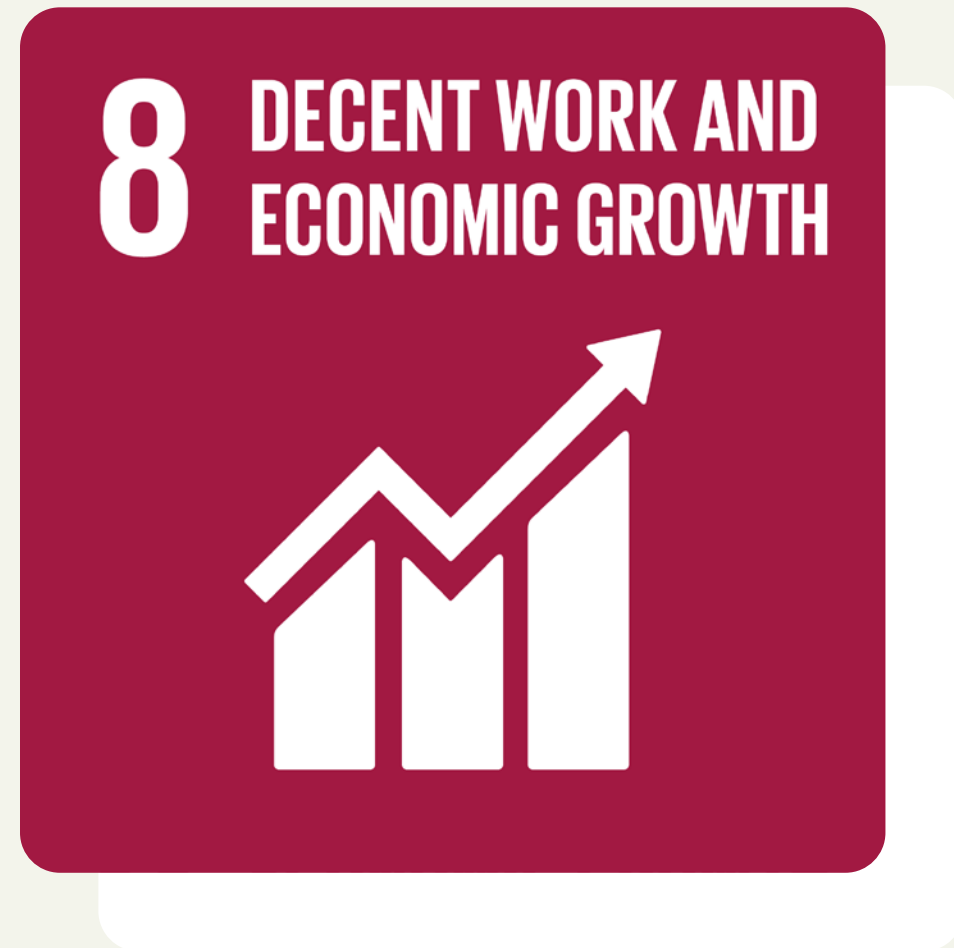




Our Target	Progress	2022 / 23
Conduct Post Occupancy Evaluation on Air Source Heat Pump trial plot at Silkash.	Our research around ASHPs has been put on hold as a result of rapidly rising energy costs.	on hold
Divert at least 95% of construction waste from landfill and target min 5% (aim for 10%) reduction in normalised waste generation over next year at Silkash.	Over the past 12 months we have diverted 99.7% of our waste from landfill.	Completed
Develop a roadmap to reduce embodied carbon from our house building designs by 2025.	We have developed our understanding of embodied carbon and considered various material substitutions we can make to reduce embodied carbon within our house types.	In progress



Our Target	Progress	2022 / 23
Design, seek to secure warranty accreditation and commence build on a Future Homes compliant house type.	Achieved - We have begun construction at our Tulach site on two plots to move beyond the Future Homes standard.	Completed
Embed sustainability content into the website and ensure residents are made aware of updates regularly.	Achieved - Our websites 'sustainability' section is up to date and updated regularly.	Completed
Organise a minimum of two team volunteer days to benefit one or more of our local communities.	We have taken part in a range of social value events over the course of the year - more information can be found earlier in the report.	Completed



Our Target	Progress	2022 / 23
<p>Understand employment &amp; skills requirements in Boroughs we are working within (inc Yorkshire) and make contact with relevant individuals within those areas. Develop skills and employment plans around these needs for each development taken in to construction.</p>	<p>Through our Social Value Baseline reports and employment and skills plans we identify local employment and skills needs in the areas in which we work.</p>	<p>Completed</p>
<p>Develop a sustainable procurement process for supplier and contractors to adhere to that ensures compliance to all mandatory legislation, and additional requirements set out by Northstone for responsible sourcing and the environment.</p>	<p>We have developed a ESG &amp; Sustainability Supplier Questionnaire to ensure our supply chains are aligned to our policies.</p>	<p>Completed</p>



Our Target	Progress	2022 / 23
<p>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.</p>	<p>An Ecological Design Code has been developed for each planning approved site which incorporates bat and bird boxes, and hedgehog friendly fences.</p>	<p>Completed</p>
<p>Plant one additional tree or shrub for every person that moves into our new communities as part of our 'Connecting Communities with Nature' Commitment and wider scheme Landscaping Strategy.</p>	<p>198 trees planted across sites.</p>	<p>Completed</p>
<p>Conduct biodiversity and natural capital assessments of all Northstone developments at the pre-planning stage.</p>	<p>We have conducted Biodiversity &amp; Natural Capital Baseline Assessments on all pre-planning sites.</p>	<p>Completed</p>





Our Target	Progress	2022 / 23
Complete a climate risk assessment for a Northstone house type to understand how to mitigate the risks associated with climate change for our house designs.	Our Climate Risk Assessment can be found on the Northstone website.	Completed
Seek to secure sustainability linked funding as part of our refinancing process.	We are currently in discussions with NatWest determining possible KPIs to secure sustainable-linked finance.	In progress
Ensure all Northstone employees are trained in Carbon Literacy within the first one year of joining.	All Northstone employees who joined before April '22 have either completed the course or are booked onto one of the next available courses.	Completed

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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](mailto:sustainability@northstone.co.uk)

You can also visit the sustainability section of our website at the URL below [www.northstone.co.uk/sustainability](http://www.northstone.co.uk/sustainability)



### Larger Housing Scheme Award

Northwest Homebuilder Awards 2023



### Sustainability Impact Award

Northwest Homebuilder Awards 2022



### Environmental & Sustainability Award

Build Back Bolton Business Awards 2023



### Housebuilder of the Year 2022

Insider Residential Property Awards 2022



### Homebuilder of the Year 2022

Northwest Homebuilder Awards 2022

