

NORTHSTONE



Sustainability Plan

Our strategy for creating better places
for people and the environment



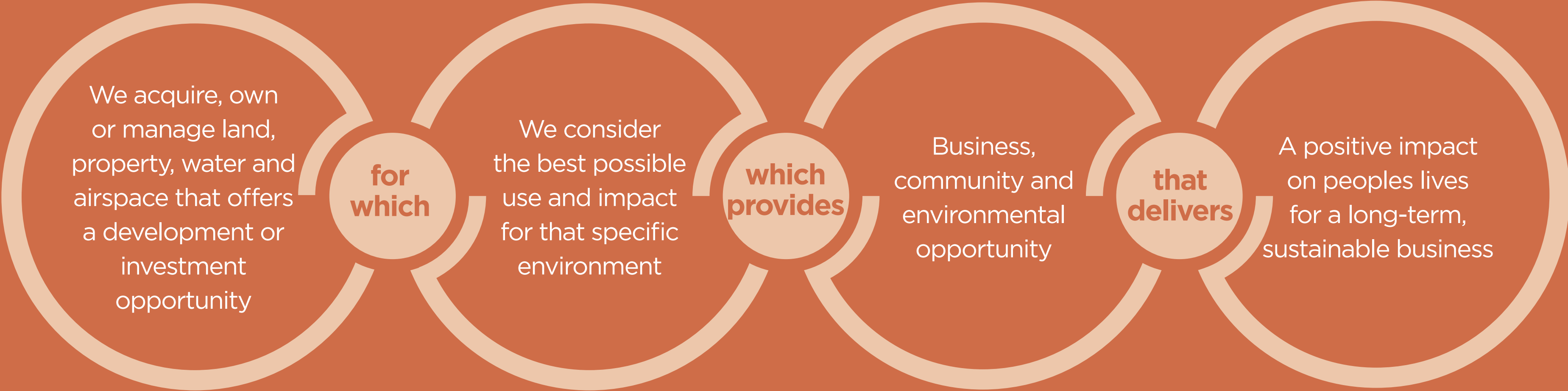
Peel L&P Realising Possibility



We devote our energy to accomplishing great things; not for their own sake, or ours, but for those who come after. Today, tomorrow and for generations to come. Our ambitions are for a more prosperous, sustainable future for all; where people and places are matched with the opportunity to be the very best they can be.

Our **sustainability plan** aims to help us meet the current needs of our business and stakeholders whilst keeping ahead of key trends to ensure we future-proof our activities. We are often the facilitator, with an in-direct impact on sustainability, and our ambitions can only be achieved by working together with partners to keep pace with key future trends.

We see possibility.
We deliver transformation.



Peel L&P model



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



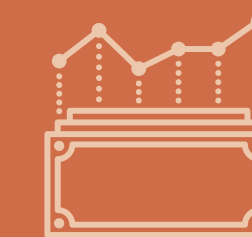
Nature & Biodiversity



Health & Wellbeing



Resource use



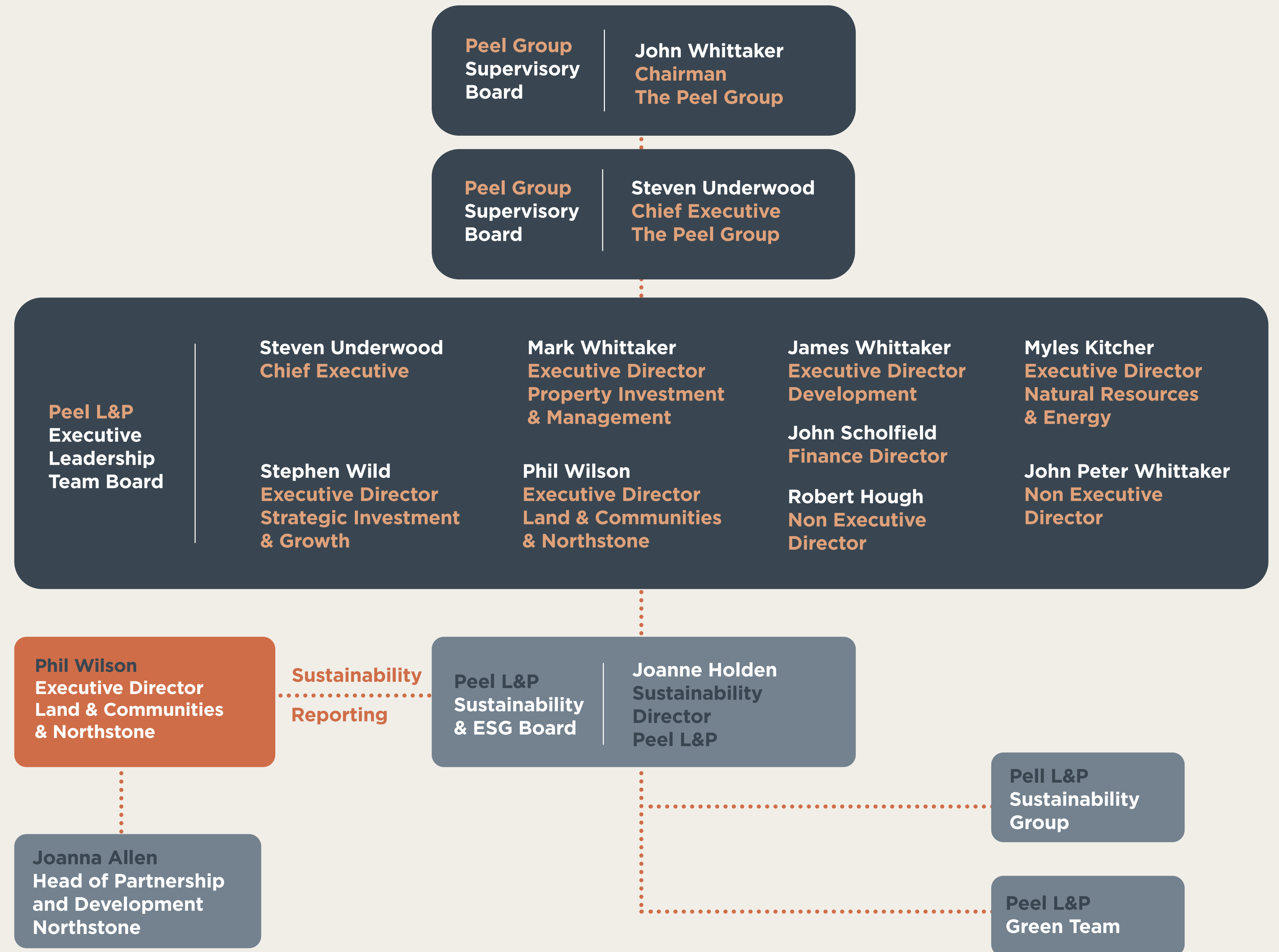
Socio-economic impact

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.

The Peel L&P Sustainability Group and the Green Team both engage our practitioners in the delivery aspects of sustainability matters. A network of Sustainability Champions and Energy Champions ensure sustainability is embedded in everyday thinking.



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

**12 RESPONSIBLE
CONSUMPTION
AND PRODUCTION**



**11 SUSTAINABLE CITIES
AND COMMUNITIES**



**8 DECENT WORK AND
ECONOMIC GROWTH**



**15 LIFE
ON LAND**



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 four that are most relevant to our business activities and recognise that none could be achieved without working in partnership with our stakeholders including Liverpool City Council, the City Region's combined authority, and our private investors and partners.

Northstone's UN SDG Commitments



12 RESPONSIBLE CONSUMPTION AND PRODUCTION



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 streetscenes 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 and 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 are 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,

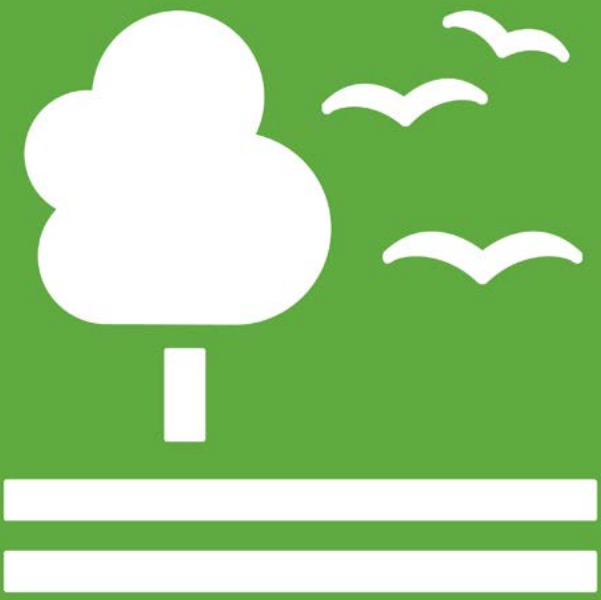
apprenticeship and upskilling programmes helps us make a difference within these communities. Additionally by supporting our supply chains to get involved in local recruitment, apprenticeship training, upskilling and education programmes, we can ensure that we have a supply chain that has the right skills 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.

15 LIFE ON LAND



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:

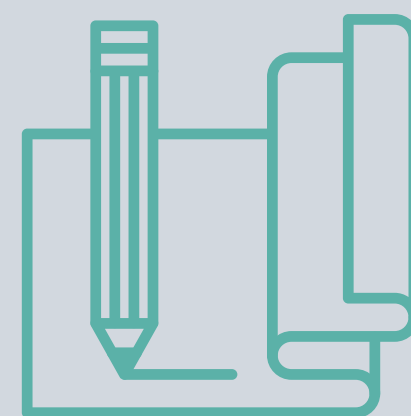
We will help communities to connect with nature

Northstone have 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 voluntarily increase biodiversity on our sites by ten percent for the benefit of local residents and wildlife.
2. Support local wildlife by incorporating bat boxes, swift 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.



Targets

Our 4 commitments are underpinned by 9 one-year targets and 11 five-year targets, focussed on the sustainability issues that are most relevant to our business activities and associated stakeholders.

SDG 12: Responsible Consumption & Production

1 Year 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 one housetype 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



5 Year Target

- Exceed Part L Building Regulations requirements to reduce carbon emissions in new homes by 31% in preparation for adoption of the Future Homes Standard in 2025.

SDG 11: Sustainable Cities & Communities

1 Year 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



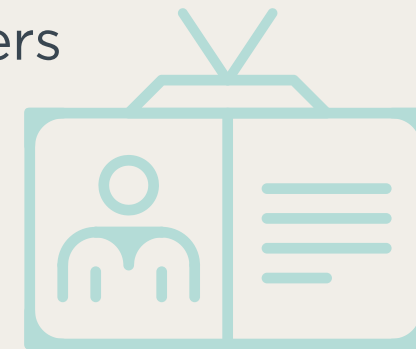
5 Year Target

- Explore the opportunities of Modern Methods of Construction MMC and off-site manufacturing of components within the Northstone housetypes, linked with our embodied carbon review under SDG 12
- To have a broad mix of housetypes 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 incorporate on sites over 250 homes a community facility regardless of requirement to enable homeowners to meet and share the facility for a variety of purposes and enable the community to manage and run such a facility.
- To have made progress with MMC and to be using off-site manufacturing as part of the construction process in all of our homes

SDG 8: Decent Work & Economic Growth

1 Year 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



5 Year Target

- Introduce a formal process for enabling apprenticeship opportunities with a commitment of 1 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

SDG 15: Life on Land

1 Year 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
- 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
- Conduct biodiversity and natural capital assessments of all Northstone developments at the pre-planning stage

5 Year Target

- Achieve a positive biodiversity net gain on all planning approved sites, with a target level 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



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REALISING POSSIBILITY