

SUSTAINABILITY POLICY: HILLS GROUP

Hills Group is a leading housebuilder/developer in East Anglia. The company specialises in providing quality homes to a regional market and has built up a loyal customer base over its 80 years of operation, based on twin values of quality of product and service. We recognise that our activities have a range of effects upon the environment and the communities in which we build, and that we have a responsibility to consider and minimise adverse effects where possible, and to practice good sustainability stewardship.

We place great emphasis on designing our developments to be in keeping with the local area and upon protecting and enhancing the environment in and around our developments. We actively comply with all relevant environmental and planning legislation at international, national and local levels.

In examining the environmental and social aspects to our business we have identified five priorities where we intend to minimise our adverse, and maximise our beneficial, impacts where possible. These are as follows:

- The specification and use of materials and the minimisation of construction waste
- Use of resources such as energy, air and water
- Protection of the natural environment
- Engagement with suppliers and staff
- Community involvement

We will set objectives and targets, where appropriate, for these priority areas and will monitor and review performance so as to work towards continual improvement in sustainability performance. We will also review this policy regularly, mindful of technical improvements, customer, staff and client needs, and community expectations. We believe that our detailed policies and procedures will provide commercial advantages, such as energy savings, reduction of waste and reduction of risks, which will be to the benefit of our company as well as to the wider community.

Signed:

Managing Director

SUSTAINABILITY POLICY: HILLS GROUP
SUPPORTING INFORMATION/ISSUES TO CONSIDER

Issues to Consider	Possible Targets/First Year Activities
<p>Specification and use of materials and minimisation of construction waste Use of timber certified by FSC/PEFC</p>	<p>For 90% of structural and finishing timber</p>
<p>Use of MDF instead of timber where practicable</p>	<p>Review standard designs to assess potential for MDF use</p>
<p>Waste management plans for each site to encourage waste separation, by skip, and minimisation of landfill.</p>	<p>Measure weights and costs to landfill; Use Company Code of Construction Good Practice for every site</p>
<p>Careful storage of materials on site to reduce damage and consequent wastage</p>	<p>Use Company Code of Construction Good Practice for every site</p>
<p>Existing materials will be used on site wherever possible e.g. for hardcore</p>	<p>Number of sites where existing materials re-used</p>
<p>Materials will be specified by reference to the Green Guide for Housing Specification</p>	<p>Review standard designs to assess potential for use of Green Guide materials</p>
<p>Use of off-site fabrication will be considered for some elements of standard house types</p>	<p>Review standard designs to assess potential for use of MMC</p>
<p>Use of Resources such as Energy, Air and Water Provide a Green Travel Plan for each site developed, to reduce car-borne journeys and encourage public transport/walking/cycling</p>	<p>Prepare Sustainable Development Checklist for site assessment and use preparatory to site planning and development</p>
<p>Specify the lowest energy use solution to heating, lighting and ventilation practicable for each site/house type</p>	<p>Review standard designs to assess potential for lower energy us solutions</p>
<p>Specify boilers with low nitrous oxide emissions</p>	<p>Review standard designs with boiler supplier, to assess potential for such specification</p>
<p>All white goods supplied to be A rated</p>	<p>Monitor and review</p>
<p>All external lighting to be sensor operated and fitted with low energy lamps</p>	<p>Monitor and review</p>
<p>Specification of insulation materials will be non-ozone depleting</p>	<p>Review standard designs with suppliers, to assess potential for such specification</p>

Provision of cabling and space in each home to encourage home-working

Review standard designs to ensure this objective is met

Protection of the Natural Environment

Pre-planning landscape and ecology surveys will be carried out on every site

Prepare Sustainable Development Checklist for site assessment and use preparatory to site planning and development

All retained features of interest to be protected during construction, by fencing and pollution-avoidance measures etc

Prepare Sustainable Development Checklist for site assessment and use preparatory to site planning and development

Engagement with Suppliers and Staff

All staff to receive environmental/sustainability awareness-raising training, updated each year

Review as part of QA or IIP regime

All staff to be aware of the Company's Sustainability Policy and to use the Sustainable Development Checklist, where appropriate

Review as part of QA or IIP regime

Encourage staff to adopt no or low cost sustainability measures in their work

Institute a staff quality improvement scheme (Sustainable Employee of the Quarter Award??)

Encourage sustainable practices in the office, such as use of recycled paper, recycling of waste paper and recycling of other rubbish

Consider a Green Office initiative

Hold a suppliers training day to introduce the Sustainability Policy and encourage their cooperation with sustainable specification and supply

Monitor and review; consider annual meeting

Community Involvement

Consider involving local schools or colleges at sites to educate parts of the local community as to Company sustainability credentials

Investigate use of Creative Partnerships (www.creative-partnerships.com)

Have community engagement as an item on the Sustainable Development Checklist

Prepare Sustainable Development Checklist for site assessment and use preparatory to site planning and development

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DRAFT SUSTAINABLE DEVELOPMENT CHECKLIST

Items to be Considered	Relevant Y/N
Use of sequential test for locational advantage (PPS3)?	
Is the site previously developed land?	
Is any of the land covered by a designation for ecological, landscape or historic value?	
Has a pre-planning survey been carried out to assess landscape/ecology/archaeology?	
Is the site best and most versatile farmland (PPS 7)?	
Will features of value be protected by scheme design and during construction?	
Will the scheme enhance biodiversity or landscape/amenity value?	
Has adequate provision been made for public open space and play spaces?	
Have pipe and cable runs been pre-planned to avoid adverse effect on homes and open spaces?	
Has land contamination been investigated and addressed?	
How will construction waste be minimised?	
Are recycling facilities available for occupiers?	
Has a design statement been prepared, so that the development respects the character of the locality?	
Does the scheme include energy and resource efficient technologies?	
Has the site been assessed for renewable energy, district heating or CHP?	
Does the scheme avoid light pollution?	
Have water-efficient taps and appliances been specified?	
Is SUDS being used?	
Is any of the construction material recycled?	
What other sustainable materials have been incorporated?	
In non-residential buildings, have natural light and ventilation been maximised?	
Have cycle parking and showers been provided for employees who wish to cycle to work?	
Is the scheme fully DDA compliant?	

Is the scheme mixed use?	
Are community facilities provided?	
Is the site designed to Secured By Design or similar?	
Are homes fitted with security features, such as window locks?	
Are the sustainable features protected by management agreements or covenants, to protect them long term?	
Does the scheme incorporate a Green Travel Plan or other sustainable transport features?	
Do residential areas have Home Zones of 20m.p.h or similar?	
Is public transport available or can it be made available?	
Are buildings capable of flexible use?	
Are the local community to be involved in design or planning of the scheme?	