Pillar Code documents

Planet Code



OCTOBER 2026

PROPERTIES

Contents

1.0 Introduction

1.1 Our Sustainable Futures framework

1.2 Our Planet commitments:
Delivering developments that are fit for the future

1.3 Our approach

2.0 Managing energy and carbon

2.1 Streamlined Energy and Carbon Reporting

2.2 Science Based Targets initiative

2.3 UKGBC Net Zero Carbon Buildings Framework

2.4 UK Net Zero Carbon Buildings Standard

2.5 Whole life carbon

2.6 Renewable energy procurement

2.7 Carbon offsetting

2.8 Master-planning our developments

3.0 Building and procuring responsibly

3.1 Energy and emissions reduction

3.2 Waste

3.3 Reporting and data capture

4.0 Building and the natural environment

1.0 Introduction

With the construction and operation of buildings accounting for around 30% of the UK's carbon emissions, it's clear that we have a significant role to play. We are committed to reducing our controlled emissions, advancing Net Zero developments and engaging with our customers and occupiers on energy efficiency. Wherever we develop and operate, we strive to embed sustainability into our decision-making processes and aim to use our presence for good by creating local jobs, offering skills development opportunities and funding community-focused organisations.

This Planet Code is to serve as a guide to our approach and embed sustainability considerations further into our developments. To do so, we must continually evolve our approach, innovating and iterating to deliver a portfolio of future-proofed assets that help customers and occupiers advance their sustainability behaviours. At the same time, we must look at the steps we can take internally to drive responsible business practices, supported by our suppliers and partners.

To help deliver our purpose of ***creating a sustainable future together*** and our vision ***to be innovative in creating sustainable developments fit for the future,*** it's imperative to uphold our core values of Integrity, Commitment, Respect and Togetherness. These values are central to how we move forward.

This Code, together with our core values, will guide our interactions with staff, consultants, customers, stakeholders and the communities in which we operate. It underpins all that we do as we work towards the aspirations of our Sustainable Futures strategy.



1.1 Our Sustainable Futures framework

The IM Properties Sustainable Futures framework sets out our ambitions for the short, medium and long term, grouped under three pillars: People, Place and Planet. Looking ahead to 2030 and beyond, each pillar has a long-term ambition supported by specific targets and actions, designed to drive progress against our most material issues. We know we cannot deliver our ambitions alone, so our partnerships and practices are also key to our approach.

Aligned to the United Nations Sustainable Development Goals (SDGs) and underpinned by science-based targets, the framework provides a blueprint for how we can achieve a better and more sustainable future for all of our stakeholders. Learn more about Sustainable Futures.

1.1.1 People

Our people are our greatest asset, and it's crucial for the success of our sustainability framework that we're all engaged and moving in the same direction. Our 2030 ambition is to enable and inspire sustainable thinking among our employees, occupiers, customers, suppliers, industry and regulatory bodies, and the communities in which we work. Learn more about our People pillar.

1.1.2 Place

As a property company, our developments can make a positive impact by creating jobs, training and investment in local economies. However, to ensure that we leave a lasting positive legacy in our host communities, we need to take the time to understand each place's current and future needs. Our 2030 ambition is to create positive change in the communities where we work. Learn more about our Place pillar.

1.1.3 Planet

We are committed to playing our role in the UK's transition to a low-carbon economy. This includes remaining a certified CarbonNeutral® company, championing the 'Race to Zero' and aligning our efforts with Science Based Targets guidance. Further, all our new build commercial developments will continue to be Net Zero Ready as defined by the UK Green Building Council (UKGBC), until confirmation of new definitions are announced later in 2026.

Our ambitious goals build on a solid track record. We have already secured multiple Green Loan banking facilities to drive energy efficiency across our investment portfolio and maintain our partnerships with the UKGBC and Better Buildings Partnership (BBP). Learn more about our Planet pillar.

1.2 Our Planet commitments: Delivering developments that are fit for the future

Our commitment to sustainability and responsible development is embedded throughout our business practices. Guided by our targets for environmental performance, we outline clear expectations and processes to ensure these goals are met consistently across our projects and partnerships. This approach details the standards of conduct and collaboration required from colleagues, consultants, customers and other stakeholders – defining how we deliver positive outcomes for people, places and the planet, and setting out the practical steps needed to achieve a Net Zero future.

We will deliver developments that are fit for the future by setting commitments focusing on three key areas:

1.2.1 Managing energy and carbon

- We have set a commitment that we will continue to be a **certified CarbonNeutral® company** and also work towards becoming Net Zero-aligned with Science Based Targets.
- We are committed to reducing our **absolute location-based Scope 1 and 2 greenhouse gas (GHG) emissions by 45% by 2030** from a 2022 baseline year.
- We are committed to reducing our **absolute location-based Scope 3 GHG emissions by 25% by 2030** from a 2022 baseline year.
- We will continue to adopt **Green Lease clauses** in all new leases, with a focus on cooperation and collaboration with our occupiers to enable improved environmental performance of our **leased assets** and **investment portfolio**.

1.2.2 Building and procuring responsibly

- All new build commercial projects will be delivered to a minimum of **Building Research Establishment Methodology (BREEAM) 'Excellent' and Energy Performance Certificate (EPC) 'A' rating**.
- All new build commercial developments will be in line with the **UKGBC Net Zero Carbon Buildings Framework** and aim to align with the **UK Net Zero Building Standard (UKNZCBS) Version 1.**
- We will work with our valued partners to **research, identify and trial new, innovative technologies** on our developments that support environmental sustainability.
- We will look to **improve resource efficiency** during construction by preventing waste and optimising the use of materials on all developments, with **construction waste being at least 98% recovered** and **avoiding landfill**.

1.2.3 Building and the natural environment

- The **natural environment** will be a key consideration in all new developments and throughout the development process.
- We will target **10% Biodiversity Net Gain** on all our developments and continue to align with the **Building with Nature Standards** on larger schemes.



1.3 Our approach

This Planet Code complements our broader Sustainable Futures strategy by providing detailed guidance on how we will achieve our targets and embed them across our business. Some objectives require a unified, company-wide approach, while others are specific to our divisions – Investment, Development and IM Land. In specific areas, we also need collaboration and alignment from our wider consultancy teams.

With this document, we set out clear standards and processes for achieving our Planet-related targets. It details how we need to work together to achieve our targets – whether as colleagues, customers, consultants or stakeholders – and defines how we will conduct our business to deliver on our vision.

To ensure the success of our Sustainable Futures framework, it is essential that we consistently review and enhance our processes across all departments. By empowering our people to collaborate and be accountable, we can drive involvement at every level throughout the company and achieve our goals together.

Our dedicated Sustainability Data Manager is responsible for managing and reporting data across the business through our chosen software tool. To support accurate reporting, data must be provided to the Data Manager regularly from all parts of the internal business, as well as from external partners where relevant. It is also important to establish clear responsibility within partner organisations, identifying the appropriate contacts for sharing data and ensuring efficient lines of communication. Data may be collected at either a corporate or project level, depending on requirements, and is subject to verification from a third party where required.

We understand our work makes an essential contribution to local economic and societal growth. We take that responsibility seriously and work to stay ahead of the industry curve, pursuing continuous learning and innovation to deliver quality, more sustainable developments against a challenging and evolving industry backdrop.

We are a keystone member of UKGBC and report on our energy and carbon use annually in line with the SECR policy and integrate sustainability into our core business practices, including sustainable building design, energy-efficiency initiatives and responsible land use. To best guide our approach to creating wide-reaching value, IMP is divided into three divisions, as set out below.

"Every decision we make today shapes the legacy we leave tomorrow – and we choose a future that is sustainable, fair and resilient."

Simon Seaton-Smith,
Director of Innovation and Sustainability

1.3.1 Development

Our UK developments include large-scale commercial employment parks. We take a long-term view to development, leveraging current best practice by exploring new products and innovative approaches to understand how we can create greater stakeholder value. We also maintain open channels of communication and collaboration to better understand the communities that live and work around our developments.

We are committed to delivering social value beyond the boundaries of our sites. That is why, wherever we develop, we seek to work responsibly and with integrity, creating high-quality properties and places that meet occupier needs and benefit local communities.

Our approach towards new developments includes the following:

- Building ratings of EPC 'A' minimum, with 'A+' targeted, and energy usage intensity (EUI) supported using CIBSE TM54 energy prediction modelling.
- BREEAM rating of 'Excellent' as a minimum requirement with 'Outstanding' targeted, subject to site constraints.
- Net Zero Buildings, as defined by UKGBC, with upfront (A1–A5) CO_2e being offset with Gold Standard and certified Credits.
- Reduced embodied carbon by implementing the latest RICS V2 Professional Standard and prioritising in-setting.
- Onsite embedded generation using roof-mounted solar PVs will be developed and sized to meet the shell and core regulated demand (determined by CIBSE TM54 predictive energy modelling).
- Implementation of onsite renewable energy strategies along with low- and zero-carbon technologies.
- Introducing innovation to reduce embodied carbon, including recycled and EAF steel, low-carbon concrete and materials with Net Zero-aligned Environmental Product Declarations (EPDs).
- Life Cycle Assessments (LCAs) fully verified and validated by external auditors.
- Use of Gold Standard and Certified Offsets, contributing towards a holistic Net Zero Carbon plan with full disclosure.
- Integrating Building with Nature initiatives on larger sites into the early master planning of developments to have a proactive approach to nature-friendly development, sensitive to location and context, that cares about long-term maintenance and management.

1.3.2 Investment and Asset Management Team

Our Investment and Asset Management Team manages our UK property portfolio. Our business strategy is to invest in best-in-class assets, and whenever we do so, we consider sustainability and social impact throughout our decision-making, from initial acquisition through to operation and maintenance.

The Investment and Asset Management Team fosters and grows collaborative relationships with managing agents and occupiers to help assets continue to reach their full potential.

As an example, we promote sustainability and energy efficiency in our portfolio by implementing the Better Buildings Partnership's Green Lease Toolkit (BBP GLTK) to incorporate environmental considerations into our lease agreements.

Our approach and initiatives for new investment include the following:

- Green Leases aligned with the BBP GLTK are included within all tenants' agreements, providing approved access for monitoring and collecting occupiers' energy usage.
- New investments and lettings to have a minimum EPC rating of 'B', in accordance with MEES regulations, by 2031.
- Existing investments' EPCs to be improved, where viable, for reducing Scope 3 emissions.
- Introducing low- or zero-carbon technologies for existing building stock, including electrification of heat, new LED and SMART lighting, and demand-oriented ventilation systems.
- Introducing energy monitoring using SMART and intelligent metering network platforms and data collection.
- Procuring renewable energy, with both market- and location-based supported, using onsite PV generation and / or REGO-procured electricity.
- We use Energy Usage Intensity (EUI) to capture occupiers' energy consumption and compare it against industry benchmarks, enabling us to share data that demonstrates actual building performance alongside relevant comparators.

1.3.3 IM Land

IM Land, the strategic land arm of IM Properties, is focused on designing and delivering great places for people to live. The team oversees the acquisition and design of residential development sites, often working with major PLC housebuilders, financial and professional services, and local government. They help plan delivery by bringing together local planning authorities, housebuilders, occupiers and developers.

Our approach and initiatives for IM Land include conducting WLCAs on each development site, using the latest RICS V2 Professional Standard for evaluating residual GHG-related emissions relating to infrastructure, including earthworks, footpaths, roads, plateaus, drainage etc.



2.0 Managing energy and carbon

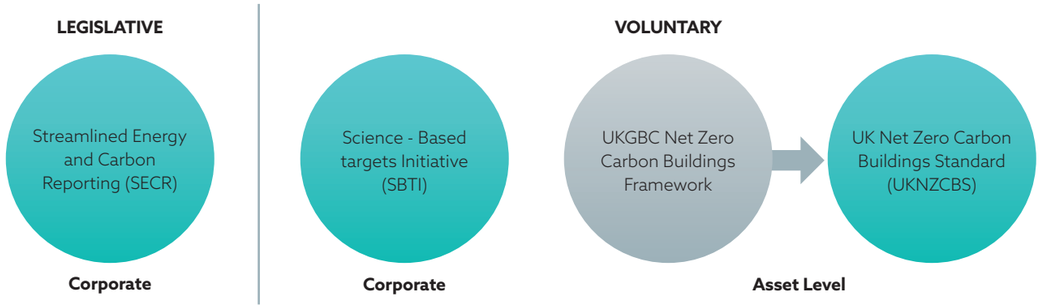
Our 'Route to Net Zero' targets for managing energy and carbon begin with reducing our own directly controlled emissions, then advancing towards Net Zero across our development activities and also engaging with our customers and occupiers on this agenda.

We are committed to being a carbon-neutral (in operation) business, meaning that all GHG emissions emitted through our operations are balanced to achieve zero emissions through reduction, offsetting or removals.

Our approach is structured around our three key areas of focus:

- reducing our directly controlled emissions;
- advancing Net Zero across our development activities; and
- inspiring our customers and occupiers on energy-efficiency issues.

Net Zero frameworks, both legislative and voluntary, are crucial for achieving global climate goals.



2.1 Streamlined Energy and Carbon Reporting

Legislative frameworks, like Streamlined Energy and Carbon Reporting (SECR), establish legally binding targets and mechanisms for carbon reduction. We report annually in line with the SECR. The reported emissions include:

- **Scope 1** – Includes emissions associated with natural gas consumption, gas oil, propane, butane and company cars.
- **Scope 2** – Includes emissions associated with electricity consumption and is calculated based on a location-based approach.
- **Scope 3** – Includes emissions associated with business travel in employee-owned cars.

What we need from our stakeholders

Employees

- Contribute to data collection and reporting to maintain carbon-neutral status and track progress against Net Zero targets.

Consultants, including structural engineer, architects and building service engineers

- Assist in data collection and analysis for Scope 1, 2 and 3 emissions reporting.

2.2 Science Based Targets initiative

Voluntary frameworks, like the Science Based Targets initiative (SBTi) and Net Zero Carbon Frameworks and Standards, guide businesses and organisations in using carbon credits as part of credible decarbonisation strategies.

Science-based targets were established following the 2015 Paris Agreement and triggered several requirements for carbon accountability. The 2015 Paris Agreement increased the pressure and expectations on companies from stakeholders, governments, investors, customers and the public.

Science-based targets give companies a clearly defined path to reduce GHG emissions in line with limiting global warming to 1.5°C.

We have subsequently set clear and ambitious science-based targets in line with best practice for the property arm of the business, as follows:

- reduce our **absolute location-based Scope 1 and 2 GHG emissions by 45% by 2030** from a 2022 base year; and
- reduce our **absolute location-based Scope 3 GHG emissions by 25% by 2030** from a 2022 base year.

We are following evidence based Carbon reduction using actions that follow recognised standards such as ISO 14064 and Green House Gas Protocols.

2.2.1 Business-as-usual scenario

To understand the interventions required to meet our Scope 1 and 2 science-based targets, a business-as-usual (BAU) scenario was modelled. This scenario considered:

- company growth;
- decarbonisation of the grid; and
- planned decarbonisation measures.

The results of the scenario modelling revealed that we would not be able to reach our emissions targets with planned reduction measures.

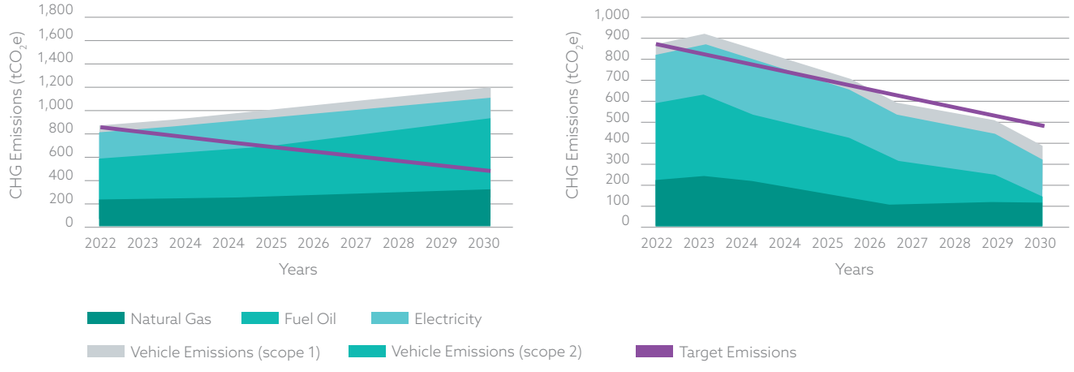


Figure (Left) Business-as-usual location-based scenario. (Right) Proposed reduction pathway

2.2.2 Proposed reduction pathway

Therefore, a scenario reduction pathway was modelled to enable the achievement of our ambitious Scope 1 and 2 science-based targets. These reduction measures included:

- energy efficiencies through LED, controls and building energy management system (BEMS);
- fabric measures through insulation;
- renewable energy technologies throughout our portfolio;
- onsite solar generation; and
- heat decarbonisation.

What we need from our stakeholders

Employees

- Support efforts to reduce directly controlled emissions through operational improvements and behavioural change.
- Ensure consistent implementation of Green Lease clauses and carbon-reduction commitments across projects.

Internal development teams and project managers

- Integrate Net Zero principles into development activities, ensuring alignment with legislative and voluntary frameworks.
- Collaborate across service lines to embed energy efficiency and carbon reduction into project delivery.

Occupiers

- Engage with IM Properties on energy-efficiency initiatives and carbon-reduction strategies.

2.3 UKGBC Net Zero Carbon Buildings Framework

Our Net Zero commitments are aligned with the UK Green Building Council's Net Zero Carbon Buildings Framework. It sets out high-level principles for achieving Net Zero carbon for construction and operational energy.

The framework sets out an overarching set of principles to follow, with a 'reduction first' approach to achieving Net Zero carbon. Each principle includes the approach that should be followed, technical requirements and, where relevant, any areas for future development.

What we need from our stakeholders

Consultants

- Support Net Zero alignment by advising on energy and carbon strategies across developments.

Structural engineers and architects

- Integrate carbon-reduction strategies into design development and project specifications.

IM Properties deliver Low Carbon Developments, in accordance with the UKGBC 2026 Whole Life Carbon Framework

We optimise both embodied and operational emissions over the entire life cycle.

Minimise embodied carbon

Upfront carbon (shell and core)
< 395 $kgCO_{2e}/m^2$

Photovoltaics
< 1000 $kgCO_{2e}/kWp$

Optimise operational energy

Predicted EUI (unconditioned)
< 39 kWh/m^2 GIA/yr

On-site renewable generation
> 5 kWh/m^2 building footprint/yr
Potential to cover roof

Refrigerant GWP
< 677 $kgCO_{2e}/kg$

2.4 UK Net Zero Carbon Buildings Standard

Under the new cross sector V1 standard, a building can be verified as Net Zero Carbon Aligned one year after occupation, provided that all the required limits and targets have been met and demonstrably proven through in-use metered data and supporting documentation. Where there is a desire to assess buildings at an earlier stage, the standard will allow validation to be carried out voluntarily at practical completion, being delivered as 'on – track' providing this is supported by an approved verifier.

The standard will allow two compliance routes:

- Net Zero Carbon Aligned Building; and
- Net Zero Carbon Aligned Building (plus offsets).

Offsetting and renewable procurement will be optional, with the focus on achieving set standards of performance.

These performance standards will be reviewed on a project-by-project basis to agree limits and targets for:

- operational energy (EUI);
- upfront embodied carbon (A1-A5);
- onsite renewable energy generation (solar PV); and
- refrigerants and Global Warming Potential GWP.

What we need from our stakeholders

Employees

- Monitor compliance with carbon-related commitments and reporting requirements.

Consultants

- Advise on meeting legislative and voluntary compliance requirements.

2.5 Whole life carbon

Our process for managing whole life carbon (WLC) has three stages:

- **Early stage review (planning/design stage)** – To communicate typical hotspots to designers and identify any site- and project-specific features that require option appraisal to optimise carbon outcomes.
- **Post-tender review (construction stage)** – To work with the contractor and supply chain to identify areas for reducing carbon during detailed design development.
- **Post-completion stage** – As-built assessment to determine the project's final detailed carbon position and support the offsetting of upfront carbon to meet the UKGBC's definition of Net Zero (Construction), if required.

This Planet Code sets out our approach to producing a Whole Life Carbon Assessment (WLCA), specifically focusing on the carbon footprint of the building. This includes embodied and operational carbon to identify the environmental impact of products, processes or services across its lifecycle.

This allows us to focus on the main offending building components at the outset. It provides a platform for our tenants to feel confident in the knowledge that their environmental, social and governance (ESG) pathways are supported by a fully cohesive and transparent Life Cycle Assessment (LCA).

Abnormal and other influencing factors at each site will affect the outputs. We expect our supply chain experts to identify any functional data inputs that may affect the WLCA on LCA modelling results.

Our WLCA and LCA modelling is undertaken by approved carbon management consultants, who apply the latest RICS methodology and processes using authentic EPDs or national carbon intensity factors for products and materials that accurately represent our building specifications.

This supports our commitment to SBTi and the requirements for meeting Scope 3 emissions auditing. The scope of professional services for delivering the initial design stage and the final As Built-compliant WLCA and LCAs will be set out clearly for our supply chain.

To future-proof our buildings, we will:

- collaborate at early stages with our approved carbon management consultants and our project structural engineers and architects to push innovative solutions to reduce carbon emissions;
- hold carbon workshops to encourage the supply chain to decarbonise, carry out EPDs and invest in low-carbon materials; and
- include clear requirements of the supply chain within tender documents to ensure accurate information is provided to feed into the WLCA and reduce the contingency factor.

What we need from our stakeholders

Employees

- Facilitate collaboration between consultants, contractors and design teams throughout the WLC process.
- Ensure carbon workshops are organised and attended by relevant stakeholders.
- Monitor compliance with carbon-related commitments and reporting requirements.

Contractors and supply chain partners

- Engage in post-tender reviews to identify opportunities for carbon reduction during detailed design development.
- Participate in carbon workshops to explore decarbonisation strategies and low-carbon materials.
- Provide accurate data inputs for WLC and LCA modelling, including EPDs and material specifications.
- Comply with clear carbon-related requirements set out in tender documents to reduce contingency factors.
- Support efforts to recover construction waste and improve resource efficiency.

Consultants, including Structural engineers, architects and building service engineers

- Collaborate with carbon consultants at early design stages to explore innovative, low-carbon solutions.
- Where viable, integrate carbon-reduction strategies into design development and project specifications.

Occupiers

- Benefit from transparent LCAs that support their own ESG pathways and sustainability goals.

2.6 Renewable energy procurement

Procuring renewable energy will be a key requirement to achieve Net Zero buildings in operation. Wherever we retain direct responsibility for procuring energy, such as offices with landlord areas, we will seek to procure renewable energy.

What we need from our stakeholders

Employees

- Ensure procurement of renewable energy where IM Properties retains responsibility.

Occupiers

- Where they manage energy procurement, encourage alignment with our renewable energy goals.

2.7 Carbon offsetting

For the emissions we cannot avoid or reduce, we invest in high-quality carbon offsets. We work with our trusted industry partner for voluntary carbon offsets, Climate Impact Partners, to identify suitable, independently verified UK and international carbon-removal projects that align with our sustainability framework.

We have been a certified CarbonNeutral® company since 1 January 2022, and will continue to reduce emissions in our development to minimise our offset emissions.

What we need from our stakeholders

Employees

- Monitor compliance with carbon-related commitments, including offsetting.

Consultants, including Structural engineers, architects and building service engineers

- Provide assurance and validation on offsetting projects where required.

2.8 Master-planning our developments

The master plan energy strategy aims to deliver an adaptable roadmap for our larger developments and infrastructure schemes so that they meet our, and our end users', requirements in a functional and sustainable way.

The energy strategy will encompass the operational demands of developments, taking into account current market trends, emerging technologies and future innovation.

The aim is to set out a clear pathway for initial concept feasibility, design, procurement and delivery of utility installations that provide an agile, resilient backbone and blend grid-imported electricity with local generation.

Developments are to be designed with a focus on sustainability to meet the obligations of our end users. When calculating demands for new utility infrastructure, we will consider:

- EV charging points – base build requirements;
- electrification of heating loads;
- PV demand load and export;
- future technology integration (battery storage, heat pumps, etc);
- rainwater harvesting; and
- climate resilience and adaptation.

What we need from our stakeholders

Internal development teams and project managers

- Monitor compliance with carbon-related commitments and reporting requirements.
- Ensure energy and carbon strategies are integrated at concept, feasibility, design and delivery stages.

Consultants, including Structural engineers, architects and building service engineers

- Integrate resilience measures, EV charging, PV and low-carbon technologies at the design stage.

Contractors

- Deliver infrastructure that supports electrification, renewables and adaptation measures.

3.0 Building and procuring responsibly

Our approach is to deliver buildings that have their sustainability performance assessed and validated from the very early stage of design to obtain a BREEAM standard rating. BREEAM sets the standards for sustainable building practices. BREEAM ratings range from 'Pass' to 'Outstanding', and we target an 'Excellent' rating as a minimum.

Beyond delivering BREEAM Excellent Buildings, we focus on responsible building from the resources we use, eliminating waste and respecting the local community. We also advocate the principle of responsibility in our procurement, from the standards we set, the materials we buy and the evaluation and selection of our supply chain partners.

All our projects will have an EPC to advise on how energy-efficient the property is. The EPC rating is determined through the design and construction stage by a qualified assessor and is valid for 10 years from the date of issue.

All new build commercial projects will be delivered to an EPC 'A' (most efficient) rating and non-commercial dwellings to an EPC 'B' rating.

Our commitment is to integrate social, environmental and ethical considerations into our procurement. This shall encompass sustainable and ethical sourcing, with all our suppliers promoting sustainable and ethical standards.

What we need from our stakeholders

Contractors

- Support and champion the opportunity to use materials created from sustainable and renewable sources.
- Seek to procure locally when sourcing labour and goods to reduce transportation distances and support local economies.
- Use ethically sourced Forest Stewardship Council (FSC)-certified timber.
- Consider energy use, water consumption and carbon emissions when procuring materials, products and services.

Consultants

- Incorporate a whole-life approach in line with our strategy to support a circular economy.
- Work collaboratively to identify and implement better and more innovative solutions.
- Specify sustainable materials where suitable and explore innovative approaches.

3.1 Energy and emissions reduction

All our suppliers shall commit to:

- capturing and reporting on the amounts and types of energy and carbon emissions produced in the delivery of their services, materials and goods (in an independently auditable format);
- promoting and adopting the use of EPD-certified materials;
- working collaboratively to reduce waste and carbon emissions through the implementation of technologies (such as building information modelling, LCAs and energy modelling) and targeted design and operation strategies during construction and throughout the project's lifespan;
- reducing the amount of energy consumed during construction and promoting the use of green energy solutions;
- seeking to introduce and increase the proportion of renewable energy sources used in the production and delivery of materials, products and services; and
- reducing the amount of transport and manufacturing emissions generated by utilising and supporting sustainable strategies, including local sourcing, combined deliveries, green fuel and emerging sustainable vehicle technologies.

What we need from our stakeholders

Consultants

- Advise on compliance with BREEAM, EPC and Net Zero standards.
- Support the identification and integration of innovative technologies.

Contractors

- Support BREEAM certification processes from early design stages, targeting 'Excellent' as a minimum.
- Promote sustainable and ethical sourcing practices, including:
  - use of materials from renewable sources;
  - local procurement of labour and goods to reduce transport emissions and support local economies;
  - use of FSC-certified timber;
  - consideration of energy, water and carbon impacts in procurement decisions; and
  - adoption of whole-life approaches to support circular economy principles.
- Collaborate to identify and implement innovative, low-carbon solutions.

Internal development teams and project managers

- Ensure design and delivery align with Future Homes Standard and Net Zero Ready principles.
- Ensure sustainability performance is assessed from early design stages.
- Embed social, environmental and ethical procurement criteria into project documentation and tender processes.

3.2 Waste

Reducing our impacts across our projects, we shall:

- measure and record our resource consumption on all projects during construction;
- reduce waste progressively by maximising the principles of reduce, reuse and recycle;
- target zero waste to landfill from construction on all projects; and
- reduce import and export of material from sites by targeting balanced earthworks and levels design strategies where viable.

What we need from our stakeholders

Internal development teams and project managers

- Set waste and recycling targets with the supply chain
- Monitor construction waste recovery and resource efficiency performance.

3.3 Reporting and data capture

All our supply chain partners shall commit to undertaking and providing ongoing reporting – in line with an agreed form, process and output – that documents the measures implemented and progress made against our Sustainable Futures Contractural Requirements and Reporting document on each project.

What we need from our stakeholders

Contractors

- Provide regular reporting to evidence actions taken and progress against sustainable procurement requirements.
- Monitoring of their wider supply chain

Local communities

- Benefit from responsible building practices that respect local context and minimise disruption.
- Engage with our commitment to ethical and sustainable development.

4.0 Building and the natural environment

We are committed to safeguarding the natural environment and targeting a minimum of 10% Biodiversity Net Gain, as this could have significant impacts on climate change, economies and health.

Research has shown that nature can have a positive impact on people's physical and mental wellbeing. That's why we are committed to making nature integral to our environment, wellbeing and economy.

The natural environment will be a key consideration on all new developments and throughout the development process, and we shall look to new emerging design principles and technologies to ensure our developments reduce impacts and maximise benefits.

This includes:

- leaving a positive legacy that responds to climate change in all our developments;
- incorporating features in all our developments that bring people closer to nature and benefit wildlife and the environment;
- engaging local communities to understand setting and place, responding to community needs and creating a strong sense of place with a community focus;
- using biodiverse planting schemes to deliver ecological enhancement and habitat recovery;
- adopting climate-responsible design solutions that incorporate onsite carbon sequestering opportunities where possible;
- integrating climate-resilient water management practices with high-quality 'blue' infrastructure solutions; and
- committing to planting and habitats that can be effectively managed and maintained to maximise benefits for the long term.

What we need from our stakeholders

Consultants

- Establish sites ecological baseline BWN status through surveys and assessments
- Design of blue and green infrastructure and specifications to support ecological factors.

Contractors

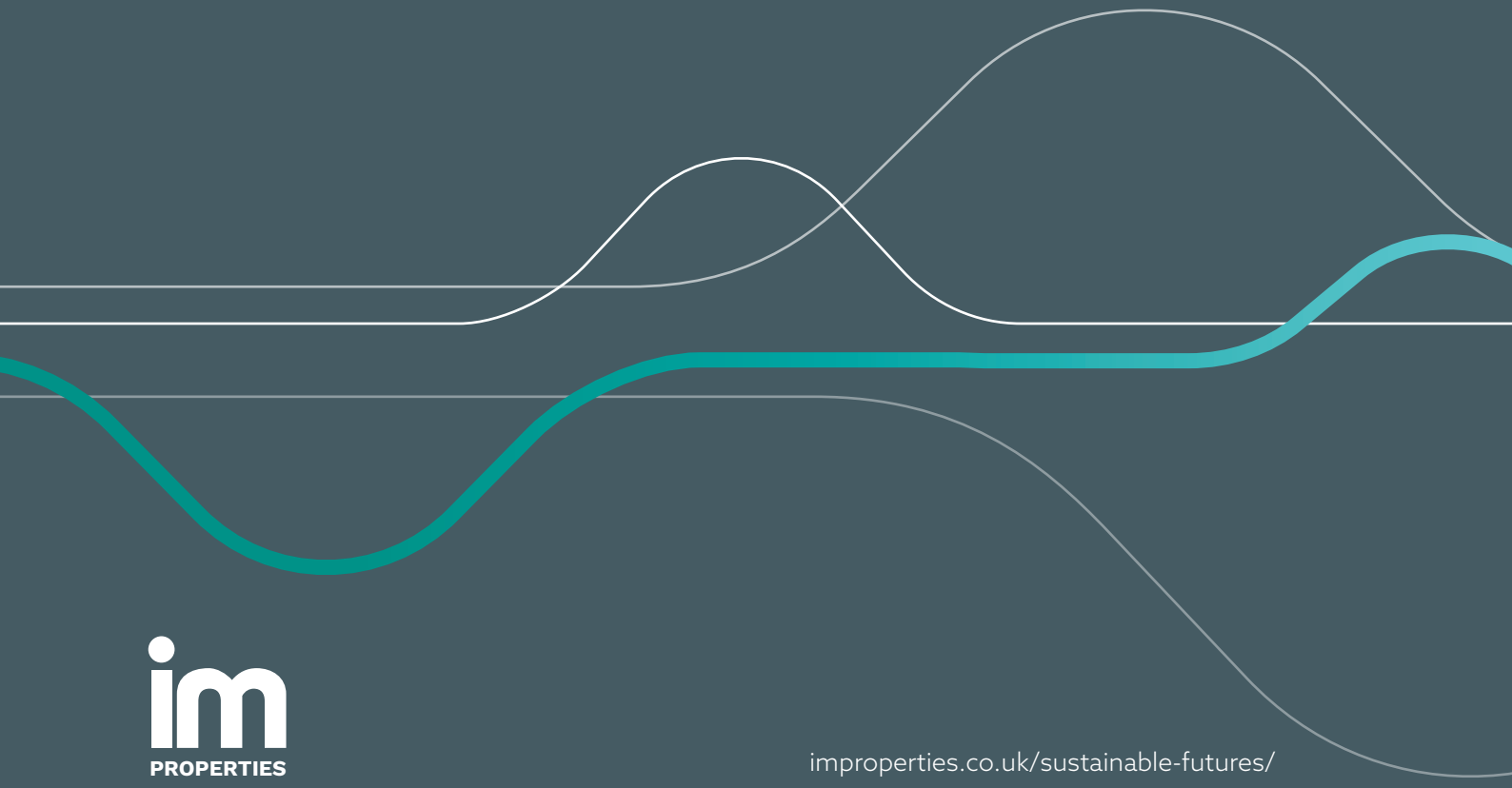
- Implement biodiversity and environmental design features that bring people closer to nature and benefit wildlife.
- Adopt climate-responsible design solutions, including onsite carbon sequestration and blue infrastructure.
- Collaborate on monitoring and reporting environmental outcomes.

Local communities

- Engage in consultation to help shape developments that reflect local setting and community needs.
- Provide feedback to support the creation of places with strong community identity and environmental value.

Internal development teams and project managers

- Embed natural environment considerations throughout the development lifecycle.
- Ensure environmental targets are embedded in project planning and delivery.
- Track and report progress on environmental performance and biodiversity outcomes.
- Ensure nature as a key consideration of wellbeing, placemaking and sustainability.



im PROPERTIES

improperties.co.uk/sustainable-futures/