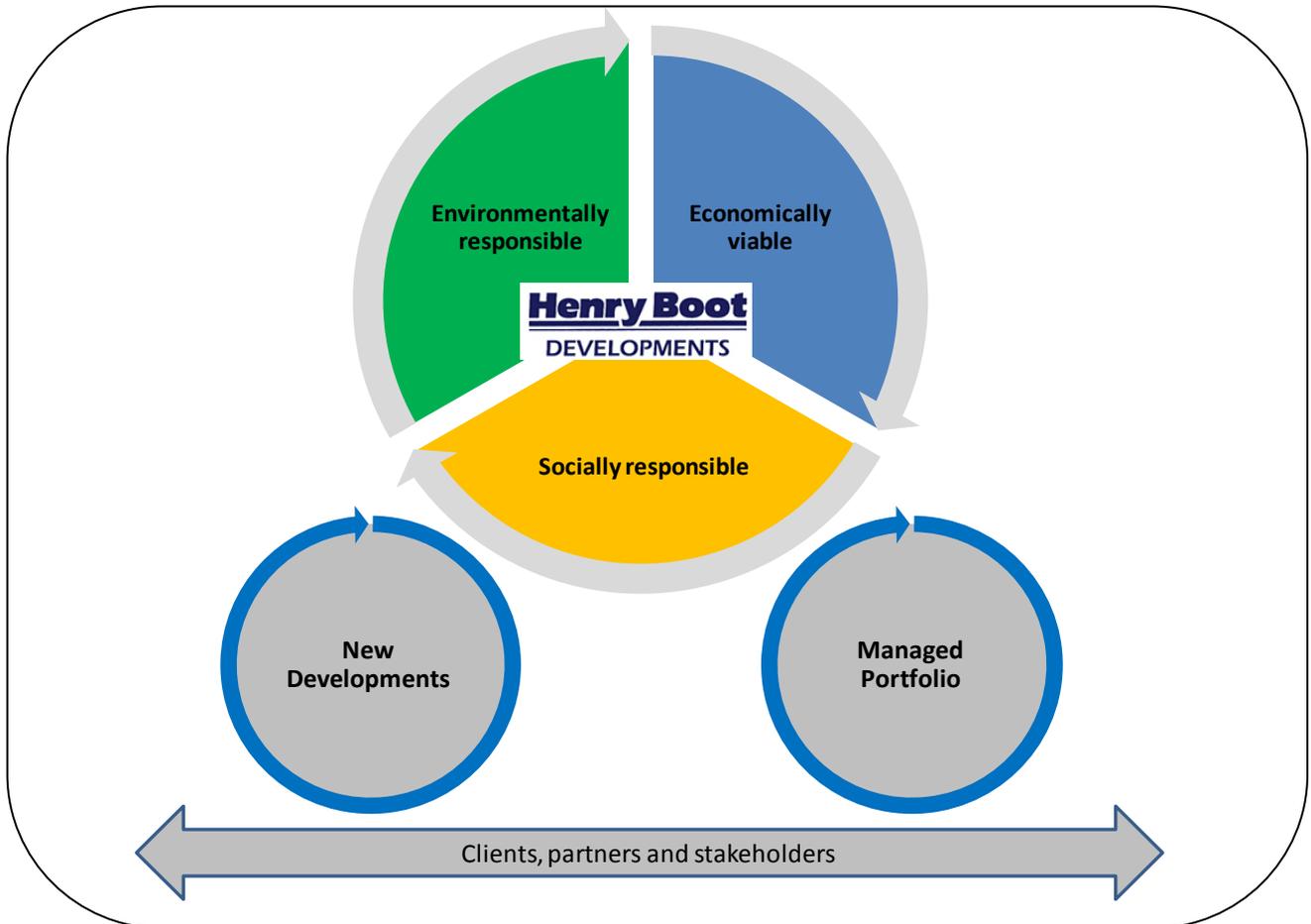


Sustainability Policy

Henry Boot Developments deliver and manage high quality sustainable developments that mitigate significant environmental, societal and economic impacts both now and in the future.



Core principles

We have created 4 core principles that drive our approach to sustainable developments:

- 1. Designing and building value-driven developments**
High quality and high specification developments designed for longevity and durability.
- 2. Complying with legislation and policy**
Compliance with national and local legislation and policies that affect our new developments and managed portfolio.
- 3. Delivering enhanced natural and human environments**
Prevention of pollution and provision of developments with a positive benefit to the environment and society.
- 4. Engaging with stakeholders**
Working with and listening to client, local community, Governmental, and partner's needs.

New developments

Adhering to our 4 core principles, all our new developments consider the following aspects of sustainability:

i. Development process

Henry Boot Developments undertakes a diverse range of development and regeneration projects throughout the UK. From land purchase through to construction phase completion, we mitigate potential risks arising from non-compliance with environmental and social (such as health and safety) legislation and policies.

Our development team are experienced professionals, selected to meet the high standards of development that we deliver and work towards implementing our sustainability policy. We engage specialists throughout the process including ecologists and geotechnical engineers to inform us of any site-specific risks.

ii. Land & location

As part of our development activities, we are involved in regeneration projects that aim to re-invigorate and provide an economic, social and environmental uplift to some parts of the country in which we work.

We remediate land and buildings which often involves significant improvements in the ecological, environmental and social value of the site. Degraded and derelict properties are brought back into service, providing jobs both during the development work and into the longer term.

Henry Boot Developments works in line with Government guidelines on development and climate change. This involves reviewing development sites for the potential impacts of climate change including future-proofing against changes in weather patterns. Where feasible our sites are also designed to be accessible by public transport and to take into account the impact of changes in travel patterns as a result of the intended final use of the site.

iii. Wildlife & biodiversity

Protection of the natural environment is central to the Government's policy of stemming the net loss of biodiversity across the UK. Henry Boot Developments aims to deliver positive benefits to the environment throughout our development projects.

This involves assessing the ecological value of our sites prior to beginning work and identifying habitats or species that may require special protection or treatment. We engage ecologists and landscape architects that can assist in designing and developing the site to enhance the natural environment.

iv. Design & performance

We aim to deliver high specification developments to meet client expectations. These are increasingly driven by more sustainable design features and in particular energy efficient performance in the long run. Developments that aim to achieve BREEAM standards require attention from the design phase to post-completion phase with a focus on long term sustainable performance.

Where feasible we work with our clients and partners to influence the sustainability attributes of a development, as we recognise the growing societal understanding of environmental issues such as natural resource depletion.

v. Procurement

In order to deliver excellent quality developments, we procure our partners carefully. All contractors working on our developments are required to go through a detailed selection process that includes assessments on health and safety practices, environmental management systems and quality procedures. This reduces the risk of our exposure to potentially unsustainable working practices on our sites which may lead to personnel or environmental incidents.

vi. Construction of major developments

During the construction phase of major developments, we engage contractors who have sustainability policies and practices in place. They are responsible for meeting all applicable health, safety and environmental legislative requirements on site. This may include an understanding of Pollution Prevention Guideline 6: Working at construction and demolition sites.

This guidance covers many areas of best practice in order to reduce the potential risk of pollution during construction and demolition activities, such as waste management, protection of water courses and the storage of hazardous materials.

Henry Boot Developments employs third party experts to carry out regular health, safety and environmental audits of construction practices on our developments.

vii. Building occupants

Developments that work towards BREEAM standards may require information on the practical use of the building to be handed to the occupier post-completion. This is an important step to ensure that the efficiency of the building is maximised during use.

Managed portfolio

Adhering to our 4 core principles, we consider the following aspects of sustainability in the management of our portfolio of properties. Where Henry Boot Developments act as managing agent, we are directly responsible for our legal and policy obligations. In some instances our properties are managed by external agents to ensure we meet our obligations:

i. Encouraging sustainable business practices

Tenants in our managed properties follow their own corporate sustainability guidelines. Tenants are also required to comply with applicable environmental and health & safety legislation and this is agreed through our contractual arrangements with them. Where appropriate, site-specific information is provided to tenants regarding environmental and health & safety considerations.

Henry Boot Developments carry out ongoing monitoring of our managed portfolio sites. If environmental or health & safety issues arose during a tenancy agreement, we would work with the tenant where feasible to assist in changing practices and mitigating risks.

Where requested, our sustainability policy will be made available to our tenants in order to share information and continually improve working practices.

ii. Energy performance

As a landlord, Henry Boot Developments is required to provide Energy Performance Certificates (EPCs) for managed properties in compliance with the Energy Performance for Buildings Regulations 2007. The information from the certificates is communicated to the tenants. We are aware of the potential future change in the legislation towards making it a requirement to publicly display all EPCs.

The use of electricity and gas directly controlled and paid for by Henry Boot Development's in our managed portfolio, feeds into the Group's overall energy usage and carbon footprint calculation. Whilst the Group is not currently obligated under the CRC Energy Efficiency Scheme we recognise the importance of responsibly managing our carbon footprint and currently collate information that is used to analyse our performance.

iii. Environmental compliance

We recognise that, as a landlord, we have certain environmental legal obligations that we have to fulfil and we are proactive in ensuring we are aware of the requirements of all environmental legislation applicable to our activities.

Clients, partners and stakeholders

Henry Boot Developments has a policy of open and transparent communication in our dealings with clients, partners and stakeholders both during new development activities and in managing our portfolio. Early consultation with all parties is key to the development process in order to progress from pre-planning stage through to construction completion. We recognise that we have some influence over decisions that affect the sustainability of our development projects and portfolio properties, and we aim to make pragmatic decisions with our partners and stakeholders that take a balanced approach to the economic, environmental and social outcomes of our activities.

Policy Review

This policy will be reviewed periodically to reflect best practise, changes in legislation and new knowledge.