



OUR SUSTAINABILITY STRATEGY.

Reimagining places for people to thrive.

Wates Developments Group is part of Wates Group, one of the UK's leading family-owned development, building and property maintenance companies. Founded over 125 years ago, we know about the built environment, and we are ambitious to do more in the face of today's challenges.

Our purpose is our north star: reimagining places for people to thrive. This is underpinned by three enduring promises that help us to live our purpose every day.

- Thriving Places
- Thriving People
- Thriving Planet

Wates Developments Group is one of the largest and most experienced land promotion businesses in the sector. Our financial strength and 98% residential planning consent rate make us a compelling partner for landowners and developers.

From strategic land promotion for new residential and commercial developments, to working in joint venture partnership with leading UK housebuilders, we know we are well-placed to accelerate sustainability in the built environment.

Our Sustainability Strategy acts as our roadmap, providing a clear framework for us to create sustainable places today, for a better tomorrow.



Our strategy

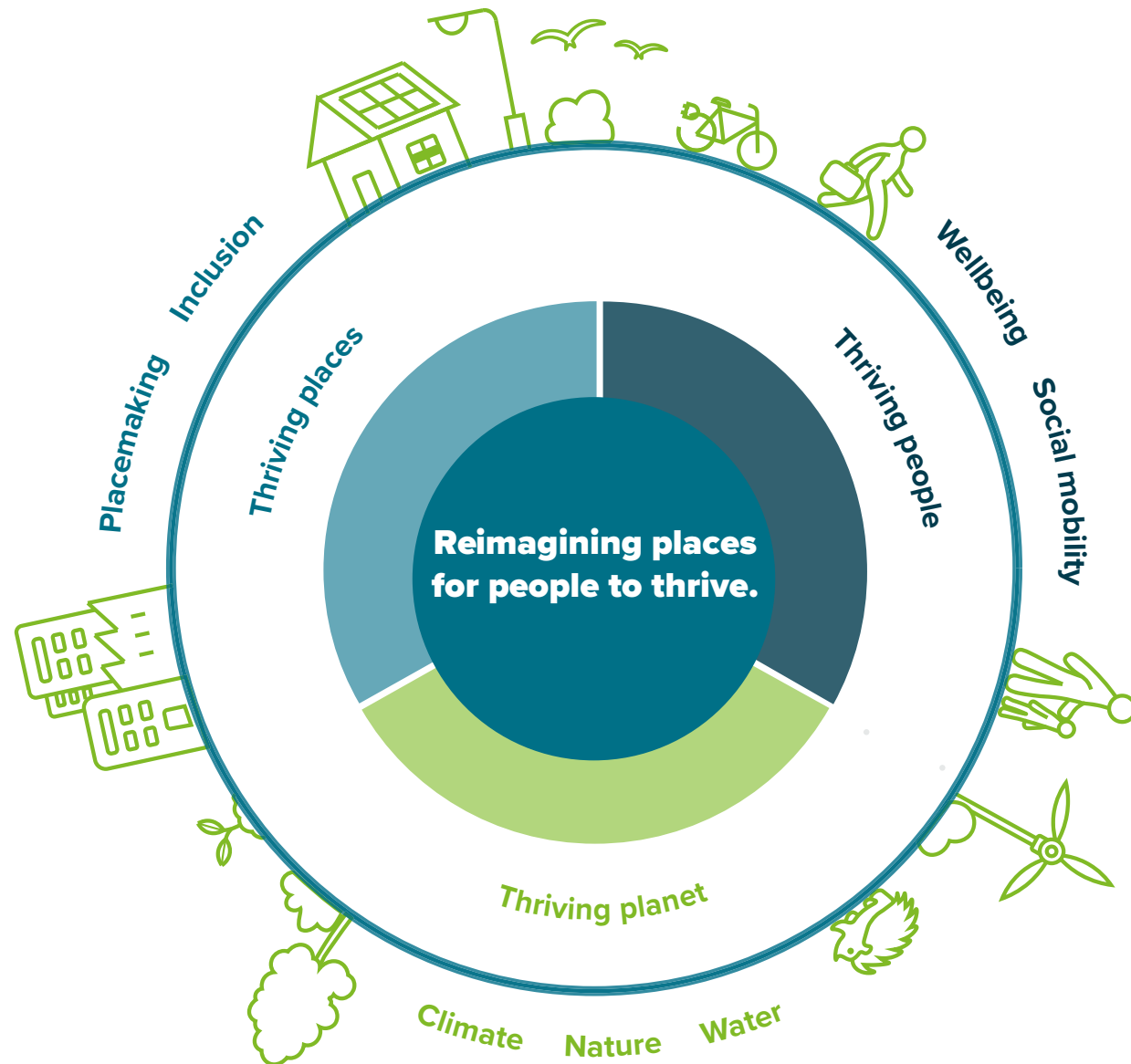
We believe in driving real and positive change that is urgently needed. 2023 was hotter than ever, with the world very nearly exceeding the 1.5°C warming limit. 16% of species are threatened with extinction in the UK due to habitat degradation and loss. Life expectancy in the most deprived areas of England is at its lowest rate since 2011.

Our Sustainability Strategy focuses on seven drivers for change that we believe are imperative to delivering our promises of thriving people, planet and places.

Each driver is backed by stretching performance targets and programmes of work that will deliver impact on the ground.

Employees will be supported with training in sustainability and standards will be set for our developments. Strategic partnerships with pioneering organisations in the built environment will help push us even further.

We strongly believe our approach to sustainability, coupled with our desire to deliver positive change, speeds up planning processes and delivers better outcomes for our stakeholders.



Thriving people

People thrive in places that offer more than just houses, workplaces, and roads. Amid modern life's stresses and higher living costs, we are committed to ensuring that the places that we help to create will support wellbeing and deliver positive social mobility.

We are proud to be a signatory of the Healthy Homes Pledge, which sets out key principles for new homes and neighbourhoods that prioritise the physical, mental, and social wellbeing of residents. This includes ensuring warm and energy efficient homes, adequate space, access to natural light, and genuinely affordable housing that is provided without compromising on build quality or health.

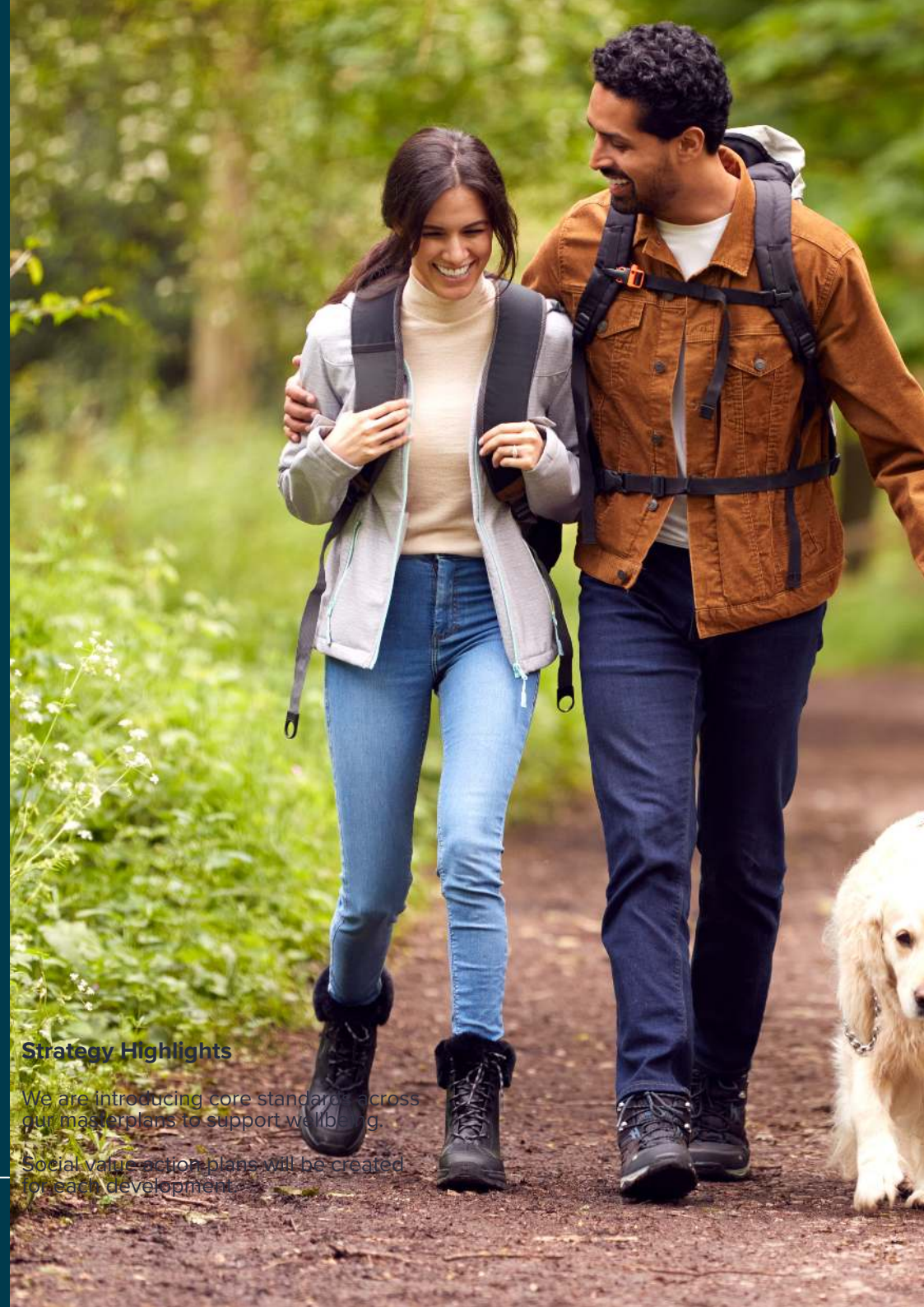
As part of our comprehensive strategy, we are introducing core standards across our masterplans. The Healthy Homes Pledge is one. But we will also introduce others that will support wellbeing and social mobility.

This includes the Building for a Healthy Life Standard. This design tool is widely used by local authorities and Homes England as their key measure of design quality. We will use this tool, and its 12 key considerations, as a lens to strengthen decision-making around people's wellbeing in our designs.

To further our commitment to social mobility, we will create social value action plans for each development, tailored to enhance the specific needs and opportunities of the local areas and communities where we are working.

We will also look for partnerships with local and national organisations to ensure the decisions we make deliver the on-the-ground positive impact that is needed.

Not only do we believe that building in wellbeing and social mobility into our work from day one will support the planning process, we think it's the right thing to do to help people live happy, fulfilling lives, surrounded by the support and opportunities they need to thrive.



Strategy Highlights

We are introducing core standards across our masterplans to support wellbeing.

Social value action plans will be created for each development.

Thriving places

Helping to shape places that are vibrant, inclusive and resilient is core to creating thriving places. Whether we're developing homes, commercial spaces, or growing our biodiversity habitat sites, we look to the long-term, and are committed to ensuring we leave behind places that last.

Our role in the early stages of the development process gives us a unique opportunity to shape a place, and our sustainability strategy will help ensure this. The strategy includes establishing core standards for our developments focused on critical environmental and social issues. These standards will be woven into a new Wates Developments Group Placemaking and Inclusion Framework that, together, will ensure we create thriving, and sustainable places for generations to come.

For us, thriving places also means making sure that everyone, no matter their ability or age, can use the places we help to create. A 2021 study by the UK's Research Institute for Disabled Consumers revealed that only 0.003% of electric vehicle charging sites nationwide have been designed to be accessible to disabled drivers. And a 2023 report by the charity Make Space for Girls said that 68% of girls surveyed think that parks offer nothing for them with spaces and equipment predominantly for boys.

To us, this is unacceptable.



So, we will be working to ensure that inclusion is a key driver for our design decisions.

Our Placemaking and Inclusion Framework will be informed by leading inclusive design practices and we will be forming strategic partnerships with inclusion experts to help guide our work.

Our aim is very simple. We want everyone of all different ages, abilities, and backgrounds to feel at home in the places that we help to create.



Strategy Highlights

Inclusion and accessibility for everyone will be a cornerstone to the places we create.

We will use our role in placemaking to ensure we support critical environmental and social issues.

Thriving planet

Climate change, water stress, and a collapsing natural world threaten us all. At Wates Developments Group, we take these issues seriously. Our science-based 'Net Zero by 2045' target is a promise to future generations.

We know that buildings contribute to nearly half the UK's emissions. New developments can't add to the problem. So, we are being bold. By 2030, we are committing that a quarter of the homes we get consented will exceed the Future Homes Standard.

We're also exploring opportunities to use Embodied Carbon Assessments in our master planning. And, our commercial spaces will achieve BREEAM Excellent as a minimum. These initiatives will work to create homes and workspaces with significantly lower heating needs, and superior energy and water efficiency. We are already working closely with our Joint Venture partners to explore solutions, the future depends on it.

But our vision extends beyond Greenhouse Gas Emissions. As strategic land promoters, we understand our role in protecting the natural world. The recent UK State of Nature Report was alarming. The UK is one of the world's most nature depleted countries.

This is where we believe we can make a real difference.

Our early involvement in development allows us to seamlessly integrate nature. We're committed to creating spaces where people and nature thrive, with new Biodiversity Principles being embedded across all schemes.

We're also working closely with our ecologists and landscape architects and making the most of AI to find every opportunity to drive biodiversity net gain across our schemes.

Our commitment to nature is going even further. As part of our strategy, we are developing a new business to deliver nature-based solutions to the built environment. From creating a network of habitat and biodiversity spaces to delivering more Suitable Alternative Natural Greenspaces, these spaces won't just support nature, they'll generate value through the sale of Biodiversity Net Gain units and other credits.



Strategy Highlights

Creating a new business to deliver nature-based solutions to the built environment.

Ensuring our commercial schemes achieve BREEAM Excellent as a minimum.

Exploring opportunities to reduce the embodied carbon of developments at the master planning stage.

Our sustainability roadmap

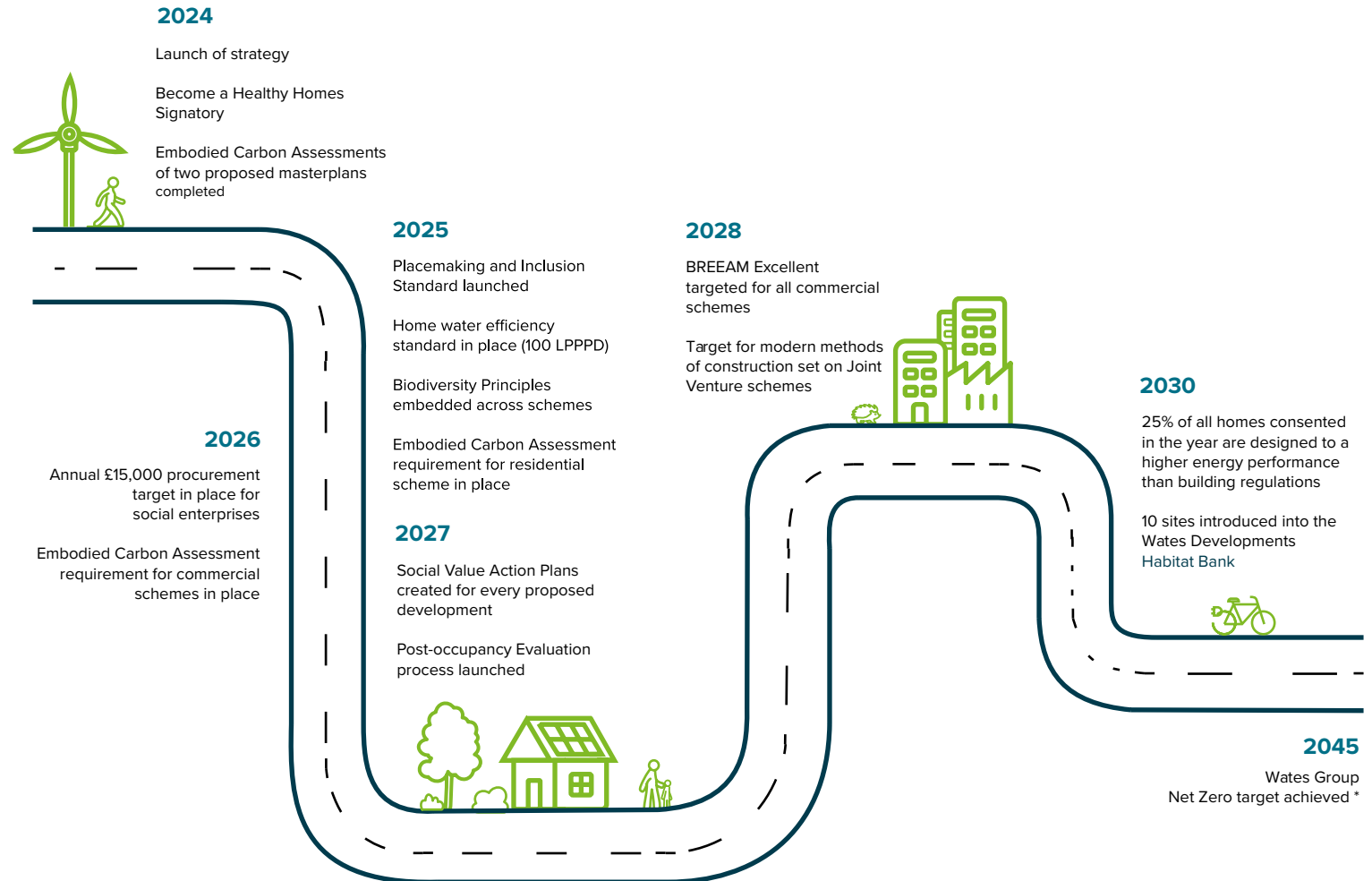
It won't be easy to meet our ambitions for reimagining places for people to thrive. It will take dedication and a clear roadmap for success. But we are up for the challenge.

As the business adage goes, "what gets measured, gets managed." So, clear and quantifiable targets are being set to focus our efforts.

We will be building a robust data collection system so that we can report transparently and comprehensively on our progress over time.

Sitting behind our targets and strategy will be training for our team in sustainability and new ways of collaborating with our experienced consultants to drive better sustainable outcomes for our projects.

There is work to do. But the prize is a more sustainable future for people, places and the future health of our planet.



* The Wates Group Net Zero target has been verified by the Science Based Targets Institute. By 2045, Wates Group has committed to reducing absolute Scope 1 and 2 GHG emissions by 90% from a 2019 base year. The Group has also committed to reducing absolute Scope 3 GHG emissions by 90% within the same time frame. As a key business unit within the Wates Group, Wates Developments Group will support our wider family business to achieve these targets.

Thriving planet

Climate

- Net Zero Carbon Ready Homes
- Net Zero Homes *
- Masterplan embodied carbon assessment
- Electric vehicle car club
- Community spaces and street furniture powered by renewable energy
- Battery storage solutions explored
- BREEAM Excellent targeted

Nature

- Core biodiversity principles for green and blue infrastructure
- 10% biodiversity net gain (targeted for onsite)
- 15% biodiversity net gain (targeted for onsite)
- 20% biodiversity net gain (targeted for onsite)
- Green roofs (or walls) on community or commercial spaces

Water

- 100 Litres Per Person Per Day in homes
- 90 Litres Per Person Per Day in homes
- Rain gardens and swales as part of SUDs strategy
- Permeable paving on secondary and tertiary roads
- Greywater and rainwater harvesting systems **
- BREEAM Excellent targeted

Wates Developments

Wates Strategic Space

0 - 150
homes

150 - 500
homes

500 - 1000+
homes

	0 - 150 homes	150 - 500 homes	500 - 1000+ homes	Wates Strategic Space
Net Zero Carbon Ready Homes	✓	✓	✓	
Net Zero Homes *			✓	
Masterplan embodied carbon assessment	✓	✓	✓	✓
Electric vehicle car club		✓	✓	
Community spaces and street furniture powered by renewable energy		✓	✓	✓
Battery storage solutions explored			✓	
BREEAM Excellent targeted				✓
Core biodiversity principles for green and blue infrastructure	✓	✓	✓	✓
10% biodiversity net gain (targeted for onsite)	✓			✓
15% biodiversity net gain (targeted for onsite)		✓		
20% biodiversity net gain (targeted for onsite)			✓	
Green roofs (or walls) on community or commercial spaces			✓	✓
100 Litres Per Person Per Day in homes	✓	✓		
90 Litres Per Person Per Day in homes			✓	
Rain gardens and swales as part of SUDs strategy		✓		
Permeable paving on secondary and tertiary roads			✓	
Greywater and rainwater harvesting systems **			✓	✓
BREEAM Excellent targeted				✓

Wates Developments Group will also seek out opportunities to showcase stand-out and exemplary environmental sustainability initiatives on schemes where landowners are supportive and it will support Local Planning Authorities' own sustainability design standards. These could include achieving Building with Nature accreditation, setting a target for Modern Methods of Construction, delivering a water neutral scheme, or requiring net zero homes with in-built building management systems, among others.

* Achieved on 25% of homes consented by 2030 ** Achieved on 30% of homes in water stressed areas

Thriving places & Thriving people

Placemaking

- Core placemaking principles
- 20-minute neighbourhood principles
- Post-occupancy evaluation

Inclusion

- Core inclusion principles
- Disabled electric vehicles charging spaces
- Homes achieve optional accessibility and adaptability Building Regulations *

Social Mobility

- Social Value Action Plan
- Tablets for every Affordable Home (joint ventures)
- 12-month broadband subscription provided for every Affordable Home (joint ventures)

Wellbeing

- Healthy Homes Principles
- Building for a Healthy Life Standard
- Homes within 15-minute walk of green spaces
- WELL Standard targeted

Wates Developments

Wates Strategic Space

0 - 150 homes 150 - 500 homes 500 - 1000+ homes

	0 - 150 homes	150 - 500 homes	500 - 1000+ homes	Wates Strategic Space
Core placemaking principles	✓	✓	✓	✓
20-minute neighbourhood principles		✓	✓	
Post-occupancy evaluation			✓	
Core inclusion principles	✓	✓	✓	✓
Disabled electric vehicles charging spaces		✓	✓	✓
Homes achieve optional accessibility and adaptability Building Regulations *			✓	
Social Value Action Plan	✓	✓	✓	✓
Tablets for every Affordable Home (joint ventures)		✓	✓	
12-month broadband subscription provided for every Affordable Home (joint ventures)			✓	
Healthy Homes Principles	✓	✓	✓	✓
Building for a Healthy Life Standard	✓	✓	✓	
Homes within 15-minute walk of green spaces		✓	✓	
WELL Standard targeted			✓	

Wates Developments Group will also seek out opportunities to showcase stand-out and exemplary social sustainability initiatives on schemes where landowners and Local Authorities are supportive. This could include design principles, such as Garden Villages or exploring alternative long-term management structures such as a Community Interest Company, among others.

* 5% of homes built through our Joint Ventures schemes will achieve the Building Regulations M4(2) optional requirement for accessible and adaptability dwellings

Reimagining places for people to thrive.

For more information

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