



SUSTAINABILITY POLICY

Keepmoat is a leading service provider in community regeneration. We specialise in partnership driven solutions to create and maintain better places to live. Our operating brands, Bramall, Frank Haslam Milan and Keepmoat Homes deliver a comprehensive service in the provision and maintenance of affordable housing for rent and private ownership, extra care accommodation, environmental and community infrastructure.

At Keepmoat we understand the role the built environment plays in the UK's environmental, social and economic future. The shortage of affordable housing together with the serious and urgent need to address climate change has made sustainability a top priority for all.

Government policies for a greener future have put forward a demanding agenda and set of standards for the construction sector and with the built environment contributing almost half of all carbon emissions, our sector will need to change very rapidly if it is to meet the challenge. Sustainability is no longer a fringe issue and needs to become embedded in our overall strategies, management policies and products if we are to ensure the successful delivery of sustainable communities for future generations.

For Keepmoat, sustainability is an essential component of our community regeneration package and an integral part of our corporate responsibility agenda. It is about enhancing quality of life for individuals by planning, designing, building and improving homes and communities where people want to live, work and play. This means creating a built environment which respects the limits of natural resource availability, meets the diverse needs of all its people, forms part of a strong and stable economy, provides opportunities for all and encourages community participation. In fact, at Keepmoat, our sustainability strategy is also our business strategy.

We will:

Sustainable Development

- Work with our clients and partners to ensure compliance with the Code for Sustainable Homes, Building Regulations and all other relevant legislation and codes of practice on sustainability matters.
- Use the experience acquired from designing and building England's first habitable Code 4 Sustainable Homes to accelerate where possible, the government's timeline for Code compliance.
- Share best practice with customers, partners, the supply chain and the wider community.
- Encourage the sustainable refurbishment of the UK's housing stock by launching pilot projects to save energy, water and waste and reduce the UK's carbon footprint.
- Reduce and eliminate, where possible, the use of materials and products from non-sustainable sources.
- Share ideas and sustainability best practice across all group businesses.

- Assist the government in meeting its socio-economic vision by delivering more exemplar housing and community projects.
- Integrate our commitment to sustainability into every aspect of our business and into our culture.

Impact on the Environment

- Comply with all relevant legislation and regulations.
- Prevent pollution arising from our activities through adherence to strict environmental management practices.
- Encourage our clients and consultants to consider the environmental impact of projects from inception to completion.
- Minimise waste and promote re-use and recycling.
- Operate clean and tidy sites and keep dust and noise to a minimum.
- Promote environmental awareness amongst our employees.
- Share 'best practice' with customers, partners, subcontractors and suppliers.
- Calculate our group carbon footprint and set reduction targets.
- Obtain accreditation to BS EN ISO 14001 across all our homes businesses by April 2009.
- Work to achieve continual improvement of our environmental performance.

Impact on Society and the Economy

- Continue to make the health and safety of our employees, partners, residents and customers our top priority.
- Support, develop and inspire local communities through the work of the Keepmoat Foundation and the Outward Bound Trust and by providing hands-on staff participation and charitable donations.
- Where possible employ local people and utilise local suppliers and materials.
- Maintain our leadership role of Considerate Contractors Scheme site registrations.
- Always manage our business with respect and integrity.
- Establish and maintain long-term partnered relationships with our customers and supply chain, working together to achieve aspirations and joint goals.
- Value our people highly, respect individuality, promote diversity and provide equality of opportunity for all.
- Develop our people's potential through structured training, life-long learning, innovative apprenticeship schemes and the work of the Keepmoat Academy.

Signed:



Date: 7th October 2008

D. Blunt, Chief Executive, Keepmoat Ltd