



TE Station Rd Limited
Queripel House
1 Duke of York Square
London SW3 4LY

1-15 Queen Victoria Street 145-148 Friar Street Reading- Sustainability Statement / Procurement Plan



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APPENDIX – Thackeray Group Sustainability Procurement Plan



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1.0 Executive Summary

Thackeray Estates ("TE") have prepared a sustainable procurement plan at RIBA Stage 1 that captures TE's culture and values. The overarching client SPP policy as well as design brief have been incorporated within this document which will be used by the design team to guide specifications towards sustainable construction products on the project. This sustainable procurement plan has been prepared specifically for the 1-15 Queen Victoria Street 145-148 Friar Street Reading ("QVS 1') in line with the BREEAM guidance.

The Sustainable Procurement Plan aims to guide the design of QVS 1, in accordance with BREEAM in areas of material procurement strategy. The plan outlines the benefits of sustainable procurement, as well as highlighting procurement risks and opportunities. The plan also covers sustainable procurement options, such as local procurement, and provides information of BREEAM issues.



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1.1 Client's Sustainability Strategy

As a developer, investor and asset manager of buildings, Thackeray's commitment to drive impactful environmental change is embedded in the sustainability of everything we do.

The impact we have on our environment, and both contribution and exposure to climate change, are central to our vision of a zero-carbon, sustainable portfolio.

TE are committed to tackling climate change and creating the low carbon buildings of tomorrow. Focuses on securing key locations and developing buildings that are future proofed for They are more flexible to our occupier requirements, supporting their ongoing health and wellbeing and are more resilient to climate impacts.

We have committed to net zero carbon emissions by 2030, as well as other targets detailed below.

TE continues to evolve as a company as we remain focused on a culture of sustainability and creating positive, healthy, and inclusive spaces for communities to thrive.

Our sustainability strategy involves transformational changes to our business operations and to the ways in which we design and create new places in partnership with our supply chain.

It will help us to be trusted to transform the most challenging sites into exceptional places and to maximise our positive impact on society, the economy and the natural world.

AIM	TARGET
CARBON EMISSIONS	Net carbon zero emissions across all future developments by 2025
ENERGY EFFICIENCY	Investment in energy efficiency measures such as low energy lighting systems and master 'off' switches to reduce unnecessary out of hours consumption
WASTE REDUCTION	Reuse or recycle over 80% of commercial and construction waste
WATER REDUCTION	Reduce mains water consumption by 40%
GREEN INFRASTRUCTURE	Improve quality and quantity of green infrastructure across all developments by increasing biophilic design and ecological diversity
AIR QUALITY	No combustibles on site (all electric) Filtration supplies above WELL Building Standard All developments to include electric charging points where applicable and include electric scooter / bicycle stations
HEALTH & WELLBEING	Occupiers to receive high standard of health and wellbeing across variety of building amenities

1.2 Sustainable Procurement Aims

The sustainable procurement plan aims to achieve the following:



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- To make the least impact on the environment by selecting materials that are sourced responsibly
- To foster accountability for impacts of the organisation's supply chains with a life cycle perspective
- To develop transparency in material procurement decision-making
- To increase awareness of damaging materials and processes, allowing the organisation to become more mindful and open to sustainable alternatives
- To exert and promote ethical behaviour, and respect international laws and norms
- To encourage innovation and adoption of sustainable practices in the wider community by taking the lead in exploring sustainable building solutions
- To ensure that building occupants do not encounter toxic or harmful materials inside and around the building
- To support the protection and regeneration of ecosystems and biodiversity on and around the building site
- To promote the pursuit of locally sourced materials

1.3 Benefits of Sustainable Procurement

There are numerous environmental, social, and economic benefits to sustainable procurement. Selection of materials from suppliers following environmental legislation and regulations (i.e. ISO standards, Forest Stewardship Council (FSC)) gives greater assurance that manufacturing processes exert less damage to the environment. Non-compliant suppliers are more likely to perform harmful environmental activities, such as natural resource exploitation, deforestation, and use of toxic chemicals or polluting manufacturing processes. Checking that suppliers are sustainably responsible is beneficial to the protection of local (and global) biodiversity.

The potential to reduce GHG emissions related to the project and client can be achieved through selecting suppliers who have less carbon intensive manufacture processes, and by sourcing material from local suppliers, emissions associated with the transportation of materials from long distances can be reduced. This is especially beneficial for ESG reporting, as Scope 3 emissions are likely to be the highest source of organisational carbon.

Sustainable procurement fosters social benefits, as it prevents the procurement of goods from exploitative suppliers. Checking that materials and products are acquired via suppliers who are ethically conscious, protects vulnerable and minority groups from further exploitation. This sets an industry expectation that compels businesses to adopt better workforce conditions, practices, and treatment of workers. Engaging in sustainable procurement also demonstrates to the wider community an organisation's refusal to be complacent towards destructive environmental activities, awarding ethical credibility to their repute. Through locally sourced materials, projects can build local industry resilience and a flourishing local economy, enriching the community around the building site.

In the growing eco-awareness of global society, there is an increasing ethical demand and expectation from both consumers and stakeholders to adopt sustainable practices. Most environmentally degradative activities, such as burning fossil fuel, is increasingly becoming socially infeasible; investing in materials and processes that will become operationally obsolete in the near future does not appear attractive to investors. Considering environmental impacts and engaging with sustainable procurement increases investor confidence, and allows a business to achieve long-term economic growth.

1.4 Procurement Risks and Opportunities

There are both risks and opportunities to procurement. For example, by not pursuing sustainable timbers, a building will not achieve the minimum BREEAM "Excellent" rating that is required of new construction buildings, as stipulated by the UK Government Buying Standards. Sustainability issues can also reflect negatively on a TE value and reputation, as well as provoking ethical exposures through non-compliance with environmental laws and regulations.

Material transparency is increased upon completion of a sustainable procurement plan, as the suppliers, materials, and processes become more explicitly visible.



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The pursuit of sustainable procurement increases alignment with the TE culture and values. Sourcing products locally provides economic benefits to the local community, building resilience towards the transitional movement by reducing dependence on global economies.

The opportunity to reduce embodied carbon emissions associated with material manufacturing processes can be achieved by selecting suppliers who consider their carbon footprint, and use greener or more efficient methods when manufacturing goods. Transport emissions can be reduced significantly as a result of buying materials a short proximity to the project site, and fundamentally, the adoption of sustainable procurement will allow for QVS1 to promote their sustainable efforts, making them appear more desirable to stakeholders and investors, as well as pupils and parents.

Notably, increasing sustainable procurement practices can inadvertently increase risks associated to procurement, as it adds limitations to the selection of products. A specific product may be more suitable for a project, despite not qualifying as a sustainable material.

There is also risk of miscommunication between subcontractors, consultants etc. who, consequentially, obtain non-sustainable materials that contradict the sustainable procurement process.

Due to sustainable materials being likely more expensive than environmentally impactful materials, there is the possibility that decisions are made by the design team during value engineering to substitute a lesser quality product.

Lead times may be increased by the limitation of available suppliers and manufacturers. Diligence should be undertaken to minimise any programme delays. In the case of a crucial supplier or product being unavailable, or lead times for delivery have been increased, the team may be encouraged to accept a substitute with lesser credentials.

1.5 Local Procurement

There are many benefits that come with the procurement of locally sourced materials, suppliers and labour. COVID-19 and geopolitical issues have posed significant challenges to the global supply chain, which we are likely to experience for many years; sourcing materials locally safeguards the project from issues associated with delayed or disrupted international supply chains.

Consulting with suppliers that are a shorter distance helps better determine whether social and environmental values align with one's own, subsequently building investor confidence and fostering long-term partnerships with trustworthy suppliers. Indeed, working with domestic suppliers allows for greater control, autonomy, and flexibility over the service; having suppliers that are spatially and temporally aligned with the design team, contractors, and project coordinators ensures consistent and rapid communications. By having the opportunity to interact closely with local suppliers, such as through face-to-face consultation, there is greater opportunity to receive an all-encompassing bespoke service. Unlike wholesale suppliers, local manufacturers can more likely offer bespoke sizes and quantities of materials, in turn helping reduce overall building waste.

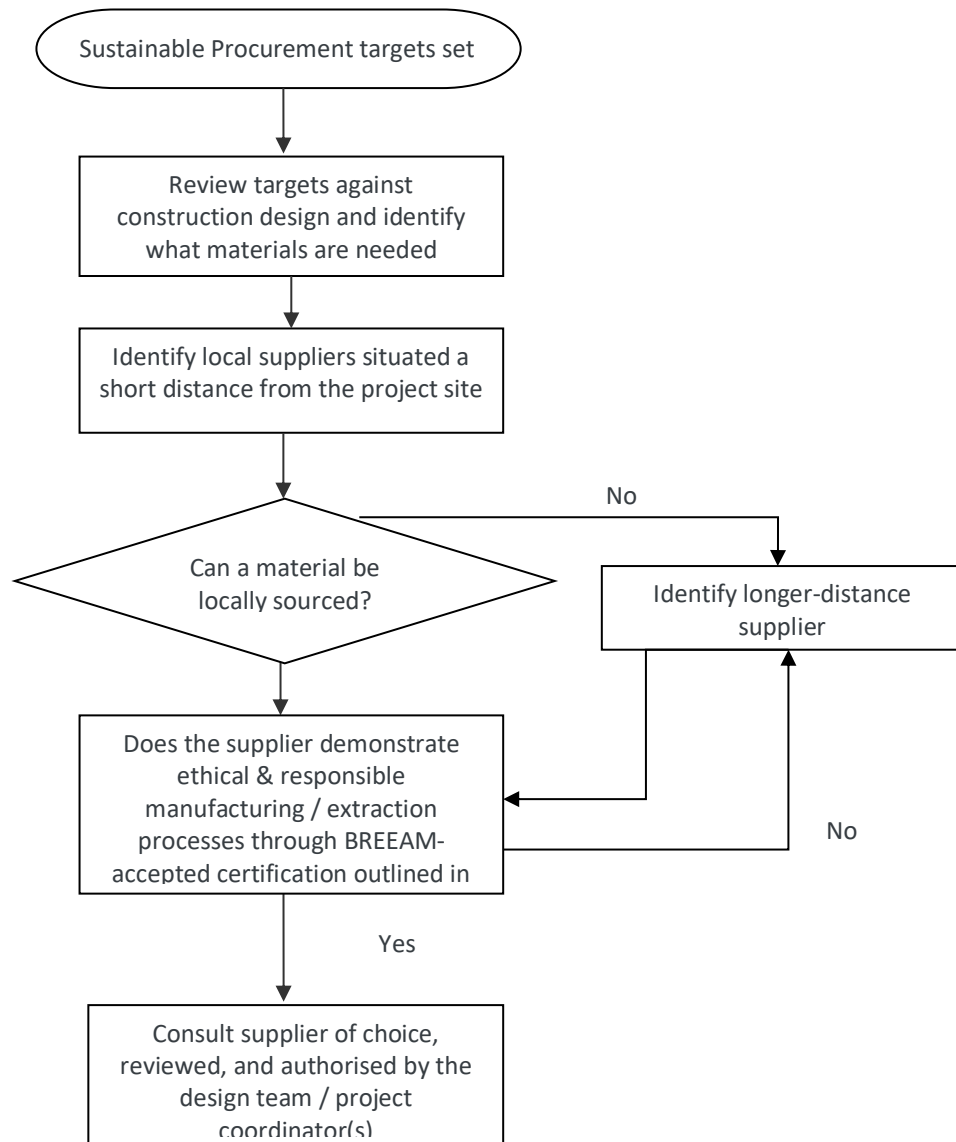
Appointing local labour fosters economic benefits for the area in which the development resides. It conveys to the local community that the client is actively engaged in providing opportunities and support for local workers and their skills, creating access to new pools of local talent and increasing their credibility, of which would not be achieved through appointing a generic non-local labour consultant.

Scope 3 emissions are reduced when procuring locally, as this significantly reduces GHG emissions resultant of shipping and transportation, reducing the need to carbon offset. Local sourcing of materials enriches the wider community, allowing suppliers to gain skills and expertise acquired from working with more diverse clients and projects, which subsequently facilitates them economically to hire workers, expanding the employment pool in the local community. Furthermore, appointing a local contractor will eliminate the Scope 3 emissions associated with the transportation of workers to site.



1.6 Local Procurement Policy

To ensure that the local sourcing of materials is pursued and monitored in line with the Sustainable Procurement Plan, the following policy facilitating local procurement has been formed, the guide the local procurement process:



The Principal Contractor shall ensure that during the tendering and product procurement stages, that all products and materials used, as well as labour, are checked for their potential for local sourcing. This may be local manufacturing, or procurement of certain materials.



2.0 Sustainable Procurement Options

In accordance with Mat 02 and Mat 03 requirements, as well as specifications made by the relevant consultants, materials for the project are to be sourced from suppliers / manufacturers who can present evidence of the following:

Mat 02 –

Mat 02 encourages the availability of robust and comparable data on the impacts of construction products through the provision of EPDs, to aid designers and specifiers in construction product selection, improving the accuracy of the building life cycle assessment (LCA) required in BREEAM Mat 01. Furthermore, this aims to increase the uptake of EPDs by product manufacturers, which will increase accuracy and comparability of building level LCA, ultimately helping to reduce the overall life cycle impacts arising from the building.

It is recommended that products with an Environmental Product Declaration (EPD) are to be selected for building materials, to ensure products are produced with transparent and measurable impacts. EPDs are independently verified environmental labels, providing analysis of the environmental impacts of a product either from Cradle to Grave (i.e. end-of-life recycling / disposal), or Cradle to Cradle (i.e. recycling old materials in production processes of new materials), as well as providing information on emissions and energy / water use within the manufacturing process. This offers an indication of the overall environmental impact of a product. Acceptable EPDs must be written in accordance with the following standards:

- ISO 14024
- ISO 14025
- ISO 15804

Alternatively, materials with a manufacturer self-declared recycled content are acceptable, when written in accordance with ISO 14021.

Below are tables taken from the BREEAM 2018 Scheme, which presents material categories to consider, the types of BREEAM recognised EPD, and potential points awarded:

Recognised types of EPD	Validity	EPD points
EPD applicable to more than one product in the same product category, and more than one manufacturer.	• EPD unexpired at the point of specification. • Product installed in the building by the end of construction. • EPD issued or registered by an ISO 14025 compliant programme operator. • For products covered by the Construction Product Regulations, the EPD must have been generated using product category rules based on either BS EN 15804 or ISO 21930.	0.5
EPD applicable to more than one product in the same product category, and a single manufacturer.		0.75
EPD applicable to a single product*, and a single manufacturer (the product may be manufactured in more than one location) *Or variations of a single product that only differ in terms of colour or pattern.		1.5

Figure 1: EPD points for different types of EPD



Material category	Uniclass equivalent code (for information)
Timber or timber-based	P5
Concrete or cementitious	P2*
Metal	P4
Stone or aggregate	P1, P3*
Clay-based	P33
Gypsum	P232
Glass	P314
Plastic, polymer, resin, paint, chemicals and bituminous	P7, P34
Animal fibre or skin, cellulose fibre	P6
Other	P8

*Except subsets listed separately. For example, P2 generally relates to '2. Concrete or cementitious' except for the subset P232 which relates to '6. Gypsum'.

Figure 2: Material

Mat 03 –

Mat 03 facilitates the selection of products with lower levels of negative environmental, economic, and social impact across their supply chain regarding extraction, processing, and manufacture. In turn, this promotes more responsible economic, environmental, and social product practices. Facilitating the identification of risk to reduce environmental, economic, and social issues in the supply chain of construction products, this encourages the responsible sourcing of materials and the use of credible and comparable schemes to assess this.

BREEAM encourages the reuse of materials on sight as best practice, preferred over other options, due to reduction of waste and decreasing the demand for new materials, along with the associated impacts come with this (i.e. Scope 3 transport emissions).

It is required that 100% of timber and timber-based products used on the project must be 'Legal' and 'Sustainable' in line with the UK Government's Timber Procurement Policy (TPP). This legislation requires all timber and wood-based products to be covered by at least one of the following accreditations:

- Third party, independent forest certification schemes – Category A, i.e. FSC, PEFC
- Evidence on a case-by-case basis in line with the Framework for Evaluating Category B evidence – Category B

Additionally, the Government Buying Standards requires timber to be purchased in accordance with UK timber policy, which requires all timber products to be:

- Originated from an independently legal and sustainable source, OR;
- From a licensed Forest Law Enforcement Governance and Trade (FLEGT) partner

It is also important to make sustainable procurement selection regarding products that emit Volatile Organic Compounds (VOCs), such as paints, varnishes, and interior furnishings. VOCs are emitted gases from certain solids and liquids, hosting a variety of chemicals which have potential short and long-term health effects. This can include eye, nose, and throat irritation; headaches, fatigue, and nausea; and in worse cases, potential damage to the liver, kidneys, and central nervous system. Thus, reducing the number of products with high levels of VOCs in the building will greatly improve the health and wellbeing of occupants, whilst increasing overall productivity. The Government Buying Standards stipulates that at a mandatory level:



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- VOC wall paints must have a 'low' VOC content of 7.99% or lower, AND;
- All other paints and products must have a VOC content of 24.99% or lower

However, to comply with BREEAM, materials' VOC content must be significantly lesser than this. This applies to materials such as interior paints and coatings; wood-based products; flooring materials; ceiling, wall, and acoustic & thermal insulation materials; and interior adhesives & sealants. BREEAM requires that products comply with the following VOC levels:

- Formaldehyde ≤ 0.06 mg/m³
- Total VOC content ≤ 1.0 mg/m³
- Category 1A and 1B carcinogens ≤ 0.001 mg/m³

BREEAM accepts the following third-party certificates of compliance as evidence of sustainable resource management:

- ISO 14001
- BES 6001
- FSC, PEFC, SFI (timber products)
- EPC (environmental profile certificate)

The Design Team will ensure the BREEAM Mat 03 credits are acknowledged and that product selection will allow for the set amount of credits to be achieved. This is either by ensuring 3 materials in the categories set in the manual have all materials meeting certification, or the Mat 03 tool is utilised and a set percentage is met.

Additional useful resources:

[BS ISO 20400:2017 \(ihserc.com\)](https://www.ihserc.com/BS-ISO-20400-2017)

[ECE TRADE C CEFACT 2019 07E.pdf \(unece.org\)](https://www.unece.org/ECE/TRADE/C/CEFACT/2019/07E.pdf)

Additionally, it is necessary that the following standards will be followed during procurement:

The UK Modern Slavery Act (2015)

This legislation is implemented to tackle slavery and trafficking within any organisation operating within, or trading with the UK. This covers slavery, servitude and forced or compulsory labour, and human trafficking. As stated by the legislation, this helps prevent and alleviate severe human rights violations, whilst granting numerous benefits to business, including:

- Protecting and improving an organisation's reputation and brand
- Protecting and growing the organisation's customer base, as consumers favour businesses with higher ethical standards
- Improving investor confidence
- Retaining staff for greater periods, and increased staff loyalty based on values and respect
- Developing more responsible, innovative, and stable supply chains

The 'CE' Mark

Appearing on products traded on the single market in the European Economic Area (EEA), the CE Mark represents European conformity (Council Directive 93/68/EEC). By displaying this on their product, a manufacturer demonstrates compliance with the CE Mark requirements, granting it the ability to be sold across the EEA. It is legally required that construction products falling within the scope of a harmonised European standard to possess CE marking, if they are to be sold in the UK or Europe. The CE Mark demonstrates that:

- The manufacturer has checked that products meet EU safety, health, or environmental standards
- Indicates a product's compliance with EU legislation
- Allows free movement of products within the European market

Regulation (EC) No 1907/2006 (REACH)



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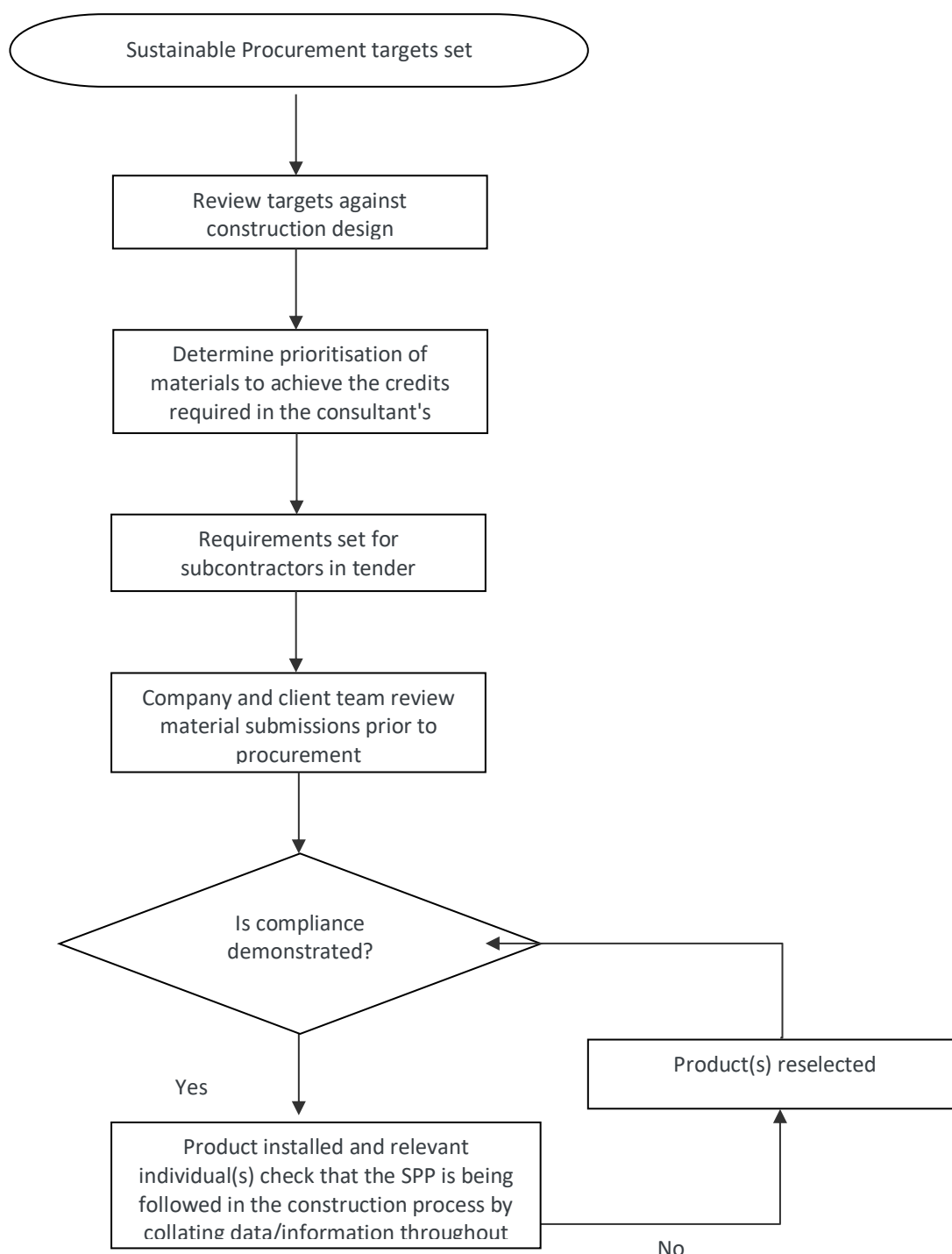
Enacted in June 2007, this EU regulation replaced numerous European Directives and Regulations with a single procedure. Nearly every business in the UK has a responsibility under REACH. Manufacturers and importers of substances must register this with the central European Chemicals Agency (ECHA), which evaluates the chemicals and assesses compliance. Failure to comply with REACH is a criminal offence and may lead an organisation to incur criminal penalties. Importantly, there is no 'due diligence' aspect of REACH, meaning it is not a credible excuse to prove that others are responsible for any actions which breach legislation, meaning every organisation has a responsibility to check in their procurement process that their suppliers and manufacturers dealing with chemical substances are compliant with REACH. This legislation aims to:

- Provide high level protection of human health and the environment from the use of chemicals
- Make individuals (manufacturers, importers) who place chemicals on the market responsible
- Understand and manage risks associated with chemical use
- Promote the use of alternative methods for the assessment of hazardous properties
- To allow the free movement of substances on the EU market
- To improve innovation and competitiveness of the EU chemicals industry



2.1 Implementation of Procedures

To ensure that the measures outlined in the sustainable procurement plan are being correctly implemented throughout as the project develops, checks at key RIBA stages will be carried out by the design team and architect (Stages 2 and 3), and the contractor (Stages 4, 5, and 6). The application of the sustainable procurement plan will also be facilitated by building sustainability into the tender and specifications at Stage 3. At Stage 4, the contractor and design team will refer to the Sustainable Procurement Plan when selecting manufacturers and materials, to certify that suppliers and materials are compliant with the above. The following diagram is an example of the sustainable procurement process and its implementation:





The RIBA Stage 4 gateway on closure should undertake a feedback session in which the finishes and material schedules are reviewed for any positive changes from local procurement or undertaking of Mat 02 and Mat 03 credits.

The Principal Contractor shall manage their own operations, and sub-contractors to ensure finishes schedules from design stage are adhered to. Any alterations should be confirmed for compliance against the design team. Any new procurement should follow this document's procedures.

2.2 Declaration

This statement declares that TE will maintain the following sustainable procurement actions throughout RIBA Design Stages 2, 3, and 4:

- 1 All relevant individuals (contractor, design team, site manager etc.) are aware of the measures outlined in the SPP at RIBA Stage 2 and future stages
- 2 All purchased timber is in accordance with the UK Timber Procurement Policy (TPP) and Government Buying Standards
- 3 All VOC paints and products are in accordance with the Government Buying Standards
- 4 The relevant person(s) ensures that the procedure for local procurement outlined in the SPP is followed when obtaining suppliers and acquiring materials
- 5 The relevant person(s) ensures suppliers and materials have evidence of BREEAM acceptable sustainable accreditations, as outlined above
- 6 The relevant person(s) ensures suppliers abide by UK government legislation such as the Modern Slavery Act (2015) and products comply with EU safety, health, and environmental standards such as the EC Mark and REACH

Signed:  _____

Date: 12/11/22



THACKERAY GROUP

SUSTAINABILITY PROCUREMENT PLAN

OUR APPROACH



VISION STATEMENT

Thackeray Group Procurement Policy

To encourage ethical procurement practices across its areas, Thackeray Group has a procurement policy. Occupational health and safety, value for money, competition, sustainability, compliance, risk mitigation, governance, and transparency are all included. It instructs its staff members on how to procure. For a copy of the group procurement policy, please see Appendix A..

Thackeray Group Procurement Plan

Through sustainable design, material selection, manufacture, transportation, construction, labour sourcing, usage, wastage, and reuse of materials, Thackeray is dedicated to constructing sustainable developments that balance environmental impacts with social and economic benefits. This document outlines the strategy Thackeray Group will use to fulfil this commitment.

Following the Thackeray policies, principles, and procedures outlined in BS ISO 20400:2017, this strategy assesses the risks and possibilities of procurement against a wide range of social, environmental, and economic aspects. The Sustainable Procurement Plan's main motivators and goals are;

Attempt to go above and beyond to satisfy consumer and stakeholder needs.
management of risk (legislation and regulations, organisation ethics, public policies and security of supply chains)

Top of the class (competitive advantage, personal leadership, investor confidence, stakeholder expectation and engaged workers)

Cost reduction through innovation, long-term supplier engagement, and the development of economic value.

„How can we be confident that these important criteria are met? We start by adhering to Thackeray’s principles, which reflect who we are right now and who we aspire to be for a very long time (see following page).





THACKERAY GROUP SUSTAINABILITY STRATEGIC TARGETS

All newly constructed Thackeray buildings are made to be environmentally friendly, energy-efficient, and work to decrease carbon emissions, which results in energy, maintenance, and cost savings throughout the course of the building's lifetime.

How is that done? using a sustainable construction standard, as well as by tracking, analysing, and reviewing each project to seek for ways to enhance the following. When the building stock is returned to Thackeray after the conclusion of the lease, examine and take into account how to improve its thermal performance.

When a building is delivered back to Thackeray, an evaluation of its exterior as well as its mechanical and electrical systems will be performed. An energy audit will be conducted as part of this procedure to create an Energy Performance Certificate (EPC). This will have recommendations for improving the energy performance of the building which will be assessed on its merits for possible improvement.

Thackeray is dedicated to developing sustainable communities that strike a balance between environmental effects and social and economic benefits.

+ No fatal workplace accidents

Keep up your dedication to, and implementation of, the safety policy. Safety is given the utmost priority, and it is tracked and reported on each month.

„ + Climate change resistant

To make sure that the building is sustainable and able to function as the environment changes, our developments must take into account not just the climatic circumstances of today but also what they will be over the course of the building's existence. Climate change assessments are taken into account while designing a building. Thackeray backs the objective of the Paris Agreement.

of lowering carbon emissions in order to keep global warming to under 2 degrees Celsius. The Task Force's recommended framework has been adopted by us.

By measuring all new UK structures against the BRE Environmental Assessment Method, we can compare the environmental performance of our constructions (BREEAM)

Thackeray's pledge that any new construction must receive a BREEAM rating of "Very Good" or higher. We will also analyse the preliminary evaluation for each development and

Examine ways to make this goal better, and work to raise the score to "Excellent."

Certain materials and practices must be used in every development in accordance with our standard building specification and employers requirements.

+ Use the Global Real Estate Sustainability Benchmark to evaluate all new UK buildings included in this Fund and compare their sustainability performance (GRESB)

Thackeray's pledge that all new structures would undergo yearly GRESB assessments, seek for continuous development.



Implement the Energy Performance of Buildings Directive's standards and evaluate the operational energy performance of all new structures.

This will be accomplished by good building design, high-quality building specifications, and the selection of materials. reduce harmful environmental effects and improve the neighbourhood

Through sustainable design, material selection, manufacture, transportation, construction, labour sourcing, usage, wastage, and reuse of resources, the building will strive to balance the environmental impacts with social and economic benefits. It will also be sympathetic to its local surroundings. Create a vehicle route plan and make sure everyone who will be visiting the site is informed of it.

Use of responsibly and ethically sourced materials

In specifying materials for our developments, we follow the BRE Green Guide.

To ensure the responsible and ethical sourcing of materials we and our sub-contractors will ensure the following:

- The use of recycled materials and materials that can be replenished rapidly is to be encouraged.
- The use of materials that can be easily recycled is encouraged. Waste and promotion of recycling will be encouraged by following a SMART Waste Plan.
- Low and VOC free products and materials will be encouraged.
- All timber products used in the works, whether temporary or permanent, must be certified as legally and sustainably sourced as defined by the UK Government Central Point of Expertise on Timber (CPET). CPET currently approves two certification schemes as providing evidence of legal and sustainable sourcing – the Forest Stewardship Council (FSC) and the programme of Endorsement of Forest Certification (PEFC). Goodman require its Contractors and Suppliers to provide FSC certification.
- For all other materials and products used in the works Contractors and Suppliers must demonstrate responsible material sourcing by following the principles set out in BREEAM Guidance note GN18.
- Local sourcing of materials to be evaluated and preferred if viable.
- The use of low embodied carbon materials where possible.
- Specifying good quality and durable materials that last are to be used to prolong the life of materials and extend the replacement cycle.
- The use of materials from Suppliers that are transparent and clearly list any potential impacts of their product to humans and the environment.
- Hazardous materials that are harmful to humans and the environment are not to be used. The use of polluting and toxic materials is to be avoided. Exposure of contractors or building users to materials that are potentially toxic or harmful to human health is strictly governed by legislation, which we abide by and monitor on a regular basis. Any materials not mentioned within legislation are handled under controlled safety measures in line with BRE Green guidelines.



A new structure cannot be constructed using the following hazardous materials:

- Using composite cladding
- Asbestos
- Lead or any items containing lead, such as paints made with lead,
- Using creosote, arsenic, or pentachlorophenol in wood treatments
- Sodium chloride, paraquat, or glyphosate herbicides are examples of weed killers.

Accountability & Transparency

For labour, materials, products, and services, we, our suppliers, contractors, subcontractors, and consultants must have a transparent supply chain that is also traceable. Material origins must be proven, local sourcing must be evaluated and reasons given if this is not possible, the lifecycle of the material must be taken into consideration, and responsible sourcing and certification must be used in the procurement process. There will be supply chain audits conducted, which will be made accessible for review and evaluation to ensure that the standards are met.

Minimise excavated arisings from works on site going off site to waste tips

Review the earthworks/muck strategy and levels with a view to incorporate the excavated arisings into the design and final project schemes rather than remove off site to landfill causing noise, dust and vehicle pollution on route to the landfill site as well as the negative impact of the landfill site itself.

+ Recycle, reuse

Use of recycled materials or materials containing a high percentage of recycled material in its manufacture is to be considered where appropriate. This will be assessed at feasibility stage of a project so that it can be considered in the design right from the outset.

+ Reduce surface water run off by incorporating sustainable urban drainage design into the scheme

Where site parameters allow, drain surface water into open water ponds, ditches, streams, swales. If areas do this are restricted, the use of porous paving is to be a primary consideration ahead of the use of underground tanks/crates.



Responsible labour sourcing

Ensure the following is practiced throughout all procurement routes:

- Provide equal opportunities without regard to race, colour, religion, ethnic affiliation.
- Do not discriminate or harass its labour force.
- Banish modern slavery.
- Assess whether local labour can be used
- Consider whether apprenticeships or work experience can be offered to local college students

+ + Local community to be informed of developments

Developments will have an impact on the local community. Communication is paramount to easing the disruption. Engagement and interaction to be encouraged for positive impact and minimise disruption.

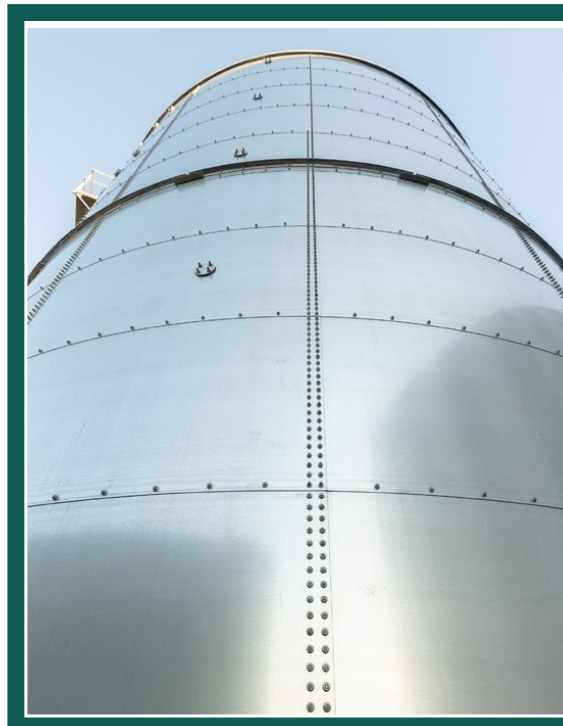
In addition, all contractors will be required to register any new build project with the Considerate Constructors Scheme. As part of this scheme, the contractors will engage with the local community.

Reduce the use of vehicles and fuel

Plan material deliveries to reduce the number of deliveries. Think whether a site meeting is necessary, or can it be conducted via a video conference or call. Reduce waste and therefore the need to transport waste to landfill. In our developments electric car charging points are standard, as well as infrastructure for additional points to be added. Designated car sharing spaces are allocated.

Reduction of carbon footprint

Thackeray is committed to lowering its carbon footprint. The London offices are assessed yearly under the Planet Mark scheme. Thackeray staff are encouraged to use public transport where they can, particularly the train. A car benefit scheme has been launched that encourages staff to consider hybrid or electric vehicles as a more sustainable alternative to petrol or diesel cars. Recycling bins in the office have replaced mixed waste bins. The use of paper is closely monitored and reported. The photocopier defaults to double side printing in black and white. Utility usage is monitored monthly.



Employment of a Sustainable Champion

Every project must have a Sustainable Champion to promote the sustainability credentials of the project.

+ Employment of a Biodiversity Champion

Protect, enhance where we can and manage the impact on biodiversity.

Employment of a Biodiversity Champion on each project to advise those involved in the project of the biodiversity on the site and immediate surrounding area, and protect and promote the biodiversity credentials of the project. They will work closely with the ecologist and landscape architect employed on each scheme to achieve this.

+ Reduce energy and carbon in both the construction and in the use of the building

This is achieved through implementation of the following:

During the construction of the building - use of energy efficient site set up compounds and energy efficient plant at work faces. Energy consumption is to be reported and reviewed and improvement looked for on the next project.

In use of the building - through a sustainable building specification and by monitoring, evaluating and reviewing each project to look for improvement on the next.

Over the next five years Thackeray is committing to targeting 100% renewable energy use. We already require the electric and gas supplies to be sourced from 100% renewable sources. All of our UK Fund buildings are specified as 'solar enabled', meaning that the steel structure and foundations are able to support a full photovoltaic (PV) array across the whole roof if required. A PV offer will be made to our customers to install PV to meet their energy demands. Over the same five year period we are targeting carbon neutral operations. We install smart utility meters and sub meters for monitoring and reporting of utility use and are looking at remote monitoring via a web based cloud system with visibility for our customers.

+ Reduce water consumption in both the construction and in the use of the building

This is achieved through implementation of the following:

During the construction of the building - use of water efficient site set up compounds and efficient water use at point of work.

Making sure taps are not left on, that hose pipes are not leaking. Water consumption is to be reported and reviewed and improvement looked for on the next project.

In use of the building - through a sustainable building specification, specifying waterless urinals, low flush WCs push action taps, rainwater harvesting tanks providing grey water flushing, leak detection on incoming water supply and by monitoring, evaluating and reviewing each project to look for improvement on the next.

- Minimise air quality impact from the works and promote healthy air quality within our developments
- Air quality impact of the development will be assessed to ensure there is no detrimental affect to the surrounding area. A management system must be in place to manage dust created by the site activities during the construction period.
- This will also assess material leaving the site. By specifying the right mechanical installations, having opening vents in windows, low volatile organic compounds (VOCs), healthy air quality within the office part of the development will be provided.
- " Where possible, electric building services will be specified in preference to combustable systems. Where systems using combustible fuels are being specified, these will have low NOx emissions.
- + Minimise noise pollution when carrying out the works
- Observe any planning restrictions on working hours. If none are specified, then neighbours should be considered and works should not start on site before
- 07.00 or continue after 19.00 (save for power floating of concrete floors which can be carried out later in the day inside the building) Monday to Friday and 07.30am to 13.00 on Saturdays. No working on Sundays if possible. Predicted noise levels of each phase are to be assessed.



- To establish noise emission levels during the works, a programme of noise monitoring will be carried out for the first week of each phase of works to determine the noise levels received at the closest receptors, with the objective being to identify where additional control measures are required. Monitoring will be carried out
- in accordance with the guidelines set out in Annex E of BS5228.
- + Consideration of our neighbours
- "
- All contractors will be required to register any new build project with the Considerate Constructors Scheme.
- As part of this scheme, the contractors will encourage positive consideration towards the neighbours to the development and engagement with the local community. Communication is a large part of this and this could be best done by door to door leafleting, advertising in local newspapers, posters/signage etc.

+ Consideration of the building users by following the principles of WELL

Wellbeing of the building users is a very important consideration in the design of our buildings. We spend most of our waking hours in our work environment. The working environment has a large impact on our health and our productivity. With this in mind we will be following principles of WELL in the design of our buildings.

+ Functionality, adaptability and disassembly

The life span of a building is 25 to 50 years. A lot can and will change over that time. Occupiers of our buildings will change, the way the buildings are operated will change over this time span. Our buildings are designed to be durable, with flexibility to change, allow for an element of future proofing, be adaptable and at the end of their life, be dismantled for in parts for reuse or recycled wherever possible.



PROCUREMENT PROCEDURES



This plan is the minimum requirements that we expect. The plan is to be applied where relevant and proportionate to the materials, works or services being provided.

The plan is communicated to our suppliers, contractors, sub-contractors and consultants to support us in meeting this commitment.

APPENDICES

Appendix
Sustainability Strategy



SUSTAINABILITY STRATEGY

As a developer, investor and asset manager of buildings, Thackeray's commitment to drive impactful environmental change is embedded in the sustainability of everything we do.

The impact we have on our environment, and both contribution and exposure to climate change, are central to our vision of a zero-carbon, sustainable portfolio.

Thackeray are committed to tackling climate change and creating the low carbon buildings of tomorrow. Focuses on securing key locations and developing buildings that are future proofed for They are more flexible to our occupier requirements, supporting their ongoing health and wellbeing and are more resilient to climate impacts.

We have committed to net zero carbon emissions by 2030, as well as other targets detailed on the following page.

Thackeray continues to evolve as a company as we remain focused on a culture of sustainability and creating positive, healthy, and inclusive spaces for communities to thrive.

Our sustainability strategy involves transformational changes to our business operations and to the ways in which we design and create new places in partnership with our supply chain.

It will help us to be trusted to transform the most challenging sites into exceptional places and to maximise our positive impact on society, the economy and the natural world.

AIM	TARGET
CARBON EMISSIONS	Net carbon zero emissions across all future developments by 2025
ENERGY EFFICIENCY	Investment in energy efficiency measures such as low energy lighting systems and master 'off' switches to reduce unnecessary out of hours consumption
WASTE REDUCTION	Reuse or recycle over 80% of commercial and construction waste
WATER REDUCTION	Reduce mains water consumption by 40%
GREEN INFRASTRUCTURE	Improve quality and quantity of green infrastructure across all developments by increasing biophilic design and ecological diversity
AIR QUALITY	No combustibles on site (all electric) Filtration supplies above WELL Building Standard All developments to include electric charging points where applicable and include electric scooter / bicycle stations
HEALTH & WELLBEING	Occupiers to receive high standard of health and wellbeing across variety of building amenities



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