

Ashley House recognises that the company's operations can significantly impact on the environment and takes all reasonable steps to minimise that impact, while still keeping sight of its business objectives.

All of us are responsible for striving to ensure that employees, agency staff, contractors, visitors, customers, and stakeholders are aware of the environmental impacts of our business and understand how we can work together in order to meet the needs of our business in a safe and sustainable manner.

Our commitment to the environment includes continually improving our performance, preventing pollution and complying with all applicable laws, regulations and industry standards. In particular, we will:

- manage our processes so as to avoid or minimise waste
- work to minimise our use of energy
- seek to influence all our stakeholders, including our business partners and suppliers, to minimise the impact of vehicle emissions (including aeroplanes, through flight) and design all new facilities so as to minimise their environmental impact
- include environmental considerations in investment decisions
- aim to reduce material use, use renewable, recyclable engineered materials, avoiding the use of toxic materials, chemicals
- assess actual, potential environmental effects of all activities in all parts of the business
- review, monitor, and audit adhering to standards and guidelines assessing the impact on business activities, striving for continuous improvement.

We monitor the environmental impact of key elements of our operation, setting objectives and targets against which our performance will be regularly reviewed and taking corrective actions as appropriate.

To achieve our company objectives the Board of Ashley House makes available all necessary financial and physical resources. We take collective responsibility towards being an environmentally friendly company committed to a global sustainability agenda.

The Board ensures the availability of environmental information and that the dissemination of information is processed through briefing, instruction, training and supervision for all our employees and contractors.

We are committed to assisting the healthcare industry in the reduction of its impact on the environment. In this regard, environmental issues are high on the project agenda for every new development.

Our design team take account of a building's carbon generation as part of UK Building Regulations and on larger projects aims to achieve a BREEAM rating of 'excellent'.

In designing buildings, decisions are made which affect issues from the energy consumption of buildings, minimising waste during the construction as well as the environmental impact of the demolition at the end of a building's useful life.

We encourage stakeholders to work together in producing clear aims concerning the environmental impact of a building, and once this is agreed we can suggest appropriate strategies to achieve the aims. We examine the range of options available to minimize the carbon footprint of a new development and apply the following criteria in our design:

- **Site Selection:** where possible to use brownfield sites, including those that are currently contaminated.
- **Efficiency of design:** we maximise the use of available land whilst predicting and allowing for foreseeable expansion, changes to working practices and the continual improvement of service to ensure that the development can continue to meet the needs of the community for the entirety of its design life.
- **Materials:** where possible we use of local labour and materials, including recycled products, sustaining local communities and reducing the environmental impact of transportation.
- **Energy:** we aim to minimise our carbon footprint.
- **Transport:** we aim to locate premises in positions which best meet the needs of the communities they serve. In this regard, prime consideration is given to the ease of safe access using predominantly minimum or zero emission forms of transport.
- **Affordability** – we advocate a responsible approach to affordability, calculated primarily on whole lifetime costings and not just the initial cost of delivery.

Document History			
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