

ENVIRONMENTAL POLICY

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, consultants, contractors, visitors, customers and other 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.

This policy applies to all of the Company's development activities whether undertaken by Ashley House or via a JV such as Morgan Ashley.

Our commitment to the environment includes continually improving our performance, preventing pollution and complying with all applicable laws, regulations and industry standards, clients' brief¹ and regional biodiversity requirements. In particular, we will:

- ensure that our employees understand, and where applicable are able to competently apply, the requirements of this policy
- manage our processes so as to avoid or minimise waste
- work to minimise our use of energy including our transport needs
- seek to influence all our relevant external interested parties including our business partners and suppliers, to design all new facilities so as to minimise their environmental impact
- include environmental considerations in investment decisions
- aim to use renewable, recyclable engineered materials, avoiding the use of toxic materials or chemicals
- assess risks and opportunities, addressing both the actual and potential effects relating to the environmental aspects, compliance obligations and all other 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 Senior Management Team ensures the availability of environmental information and that the dissemination of information is communicated through briefing, instruction, training and supervision

for both internal and external interested parties from employees to contractors.

We are committed to assisting our clients and other interested parties to reduce their impact on the environment. In this regard, environmental issues are high on the project agenda for every new development.

Design takes into account a building's carbon generation requirement under UK Building Regulations and any applicable environmental standards.

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 both before commencement on site (if applicable) to the end of a building's useful life.

We encourage interested parties 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 minimise the carbon footprint of a new development and apply the following criteria in our design:

- **Site selection:** to include the use of brownfield sites in our selection criteria
- **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 the 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
- **Biodiversity:** to ensure our developments are not detrimental to the local ecology of any given site. If this potential is found to exist, to work with the local authority to agree, and undertake mitigating measures.
- **Affordability:** we advocate a responsible approach to affordability, calculated primarily on whole lifetime costings and not just the initial cost of delivery.

Signed



Tony Walters
Chief Executive
Date 09/02/18

¹ Where the client's brief requires a departure from our Environmental Policy, the matter will be brought before the Senior Management Team for discussion and approval