

# Sustainable Living

From construction through to everyday living, our homes and developments are designed to tread lightly, and crucially, to support you to live in a way which is harmonious with the environment.



Considerate | Conscientious | Crafted



Newland  
HOMES

# Our climate and environment are vital to us all

There is evidence to show that our climate is changing due to a combination of physical and human factors. We all have a duty to the environment and our way of life has to recognise this. At Newland Homes, we want to encourage our homeowners' aspirations to live both sustainably and stylishly. It's a change for the better; one which will require widespread support and investment, but we're committed to delivering a remarkable place to live.

## Our approach

We live up to our company's core values: we are Considerate of the environment; Conscientious in our role; and we therefore have a responsibility to Craft homes which are attractive, durable, efficient and comfortable. This is our promise as a sustainable developer.

Each development starts with a comprehensive site assessment. We don't have a one-size-fits-all approach and we carefully consider the nuances of each individual site. In-house teams commission specialists to assess the existing ecological habitat – the flora and fauna - even in urban areas, so we can strive to ensure that a development protects and enhances important features and wildlife.

Through assessment of topography and ground conditions we can introduce sustainable storm drainage solutions that do not increase flood risk, and commonly produce ecological benefits. Landscape context and visual impact is also considered where homes are positioned to enjoy natural features, views and sunlight.

Finally, whether walking, cycling or driving, our specialist engineers will have considered how you arrive at our homes, including for the physically impaired.

**Only once we have the full story of a site, can we properly start to design each individual home.**

# Building sustainability into our homes

We adopt a 'fabric first' philosophy to the way we build our homes. This means that the better the insulation, construction, ventilation, and detailed design, the more efficiently and comfortably your home will operate, saving money in the long term and keeping your carbon footprint low. Our homes have:



- Traditional masonry or timber framed construction, with highly efficient thermal insulation to walls, floors and roof.
- Double glazed windows with innovative coatings to minimise heat loss and reduce summer overheating.
- Highly efficient gas condensing boilers or air source heat pumps installed on some sites as a means to reduce fossil fuel use. We continue to explore the use of this and other low carbon products.
- Low energy LED downlighters and motion detector lighting, as well as A++ rated fitted appliances. All designed to minimise electricity use and be lighter on your pocket.
- Dual flush toilets and water saving aerated taps as standard, which use less water but maintain pressure.

Our homes are built to achieve and often exceed the latest construction requirements, without compromising on their good looks. All timber used in our homes is from certified sustainable sources. Any suitable demolition material from clearing a site is crushed, re-used and recycled on-site, and

construction waste is sorted to maximise re-use. As a regional developer, we have established long-standing relationships with local trades and suppliers. This natural process helps to promote local economies as well as minimise construction related travel emissions.



## Our developments always aim to include...



Composting facilities



A waterbutt for rainwater harvesting



Recycling bins designed into each kitchen



Generous solar PV arrays on larger homes where possible



Comprehensive new tree and shrub planting for carbon offsetting and landscaping



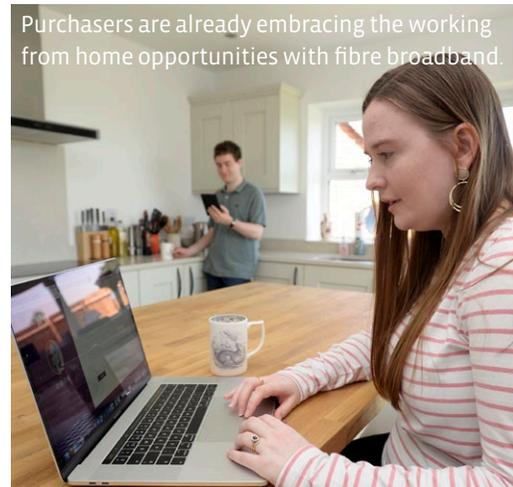
Air source heat pumps used on some sites to reduce fossil fuel use

## Helping to avoid waste and conserve resources

Part of our promise as a sustainable developer is to facilitate you, the homeowner, to avoid waste and conserve resources. Sometimes it's small initiatives which make a big difference to everyday life, and including them into the design of a house at the outset means it's easier for you in the long term.

Such as:

- Rainwater butts to harvest water for use in your garden, along with compost areas and ample space for your local Council's recycling containers.
- Car charging points for hybrid or fully electric cars available as a customer option on some developments.
- Somewhere to store a bike. Be it a generously proportioned garage, a shed, or a cycle store for apartments, to encourage the use of non car transport forms.
- An integrated eco-bin in the kitchen to assist with sorting recyclables. Research has shown that sorting waste at the point of use results in a higher rate of recycling

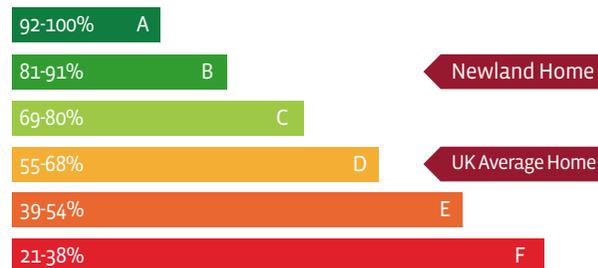


## Embracing the future

The way we live in our homes is rapidly evolving and Newland Homes is embracing technological opportunities to make our homes more convenient, comfortable and economic to run. Our home is no longer just a place to sleep and eat, but also to work.

Remote working is on the increase, reducing the need to travel to a place of work. Newland Homes helps to facilitate this sustainable choice and wherever possible, our homes are provided with a Superfast Fibre Broadband connection with at least two data sockets within the property.

## Newland Homes energy efficiency rating compared to the national average



We ensure lower running costs in a number of ways with the materials used within the construction of our homes, and also by utilising 'off grid' renewable systems to heat or power some homes where possible. Last year our homes had an average energy rating of xxx% compared to 55-68% of the UK average home.

## Solar panels to create renewable electricity

Solar panels have never been more efficient and this renewable power source is increasingly recognised as a crucial way of decarbonising our energy use and saving you money. They also enable you to apply for the Government's Smart Export Guarantee, where unused solar electricity is exported back into the grid for which the homeowner is paid. More of our homes are equipped with a generous array of solar panels, generating renewable, sustainable and free electricity for your use. In addition, we are also exploring the option for homeowners to purchase a battery that stores unused solar power made through the day, for use during the evening and overnight.



## Smart home automation

On selected sites, we are offering a whole house integrated smart home system of security, lighting, music and heating that is controllable remotely. This also provides for efficient monitoring of heating, lighting, and appliance use, that again can save you money and help create a more sustainable home.

## Smart homes

We include the latest Smart Meters in many of our homes. These help you to monitor and efficiently manage your household electricity use, as well as allowing the electricity supply grid to function more effectively.

**These exciting prospects are already a reality in today's Newland Homes.**

# Creating sustainable communities...

Sustainable development is often defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. We take a long-term view with all our sites and our aim is always to enhance the communities in which we build. We invest in the community infrastructure, and crucially, build homes that people want to live in, for now and for many years to come.

## Travel plans

Our homeowners are provided with information and resources to help make sustainable travel choices. This may be in the form of a travel plan with details of local public transport services, cycle/walking routes etc, as well as details of any financial contributions we may make towards local transport improvements as part of a development's masterplan.



An example of travel plan information given out as part of a travel plan pack for a recent development in Devon

## How we create a sustainable community

In planning our developments, we work with local authorities and other stakeholder groups to ensure where possible appropriate provisions are made for including the communities in which we build. This can be anything from delivering affordable homes, through to education and health care contributions.

Funds are provided at the agreed times during the construction process and paid to the appropriate authorities who are responsible for allocating funds and delivering any improvements.

We also engage with our local communities to assist with sponsorships, such as local events, sports teams, school and university visits, and once our customers move in, we often hold "meet your neighbour" events to give everyone a chance to meet each other.

For every location in which we develop, we often invest into the wider communities in the following ways.

**FUNDS INCLUDE...**

<b>Education</b> 	<b>Community infrastructure</b> 	<b>Community facilities, leisure and sports provision</b> 
<b>Provision &amp; management of public open spaces, play facilities &amp; public realm</b> 	<b>Renewable energy</b> 	<b>Library and health care</b> 
<b>Transport, travel and highways</b> 	<b>Recycling</b> 	<b>No. of affordable and low cost homes</b> 

## The onward journey

Offering a more sustainable choice across our developments is part of our Corporate Social Responsibility. In doing so we want to support your desire to live in a more sustainable and ecologically friendly way, that integrates simply with your modern lifestyle.

As technology improves and products become available, we expect to deliver more homes that are ever closer to carbon neutral. We hope to share this journey with all our customers, and in all our respective walks of life, to ensure we deliver a future fit for our children, grandchildren and generations to come.

