

# CREATING SUSTAINABLE COMMUNITIES

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**SevenCapital**



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*An introduction from our chairman,*

**BAL SOHAL**



*At SevenCapital, our focus has always been on our people, communities, and the environment. The way we think about our developments has continued to evolve, with the pandemic highlighting the importance of this, now more than ever, and strengthening our commitment towards our ESG goals and targets.*

*This document highlights our forward-thinking approach and provides a robust overview of our ongoing efforts to minimise our environmental impact, whilst delivering social value across each of our developments.*



# OUR VISION

*SevenCapital follows a code of ethics relating to socially and environmentally responsible working practices and strives to cultivate a healthy and positive culture. We are committed towards maintaining the care of all employees and partners, as well as championing local causes and giving back to the communities within which the Group operates.*

*As well focussing on a regional level, we also recognise our role on a global scale in addressing climate change issues, and sustainability remains a fundamental cornerstone of our development philosophy.*

*The core of our sustainability commitment remains consistent and focuses on three key areas: our environment, our communities and our people.*



# OUR ENVIRONMENT

*Across each of our developments, we strive to maximise building performance in terms of energy efficiency and quality of design.*

*We are always looking for new features to integrate into our developments to achieve lower emissions, minimise waste and any unnecessary additional cost for our customers.*

*SevenCapital has already made a strong headway towards lowering energy and carbon consumption by incorporating efficient building design, with several procedures implemented to ensure the wider construction process is as sustainable as possible.*



# THE KEY AREAS INCLUDE:

1

Working with local ecologists to enhance the biodiversity of each development

2

Collaborating with local authorities to implement green travel plans, cycle storage provisions and electrical vehicle charging networks

3

Taking an active role to ensure resources and waste are managed efficiently throughout the construction period

4

Working actively with supply chains to ensure materials and labour are sourced locally where viable, helping to minimise logistics and transport requirements

5

Maintaining a high standard of building certification in accordance with Minimum Energy Efficiency Standards (MEES)

6

Monitoring and auditing the current procedures operated throughout the active developments in line with the Whole Life Carbon Assessment Stages, focussing on the sustainability of all developments from conception to completion



*Our ongoing commitment towards supporting the local and global environment, includes:*



## REDUCING ENERGY DEMAND

We will continue to implement the most energy efficient methods to power our developments where possible. We are committed to incorporating efficient systems, such as making use of heat pumps, solar and PV panels and more. We will also seek to integrate green and blue roofs which shall enable us to capture otherwise lost energy potential. Features such as these are pivotal to us achieving our target of meeting the Future Homes Standards from 2025.



## MINIMISING WASTE

We will seek to minimise and reasonably eradicate excess material by ensuring accurate bills of quantities and efficiency through the build process on-site. We are committed to mitigating waste that is uncontrollably produced on-site from going to landfill and will strive to reuse and recycle, wherever possible. This inspires innovation and new methods which are closely monitored, and where efficient, implemented on an ongoing basis.

We have set ourselves the target of going above and beyond the requirements of the recently published New London Plan regarding recyclable and recoverable waste.



## CONSIDERING RESPONSIBLE DESIGN

As a conscientious developer, it is a crucial part of our practice that we fully know and understand the communities and surrounding areas, as well as the impact of each site we work on or propose to work on.

Our experienced land and planning teams have a long track record of delivering new build projects on brownfield land. These projects are designed to positively transform and revitalise sites and the wider area to help foster and grow new thriving and inclusive communities.

Throughout the planning process, we seek to engage and consult key local stakeholders to ensure all possible avenues of sustainable design and development are explored. Our approach cements our commitment to delivering truly sustainable projects in the communities we serve.





## IMPLEMENTING ECOLOGY AND URBAN DRAINAGE

For all current and future projects, we aim to integrate sustainable design solutions, including internal aspects such as recycling and refuse, and external systems such as sustainable urban drainage, mitigating noise pollution and green energy infrastructure.



## PROMOTING SUSTAINABLE LIVING

Sustainable forms of living are encouraged for all our residents, including transport and travel through the provision of secure cycle stores, walking routes and car clubs.



## CHAMPIONING FUNCTIONAL DIVERSITY

We are constantly considering the long-term needs of our customers and future residents; 57% of workers want to maintain some element of working from home. In respect of this, our developments will seek to provide as much working and communal space as possible.

In our future developments, we will endeavour to maximise the amount of private and communal external amenity to reflect these changing desires, as well as ensuring these open spaces contribute towards achieving biodiversity net gain.



# OUR COMMUNITIES

*Over the past six years, we have successfully delivered 3,746 new homes across the UK, with a further 5,392 currently in the pipeline. Each of these homes will positively contribute towards alleviating the ongoing, UK-wide need for new, quality housing.*

*Creating sustainable, diverse, and attractive places for people to live, work and importantly communities to thrive, is the key driver behind all our developments.*

*This commitment includes:*





## *Our Communities*

### DELIVERING AFFORDABLE HOUSING

With a significant need for affordable housing, SevenCapital has already provided more than £9 million in affordable housing contributions and circa 100,000 sq ft of affordable homes to the UK. Over the next five years, we have committed to delivering in excess of 1,000 affordable homes to the UK.



### ENHANCING EXISTING COMMUNITIES

In recent years, the business has made circa £5 million in community infrastructure levy (CIL) contributions and more than £10 million towards other obligatory planning contributions.

As part of our commitment, SevenCapital consistently goes over and above its required obligations for community contribution. In recent years, this has included:

- Supplying land for Covid-19 testing centres during the height of the pandemic
- Offering land and premises, sourcing and paying rent for three local food banks
- Providing use of land and unoccupied facilities for:
  1. Wiltshire and British Transport Police for 'live' environment police dog training.
  2. Real life scenario paramedic ambulance service training.
  3. Police drone surveillance training.



## MAKING ADDITIONAL CHARITABLE DONATIONS

As a responsible developer, the creation of new communities goes hand-in-hand with the reinvigoration and support of the existing communities where we operate, including various schemes and incentives. These include significant contributions to local education institutions and programs, providing both financial and practical support to humanitarian organisations, making charitable donations or carrying out charity exercises.

## PLACEMAKING

Delivering new homes is much more than just bricks and mortar. At SevenCapital, we believe in creating places and transforming public spaces to strengthen the connections between people and these places.

As part of this commitment, we have successfully delivered a wide variety of projects to enhance the local areas we operate within. These have included community gyms, children's play areas, skate parks and picnic areas. Significant contributions have also been made towards education facilities, public open spaces including public realms and public art.

## PROVIDING EMPLOYMENT OPPORTUNITIES

At SevenCapital, we are proud to promote localism across all aspects of the business. We actively look to recruit or contract skilled workers from the local area to boost employment. Over the lifetime of our developments, we have created a total of more than 10,000 direct, indirect or operational stage jobs.

As we look ahead to the next three years, our proposed schemes are expected to deliver an additional 5,000 employment opportunities for the communities in which we operate.

## WIDER FINANCIAL CONTRIBUTIONS

SevenCapital generates around £17 million annually in council tax or business rate contributions, with this expected to continue as we look ahead to our future schemes.





## OUR PEOPLE

Our customers are the cornerstone of our business and are one of our key pillars in promoting sustainability. As such, we are committed towards ensuring that they always come first and receive first-class service at every step of their journey with us.

This ethos has led us to become a multi award-winning organisation and the proud recipients of the Global Business Excellence Award for customer service. We also have successfully achieved our status as the top-rated UK developer on TrustPilot, with an average score of 4.8 out of 5.

## COMMITMENT TO CUSTOMERS

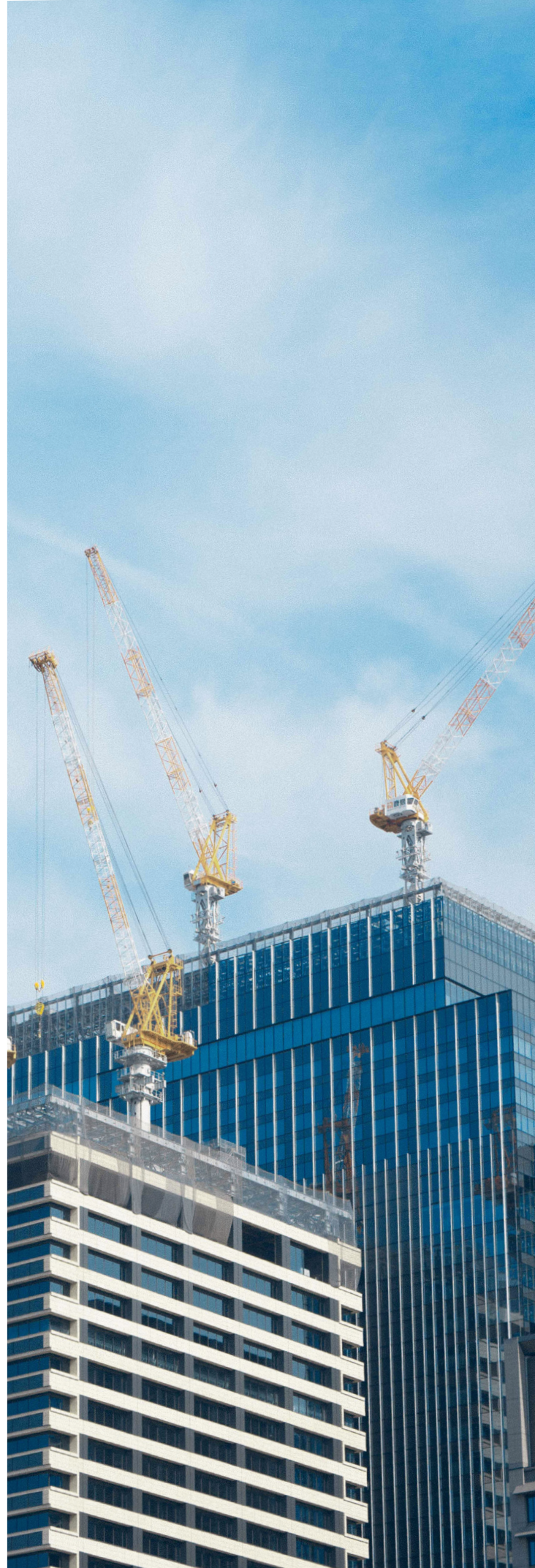
When buying with SevenCapital, our customers know that it is more than just a transaction. Whether it's a domestic, owner-occupier purchaser buying their first home and learning the ropes, or a seasoned international investor seeking to grow their portfolio, we deliver a first-class, fully managed service from the moment of enquiry, through to aftersales.

From providing access to a trusted panel of legal, financial, and foreign exchange experts, to our 10-year build warranty and two-year defect warranty (provided by Checkmate), we ensure peace of mind for customers when purchasing with us.

## PLEDGE TO OUR TEAM

Our talented team are the heart of our business. We strongly believe that a happy workforce generates the best work and leads to happier customers. SevenCapital is a forward thinking, entrepreneurial organisation that actively promotes equality and diversity amongst our workforce. Our employment policy is focused purely on choosing and retaining the best person suited to the job, and we fundamentally believe in the and practice equal pay amongst all employees.

We place significant emphasis on the retention, development and progression of our employees, actively promoting or incentivising where good work is being produced, so that our employees see our business as a positive place to carve out their careers well into the future. Our pledge to supporting our staff is clearly demonstrated by our low turnover rate of less than 10%.





# DELIVERING OUR VISION

*To ensure that each SevenCapital development supports our commitment to minimising our environmental impact and best serves the communities in which we operate, we have developed key policies and processes to ensure the full integration of sustainable practices from inception to completion, and beyond:*



## *Delivering Our Vision*

Stage	Feasibility	Project Design	Delivery	Handover	Post Occupancy
<b>Scope</b>	1. Discuss sustainability minimum requirements  2. Agree project specific sustainability plan and targets	1. Develop the design plan  2. Incorporate sustainability principles into planning submissions  3. Review sustainability framework and complete feasibility assessment	1. Review performance against the sustainability project plan  2. Develop handover requirements	1. Deliver handover requirements  2. Review overall performance against the sustainability plan  3. Establish post-occupancy monitoring procedures	Monitor and provide maintenance, where required.
<b>Responsibility (internal)</b>	Development manager	Development / project manager	Project manager	Project manager	N/A
<b>Responsibility (external)</b>	External project manager	External project manager	Contractor	Contractor	Managing agent