

Sustainability Strategy



FOREWORD



James Stone
Managing Director

At Lands Improvement, we believe that the way land is planned, developed and looked after shapes communities. We have a unique role in the development process: one that allows us to influence how **places** grow; how the **planet** can be protected; and how our **people** and communities can flourish.

Our Sustainability Strategy sets out our process and provides an action plan aligned to three core themes: People, Place and Planet. It is also interlinked with, and reflects, our Placemaking at the Heart Strategy.

To shape our sustainability direction, we have engaged with and listened to our key stakeholders, including our supply chain and employees. This is to ensure that our process has buy-in from those who have an influence and impact on our footprint, development by development, place by place.

Our vision “Creating communities that balance social wellbeing, the environment, and economic growth, with a positive, lasting impact on people, place and planet” reflects our belief that sustainability is embedded across our projects and operations. Whether it is the green infrastructure of a site or boosting our teams’ knowledge about sustainable practices and behaviours, sustainability connects our places, people and our planet.

Through this Strategy, we aim to lead by example where we have direct control and to advocate for best practice where we have influence. Behind all our actions is also a monitoring and reporting plan to ensure we stay accountable and continue to improve.

We believe this Strategy reflects our commitment to weaving sustainability across our projects, from planning and design through to how future communities live in and look after their places. It is not just about reducing carbon emissions or improving energy efficiency but about creating places that allow people to live healthy, happy lives in the face of a changing climate. We look forward to engaging with our partners, clients, employees and communities to develop and deliver our Sustainability Strategy.



ALIGNED TO INDUSTRY AND REGULATORY CONTEXT

Acknowledging the broader industry, policy and regulatory context is vital to ensure our Sustainability Strategy aligns with recognised best practice and emerging standards. This approach enables us to respond proactively to evolving regulatory requirements, market expectations and stakeholder priorities. The following frameworks, models, benchmarks, standards and legal and policy requirements are relevant to the Sustainability Strategy.

NATIONAL PLANNING POLICY

FRAMEWORK (NPPF): The NPPF sets out the Government's overarching planning policy for England and to transpose national legislation into local policy, local planning authorities must take into account the NPPF when developing their planning policies.

NATIONAL DESIGN GUIDE: As part of the National Planning Policy Framework (NPPF), the Guide demonstrates design quality during land promotion and development planning stages and defines 10 characteristics of good design that contribute to a sustainable, healthy and inclusive built environment, including context, identity, built form, movement and resources. Sustainability is embedded throughout.

PLANNING PRACTICE GUIDANCE (PPG):

These documents provide further details on policies in the NPPF and advises how to identify suitable mitigation measures in the planning process to address the impacts of climate change.

CLIMATE CHANGE ACT 2008 (AS AMENDED

2019): The Act provides a legally binding framework for the UK to reduce GHG emissions and develop the UK's ability to adapt to climate change. In 2019, the Climate Change Act 2008 was amended to include a revision of the previous aim of 80% reduction of GHG emissions compared to 1990 levels by 2050 and now mandates 100% reduction, known as net zero, target by 2050.

ENVIRONMENT ACT 2021: This was passed to protect and enhance the UK's environment by restoring natural habitats, increasing biodiversity and reducing waste and requires most developments in England to deliver a 10% Biodiversity Net Gain (BNG) to ensure developments are leaving the environment better than their previous state.

UK NET ZERO STRATEGY: In October 2021, the UK Government published the Net Zero Strategy, bringing forward the government's commitment to a fully decarbonised power system. Policy objectives include low carbon sources for energy and phasing out of natural gas boilers.

NATIONAL BUILDING REGULATIONS - PART L (CONSERVATION OF FUEL AND POWER):

Energy efficiency requirements of UK's National Building Regulations are set out in Part L which states that new development is encouraged to reduce carbon emissions in accordance with the energy hierarchy of reducing energy demands in the first instance, supplying energy efficiently and finally the provision of appropriate renewable and low carbon energy technologies.

UK GREEN BUILDING COUNCIL (UKGBC)

GUIDANCE: Work is structured around five key impact areas: climate change mitigation, climate change adaptation, nature and biodiversity, resource use and health, wellbeing and social value. The guidance, such as Life Carbon Roadmap, Net Zero Carbon Buildings Framework, and Guide for Delivering Social Value, is widely adopted across the industry and helps organisations translate high-level sustainability goals into practical, site-specific actions.

RIBA 2030 CLIMATE CHALLENGE: These Targets provide voluntary performance targets for operational energy, embodied carbon, water use and health indicators, and are progressively tightened to align with 2030 goals and encourage ambitious but realistic carbon reductions.

LOW ENERGY TRANSFORMATION INITIATIVE (LETI): This network of housing associations, architects, planners and built environment professionals providing a pathway to a zero-carbon future for the UK publishes highly regarded resources such as the Climate Emergency Design Guide and Embodied Carbon Primer, which provides practical design guidance and performance targets.

FUTURE HOMES STANDARD: This has yet to be published and is expected to feature the implementation of solar panels on the vast majority of new build homes.

NHS FIT FOR THE FUTURE: 10 Year Plan for England: The updated plan is making 3 big shifts to how the NHS works, covering community-centred healthcare provision, the move to digitalisation of services and records, and to preventative measures to reduce risk of sickness.



CONNECTING TO OUR PLACEMAKING STRATEGY:

We published our Placemaking Strategy in 2024, with the goal of Healthy, Happy Places. This strapline of 'Healthy, Happy Places' encapsulates our ambitions for the places we deliver and the people who live there. This is embodied in our 5 Pillars approach:



Places with dynamic and thriving public spaces



Places that make healthy and sustainable ways of living the natural choice



Places that are inclusive for all generations and demographics



Places with engaged and proud communities



Places that protect, preserve and enhance nature

This Sustainability Strategy is intertwined with our Placemaking Strategy. We have identified connecting goals, objectives, and shared actions in our Action Plan.

SHAPING OUR SUSTAINABILITY STRATEGY

Vision:

“Creating communities that balance social wellbeing, the environment, and economic growth, with a positive, lasting impact on people, place and planet”

MARKET ANALYSIS AND ENGAGEMENT

We carried out market analysis on our peers, competitors, and industry partners. Getting the buy-in from our internal stakeholders and partners was crucial to the process, to ensure they supported our sustainability journey and had a voice in how we move forward.

We engaged with our stakeholders through a series of workshops, surveys, correspondence, and ranking exercises.

STRATEGY PYRAMID

A Strategy Pyramid provides a framework to articulate our vision and themes, and set out our corresponding goals, outcomes, and actions aligned to each layer.



ACTION PLANS

PEOPLE



Our sustainability vision begins with creating and supporting flourishing communities, ensuring our staff are knowledgeable and energised about sustainability, and that we protect our partnerships and stakeholders.

We are committed to creating active and healthy places that promote car-free movement, and we will do this through assessing quality routes and connections, and access to amenities and neighbourhoods. We are committed to providing opportunities for continuous learning, including internal sustainability training programmes, volunteering, and building a movement connecting passionate employees and sustainable behaviours inside and outside our offices.

To nurture our partnerships, we will support local supply chains and embed sustainable principles within our Procurement Strategy.

PLACE



The places in which we live, work and play are inherent to our health, wellbeing and resilience.

While we have an opportunity to indirectly influence housebuilder approaches during the design, tendering and procurement stages, we only have an opportunity to directly influence the built form of community facilities and early / enabling infrastructure where these are fully under our control to deliver. We will develop guidance through a toolkit to support sustainable construction practices, reduce energy consumption and waste.

Our aim is for new residents to be proud of their new homes and spaces, and in turn, channel that pride to care for them. We will involve them in the future evolutions of their spaces through activities such as a community network and approaches to connect people to nature.

We will also promote early identification of carbon sequestration and saving opportunities and advocate for active travel infrastructure in all developments.

PLANET



Our commitment to the planet is embedded through environmental actions that put nature and green infrastructure first. We share the same environment and therefore need to protect it. We will prioritise 10% Biodiversity Net Gain on each site and exceed statutory requirements where possible.

We recognise and can see that climate change impacts are felt and intertwined across all aspects of the built and natural environments. Key to our future developments is ensuring that our places and communities can be resilient to these climate impacts and we will enhance this through using resilience strategies and checklists to shape our developments.

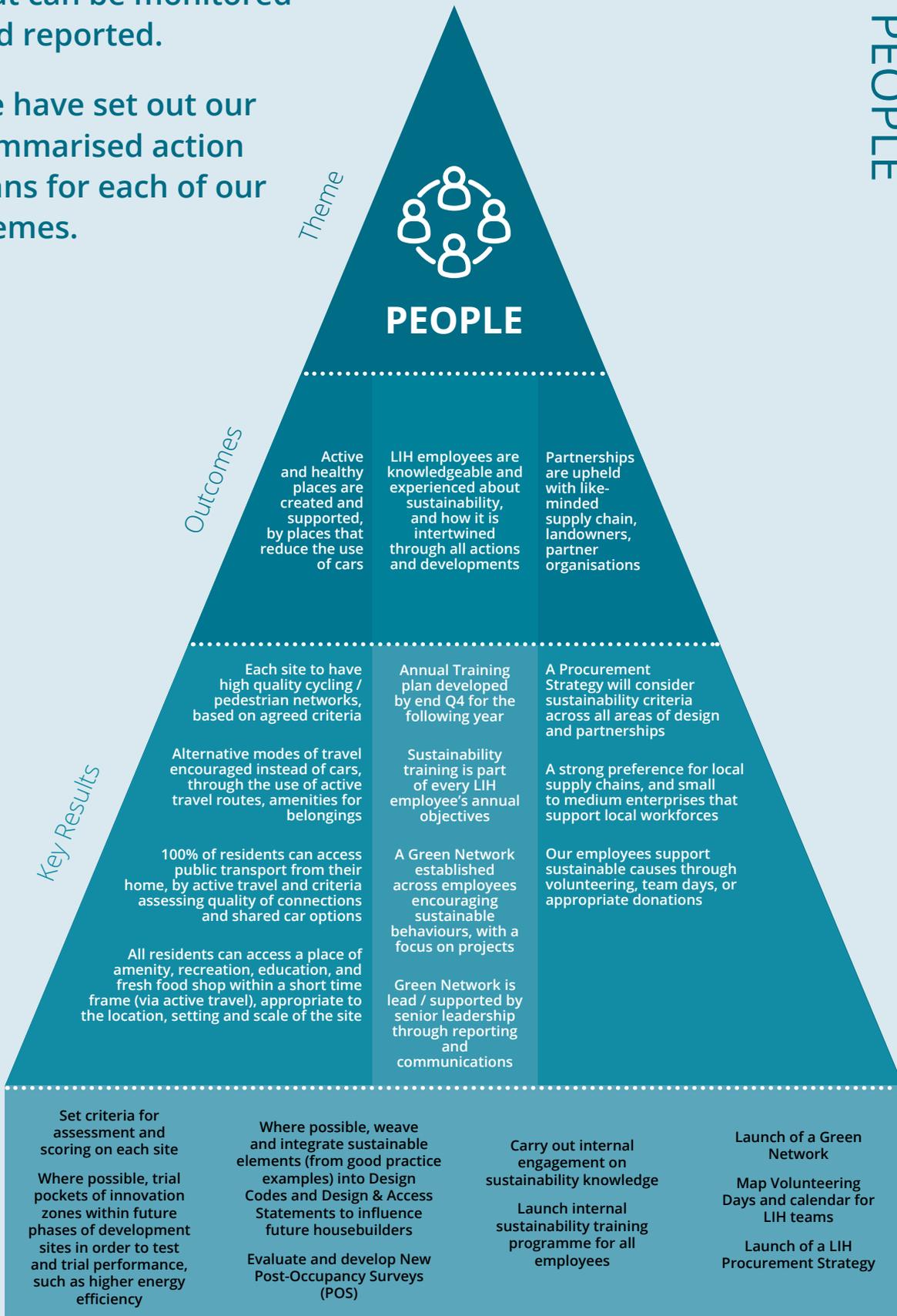
We will also consider carbon and support the use of renewables and low carbon and renewable energy source and sustainable materials.

Each of our three themes have specific outcomes, and corresponding key results. Through a 12-month action plan, we have assigned actions for each key result, that can be monitored and reported.

We have set out our summarised action plans for each of our themes.

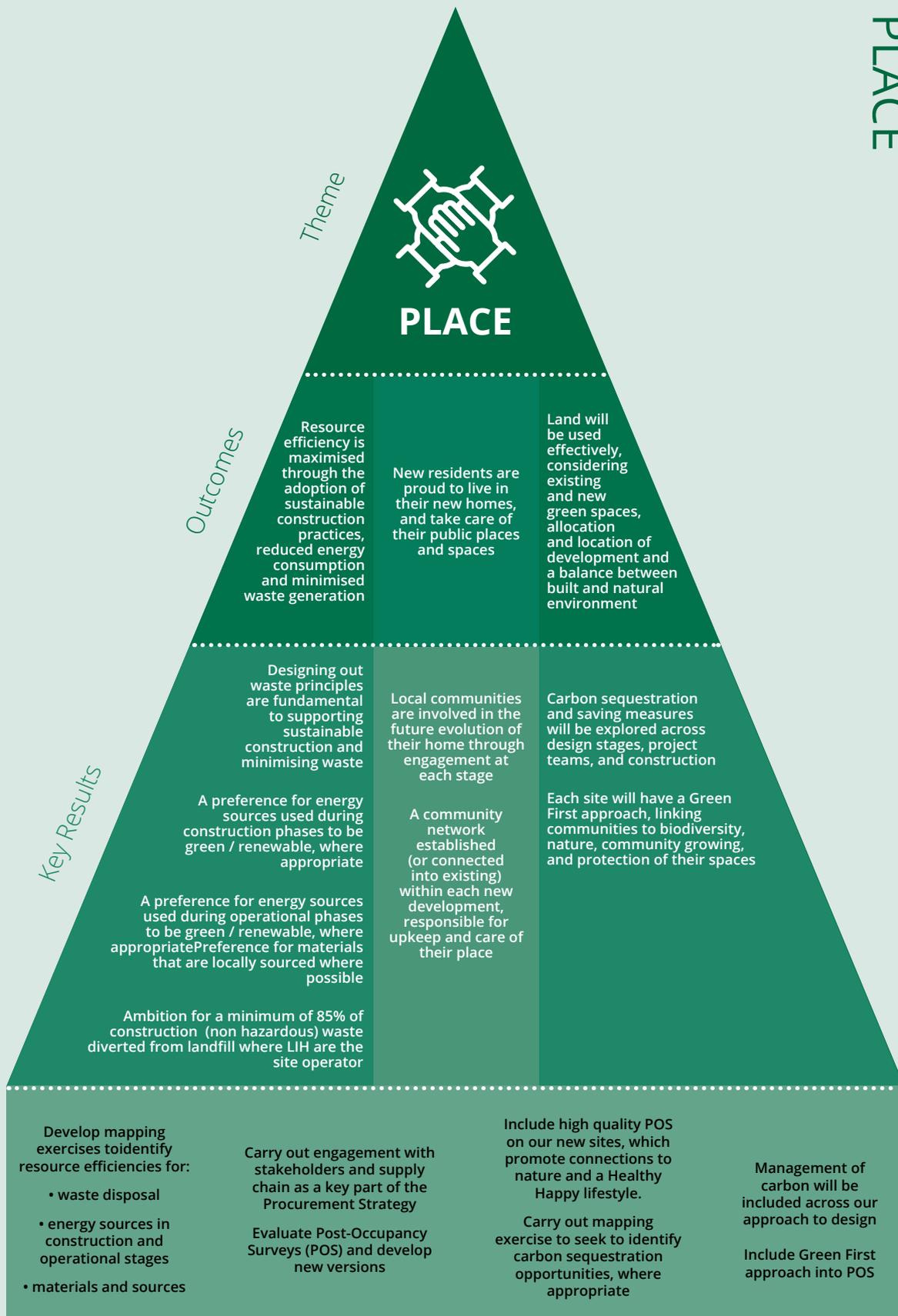


PEOPLE



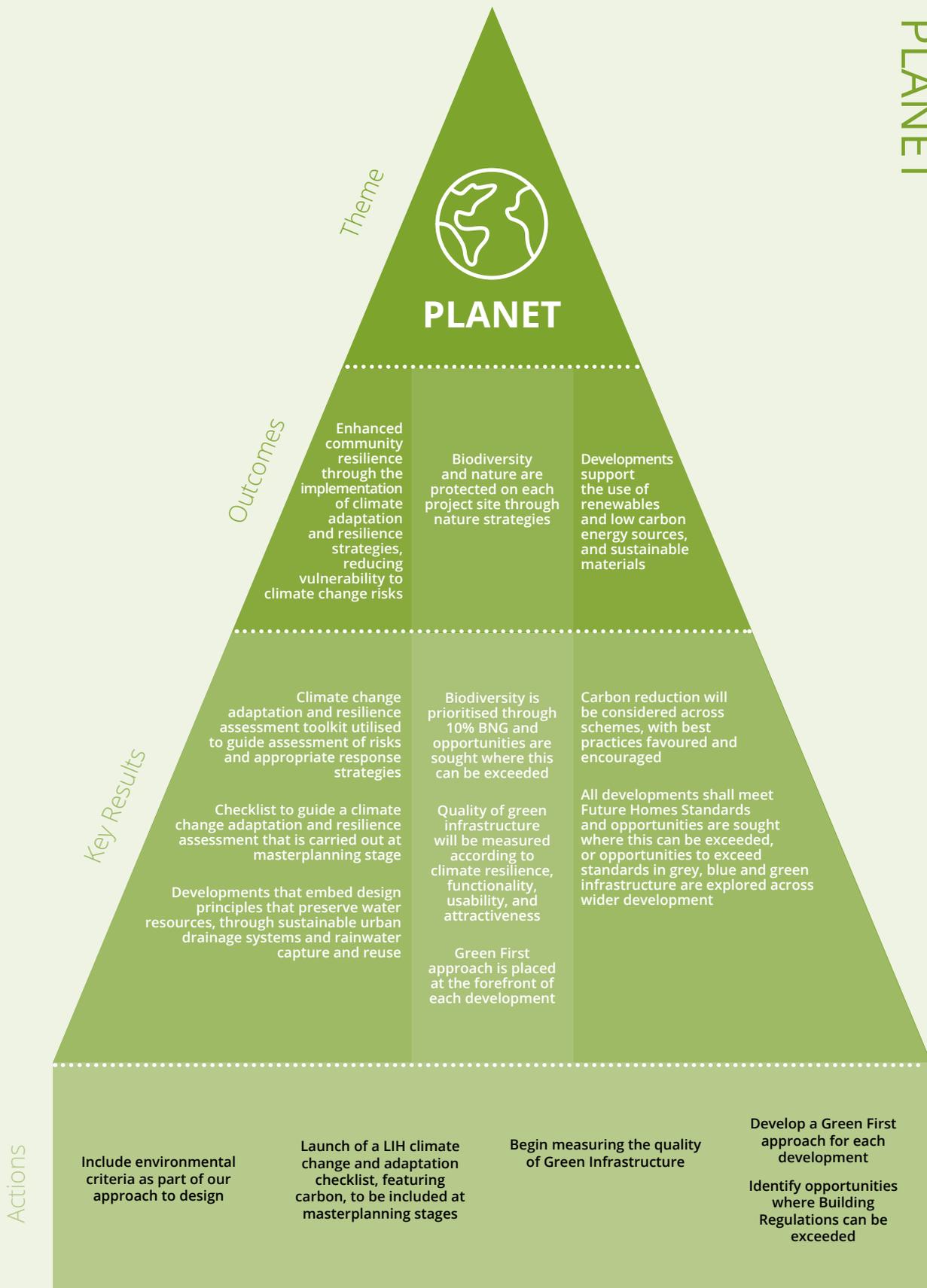


PLACE





PLANET



REPORTING AND MONITORING

We will actively be managing our action plans, through specific teams and responsibilities. This will be reviewed on a yearly basis to demonstrate accountability and ensure we are continuously improving. We aim to produce a series of scorecards to demonstrate how our Sustainability Strategy is being implemented across our portfolio of projects.

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