

George Wimpey Plc 2006 CSR Report

Environment systems and processes

Environmental issues have never been as important as they are today and we take our responsibilities in this area extremely seriously. We recognise the massive threat of climate change and are committed to reducing emissions and building highly energy-efficient homes.

George Wimpey

In the UK, we have a comprehensive and detailed approach to managing environmental issues, as follows:

- Our continuously updated environmental management system (EMS) covers all aspects of on-site environmental management. In 2006, we remained the only publicly listed UK housebuilder with ISO 14001:2004 certification for all of our operations. We are assessed by BSi Management Systems.
- We build the majority of our homes on brownfield land and specialise in decontaminating and remediating land. Our Land Quality Manual focuses on the need for more on site remediation and provides guidance on the most effective remediation techniques and the suitability of remediation contractors.
- We have extensive procedures in place to identify, avoid and manage potential causes of pollution. All environmental incidents must be reported and our reporting system provides complete and accurate data for analysis. A 24 hour hotline is available for advice and emergency support.
- We work with specialists Wastefile and other suppliers to further reduce, segregate, manage and find sustainable disposal solutions for our waste.
- All sites are required to produce a Site Specific Environmental Action Plan (SSEAP) to identify and manage ecological and biodiversity issues before construction begins.
- We try to maximise the Standard Assessment Procedure (SAP) ratings of new homes and encourage our regional companies to incorporate EcoHomes standards wherever possible. The new preferred house type range introduced in 2006 integrates environmental and sustainability features.
- Many of our companies have introduced features such as Home Zone areas; alternatives to car use; recycling and sustainable waste solutions; home office space; re-used and recycled materials; renewable energy sources; water minimisation techniques; sustainable urban drainage systems and other beneficial initiatives. Our policy is to encourage those features to be used whenever possible and practical.

- Our staff and sub-contractors receive extensive environmental training. Working groups address specific issues, we run trials on issues such as waste management, regular awareness campaigns promote best practice and we produce an internal environmental bulletin.
- We minimise the use of toxic and hazardous materials. We use dual flush toilets, low emission boilers, stock energy efficient (A and B rated) white goods in our options centres and train sales staff on energy efficiency.
- Our policy is that all virgin timber used in the UK comes from sustainable sources. We use FSC certified timber as well as PEFC certified softwood from Scandinavia and the Baltic States.
- Our Green Procurement Policy states our commitment to move towards procuring environmentally friendly materials. In 2007, we will review this policy and how it is delivered through our supply chain.
- We work closely with the Environment Agency, planners, industry bodies, subcontractors, suppliers and other stakeholders on environmental initiatives.

Morrison Homes

The predominant focus for Morrison Homes is compliance with all federal, state and local laws that relate to the environment. We also encourage environmental initiatives at a Divisional level, particularly where these provide customer, community or commercial benefits. The Morrison Homes approach is as follows:

- All environmental and other planning risks are taken into account during due diligence stage before we purchase any land. Unless the vendor has already done so, we perform a 'phase 1' environmental assessment during due diligence to identify the range of environmental issues that may affect the property. This allows us to fully analyse any risks and approve the environmental feasibility of the site.
- If necessary, we will then undertake a further biological assessment of flora, fauna and habitat.
- In terms of environmental management, each of our Divisions has detailed procedures to cover all applicable regulations.
- A number of our Divisions build homes to Energy Star or equivalent standards of energy efficiency. All homes built by the Dallas, Houston and Orlando Divisions are built to Energy Star standards.