



# Environmental Policy



RydonGroup

## 1. Introduction

Rydon recognises the need to balance the development of land for a wide range of socially and economically beneficial purposes with the protection of the environment in which such activity occurs. To this end, Rydon is committed to minimising the impact on the environment arising from our activities and, where possible, to enhancing the environment through positive initiatives associated with our commercial activities.

Rydon believes that effective environmental management requires an holistic approach throughout its organisation. All employees of Rydon have a role to play in the protection of the environment.

This environmental policy is designed to protect and improve the environment insofar as is reasonably possible; to increase awareness in Rydon employees, subcontractors, consultants and clients generally of the value of the environment and to ensure that environmental best practice is adopted throughout the organisation.

The Environmental Policy is available to all employees on the company intranet.

Consultants and subcontractors engaged by Rydon are provided with a copy of this policy and encouraged to partner with Rydon in our commitment to preserve and protecting the environment.

In our approach, we will endeavour to seek opportunities to positively enhance the environment where these are considered practical and reasonably achievable.

## 2. Control Principles

- Provide appropriate training to employees to promote environmental awareness.
- Identify environmental risks at source.
- Eliminate the use of harmful substances, products or processes wherever possible.
- Reduce the use of natural resources.

- Develop project specific environmental management plans to minimise potential impact on the environment caused by demolition, excavation, groundwater, pollution, dust, noise, disturbance and transport systems.
- Monitor and manage environmental management performance generally.

## 3. Policy Governance

### 3.1 Corporate Social Responsibility (CSR) Leadership Committee:

This body has responsibility overall for environmental management throughout the Group and for adoption of company policy on the environment.

It is chaired by the Group Chief Executive and has director-level representation from each of the Group operating companies as well as the HR department and the Director of Marketing, Communications and CSR

### 3.2 Construction Directors:

Are ultimately responsible and accountable for all environmental aspects of the projects within their control.

### 3.3 Contracts Managers:

Are responsible for assessing the environmental impacts of the project work, for ensuring that relevant environmental legislation and codes of practice are being respected and for devising project specific environmental management plans.

### 3.4 Quality Managers:

Are responsible for carrying out environmental audits in conjunction with the Group's Integrated Management System and the project team.

### 3.5 Group Safety Officer/Environmental Officer:

Is responsible for carrying out inspection of each project, to monitor compliance with Group standards and statutory requirements, including environmental legislation.

### 3.6 Site Managers:

Are responsible for the day to day management of environmental issues on site.

## 4. Reviews and Training

Rydon will carry out regular reviews and training to ensure that:-

- Directors, managers and supervisors are briefed on their responsibilities to protect the environment and are aware of developing environmental trends.
- Designers take account of environmental issues in the design of buildings, infrastructure and access.
- Buyers have up to date knowledge of environmental trends, targets and good practice so as to adopt a policy of purchasing sustainable energy-efficient products wherever reasonably possible.
- Rydon's environmental policy is being made available to all consultants, suppliers, subcontractors and other bodies acting for or in partnership with Rydon and that all reasonable steps are being taken to ensure that such parties comply with the terms of the environmental policy and adopt its aims.
- Training is being provided aims to enhance environmental awareness in both its staff and its external partners so that individuals consider the environmental impacts and consequences arising from their actions.

## 5. Design and Buying Policies

- 5.1 When designing its buildings, Rydon will take account of the Building Research Establishment Environmental Assessment Methods, the Green Guide to Housing Specification and the assessment standards required to achieve Code for Sustainable Homes certification, as appropriate.
- 5.2 Rydon recognises the importance of the use of environmentally sustainable materials and techniques. We will pro-actively encourage the use of these, including (but not exclusively) the following:-
- the use of crushed concrete and recycled aggregates
  - timber purchased from sustainable sources
  - the use of insulation which is CFC and HCFC free (some materials being "zero ozone depletion" rated)
  - the use of energy efficient appliances

- the use of water based timber treatments in lieu of solvents
- the use of reclaimed ("grey" water) and rain water disposal systems
- the use of condensing boilers and solar water heating systems
- recyclable waste storage on site

## 6. Rydon Offices

Rydon seeks to minimise the impact on the environment resulting from activities at our HQ and regional offices. This will include the following:

### 6.1 Use of electricity, gas and water

We monitor the use of electricity, gas and water at all of our offices and endeavour to restrict wastage to a minimum. We use energy efficient tubes and bulbs in our office lighting system.

Unnecessary lights are switched off at night by the office cleaners and staff are asked to switch off all computer terminals and remove mobile phone chargers from the mains when not in use.

### 6.2 Disposal of Paper

We segregate and collect paper which is then disposed to an authorized carrier for recycling purposes.

At all offices, each desk is provided with two waste bins, one being a green bin for recycling all paper, the other for general rubbish. In addition separate waste bins are provided for the disposal of tin cans.

### 6.3 Disposal of Toner Cartridges

Used toners from printers and copiers are recycled. The money received from the recycling of toners used at the head office is donated to a local charity.

Wherever possible, we use recycled paper in our plan printing machines.

### 6.4 Disposal of Mobile Phone Batteries

We dispose of spent mobile phone batteries via a mobile phone retail company.

## 7. Rydon Sites

Project specific environmental management plans prepared for each Rydon site should take account of the following:

### 7.1 Control of Dust

All care is taken on site to ensure control of dust. Dust suppression measures must be used during the construction works on machines and plant and on the perimeter of the site. Dust suppression should be via the use of sprinkler road sweepers or dust suppression equipment fitted to tools and items of plant.

### 7.2 Control of Noise

We ensure that all tools and plant are fitted with silencers, where possible and are only operated as and when required. All items of plant that are hired in are checked on a regular basis to ensure that they comply with noise regulations. If generators are required, on site housings are built around them to restrict the noise produced.

### 7.3 Mechanical Loading of Vehicles

Use rubber linings to deaden impact levels.

### 7.4 Vibration

We take reasonable steps to reduce vibration when carrying out piling operations, demolition and breaking out by selecting the most appropriate systems for the build, taking into account the impact on the local community and proximity to other buildings and structures.

### 7.5 Use of Water

Water usage on site is monitored through the use of water meters and wastage is reduced by ensuring that all hoses and taps are turned off when not in use and at the end of each working day.

### 7.6 Site Boundaries/Fences

Wherever possible, preserve existing trees, hedgerows and natural foliage. When erecting site hoardings/fences have regard to the need to control dust/debris, noise levels and visual shielding.

### 7.7 Disposal of Materials

On site, all materials are separated into metal, timber, plaster and general waste skips and then removed from site to waste transfer stations for recycling. Tickets are obtained from the transfer stations to enable us to maintain records of the quantity of waste recycled on all sites.

### 7.8 Asbestos

Carry out surveys on site to assess the risk of asbestos and engage suitably qualified contractors to deal with removal and disposal.

### 7.9 Transported Waste

Sheet all lorries and other vehicles transporting materials to prevent spillage.

### 7.10 Traffic Management

Plan traffic management schemes to and from sites to minimise environmental impacts to the community.

### 7.11 Burning of Waste

Restrict the burning of rubbish and waste generally.

### 7.12 Public Services

Take all reasonable steps to avoid causing damage to sewers, drains, gas mains, water mains, electricity and other communication cables and equipment.

## 8. Working Hours

Planning Authorities frequently impose limitation on the working hours allowable on any site.

Rydon acknowledges that work carried on outside such permitted hours may cause a nuisance to neighbours. Every effort will be made to carry out works within normal working hours and to work closely with the local community. In so doing Rydon strives to minimise the degree and duration of any disruption/disturbance caused by its activities as far as is reasonably practicable.

## 9. Chemical and Solvents

It is acknowledged that the protection of water courses and groundwater generally is paramount. Pollution to water systems is a common environmental problem and examples of chemical pollution include:-

- Accidental spillages during delivery and transport of products
- Overfilling or leaks from storage tanks, drums or other containers
- Vandalism
- The misuse of drains and sewers for the disposal of chemicals and solvents

Rydon strictly controls the storage and disposal of hazardous substances and examples of procedures used include:-

- Preventing the use of gullies or drains for the disposal of chemicals/solvents
- Storing hazardous substances separately and removing in skips for authorised disposal
- Standing storage tanks and drums on impervious bases surrounded, if possible, by liquid tight bunds

## 10. Security/Vandalism

Unless controlled the effects of vandalism can cause damage to the environment. Rydon requires the following procedures to be observed:-

- Fuel and other substances must be kept in secured containers
- Materials, particularly liquids, must be stored a safe distance from watercourse
- Plant and equipment should be immobilised when not being used
- Appropriate security fencing and gates to be provided on all sites and procedures for locking and, where necessary, guarding the sites to be in place

## 11. The Natural Environment

### 11.1 Wildlife and Natural Features

Rydon's policy is to endeavour to minimise disruption and environmental impact to trees, shrubs, plants, insects, birds and mammals and the habitats in which they live as well as the rocks and geographical features that shape the landscape. Where possible, and within the limitations of our contractual and commercial obligations we will actively seek opportunities to provide enhanced environments for wildlife and natural features in the locations in which we operate

### 11.2 Protected Species

Many animals, plants and trees are protected by law. These include badgers, bats, great crested newts, horned toads and several types of orchid. Rydon aims to observe strictly all legal requirements and accepted practice in the handling and protection of such species and acknowledges that certain species of wildlife are particularly sensitive at certain times of the year. Wherever possible works are planned to take account of such sensitivities.

### 11.3 Trees

Wherever reasonable possible existing trees are retained on site and, where removal is unavoidable, suitable replacement trees should be provided. Works to trees, particularly those protected by Tree Preservation Orders are carried out by appropriately qualified tree surgeons.

## 12. Transport Policy

### 12.1 Company cars

Rydon encourages the use of company cars and vans with low carbon dioxide emissions and new technology diesels.

### 12.2 Fleet management

Rydon ensures that its fleet of cars and commercial vehicles is maintained strictly in accordance with manufacturers' recommendations so as to minimise the output of carbon dioxide emissions. All plant and on site vehicles are regularly inspected to ensure a good standard of maintenance.

Rydon strictly monitors the use of its fleet vehicles to avoid excessive usage wherever possible.

Rydon has enrolled all of its full-time maintenance operatives on a Department for Transport's training programme known as SAFED (Safe Fuel Efficient Driving)

# Environmental Policy Statement

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In aiming to fulfil our environmental obligations we will aim to:-

- Take all environmental issues into consideration when designing, developing and executing our activities
- Design and build to the highest standards of sustainability within the financial and technological constraints of each project and scheme
- Seek to understand how we can positively impact on the environment within projects that we undertake
- Identify and protect important wildlife habitats and archaeological sites when carrying out construction activities
- Ensure that our project teams and our purchasing department are informed and trained on the innovations and trends in sustainable materials and technology
- Practice waste recycling at all of our offices and sites
- Minimise noise and dust pollution and disturbance on our sites
- Promote environmental conservation and demonstrate efficiency in the use of energy, water and materials
- Promote and sustain sound working relationships with public and other authorities and bodies concerned with the environment
- Work with our supply chain partners to ensure compatibility of standards, quality and commitment in relation to the environmental impact of our work
- Strictly adhere to all relevant environmental legislation, statutory provision and environmental codes of practice
- Evaluate our environmental performance across all of these areas on a regular basis and determine improvement initiatives wherever possible and reasonable

This statement complements the company's detailed Environmental Policy. It has been developed by the Group CSR Leadership Committee, chaired by the Group Chief Executive. Performance against it is monitored by the Committee to ensure company-wide compliance.

Signed .....



Robert Bond  
Group Chief Executive

Date .....

6 July 2007

