



# Big Yellow Construction

## Corporate Social Responsibility Policy Statement

<b>Approved by:</b>	Nigel Hartley Big Yellow's Construction Director
<b>Approval date:</b>	19 <sup>th</sup> June 2023
<b>Version:</b>	2023/01
<b>Number of pages (exc. annexures)</b>	5

<b>Document Owner:</b>	Construction Director
<b>Document for the attention of:</b>	All employees and individuals acting for and on behalf of Big Yellow Construction Limited, including Professional Consultants, Supply Chain Partners and Trade Contractors.
<b>Next review date:</b>	June 2025
<b>Related Policy Document:</b>	Construction Site Waste Mgt Policy, Construction Emergency Spill (Procedure), Construction Site Waste Mgt Good Practice (Procedure), Construction Waste Mgt Fit Out Skip Segregation (Procedure), Construction Waste Plasterboard Segregation Procedure. Development Specification 2023

# 1. Statement

Big Yellow Group is a FTSE250 listed Real Estate Company providing self storage services to business and domestic users throughout the UK.

Big Yellow Group is committed to responsible and sustainable business practises; the Board recognises that corporate social responsibility ("CSR"), when linked to clear commercial objectives, will create a more sustainable business and increase shareholder and customer value in both the medium and long term.

Big Yellow Group is committed to ensuring high CSR standards are set both for those aspects of its operations it has direct control over as well as aspects that are sub-contracted.

The building of each Big Yellow site is handled by the Big Yellow Construction team through a design and build contract, with the fit out project managed in-house using an established professional team of external advisers and sub-contractors.

This Policy covers all of Big Yellow Construction's activities; specific environmental or social aspects are included in our supplier contracts.

This Policy statement is available to all employees via the Big Yellow Group CSR section of our intranet; it is also communicated to Construction employees as part of their induction.

This Policy is provided to new Construction suppliers and is submitted as part of our property planning applications, where relevant.

Our aim is to ensure our stores are designed to provide a safe, secure home for our customers' possessions and we build them with all our key stakeholders in mind: our customers, our investors and the environment:

- Improve operational efficiency and reduces its carbon impact
- Increase onsite energy generation and associated revenue
- Manage climate change risks, including protects value of assets through adaptation and mitigation programmes
- Prevent pollution and the waste of resources to protect our environment and our reputation
- Design buildings and services to minimise our carbon footprint as far as practicable via a range of mechanisms, such as passive building designs

**Big Yellow Construction specific policy commitments by aspect and scope:**

Aspect	Commitment	Scope		
		Demolition Scope 3	Shell Scope 3	Fit-Out Scope 1 & 2
Legal/ local requirements:	Meet legal and/ or local (planning) requirements	yes	yes	yes
Mitigation and adaptation	Pay due consideration to all mitigation and adaptation opportunities through the planning and construction process.	yes	yes	yes
Target setting and performance measurement	Publicly report on performance and progress through established Big Yellow CSR reporting channels	wip	wip	Yes
	Develop, measure and monitor performance against key CSR performance indicators.	wip	wip	yes
Transparency in Supply Chains	Develop mechanisms with our suppliers, sub-contractors and partners to provide data and information on material, environmental and social data, such as energy, fuel or water consumption and waste.	wip	wip	Yes
Ecology	Pay due consideration to local ecology through the planning and construction process; take into account opportunities to reduce the urban heat island effect through green roofs or living walls, for example.	yes	yes	Yes
External best practice standard	Aim for post-construction BREEAM Standard 'Very Good' as a minimum requirement (or 'Excellent' where part of planning obligations)	yes	yes	yes
	Keep informed of best practices in Construction and fit out standards and review policies, practices and targets where appropriate	yes	yes	Yes
Social, Supply Chain	Work with suppliers, sub-contractors and partners to ensure our supply chain is free from forced labour, free from modern slavery with workers' rights and their health & safety are protected.	yes	yes	Yes
Social, Supply Chain	Select suppliers, sub-contractors and partners who are able to commit to best practice Health & Safety Standards. Big Yellow Construction require all contractors to sign up to the Considerate Constructor Scheme with a minimum target score of 35 points.	yes	yes	Yes

Community	Local employment needs are assessed throughout local planning process	n/a	n/n	n/a
	Ensure construction activities are executed respectfully and managed and assessed via the Considerate Construction Scheme	yes	yes	Yes
	Endeavour to employ local builders and construction workers where possible.	n/a	n/a	Yes
	Working with Charity partners, endeavour to include organisations with a social mission as part of tendering processes (e.g. providing work to ex-offenders)	n/a	yes	Yes
Environment, Materials	Aim to use recycled materials wherever practicable subject to structural considerations	yes	yes	Yes
Environment, Waste	Commit to handling waste from our Construction activities responsibly, please find our specific policies and procedures: Construction Site Waste Mgt Policy, , Construction Site Waste Mgt Good Practice (Procedure), Construction Waste Mgt Fit Out Skip Segregation (Procedure), Construction Waste Plasterboard Segregation Procedure	Yes	yes	yes
Design criteria	<p>Designed for sustainable usage</p> <ul style="list-style-type: none"> <li>• Solar PV installations where technically feasible of 50kwp capacity or 20% of store energy use, whichever is greater</li> <li>• Renewable Energy Technologies, such as alternative heating/ cooling technologies, battery storage etc: explore and develop where technically feasible</li> <li>• Energy efficiency: efficient LED Lighting</li> <li>• Energy efficiency: internal motion sensors and timer controls</li> <li>• Electric Vehicle Charging: install pair of 7kw semi rapid chargers at new stores,</li> <li>• Security – design and build for robustness ensuring the store is able to operate as a safe and secure facility; target a SABRE security rating of Excellent</li> </ul>			

## 2. Policy ownership

This Policy is owned by the Construction Director; it is formally signed off by Big Yellow Group Plc by the Operations Director.

This Policy supplements the Big Yellow CSR Policy Statement.

## 3. Responsibilities

Overall responsibility for CSR and this Policy rests with the Board of the Company. The Board discharges this responsibility through the Construction Director who is responsible for the implementation of this Policy. All Construction employees are responsible for the implementation and adherence to this policy.

The Planning & Acquisition Director and the Construction Director have responsibility for **community** engagement throughout the planning and building phase. The Head of CSR has responsibility for external reporting of relevant data.

**Suppliers** are managed and monitored by the individual heads of department and centrally controlled by the Finance Department. Payment terms are monitored by Head of Finance and communicated to the board from time to time. CSR standards for suppliers are set by the Construction Director at the time of contract negotiation and are set out in our standard terms of building contracts, trade contracts and the consultant’s letters of appointment; Big Yellow Construction Supply chain partners shall meet Big Yellow Construction standards – Big Yellow Construction and Big Yellow Group will co-ordinate risk based review mechanisms to ensure these standards are being met.


N Hartley Construction Director – Big Yellow Construction Ltd

June 2023