



Big Yellow Group PLC

Sustainable construction policy

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Document Author:	N Hartley
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Document Approver:	Chief Executive Officer

Area code	Covers	Area code	Covers
SUS	Sustainability and ESG	HS	Health and safety
PTD	People, Talent and Development	CON	Construction
GOV	Governance, Company Secretary	IT	IT and data
FIN	Finance		

General information

Purpose of document Sets out Big Yellow's commitments for building and fitting out new stores sustainably, covering design, energy, materials, waste, ecology, community and the supply chain	
Review frequency Annual review	
Definition and interpretation	
BREEAM	Building Research Establishment Environmental Assessment Method
CSR	Corporate Social Responsibility
CCS	Considerate Constructor Scheme
SABRE	BRE's security assessment and certification scheme for buildings

Revision History

Version	Date	Revision Author	Summary of Changes
001	2019	N Hartley	Document creation
002-007	2020 - 2025	N Hartley	Annual update
008	Oct 2026	N Hartley	Moved to standard template. Approver changed to Chief Executive Officer. Job titles updated. Biodiversity net gain and mitigation hierarchy added. Solar, battery and EV commitments updated to match ESG Report

Distribution and links

Applies to	Whole Company
Corporate Website	https://corporate.bigyellow.co.uk/sustainability/governance-and-policies
Intranet	Not applicable
Related documents	Sustainability and ESG Policy Statement Sustainable Construction Procurement Policy

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Statement

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

BYG is committed to responsible and sustainable business practises; the Board recognises that ESG, 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.

BYG 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, the environment and the local community:

Our Construction CSR goals are to:

- Improve operational efficiency and reduce its carbon impact
- Increase onsite energy generation and associated revenue
- Manage climate change risks, including protecting the 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	Yes	Yes	Yes
	Develop, measure and monitor performance against key CSR performance indicators.	WIP	WIP	Yes
Ecology	Achieve biodiversity net gain on all new developments, increasing biodiversity value beyond the pre-development baseline. Enhance green space through green roofs and walls, native planting and	Yes	Yes	Yes

	wildlife habitats, and use sustainable drainage to protect local water resources. Consider opportunities to reduce the urban heat island effect.			
	Assess each site's baseline biodiversity value before development, and apply the mitigation hierarchy: avoid harm first, then minimise, restore and, as a last resort, compensate.	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
	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 Very Good greater than 75% with an aspiration to achieve Excellent rating.	Yes	Yes	Yes
Community	Local employment needs are assessed throughout local planning process	N/A	N/A	N/A
	Ensure construction activities are executed respectfully and managed and assessed via the Considerate Constructors 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	Yes	Yes	Yes

	Practice (Procedure), Construction Waste Mgt Fit Out Skip Segregation (Procedure), Construction Waste Plasterboard Segregation Procedure			
Design criteria	Solar PV installations where technically feasible of 85kWp to 150kWp on every planning application			
	Renewable Energy Technologies - Committed to batteries in all new stores going forward			
	Energy efficiency: efficient LED Lighting, motion sensors and timer controls			
	Electric Vehicle Charging: install infrastructure for 2nr semi rapid chargers at new stores,			
	Security – design and build ensuring the store is able to operate as a safe and secure facility; target a SABRE security rating of good or better			

Policy ownership

This Policy is owned by the Construction Director and approved by the Chief Executive Officer.

This Policy supplements the Big Yellow Sustainability and ESG Policy Statement.

Responsibilities

Overall responsibility for CSR and this Policy rests with the Board of BYG. 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 Head of Acquisition and the Construction Director have responsibility for community engagement throughout the planning and building phase. The Head of Sustainability has responsibility for external reporting of relevant data.

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

Sign off

	
John Hunter Chief Executive Officer	October 2026

