



THE ACCORD GROUP

EMS STATEMENT

2016

1. The Accord Environmental Journey.

Continually Improving

The Accord Group is committed to continually improving our environmental performance we have now managed to improve our properties so that we have had a 20% reduction of CO₂ emissions per property since we began reporting our CO₂ emissions. Our average property has improved from releasing 3.28 tonnes of CO₂ a year into the atmosphere to 2.60 tonnes a year. This is still too much but it is a significant milestone and does mean that we are on course to achieve the ambitious CO₂ reduction target we originally set.

This improvement in our CO₂ emissions can also be seen in the key indicator that we use to measure the affordable warmth of our homes. Last year was the first time we measured kWh/M² across our stock. We are delighted to report that this year we have seen a 3% reduction in the average energy use required to heat our homes, making our homes more affordable to live in.

By carrying out efficiencies across the Group we have seen a significant reduction in office waste by 41% which results in an estimated cost saving of approximately £1,200 this year. This report identifies cash savings to the Group and our tenants through our environmental programme of over £265,000.

PV/Solar

This year also saw a significant increase in the amount of kWhs generated of power from renewable sources which has saved 1.5 million kWhs to date. This has saved our organisation and our tenants £225,000 to date. The Accord Group is committed to generating power in this way. Not only does it help the planet it makes properties more affordable for our residents too. Over the next few years we plan to significantly increase the amount of electricity we generate.

LED Installations

On our Jenner House LED lighting pilot which was installed in 2012 we have saved an average of £3,259 per year. We have installed LED lighting at a number of homes and also at the offices in Rubery Owen. Not only does LED lighting save you money but also the time of having to replace the fluorescent tubes after the 15000hrs rated life. With a claimed 50% energy rating per fitting, LED's are much more sustainable. LED lighting has many benefits, one being they don't contain any harmful toxins such as mercury and are therefore better for the environment. As with all LEDs they produce a lot less heat than other lamps. LED's work in most temperatures unlike the fluorescents which can on occasion not light up if the temperature is too low. The LED lighting installed at Rubery Owen was projected to pay itself back within two years. We wish to continue to roll out this initiative across other communal areas and offices in the future.

Marfield Award

The Accord Group has always led on innovation and strives to demonstrate - through exemplar housing schemes - what can be achieved. The Group's philosophy is one of a fabric first approach and as such look to reduce the energy usage in homes, and therefore reducing running costs for customers.

Building on a relationship, spanning nearly 10 years with timber framing specialists from Norway, Marfield Farm is the largest low carbon Norwegian timber frame housing development in the UK.

Using unique fully factory clad timber frames, specialist insulation and a range of innovative techniques, each home was manufactured using a sustainable, environmentally conscious, low carbon alternative to more traditional building methods.

Using these latest off-site manufacturing technologies, employing a highly insulated closed panel timber frame, on average each house can be erected in one day using around 10 panels.

Marlfield Farm also features two eco-homes based on designs proposed by a schoolgirl who won the Matrix Housing Partnership's 'Eco Home of the Future' schools' competition in 2008. Featuring lamb's wool insulation, these comply with the Code for Sustainable Homes Level six and instead of being manufactured in Norway these built at the Group's off-site manufacturing LoCaL Homes factory in Walsall. This year we were delighted that the development was recognised with the Housing Development of the Year Award.

Hewell Road

Hewell Road is the Groups latest Green development. It achieves a very high standard of insulation and the latest homes to roll off our timber-frame factories production line. Notable features of the site include a highly efficient ventilation system, PV solar arrays, super insulation and a very sympathetic treatment of the Water Course which borders the site to encourage wildlife to prosper in the Batchley Brook. The redevelopment itself eradicated contamination that existed on the site which included the removal of asbestos and extensive work to the watercourse.

Off Grid House Proposal

The Accord Group have amassed a wealth of knowledge around green building techniques and energy efficiency they have lead the sector promoting reduced running costs for their residents at the forefront of their agenda. Building on this we are trialling two demonstrator homes this year which will bring together many technologies not normally associated with the domestic environment, principally we are looking to provide a home that is energy self-sufficient using advanced technologies such as saline battery cells, advanced home monitoring systems, 98% efficient electric heating systems and adaptation technologies to support a home for life.

Rationalisation of Offices

The Group choose to have an independent assessment of our office efficiency. As part of a programme of Office Rationalisation we have combined all Group activities in the Birmingham Area into the Moseley Office. This will have a significant impact in improving our environmental footprint, as we will no longer need to heat and power the Fairgate Office. We are currently continuing this process in Walsall with the rationalisation of our Caldmore and Darlaston offices into a single premise.

2. The following Corporate Objectives have been set.

Objectives

1. Reduce the amount of carbon dioxide we emit.
 - a) Reduce carbon dioxide emissions from our properties by 26-32% by 2020 from a base year of 2005/6.
2. Reducing the primary energy use kWh per M² from existing housing stock.
 - a) To reduce kWh/M² primary energy use of our properties by 10% by 2020 from the 2015 base position of 282 kWh/M².
 - b) All new properties to be built to perform to a designed primary energy consumption level no greater than 180 kWh/M².
3. To conserve and enhance existing biodiversity where ever practicable.
 - a) To create habitat for wildlife by fitting either bird or bat boxes on all new developments and specify at least 30% native species on all new sites.
4. To reduce the amount of waste we produce.
 - a) To reduce the amount of General non-hazardous waste we produce by 2 tonnes per year until 2020
5. To reduce our reliance on energy consumption in business premises and properties from unsustainable sources.
 - a) To reduce our corporate total energy consumption by 5% by 2020.
6. To encourage sustainable methods of transportation, work and training.
 - a) To facilitate the delivery of an electric car scheme by 2020
7. To minimise the use of water across our organisation.
 - a) All new properties to be designed to achieve a maximum water consumption rate of 105 litres per person per day.

3. Environmental Performance and Data Collection

Environmental performance regarding legal requirements and national or sector environmental targets.

Environmental Performance Data

The core indicators we measure against and our objectives relate to are based upon the following:

- Emissions
- Power Generation
- Making Homes More Affordable
- Energy efficiency
- Material efficiency
- Water
- Waste
- Biodiversity

EMISSIONS

The main quantifiable emissions produced by the Group are those of CO₂. The quantities of these emissions are derived from different sources; including electricity and gas usage in both the properties and offices that we manage, and also from the fuel used in our vehicles.

Calculation of Group Carbon Footprint from 2005/6 to 2015/16

Group Total Carbon Footprint - Yearly Comparison									
Year	Number of properties	Total Annual Emissions (tonnes)					Annual Difference CO ₂ (tonnes)	Average annual CO ₂ change (t/property)	% CO ₂ change/property since 2006
		CO ₂		CO ₂ e					
		Homes	Homes (per property)	Offices	Vehicles	Total			
2005/6	6,444	21,107	3.28	240	41	21,388	0	0.00	0.00
2006/7	6,746	22,495	3.33	229	42	22,766	1,378	0.06	1.80
2007/8	6,827	22,905	3.36	223	40	23,168	402	0.08	2.43
2008/9	7,084	23,767	3.36	272	37	24,076	908	0.08	2.43
2009/10	8,329	24,935	2.99	432	119	25,487	1,411	-0.28	-8.60
2010/11	9,018	26,844	2.98	484	123	27,451	1,964	-0.30	-9.12
2011/12	9,812	28,135	2.87	435	188	28,135	685	-0.41	-12.46
2012/13	9,939	28,257	2.84	463	169	28,257	122	-0.43	-13.20
2013/14	10,249	28,878	2.82	355	163	29,396	1,139	-0.46	-13.98
2014/15	11,485	29,839	2.60	347	178	30,365	969	-0.68	-20.68
2015/16	11,755	30,516	2.60	331	180	31,027	662	-0.68	-20.74

Homes

We have reduced CO₂ per property by over 20% since we started measuring our impact. This is the most significant environmental indicator for our environmental work. It demonstrates a significant investment in our stock and green technologies.

Offices

We now have increased numbers of staff in our head office buildings, as employees have been relocated from offices where we were previously unable to calculate the energy use. This has unfortunately caused us to see an increase in CO₂ emissions by almost 2%.

Vehicles

This year we have seen a reduction in the miles per employee claimed. We have seen mileage reduce from 1041 to 901 miles per employee. This equates to a saving of or £35,000 (taking a mean average mileage allowance of £0.36) across the organisation. This has been achieved by a greater focus on company mileage across the organisation and the introduction of video conferencing,

Power Generation

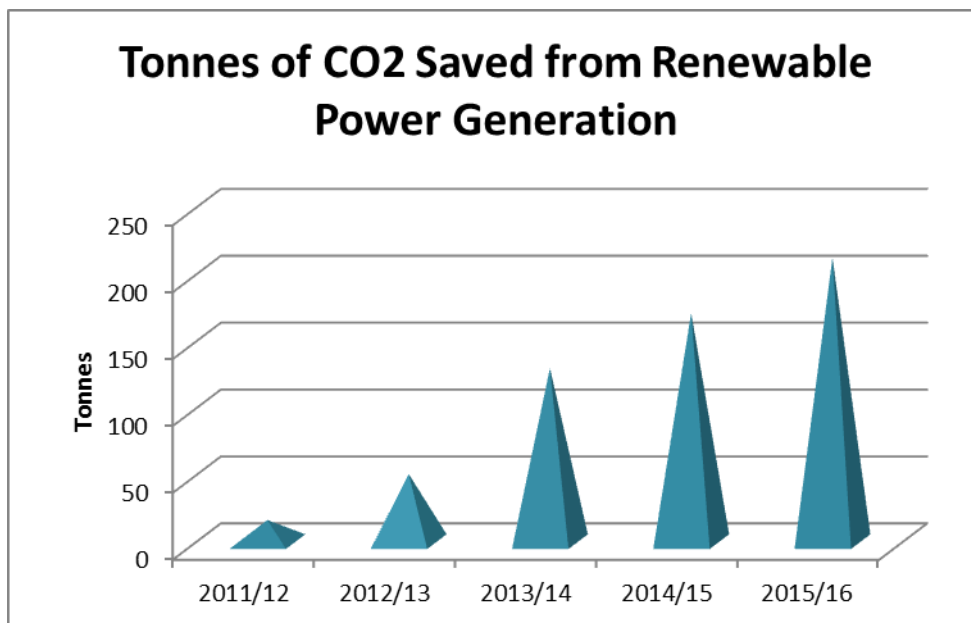
We have set a target from a base year of 2012 to produce approximately 1.2m kWhs of energy from renewable technology.

In the last year we generated 1,494,478 kWhs.

Year	Tonnes of CO ₂ saved from renewable power generation on our properties.
2011/12	16.12
2012/13	50.61
2013/14	129.70
2014/15	170.91
2015/16	212.37

Total renewable energy use

The Group are currently investigating a major investment in Photovoltaic panels and are in active discussions with a number of suppliers. This will provide approximately 10% of electricity from renewable sources. We have begun to collect data on the amount of Renewable energy that we generate through our properties and in the last 12 months we saved approximately 212 tonnes of CO₂ by using Passive Solar Hot Water systems or PV panels on our properties.



MAKING HOMES MORE AFFORDABLE TO HEAT & POWER (KWH/M²)

Year	kwhM ² summary of group	CaldmoreAccord	AshramMoseley	bchs	fry	rch	total
2015/16	properties	2638	947	71	22	441	4119
	average kwhm2	291.27	294.64	194.59	284.23	137.49	273.88
	Total	768364	279028	13816	6253	60632	1128093
2014/15	properties	3044	1011	28	26	287	4396
	average kwhm2	280.08	310.54	105.79	293.35	220.45	282.16
	Total	852564	313956	2962	7627	63269	1240390

The key indicator that we use to measure the affordable warmth of our homes. Last year was the first time we measured kWh/M² across our stock. We are delighted to report that this year we have seen a 3% reduction in the average energy use required to heat our homes, making our homes more affordable to live in.

ENERGY EFFICIENCY

Energy consumption in our offices

The following table represents the 'total direct annual energy consumption', derived from electricity and gas usage within offices operated by the Accord Group.

Total Annual Energy Consumption 2013/2015					
Office	Total direct input (MWh)			Number of employees	Energy Use per employee (MWh)
	Electricity	Gas	Total		
Accord HA	288.73	227.07	515.80	166	3.11
Caldmore	85.77	76.12	161.89	52	3.11
Darlaston	51.52	33.56	85.08	24	3.55
Fry	16.11	51.99	68.11	12	5.68
Home & Garden Services	32.94	0.00	32.94	42	0.78
Moseley	51.94	83.66	135.60	40	3.39
Total	527.01	472.41	999.42	336	2.97
2014/15	517.29	495.47	1,012.75	342	2.96
2013/14	531.54	499.79	1,031.33	314	3.28

The table demonstrates that Electrical usage has slightly increased overall. This is mainly due to the number of employees that have been relocated to offices that we own which means there usage can now be monitored, where previously they were working in unmonitored leased premises.

We are concerned about the slight increase in energy use per employee and in the autumn we will reboot our switch off campaign.

Total Annual Emissions 2013/2015				
Total Annual Emission (tonnes)	Energy Source		Total	Emissions per employee (tonnes)
	<i>Electricity</i>	<i>Gas</i>		
CO ₂	241.63	86.96	328.59	0.9230
CH ₄ (CO ₂ e)	0.18	0.13	0.32	0.0009
N ₂ O (CO ₂ e)	1.76	0.05	1.81	0.0051
Total Direct GHG (CO₂e)	243.58	87.14	330.71	1.1193
2014/15	239.08	91.39	330.47	1.1186
2013/14	245.67	92.19	337.86	1.2355

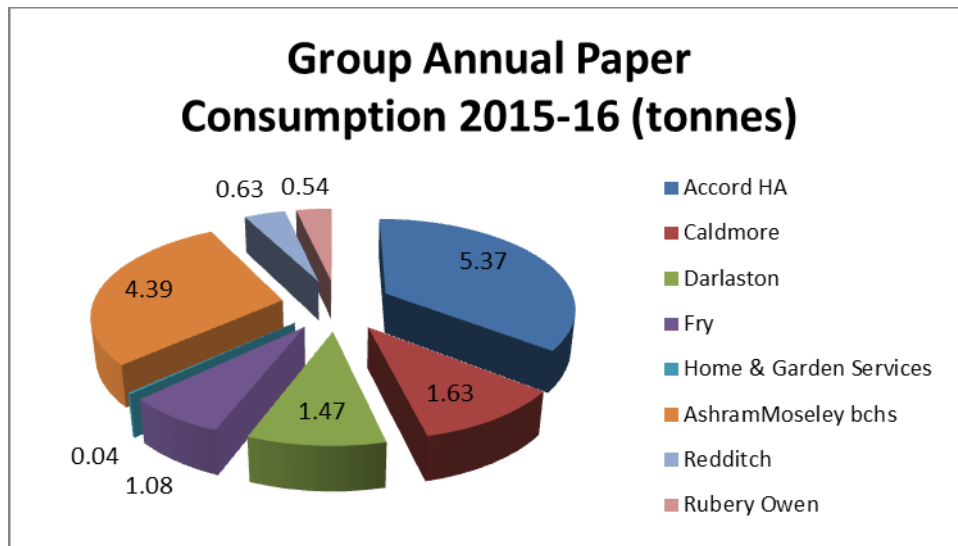
The table above confirms the quantities of CO₂ (Carbon Dioxide) CH₄ (Methane) and N₂O (Nitrous Oxide) breakdown in relation to our energy use.

MATERIAL EFFICIENCY

Material Efficiency from Administrative Processes

The table below shows the amount of paper that is used across the group per year.

Paper Consumption 2013-16			
Office	Total Direct Input (tonnes)	Normalisation	
		Number of employees*	Paper use per employee
Accord HA	5.37	166	0.03
Caldmore	1.63	52	0.03
Darlaston	1.47	24	0.06
Fry	1.08	12	0.09
Home & Garden Services	0.04	42	0.00
AshramMoseley bchs	4.39	40	0.11
Redditch	0.63	4	0.16
Rubery Owen	0.54	16	0.03
Total	15.15	356	0.043
2014/15	16.24	398	0.041
2013/14	18.25	392	0.047



Over the last year we have reduced the amount of paper consumed by the Group by over a tonne. From our main supplier we have saved £1754.00 for our paper purchases.

The roll out of new photocopiers with a personalised code system throughout the Group to minimise the use of unwanted photocopying is almost complete. They are also programmed to print double sided by default in most offices. We have continued our policy of where possible producing digital reports and these measures combined means that we are seeing a steady reduction in paper consumption overall.

Envelope Consumption 2013-2016			
Office	Total Direct Input (tonnes)	Normalisation	
		Number of employees*	Paper use per employee
Accord HA	0.17	166	0.001
Caldmore	0.42	52	0.008
Darlaston	0.15	24	0.006
Fry	0.04	12	0.003
Home & Garden Services	0.00	42	0.000
AshramMoseley & bchs	0.26	40	0.007
Redditch	0.06	4	0.015
Rubery Owen	0.01	16	0.001
Total	1.11	356	0.003
2014/15	1.34	398	0.003
2013/14	1.45	392	0.004

We are pleased to note that our policies are facilitating a further reduction in the amount of Envelopes being used, this has saved the Group £390.00.

The table below is a record of our external printing:

External Printing Consumption 2012-2015			
Year	Total Direct Input	Normalisation	
	(tonnes)	Number of employees	Paper use per employee
2015/2016	1.528	1626	0.0009
2014/2015	1.729	1627	0.0011
2013/2014	0.496	1134	0.0004
2012/2013	6.537	1324	0.0049

We have seen a reduction in external printing in 2014/15 to 2015/16 due to the decision to continue to digitalise more of the information we present such as the tenants Annual Report.

WATER

The following table shows the amount of water consumed per employee within the Accord Group. Water consumption has been calculated by using flow rates and capacities provided by Twyford's bathrooms, and have considered the following fittings:

- Toilets and urinals
- Washing hand basins and sinks
- Dishwashers
- Showers

Over the last period the Accord Group has seen an increase in external contracts which has had an effect on our overall water consumption, as this data doesn't relate to employees with in the Group but the service requirements of the external contracts.

Water Consumption 2011-2016							
Year	Total water (m³) used per year	Number of employees	Total water used per employee (m³)		Water use (m³) for service contracts		
			<i>Per year</i>	<i>Per day</i>	<i>Per year</i>	<i>Per day</i>	
2011/2012	3,659	376	9.73	0.039			
2012/2013	3,626	381	9.52	0.039			
2013/2014	3,143	370	8.49	0.035			
2014/2015	5,311	376	14.13	0.057	120.06	0.49	
2015/2016	4,211	336	12.24	0.050	99.20	0.27	

We can confirm that the water use within our head office buildings has reduced which demonstrates the effectiveness of efforts employees have been making to use this resource more efficiently.

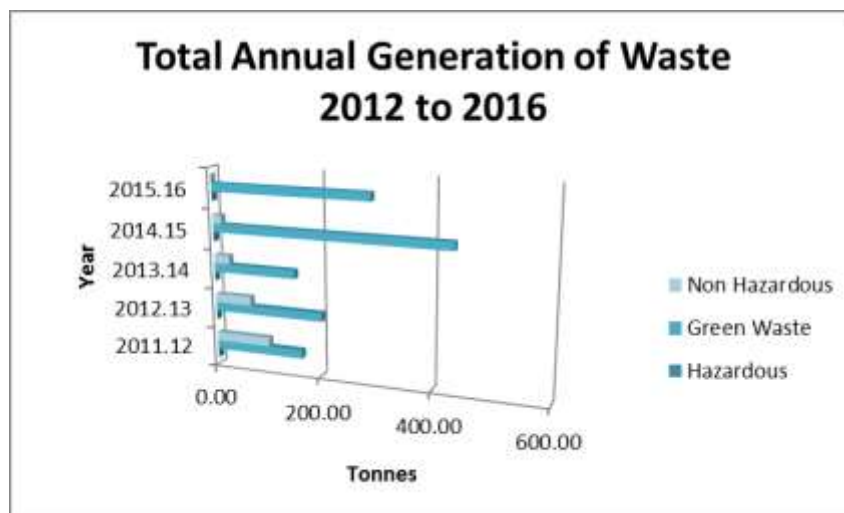
The table also illustrates the water use for our external contracts shows a reduction of 21%.

WASTE GENERATION

The following table shows the amount of non-hazardous and hazardous waste produced by employees or operations delivered by the Groups main office locations.

Total Waste Produced for the Group Head Offices per employee

Total Annual Generation of Waste 2015/2016					
Waste Type	Total waste production		Number of employees	Waste production per employee	
	(kilograms)	(tonnes)		(kilograms)	(tonnes)
NON HAZARDOUS					
DMR (dried mixed recycling)	20,195	20.20	294	68.69	0.07
General Waste	16,619	16.62	287	57.91	0.06
Confidential	11,276	11.28	270	41.76	0.04
TOTAL	48,090	48.09	356	168.36	0.17
GREEN WASTE					
Green Waste	294,208	294.21			
CONSTRUCTION WASTE					
Construction Waste	423,594	423.59			
HAZARDOUS					
WEEE	2,007	2.01	1,627	1.23	0.001



We continue to improve our reporting mechanisms in regard to waste, in particular to ensure that we capture all waste across the group. This has resulted in a more accurate measurement of waste generated. Our General waste productions has reduced by just over 13 tonnes in comparison to our 2014/15 results.

Accord also endeavours to reduce the amount of waste created by others operating on our behalf by ensuring contractors have or are working towards ISO14001. The design of our properties strives to consider the impacts on the environment throughout the entire procurement process, to include **design, construction** on site and the **end use** by that of our tenants.

BIODIVERSITY

The built up area is based upon a calculation of the average footprint of a dwelling.

	BIODIVERSITY - The Use of Managed Land				
	2015/16	2014/15	2013/14	2012/13	2011/12
Number of Properties Owned	11,495	11,298	10,249	9,939	9,812
Built Up Area (m ²)	402,325	395,430	358,715	347,865	343,420
Green Space Area Managed (m ²)	1,479,547	968,460	1,934,815	1,440,311	1,370,311

The Group are committed to ensuring that, through management and future monitoring, any works both to new build and existing dwellings will have a positive impact upon both wildlife and biodiversity. This commitment will be demonstrated by the appointment of qualified ecological reports for significant works.

Based on the above the Group endeavour on each site to carry out the following works:

- The planting of native species
- The adoption of horticultural good practice (e.g. no, or low, use of residual pesticides)
- The installation of bird, bat and/or insect boxes at appropriate locations on the site (*to date these have been employed on Fairview Court, Marlfield, Walton Close, Old Rectory Gardens Walsall, Bat House at Swadlincote & Hewell Road*)
- Development of a full Biodiversity Management Plan including avoiding clearance/works at key times of the year (e.g. breeding seasons)
- The proper integration, design and maintenance of SUDs and green roofs, community orchards etc.

Only native floral species or those with a known attraction or benefit to local wildlife can be considered for the purpose of enhancing the ecological value of the site.

Our latest development to be completed was Hewell Road and we have audited this scheme against this standard and our biodiversity objective we can confirm it complied.

4. Contaminated Land

In the development of new housing the Accord Group often purchases land that is contaminated by past activities. On all new sites a detailed site investigation takes place prior to the commencement of any development. This Site Investigation actively seeks to identify land that is contaminated.

A remediation plan is then developed with specialist advice in conjunction with statutory authorities. The remedial work is then carefully monitored, managed and recorded as part of the development process.

An example of this is the site at Beechdale Walsall, where we remediated a former School Site that upon investigation saw historic dumping of opencast mining slag. With careful engineering solutions, contaminated material was contained on the site avoiding transferring pollutants elsewhere and enabled the site to be developed meeting all current regulatory standards.

5. Other Relevant Environmental Issues

Reporting on existing safety plans where relevant to environment

There are Health and Safety plans in relation to Biological hazards and Asbestos Removal. These ensure that the Accord Group conform to all legal requirements in relation to the environment on these issues.

Precautionary actions/environmental protection activities/preventative measures

Within the aspects and impacts analysis there is a designated area to describe any controls that are in place to reduce the environmental impact. This means that all environmental impacts can be limited and the controls audited to ensure continual compliance.

Complaints, public or community concerns

No complaints on environmental issues have been received.

Description of impacts due to accidents and any other environmental liabilities

There have been no environmental related accidents, incidents or breaches in legislation.