



**LATIMER**  
by Clarion Housing Group

# Latimer

# DELIVERS MORE

SUSTAINABILITY REPORT 2022/23

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INTRODUCING LATIMER

Latimer is a new kind of housing developer. We think and act in a considered and conscious way; we have an ambition to deliver more for our communities and the natural world around us. As Clarion Housing Group’s development arm, doing the right thing for the people and the planet is at the heart of everything we do. We recognise our position as leaders in the industry, and that extends to our sustainable development practises and our long-term commitment to the people who live in our homes.



and we are committed to respecting the natural world and the places and communities that enable families to thrive. We are therefore committed to becoming a net zero carbon business by 2050.

“At Latimer, we strive to deliver more for our communities and residents. Creating positive social impact and value is what drives us.”

But it is about more than making a positive effect on the environment; at Latimer, we strive to deliver more for our communities and residents. Delivering positive social impact and value is what drives us, and we are proud to create communities that have a positive impact on the local economies through job creation, our many apprenticeship opportunities and our support of local suppliers. Our long-term commitment to the people who live in and around our homes is what sets us apart.

We measure our sustainable and social impact to ensure we can improve year on year, which is why we publish this annual report. In the following pages, we cover our performance against a range of sustainability, environmental and social results against the Next Generation benchmark.

From the design and construction of our new homes, through to the products we specify and the investment we pour into our communities, our focus is on being a force for good for both people and the planet.

**Richard Cook**  
Group Director of Development

Latimer by Clarion Housing Group

SUSTAINABILITY: LEADING BY EXAMPLE

“We are therefore committed to becoming a net zero carbon business by 2050.”

Sustainability, climate change, zero carbon - these phrases are heard daily, and the construction industry cannot ignore the damage it does to the natural environment. But at Latimer, we are taking decisive action to reduce that damage and replace it with planet-friendly initiatives, products, and processes.

When it comes to sustainability, we’re proud to be leading by example. Our homes and communities are part of a much bigger picture

SUMMARY

AWARDS



Next Generation benchmark 3rd Place 2022



Next Generation benchmark Silver Award 2022



Building With Nature Full Award – Sutton Dwellings



Rospa safer by design award for product book homes

PERFORMANCE

99%

of all completed new homes have an EPC rating of A or B

19.6%

of completed new homes are heated without the use of fossil fuels

37%

of completed new homes connected to solar PV systems

203.9 kW

of solar electricity generation installed

178 MWh

of solar electricity generated per year from new installations – saving of £59,000 from electricity bills or enough to boil a kettle around 710,000 times.

99%

of waste from construction sites diverted from landfill

Over 300%

increase in the number of trees on the completed development sites.

63

new construction apprenticeships created on our projects



Show home at Windsor Apartments, Battersea, London.



# BACKGROUND

## OUR ASPIRATIONS

As Clarion is the country’s largest Housing Association, we recognise our position as a leader in the industry. We must do the right thing for both people and the planet. We will make sustainability the driving factor in everything we do.

With the impacts of climate change becoming more apparent as each year passes, we must act with pace to deliver a greener future and protect the world for future generations. Our five-year plan will set out ambitious goals to deliver net zero carbon homes in healthy and resilient communities.

While we are initially looking at aspirations and targets to 2025, our thinking remains long-term to support the delivery of national 2050 targets and our long-term development strategy.

### THE ENVIRONMENT

Stopping irreversible damage to the natural environment is of primary focus to Clarion. We have all seen the destruction of natural habitat on TV through human activities and climate change related natural disasters; we can be part of the solution.

We will limit our impact on the environment by delivering fossil free fuel homes and biodiversity net gain linked to robust sustainable procurement practices.

We commit to adopting a whole life approach to the development and maintenance of new homes, using solutions to reduce the impact we have on natural resources, lower our energy use and operational wastage.

### PLACEMAKING

We don’t just build houses, we create places people call home. This goes further than the buildings, we build communities and places for people to thrive in.

Our placemaking strategies will take into account the needs of the local community. We will focus on creating healthy green environments that provide easy access for all, while trying to break the reliance on the private car through sustainable transport initiatives and walkable communities.

### PEOPLE

Our purpose of making a difference is creating better lives for people, particularly those less fortunate. Therefore, we are committed to working with organisations with the highest standards of ethical and responsible employment across our supply chain. This will include diversity and inclusion policies, fair pay and job creation. We will create work opportunities specifically aimed at those who are often left behind, focusing on investing in the next generation through work placements and apprenticeships.

Our designs will also be people-focused, driving the costs of living down while providing a home that supports their health and wellbeing.

### LONG-TERM THINKING

As a landlord we have a long-term interest in the buildings we create. Our new homes are designed with maintenance and running costs in mind. Where they are not built to net zero carbon standards, there will be a clear plan on how they can be retrofitted to get to net zero carbon in the future.

We are investing in research and innovation. We will utilise our small sites as test beds for new technologies and processes, before rolling them out across our development portfolio. We will continue to work with government, academic and industry partners on research programmes to help provide solutions for the whole sector, building on the work we have already been part of for Innovate UK, UK Green Building Council, BEIS (Department for Business, Energy and Industrial Strategy) and DLUHC (Department for Levelling Up, Housing and Communities).

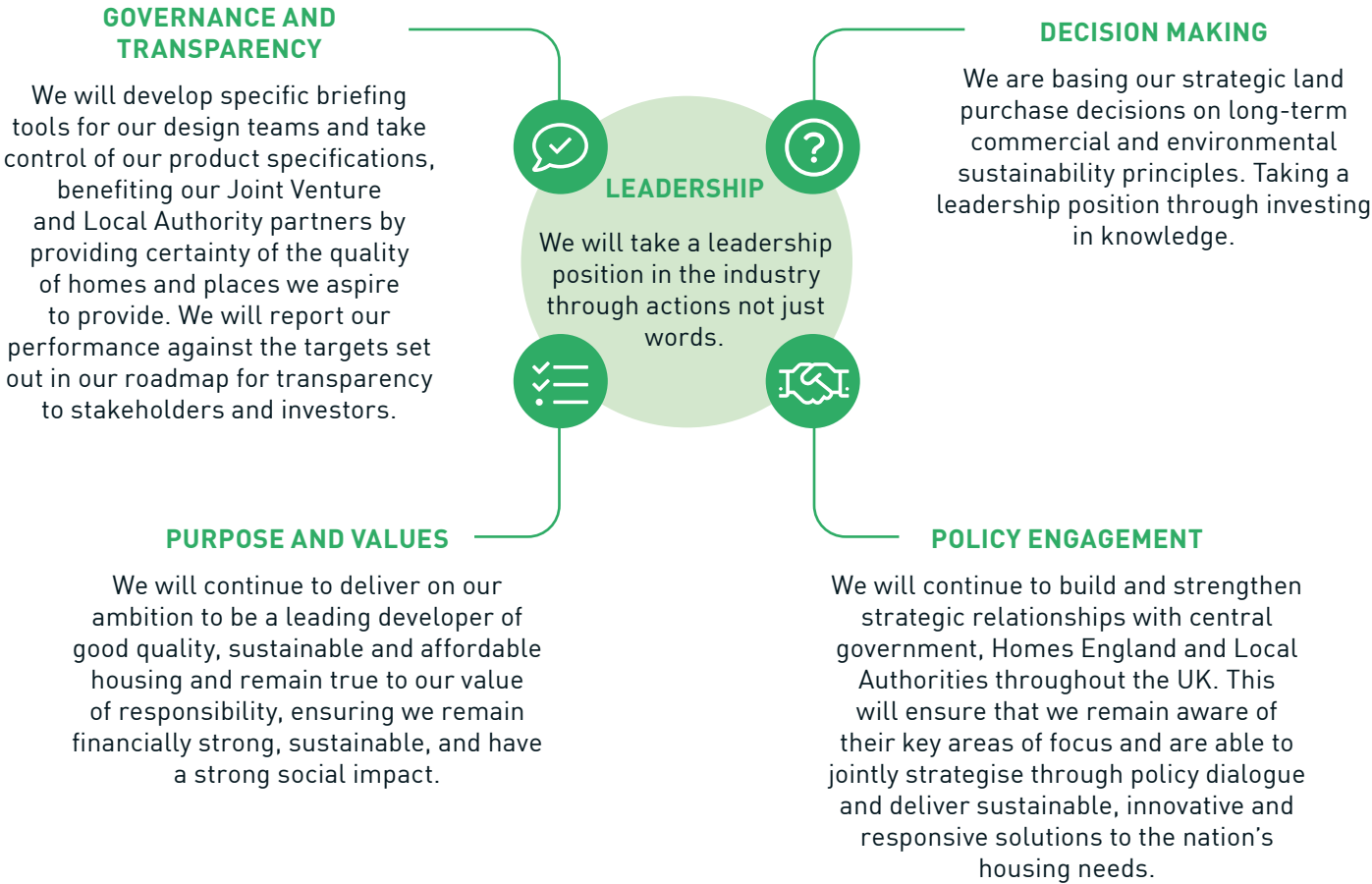
Our standards are built on industry best practice, influenced by the main industry sustainability schemes such as the Next Generation Benchmark, UN Sustainable Development Goals, BREEAM (Building Research Establishment Environmental Assessment Method) and Home Quality Mark, Passivhaus and the LETI (London Energy Transformation Initiative) climate emergency design guide.

The planet cannot wait so we must act now. The countdown has started.

**“With the impacts of climate change becoming more apparent as each year passes, we must act with pace to deliver a greener future.”**



Green spaces at NOMA, Westminster, London.



OUR STANDARDS

INTRODUCTION

This document covers areas of sustainability reporting specific to Latimer by Clarion Housing Group for the financial year 2022/2023. This provides some information in advance of the Clarion Housing Group Social Impact Report and annual report for 2022/23.

The focus of the data is on completed housing developments controlled by Latimer during 2022/23, excluding any home purchased through section 106 agreements.

For 2022/23 there were 14 completed developments, either led by Latimer or Joint Ventures. These completed projects provided 1795 homes.

STRATEGY & GOVERNANCE

OUR SUSTAINABILITY VISION

Latimer is the development arm of Clarion Housing Group, as such we share Clarion's vision for sustainability, which is integrated with the Group Strategy. More information can be found on our [group website](#).

Our sustainability approach was driven by a Materiality Review carried out by JLL in 2019. This looked at industry drivers, regulation, and the views of internal and external stakeholders to highlight the most material issues.

The most material issues are listed below, with reference to where they sit in our Sustainable Development Roadmap and Framework documents.

Material Issue	Where referenced in Sustainable Development Roadmap/framework or other documents
Health & Safety	Social Value
Human Rights and Labour conditions	Social Value
Climate Change	Adaptable and Resilient
Energy & Carbon	Energy & Carbon
Placemaking	Healthy Places + Architectural and placemaking brief

Material Issue	Where referenced in Sustainable Development Roadmap/framework or other documents
Local Economic Development	Social Value
Affordable Housing	Corporate Strategy
Sustainable Lifestyles	Healthy Places
Green Infrastructure	Healthy Places and Planet Friendly
Sustainable transport and connectivity	Healthy Places
Diversity and inclusivity	Social Value
Community health & wellbeing	Healthy Places
Air quality	Healthy Places
Accessibility	Healthy Places
Resource management	Planet Friendly
Corporate governance	Corporate strategy

GOVERNANCE

The Governance of Latimer's Sustainability direction and performance is ultimately controlled through the Latimer Board. Sustainability performance data and recommendations for change are presented to the board and agreed at regular intervals. The board is backed up by a dedicated Sustainability Committee, made up of representatives from every department across Latimer and chaired by the Group Director of Development. This committee meets quarterly reviews our sustainability performance and helps shape changes to our sustainability targets and standards.

Annually a full review of sustainability performance is carried out against both the targets set for the year and the long term objectives. The main focus will be around the KPIs looking at energy/carbon, biodiversity, waste and water.

Sustainability now forms a key part of the business objectives for all departments within Latimer, and the Director leads for each department are accountable for these objectives, which are included in their appraisals.

INCREASING SUSTAINABILITY KNOWLEDGE

We publish an annual social impact report as Clarion Housing Group that reports on all aspects of sustainability performance across the group; social and environmental. This is available to all staff and external stakeholders and can be found [here](#), as well as our [annual report](#).

In addition, regular update posts are made to a news stream on an internal technical portal covering sustainability topics. This is accessible to all Clarion and Latimer staff and covers updates to standards, policies, procedures, regulations and technologies. Technical

notes are also produced and shared through the technical portal, highlighting the details of technical or regulation changes and the challenges projects will need to overcome. The Internal comms team create a weekly news email for all clarion staff. This includes regular updates on sustainability including our achievements in projects.

All staff have a generic sustainability related training package online using a bespoke version of the UKGBC's sustainability essentials course. This is backed up with specific training for teams on the sustainability procedures and standards. Role specific training focused on the specific stages of a project (land, development, commercial, delivery and sales) are run twice a year with each team by the Latimer Sustainability Team, with relevant CPD sessions run throughout the year on specific topics.

Training is based on a skills gap analysis from a survey of staff

DESIGN STANDARDS

All Clarion and Latimer homes are built to a series of design standards that include sustainability. These are covered in our Sustainable Development Framework, as well as design briefs and technical standards.

All new homes must be built to deliver at least a 35% reduction in carbon emissions from the Building Regulations (Part L 2013) as a minimum standard. Our Sustainable Development Roadmap highlights the timeline for further reductions to 2025 where homes will be reaching a 75% carbon reduction target.

Water efficiency is also taken into account with all new homes meeting the 105 litres per person per day standard a 12% improvement over the Building Regulations (Part G) minimum requirements.

All new homes are built to be at least 5 dB better than building regulations (Part E) in terms of the sound transmission through party walls and floors/ceilings, to help create more peaceful places to live.

Our homes also have more healthy indoor environments as all airborne pollutants, such as Volatile Organic Compounds, emitted from products used in construction and fit out will be below the levels defined in the Institute of Air Quality Management Indoor Air Quality Guidance document. All new Latimer homes will be fossil fuel free, so emissions from burning gas for heating and cooking will be removed.

Overheating risk is also covered, with all new homes undergoing an overheating assessment using the CIBSE TM59 methodology.

Outside of the home, our developments are required to include sustainable urban drainage systems to reduce the risk of surface water flooding.

PROCUREMENT

Clarion Housing Group has sustainability integrated into its Group Procurement Strategy. The strategy supports the Clarion Housing Group Sustainability Strategy, Goals & Workstreams (based on a materiality review – see Social impact report):

- Healthy Environment
- Resilient Society
- Good Governance

The Sustainable Procurement Policy holds the Supply Chain to account through:

- Supply Chain Emissions Impact - Measurement & Reduction
- Supply Chain Waste Impact - Measurement and Reduction
- Collation and sharing of innovative ideas from supply base to support Clarion's initiatives

Our supplier code of conduct can be found on our website.

This describes the approach we expect of all our suppliers and development partners, in terms of working professionally and responsibly.

Our statements related to Modern Slavery and Human Trafficking are available [here](#).

Clarion monitors and audits our supply chain through the Achilles platform.

Our Sustainability policies include a requirement for FSC or PEFC certification for all timber used in construction. This is included as a contractual requirement for all construction projects. This is included in every project and is monitored through the BRE Smartwaste system by our contractors. The reporting is audited internally.



## RESEARCH



The courtyard at Brunswick House, Brent, London.

## ENVIRONMENTAL RESEARCH

Clarion Housing Group is actively supporting research and innovative-thinking into housing sustainability across the sector.

In April 2023, the fifth edition of [the William Sutton Prize](#) (WSP) is taking as its theme; *Achieving a just transition to a net zero carbon future*. This prize funds innovative ideas that have the potential to improve the environmental impact of the social housing sector, its communities, and individual residents.

This year we are particularly interested in receiving submissions on the following challenges:

- Making homes more energy-efficient and reducing bills for residents, for example introducing new technology, retrofitting and engagement with communities to deliver net zero carbon.
- Using nature to improve the health and wellbeing of our residents across new and existing homes.
- Improving indoor and outdoor air quality, for example generating clean, renewable energy on site

- Utilising technology and nature to build resilience to the impacts of climate change in new and existing communities.

Two winners from recent years (Mole Architects and Surman Weston architects) demonstrate the calibre of research thinking. Part of the prize is mentoring and support from Clarion and Latimer staff to refine concepts and so inform Clarion's working practices.

The EFL/EBZ (European Federation for Living/European Education Centre for the Housing and Real Estate Sector) Summer School offers young professionals from the European housing sector the opportunity to be part of an exclusive international exchange every summer. In the summer of 2022, three development graduates from Latimer travelled to Bochum, Germany as part of the summer school for young social housing professionals. The topic of the week-long course was *Climate Resilient Homes and Communities for Europe*. This addressed topics such as the energy poverty gap, heat resilient urban living, and decarbonisation through retrofitting. Drawing on interviews with EFL staff [this article was written by Imogen Moore](#), Property and Customer Graduate at [Clarion Futures](#).

Clarion has in the past worked to support self-build groups to build socially and environmentally sustainable homes (see [Headway Gardens](#) Self-Build Collective).

William Sutton Prize 2021 Sustainability and Placemaking Winners, Mole Architects, proposed a zero-carbon homebuilding system. Creating a methodology for community-led 'Group-Build' housing by setting out a step-by-step approach from land purchase to completed building. The prize funded an easy to follow [BuildGroup Handbook](#) with tools for self-commissioned housing groups (published spring 2023). This informative case study-led guide contains tools to directly influence the thinking of Clarion and Latimer's development and regeneration staff.

## SOCIAL RESEARCH

[Clarion Index 2022](#) is our annual representative survey with 2,000 residents, which continues to collect trend data questions about residents' sustainability behaviours and attitudes (see chapter on sustainable homes and places). The customer insight provides, for example, the significance of access to high quality outdoor space which underpins the emphasis put on the accessibility and design of green spaces in Clarion/Latimer's sustainability strategy and roadmap.

Clarion continues to support two PhD Students within the EU-funded [ReDwell](#) Research consortium which is investigating the delivery of affordable and sustainable housing in Europe. In 2022/23 Clarion hosted secondments for both students.

Recent research outputs to date include papers presented at European commission-sponsored RE-DWELL Conference "Housing co-creation for tomorrow's cities" Grenoble, 8-9 December 2022.

See the [RE-DWELL conference report](#) for reference, in particular:

- p15 Energy poverty alleviation in social housing: Prototyping policies with practitioners - Tijn Croon.
- p32 New approaches to post occupancy evaluation: Unveiling the social value of housing design - Leonardo Ricaurte.

Further papers have been submitted to reputable peer-reviewed journals:

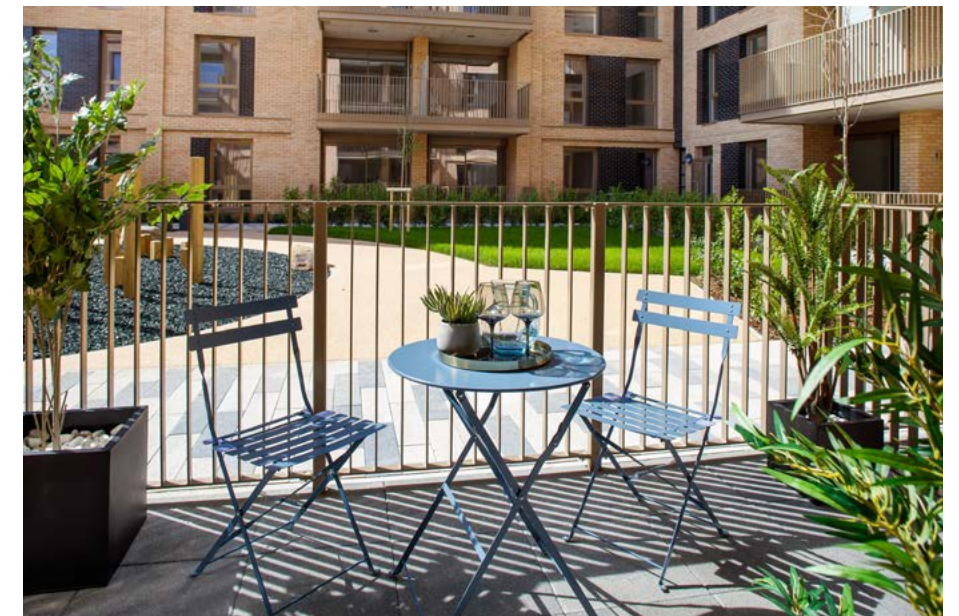
- Assessing social value in housing design: Contributions of the capability approach in Buildings and Cities journal - Leonardo Ricaurte.
- Mind the Gap: On the Design and Evaluation of Energy Poverty Policies beyond Poverty Incidence in International Journal of the Political, Economic, Planning, Environmental and Social Aspects of Energy - Tijn Croon.

Both topics of shaping our fuel poverty strategy and understanding how social value-based post occupancy evaluation of designs can address the socio-economic sustainability of Clarion's new and existing homes, with the findings, foster better social interaction between occupants. Clarion is hosting the RE-DWELL summer school on 6 July 2023 giving staff the change to learn from the research of all 14 PhD students.

Clarion is part of the EFL Evaluating Social Impacts Co-Creation Project led by John Stevens, Senior Policy Analyst, Clarion Housing Group (and UK chair of the EFL social topics group) comparing innovative social value evaluation systems for social housing and their contribution to achieving the Sustainable Development Goals. A report is expected to be published autumn 2023.

William Sutton Prize 2020 Social Innovation Winners, Surman Weston architects, were responsible for the low carbon renovation of an empty caretaker's house to create the Hackney School of Food. This is an innovative project which aims to improve the health of children through food education. Winning the WSP allowed them to create and share a toolkit on [setting up your own School of Food](#), in order to share and embed best practice across the sector. Published in 2022, this guide helps tackle obesity - a leading cause of preventable illness - and counters local "food swamps" locations where it is difficult for children to access healthy food. This inspirational, accessible, and biodiverse [community facility](#) exemplifies how a retrofitted building touches the health of whole community living nearby.

Below: A courtyard terrace at Brunswick House.





## SOCIAL VALUE

### COMMUNITY AND CUSTOMER ENGAGEMENT

Latimer has a community engagement approach for all our new-build projects. This is detailed in our Community Engagement Statement, which can be found on our [Clarion Housing Group website](#).

Many of our projects now contain initiatives that promote community well-being. An example of this is the Brompton Cycle Hire scheme we are now offering residents at Colliers Wood, Streatham and Richmond.

### HEALTH AND SAFETY

At Latimer health and safety is one of our core principles driving everything we do. While we do not directly employ the people working on our construction sites, we do require that our contractors who do maintain a formally certified Health & Safety Management System based on ISO45001. We also contractually require that our contractors have a Health & Safety-led site inspection strategy that involves both regular inspections and spot checks made by their directors.



For our own staff we have a role-specific Health & Safety training matrix. Every member of Latimer staff also goes through training on our Zero Incident Pledge (ZIP) – a behavioural change programme focussing on Health & Safety and reducing incidents on our projects. We also offer this training to our construction partners where they do not have something similar in place.

To help support operatives on our sites, we have developed and deliver Toolbox Talks on Wellbeing and Modern Slavery.

The combined AIIR (Annual Injury Incidence Rate) for 2022/23 is 84.83.



### CASE STUDY: BROMPTON WHEELS ARE ROLLING

Clarion Housing Group, Hadley Property Group and Brompton Bike Hire joined forces to open CYCLE 42, offering 50 Brompton folding bicycles to Merton residents on a free 90-day trial.

The power of cycling is believed to improve physical and mental health, and its role is felt to be crucial in making our communities more environmentally friendly.

The initiative was inspired by Brompton's Wheels For Heroes campaign, started in April 2020, to provide free cycle hire for NHS workers.

Brompton found that a significant proportion of people who tried its Covid-19 response Wheels for Heroes campaign scheme went on to buy their own bicycle, demonstrating that allowing people to dip their toe into cycling for free is an important way to get more people using bikes.

Thanks to Clarion Futures, the charitable foundation of Clarion Housing Group, each participant received a helmet and high-vis vest, as well as an information pack covering cycle safety and frequently asked questions.



### CASE STUDY: HOMELESSNESS AT KIRKSTALL ROAD

#### TEMPORARY ACCOMMODATION PROJECT

When Clarion purchased the site at Kirkstall Road in Leeds for development it was apparent that there were rough sleepers in the area.

Clarion Housing Group and our subsidiaries, including Latimer, have a collective aim to help those in need get a clean start. Working with multiple connections, led by Leeds City Council and St Georges Crypt, we undertook to invest in new space to provide short-term accommodation.

Ten modular units, comprising nine accommodation pods and one management office, provide safe and secure interim accommodation. The project offers a supportive environment for residents to gain skills and confidence ahead of entering a more permanent setting.

The accommodation is managed 24 hours a day by St George's Crypt with Leeds City Council. They are on hand with tools and support to help people overcome challenges and make a positive impact on their future.

The set-up is expected to be on site for three to four years. When no longer required at the Kirkstall Road site the modular units can be transported and repurposed.







High Definition MediaCity, Manchester.

CUSTOMER ENGAGEMENT

All new homes come with a home user guide detailing the features of the home and how best to operate them. This is given to the occupier as they move in. As we install more new technologies into the home and energy efficiency is becoming more important, these guides will contain full details of the sustainable technologies, such as heat pumps, PV (photovoltaics) and MVHR (Mechanical Ventilation with Heat Recovery), as well as step-by-step guides on how to operate the home most effectively. For some technologies this also includes links to videos that explain the operation.

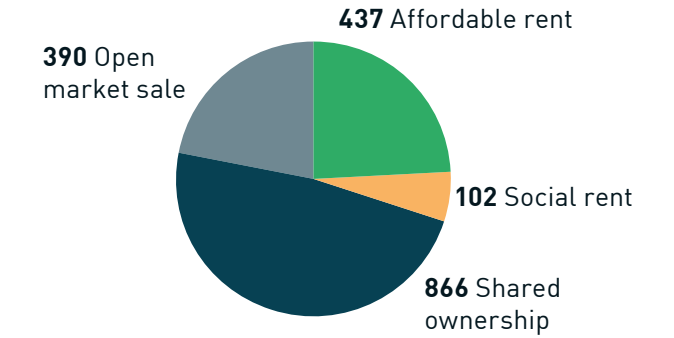
In addition to the information handed over, our customer experience team provide home demonstrations. In most cases these are carried out the day before purchase completion, so the customer has more time to focus on the details. It covers how to use their heating, hot water systems, ventilation system, water shut off valves, controls and locations of bike and bin stores.

CUSTOMER SATISFACTION

For 2022 we achieved a stronger customer recommendation of 91.8%, up from 73.6% in 2019. For this we are proud to have been awarded the Gold Award for customer satisfaction by independent survey company In-House Research.

AFFORDABLE HOUSING PROVISION

Of the Latimer-controlled developments completed in 2022/23 the tenures of homes were as follows:



Of the projects that completed in 2022/2023, the affordable housing (affordable/social rent and shared ownership) provision was 143.9% higher than the Local Authority minimum affordable housing provision for these sites (576 homes).

SOCIO-ECONOMIC DEVELOPMENT

SOCIAL IMPACT STRATEGY

Latimer’s social impact strategy sets targets for our development activities, while Clarion Futures sets the wider social impact strategy including business operations. The Clarion Futures section of our website contains our social impact report.

The Latimer strategy sets targets for up to 2027 and includes definition of the measurement of the impact of our initiatives. The targets include the following, which should provide more than £1.2 million of social value.

Jobs and training	
Apprenticeship	434
Full-time local employment	442
Sustained job (13 weeks or greater)	221
Accredited training course	868
Work experience	878
Work-related learning (e.g. school outreach) - no. of participants	6,357

The exact set of social value initiatives used on each project is defined on the back of a local needs assessment, defining the approach needed to give the greatest benefit to the local community. A detailed roadmap of the targets to be achieved by 2027 is contained in the strategy.

JOB CREATION

Latimer believes in developing our employees from early in their career. We have an annual intake of graduates and apprentices, who rotate around departments gaining valuable experience of the various stages of development. This year has seen a drop in the percentage of workforce that are graduates, apprentices, or trainees due to the increase in the total workforce.

	2022/23	2021/22	2020/21
No. of graduates, apprentices and trainees employed	18	20	18
Total no. of Latimer staff	292	280	255
% of employees in trainee positions	6.16%	7.14%	7.06%

We also work with our contractors to employ apprentices on site, supported by Clarion Futures. During 2022/23 63 apprenticeships were created through this route giving a normalised value of one apprentice for every £7.98 million project spend.



DIVERSITY AND INCLUSION

Our diversity policies can be found on the [equity, diversity and inclusion pages](#) of our Group website. This includes our diversity strategy for working with our supply chain.

Diversity and inclusion reporting can be found in our annual report, and in our annual gender and ethnicity pay gap reports, available from our [responsible business page](#).



CASE STUDY:  
WOMEN INTO  
CONSTRUCTION  
FY22-23 UPDATE

We have extended our existing relationship with Women into Construction (WiC) and collaborated with Hill, our delivery partner on the Attleborough development. In addition to placements delivered last year in partnership with Durkan, we are supporting another WiC candidate, Nathalia, to encourage under-represented groups into the built environment workforce.

Nathalia has been assisting the Hill Technical team and co-ordinators which included working through National Housebuilding Council (NHBC) guidelines. As part of her placement, Nathalia will also go onto another Hill development in Norfolk for a further two-week placement. This will further build on her knowledge.

CASE STUDY:  
A HEAD START TO  
EMPLOYMENT

Clarion Housing Group's partnership with the Head Start youth organisation began in 2021. The group's personal and social development programme is targeted at young people who are at risk of becoming NEET (not in education, employment, or training) and require greater support to be in education, employment, or training.

As part of the Group's sustainable development road map commitments 'to build inclusive communities and delivering economic growth through jobs and apprenticeships' the social value outputs of the organisation match those of the business.

Latimer-recruited graduates and apprentices attended an Employers Day with five NEET individuals who identify as care leavers or disadvantaged youths. The Latimer team undertook presentations about their own journeys into employment and supported the entire day by acting up as line management for the candidates. The event was felt to be a brilliant success with potential apprenticeship opportunities for the students in the pipeline.



LOOKING AFTER OUR STAFF

Throughout Clarion Housing Group all employees are paid the living wage. In Latimer we also extend this requirement to our contractors as a standard clause in all contracts to ensure everyone involved in building our new homes is paid fairly.

We provide several benefits to our employees, including personal development programmes backed by annual reviews. Details are included on [Clarion's careers page](#).

In 2020 the Wellbeing Matters strategy was launched across the Group. This included training for managers, access to a confidential helpline for advice through unum lifeworks, and Mental Health First Aiders. The Additions benefits programme also has options related to wellbeing including health screening checks, cycle to work schemes and health cash plans.

LOCAL EMPLOYMENT OPPORTUNITIES

On our larger developments, creating employment opportunities is a key principle in creating a new community. One such project is our Graylingwell site in West Sussex.





## CASE STUDY INNOVATIVE LOCAL ECONOMIC AND COMMUNITY DEVELOPMENT AT GRAYLINGWELL PARK

Part of the community offer, the Chapel at Graylingwell Park was officially opened March 2022 by the acclaimed actor Hugh Bonneville in front of an audience of sponsors, patrons, friends and volunteers.

Our Graylingwell Park development placed community at the heart of it's aspirations from the outset and were able to provide innovative solutions to community engagement and local economic development.

Graylingwell Park is a multi-award winning development delivered through a joint venture between Vistry Group, formerly Linden Homes, and Clarion Housing Group.

The scheme is transforming a derelict former hospital site into a thriving new neighbourhood with more than 750 homes of mixed tenures alongside community spaces and sports and retail facilities.

As part of the Graylingwell development, the Chichester Community Development Trust (CCDT) was also created. Working with the new communities in NE Chichester, CCDT empowers people by developing skills and supporting projects that create local opportunities, employment and build community spirit. CCDT owns and manages community buildings and land, safeguarding these important spaces for the community, and reinvesting profits to create long-term economic, social and environmental benefits. The Trust work in partnership with local people, other local agencies and stakeholders to improve the quality of life for all residents and the wider Chichester community. The Trust also manages projects and initiatives that raise aspirations and create volunteering and job opportunities for our communities.

One of these community spaces is Graylingwell Chapel, which has been renovated to create a place for local people to come together, with the new design incorporating fascinating insights into the lives of staff and patients at Graylingwell Hospital throughout the 20th century.

The Chapel was a place of quiet reflection for staff and patients of Graylingwell Hospital, initially known as the West Sussex County Asylum, until its closure. In 2019, Clarion and Vistry Group transferred the Chapel to the Chichester Community Development Trust (CCDT), an independent charity that has raised almost £2m to transform the building into a café, meeting and workshop rooms, children's play area and open space used by the community during the day, and functioning as an events space in the evenings.

The refurbishment of the disused Chapel was made possible thanks to the support of both national and local organisations, including £1.3m from the National Lottery

Heritage Fund to ensure the legacy was retained.

Further support was provided by Clarion Futures, the charitable foundation of Clarion Housing Group, as well as many other partners. We were also able to secure financial contributions from two of the Group's contractors, United Living and Wates, to help furnish the Chapel and provide the finishing touches.

£1.4 capital build was spent in Chichester on local suppliers, trades and staffing for our builds at the chapel and pavilion in 2021-22.

The community in new development has 63 active volunteers who collectively volunteered 3000 hours 2021-22. The community supported one another through the COVID-19 pandemic through shopping, collecting prescriptions, dog walking and through the development of the coffee cart. An intergenerational programme working with volunteers to bring community development to the doorstep.

**Hugh Bonneville**

"The art of story-telling is something that has brought people together since time began, and I particularly love the way that history has been woven into today's story at the Chapel, using Graylingwell Hospital's past to help people feel better today. It was a pleasure to be a part of the work that has gone on in this community and to see this very positive project brought to life."

**Clare de Bathe, Director of the Chichester Community Development Trust**

"Opening the doors of the Chapel at Graylingwell Park is the culmination of many years of work from what feels like a whole village of people. It is our chance to thank the army of people – from the community members consulted initially on what facilities were needed in the area, to the design, build, architectural and labour workforce that made it happen; the volunteers and supporters that have cheered us along the way, lending a hand at every opportunity and the wonderful staff team at CCDT who have worked so tirelessly to bring this project to life.

"All of that positive energy that has been poured into the development can really be felt as you step inside. The building has its own innate ability to provide the sanctuary the Chapel was designed to create and we hope it will help many people to feel more connected – put simply to feel better, in these difficult times."

## YOUNG PERSON SOCIAL PRESCRIBING SERVICE

The referrals Clarion makes are for social isolations, support with housing, money debt and benefits support. We also provide lots of support for carers. Many referrals are for people who have mental health problems and other health conditions.

Onward referrals are made to local services that can provide the required support. So often we find that people are unaware of these services, they just need support to access them.

- 1,352 referrals for 2022.
- 188 were housing association residents, of these 30 were Clarion residents.

One young person self-referred to Chichester Youth Connections, following a new diagnosis of ADHD (Attention Deficit Hyperactivity Disorder). Being in the final year of college her main concern was what her ADHD diagnosis meant for her next steps on leaving college. She also felt she needed support with life skills.

Working together over five sessions we identified goals and some organisations that could support her concerns. We included the Wellbeing Team at her college so that they would be able to support her fully with her new diagnosis for the final few months at college. She was referred to the Progression Plus Team and All Session for Life Skills help. As a result, she is shown an interest in working with SEND children (special educational needs and disabilities).

Signposted to [www.adhduk.co.uk](http://www.adhduk.co.uk) and also the National Development Trust for Inclusion (NDTi), where she has been offered Peer Group Support with people her own age.

Referral to Citizens Advice has resulted in support to make a Personal Independence Payment (PIP) claim.



By session five, she had completed her CV (curriculum vitae) and has contacted a local organisation, PACSO (Parents and Carers Support Organisation) - a charity that supports children with disabilities aged 0-25 and their families in the Chichester and Arun districts of West Sussex. An opportunity for work experience has been secured with the organisation.

As a result, we are delighted that she now feels much more confident about leaving college and taking her next steps.

Right: Actor Hugh Bonneville opening the Chapel at Graylingwell Park.



## HEALTHY PLACES

### DESIGN AND PLACEMAKING

As well as having standard house types designed by a registered architect, we appoint registered architects and urban designers on all Latimer projects. This helps ensure that placemaking stays high on the agenda, helping build communities that last.

Our Kirkstall Road project in Leeds is a fitting example of our holistic approach to sustainable placemaking, covering environmental, community and economic aspects in the masterplan.

Building sustainable communities is a driving principle for our developments. A process has been written to guide the design teams to include these principles in all our designs – see [Sustainable Community Considerations process document](#) on website.

Of the projects completed in 2022/2023 14% had completed a Building for Life review either by the project team or external party.

Seventy-nine percent of the completed projects in 2022/23 included community infrastructure as part of the development. This is increased from 50% last year. This included:

- Sustainable urban drainage features such as swales and balancing ponds to reduce flood risk.
- Parks, Play areas and public open spaces.
- Community centres.
- A Health Centre.
- Retail and office space, and cafés.

## TRANSPORT AND CONNECTIVITY

Latimer values creating well connected places, so the occupants of our homes are not isolated if they do not have a car. We aim to provide the facilities to enable safe cycling.

There were 92% of homes in Latimer developments completed in 2022/23 with access to secure cycle storage. This is either a resident-only communal cycle shed/store or individual facilities in their property.

Looking at wider initiatives to reduce car dependency, 57% of the developments completed in the last financial year had measures in place to encourage sustainable transport. These were either car clubs or green travel plans.

The completed projects this financial year delivered 190 electric vehicle charge point installations, equating to 13.5% of new parking spaces.

Access to public transport is also important, with bus stops and railway stations ideally within walking distance of every home. Of the developments completed in 2022/23, 94.8% of homes were within 500 metres of a transport node and 100% of homes were within 1,000 metres of a transport node. This is measured via safe, recognised pedestrian routes.

The average Accessibility Index value for the developments completed in 2022/23 is 8.59. The Accessibility Index is a measure of the distance to bus stops or railway stations, and the frequency of services. The higher the number the better the public transport service is.



## CASE STUDY KIRKSTALL ROAD, LEEDS

Clarion believe that good design gives a development a sense of place, helps residents to feel part of a neighbourhood, and makes properties feel like home.

As a housing association, we are invested in the long-term wellbeing of our residents and neighbourhoods. We are committed to delivering quality homes for our residents, working with local communities and stakeholders to ensure we create successful places. Good design is fundamental to our success and is therefore embedded in our corporate strategies, both at a group level, and within the Development business which is focused on the creation of new homes and communities. Clarion schemes should be places that last, which means that they are resilient, designed for our changing world, built to be socially, economically and environmentally sustainable. They should be places where people are proud to live and work.

Creating successful places is complex. We welcomed the Government's National Design guide for setting clear parameters of good design which can be used by developers, local communities and planning authorities to positively shape the places we create. Good design is more than architecture, and the National Design Guide sets out many of the other considerations which are critical to a scheme's success.

To ensure we deliver good design it's crucial that all of the identified characteristics are considered from the outset, not just by the project team, but also through engagement with local communities and key stakeholders.

Well-designed places improve people's quality of life. They bring health and wellbeing benefits, create economic opportunities, deliver community cohesion and can reconnect people to nature whilst improving biodiversity.

### KIRKSTALL ROAD EXAMPLE:

To ensure placemaking and sustainable design was embedded from the outset of the project, one of the first things we undertook following the acquisition of the site was undertaking a Vision Workshop. We ran this workshop for a full day, on the site which was attended by the Local Council, Latimer and the Design Team. We used an external facilitator to undertake research of Leeds, the site history and local area. Presenting this back set the scene for open discussion and working groups which was overlaid with Latimer's aspirations for the site, as well as the Council's aspirations.

### THE VISION

All this material was consolidated into a Vision document for the site. This established the overarching vision, as well as 7 key place pillars. These then serve as key decision making tools, informing the design and decision to ensure we work to deliver on the collective aspiration. As the scheme developed, this was further supplemented through feedback during the public consultation process and engagement with a wider stakeholder group.



## DEFINING OUR VISION: OUR PLACE VISION FRAMEWORK

KIRKSTALL ROAD PROJECT  
OUR PLACE VISION

The 'Place Pillars' and 'Place Principles' listed in the vision document set design and operational outcomes which deliver environmental, community and economic development ambitions. As part of the design process there were regular checks to ensure we were still delivering on the placemaking ambitions of the project.

## Vision Statement

- Place Pillar 1**  
**Leverage our heritage**  
 Create a strong identity to colour throughout the scheme by applying colour accents in signature buildings. A new industrial architecture inspired by the heritage and historical context.
- Place Pillar 2**  
**A Place shaped for people**  
 Create a face to the community where people will meet incidentally. A place that provides opportunities for diverse uses and activities: work, live, play, shop, meet, rest.
- Place Pillar 3**  
**A reinvented riverside**  
 Opening up the riverside for the community through green links. Focal park area with 250 trees to be planted, wetland area and play space as a new community hub.
- Place Pillar 4**  
**A dynamic destination**  
 The creation of key character areas provides diversity in how the spaces are experienced with key cross over spaces for interaction opportunity.
- Place Pillar 5**  
**Embrace & reflect Leeds**  
 Celebrate our key role and place in the City. Reflect and further the City's key agendas and initiatives. Cultivate symbiotic and proactive partnership.
- Place Pillar 6**  
**A champion & catalyst for change**  
 The scheme embeds and drives the green agenda. Clarion Futures training programmes open to residents.



10-81 KIRKSTALL ROAD

## OUR PROCESS

As part of our standard development procedures, the scheme was developed in line with the National Design Guide to ensure key placemaking characteristics were considered throughout the design process. By using the National Design guide, alongside our Visions document, we ensure that environmental, community and economic development considerations were integrated into the design process.

These considerations flow through into the phasing of the project. We were keen to ensure that we create a successful community and place from the first phase of the project. For this reason we purposefully looked to create a diverse and multi-tenured first phase, comprising of almost 700 homes. By delivering a mix of tenures, Affordable Homes, Private Sale Homes, Build to Rent and Student accommodation we would have a scale of development delivered in the first phase to support an active and dynamic place.

## ECONOMIC / COMMERCIAL STRATEGY

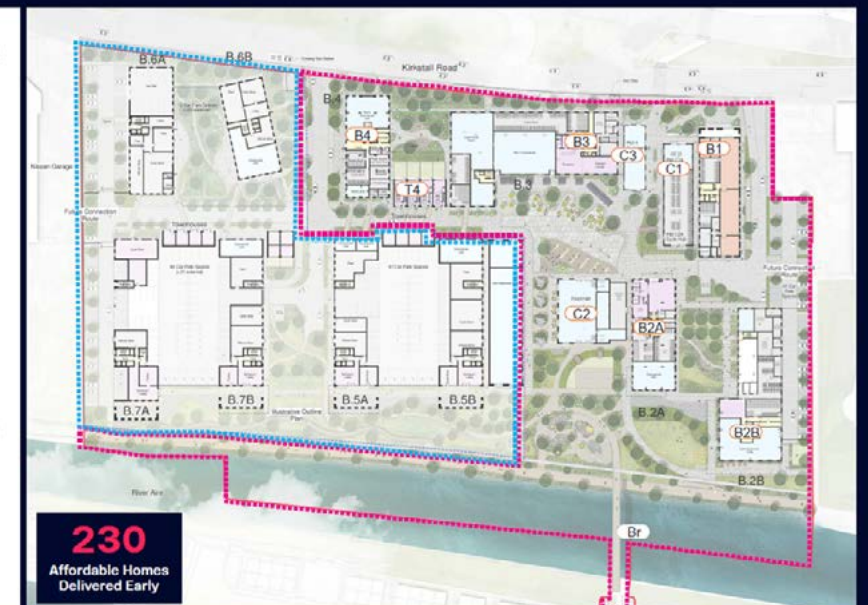
To deliver placemaking early on, whilst delivering early social and economic benefits the scheme is looking to progress meanwhile activities on the site. This would enable us to get the site in use and giving new local enterprises the opportunity to establish. The long term aim is that they can move into final retail and commercial units and the meanwhile activity acts as an 'incubator space'.



In line with the Vision for the project we are looking to deliver a commercial strategy which provides spaces for start-ups, maker spaces and cultural uses on the site. Our brief is that we need to create an inclusive space, someone shouldn't feel excluded from the place because they can't afford to spend £3 on a coffee. People regardless of age, gender, religion or economic background should feel welcome, safe and engaged by the place we create; the retail and commercial occupants we let the spaces to are a key consideration in achieving that.

The Masterplan  
Phase 1

- Key**
- B1 Building 1 - Student Residential
  - C1 Commercial 1 - Cycle Hub
  - B2A Building 2A - Residential
  - B2B Building 2B - Residential
  - C2 Commercial 2 - 'Food Shed'
  - B3 Building 3 - Residential - Build to Rent
  - C3 Commercial 3 - TBC
  - B4 Building 4 - Residential
  - T4 Townhouse - T4
  - BR Bridge
- Detailed Application Elements**
- Phase 1: Extent of final built development within the detailed part of the planning application
  - Outline Application
  - Phase 2: Extent of Outline Application



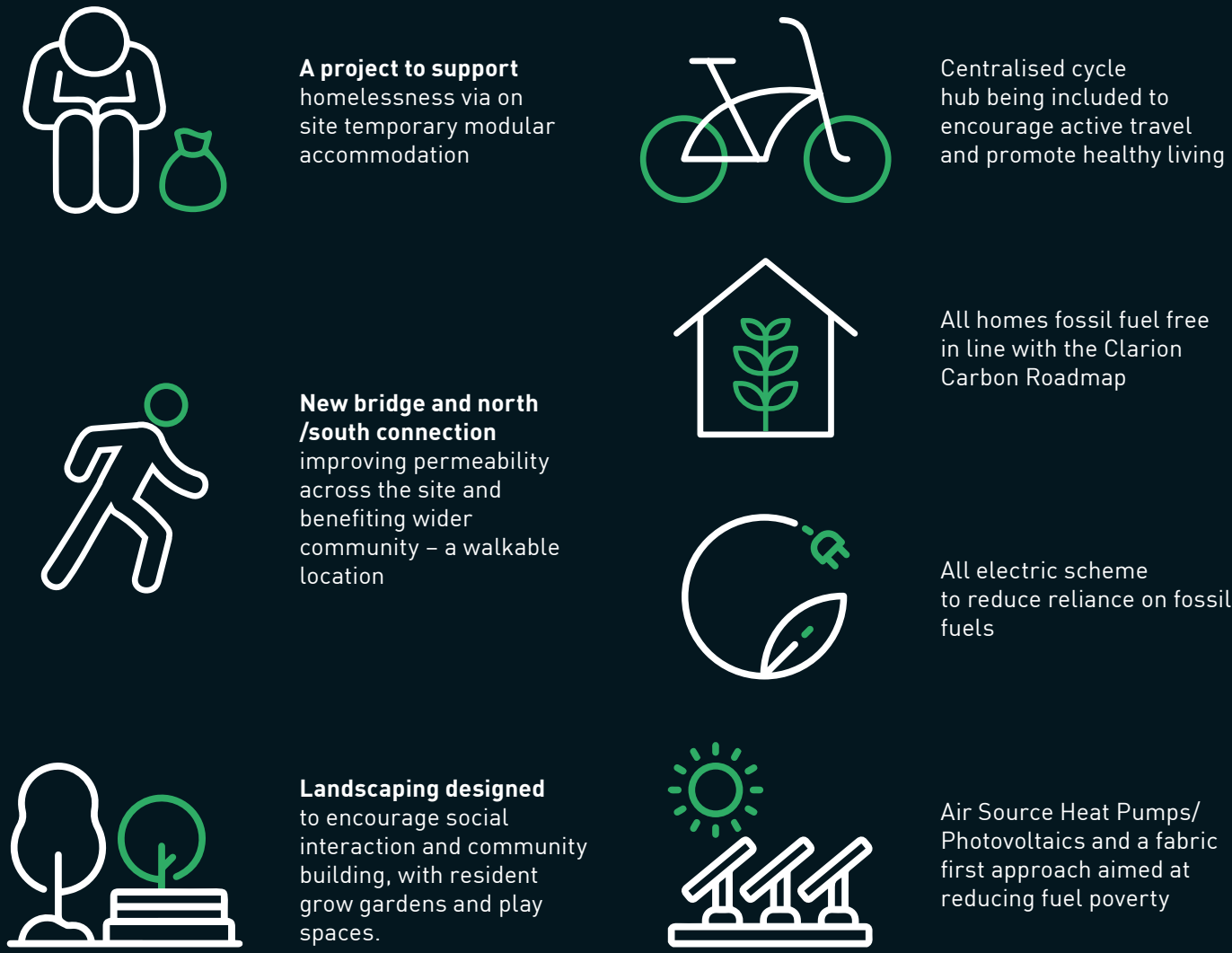
**230**  
 Affordable Homes  
 Delivered Early

10-81 KIRKSTALL ROAD



**FURTHER EVIDENCE - ENVIRONMENTAL, COMMUNITY  
& ECONOMIC OUTPUTS**

The following details a range of initiatives that will produce quantifiable benefits to the local environment, community and economy under our proposals at Kirkstall Road:





ADAPTABLE AND RESILIENT



WATER

Reduction in water usage is increasing in importance again, with areas of the country under high levels of water stress due to high extraction rates to meet demands. Our Sustainable Development Roadmap has set a minimum standard for each home to achieve a water efficiency value of 105 litres per person per day, reducing to 90 litres per person per day by 2025.

The average water efficiency rate on projects completed in 2022/23 was 108 litres per person per day, higher than our minimum standard due to some legacy projects built under old requirements to building regulations minimum standards.

On our construction sites we are now monitoring water usage of our contractors with a target of a reduction of 80% in site water usage by 2025 compared to the industry benchmark of 148 m³ per £million project-spend. For this financial year the site water usage was 0.37 m³/m²(GIA) or 128.9 m³ per £ million construction-spend.

“Our Sustainable Development Roadmap has set a minimum standard for each home to achieve a water efficiency value... reducing to 90 litres per person per day by 2025.”

“28.9 m³ per £ million construction-spend [on site water usage].”

MODERN METHODS OF CONSTRUCTION (MMC)

Of this financial year’s completed projects four schemes had MMC technologies included covering 30% of the completed homes.

These were as follows:

MMC Category	MMC Tech Used	No of Homes
Category 2: Pre-Manufacturing of 2D primary structural systems.	Timber framed homes	5
Category 3: Pre-Manufacturing components (non-systemised primary structure)	Precast frame and stairs	254
Category 5: Pre-Manufacturing (non-structural assemblies and sub-assemblies)	Bathroom pods	280

CLIMATE CHANGE IMPACTS

All new land acquisitions go through a due diligence process involving the Latimer Design, Technical and Innovation team, within which the sustainability function sits. This due diligence looks at the possible impacts of future climate change including:

- Flood risk.
- Overheating risks.
- Water supply restrictions.

If any of these factors show a high risk in the short to medium term and cannot be easily mitigated through the design process, then the purchase will not be endorsed.



PLANET FRIENDLY ENVIRONMENTAL SITE MANAGEMENT

The environmental management of our construction activities are in the hands of our construction partners, primarily our contractors. To ensure we have good management of environmental issues on site, we now ask for our contractors to have a certified Environmental Management system following the principles of ISO 14001 or EMAS.

To ensure that the construction sites deliver on these standards, our contractors are required to carry out planned inspections and spot checks of site against environmental aspects. These should be carried out by company directors and specialist environmental staff.

ECOLOGY AND BIODIVERSITY

Our Sustainable Development Framework sets out a minimum standard for 10% Biodiversity Net Gain on all projects. We are targeting continual improvements to this with an overall target of achieving an annual 30% biodiversity net gain across all completed Latimer projects by 2025. Our target is to reach this 30% target through onsite measures alone.

As the new Defra metrics and legal Biodiversity net gain requirements come into force, we will review these targets against performance annual to ensure that continual improvement is achieved.

Trees are an important biological feature of our sites. We aim to retain as many as possible, and plant more than felled.

“For the projects completed in 2022/23 we retained 70.3% of the trees on the sites before development. We planted a total of 453 new trees, increasing the number of trees on these sites by 328% after development.”



# WASTE AND CIRCULAR ECONOMY

## WASTE TARGETS

In our Sustainable Development Roadmap, we have targeted zero waste to landfill by 2025 on the development projects where we have full control. This will also be a target we will encourage our partners delivering Section 106 affordable homes to us to take up as well. This target includes construction, demolition, and excavation waste.

Our roadmap to waste reduction is shown below:

2021	2022	2023	2024	2025
Introduction of the use of Smartwaste to collect construction waste data from sites to benchmark performance	Target 97% of construction waste diverted from Landfill	Target 98% of construction waste diverted from Landfill	Target 99% of construction waste diverted from Landfill	Target 100% of construction waste diverted from Landfill
	Benchmark demolition and excavation waste from landfill through reporting through smartwaste	Target 98% of demolition and excavation waste diverted from landfill	Target 99% of demolition and excavation waste diverted from landfill	Target 100% of demolition and excavation waste diverted from landfill

## CONSTRUCTION WASTE

Across all Latimer-controlled projects during the last financial year a total of 98.1% of all construction waste was diverted from landfill, the same as the previous year.

Of the projects where demolition took place, 100% of the waste was diverted from landfill. Combining the values 99.3% of the total waste produced on our construction sites was diverted from landfill.

The normalised construction waste produced on Latimer-controlled projects completed in 2022/23 was 12.49 tonnes/100 m² of GIA floor area, slightly higher than last year’s value of 12.4 tonnes/100 m².

	Waste Arising (Tonnes/100 m²)	Waste diverted from landfill %
Construction waste	12.49	98.1
Demo and Excavation waste	22.03	100
Total Waste	34.53	99.3

## TIMBER

We set a target for all timber used in the construction of our new homes to be chain of custody certified. This means that the timber or products made from timber have a certificate from the FSC (Forestry Stewardship Council) or PEFC (Programme for the Endorsement of Forest Certification).

All projects completing in 2022/23 reached this target of 100% certification, except for one reaching only 98% due to specialist timber requirements. Overall, this gives 99.8% of timber used was certified.



Views across London from Merrieland, Barking and Dagenham.



ENERGY AND CARBON



Our energy and carbon goals are ambitious, but they must be to support tangible industry-wide change. We aim to become a net zero carbon business by 2050, with a detailed roadmap of our route to zero carbon in the works for later this year. We are already well on the way to delivering new homes that are fossil fuel free by 2030 and these will significantly reduce our embodied carbon footprint.

Since 2022 all new homes designed by Latimer have excluded the use of fossil fuels - no gas boilers or cooking appliances.

Our carbon strategy is amplified by the work of our asset management and group sustainability teams, who are working to reinforce decarbonisation at group level.

OPERATIONS

Clarion Housing Group has set a target to become a net zero carbon business by 2050. This covers scopes 1, 2 and 3 emissions. Scopes 1 and 2 have been benchmarked in 2021, with Scope 3 emissions currently being benchmarked. Our Scope 1 and 2 emissions are reported in our [Social Impact report](#).

A detailed roadmap of the route to zero carbon will be published later in the year as part of the wider Clarion Housing Group Sustainability Strategy.

We have started collecting site carbon emissions data from our contractors. While this is not a complete set of data this year, we have enough to benchmark this at 16.3 kg CO2e/m²

OUR HOMES

Our [Sustainable Development roadmap](#) highlights our targets for decarbonisation up to 2025. The main target is a 75% reduction in carbon emissions of our homes in operation by 2025. A new Latimer by Clarion Housing Group Sustainability Roadmap will be launched later this year aligned with the new Group Sustainability Strategy. Our new roadmap will set out how we achieve the delivery of net zero carbon homes to meet the World Green Building Council net zero carbon target of 2030 for all new buildings.

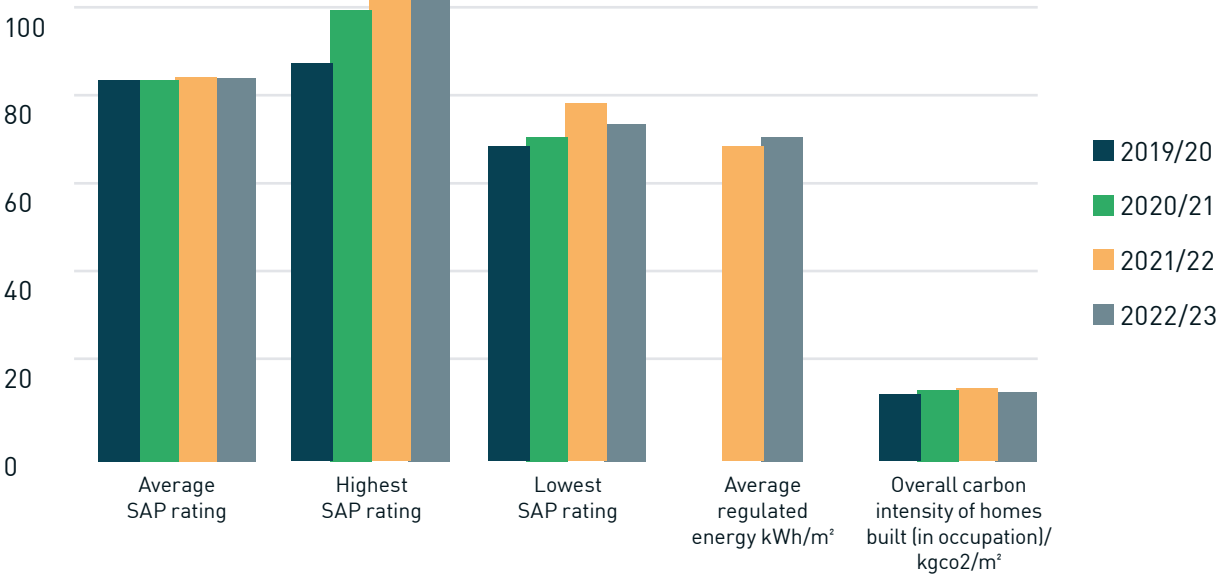
We have calculated an indicative embodied carbon value for 2022/23 using real data from typical completed projects. This year the calculation included much more accurate data as well as including landscaping and groundworks; an area that is often excluded from embodied carbon calculations. For 2022/23 our upfront embodied carbon was 674 kgCO2e/m², with our total whole life embodied carbon being 1,119 kgCO2e/m².

These numbers are not comparable to our previous year's result as past calculations focused on the building only. We have included landscaping emissions as they are significant in residential developments.

The average SAP rating of the homes completed in 2022/23 was 84.44 (excluding those purchased through Section 106 agreements). Of these homes, four were zero carbon (for regulated energy) based on the SAP calculations, while 303 (19.66%) of the homes we delivered were heated without fossil fuels. These included 280 heated with electricity and 23 connecting to a biofuel powered heat network.

The overall carbon intensity of the new homes we completed in 2022/23 when in use has dropped by 5.7% to 12.01 kgCO2e/m².

PARAMETERS FROM SAP CALCULATIONS/EPCS (EXCLUDING S106 HOMES)



The overall average regulated primary energy demand (as calculated in SAP) for homes completed in 2022/23 was 69.8 kWh/m² per year. This has a slight increase from 68 kWh/m² last year.

Heating fuel	2022/23	2021/22	2020/21	2019/20
Individual Gas Boiler	35.17%	66.96%	71.8%	44.11%
Community Heating (gas boilers)	6.88%	8.93%	0	7.6%
Community heating with CHP	38.29%	24.12%	5.57%	36.21%
LPG Gas Boiler	0	0	1.42%	4.92%
Direct Electric	18.17%	0	0	4.32%
Community heating with biofuel	1.49%	0	6.34%	2.83%
Electric heating with hot water heat pumps	0	0	14.86%	0



**Other key numbers:**

37.06% of new homes completed were connected to an individual or communal Solar Photovoltaic array.



**Our target:**

Minimum EPC (Energy Performance Certificate) A and B



**Our progress:**

This year 98.64% of the new homes completed were EPC B, with 0.39% EPC A.



**Our target:**

Fossil Fuel free by 2025



**Our progress:**

This year 19.66% of completed homes were fossil fuel free



**Our target:**

75% improvement on Building Regs by 2025



**Our progress:**

Average of projects completed in 2022/23 = 30%



## DATA

	Unit	2022/23	2021/22	2020/21
<b>Completed projects</b>				
No of Project Completions	Development projects	14	14	17
No of homes in completed projects	homes	1795	934	850
<b>Tenures delivered</b>				
Affordable rent	homes	437	335	217
Social Rent	homes	102		10
Shared Ownership	homes	866	367	477
Open market sale	homes	390	179	146
replacement homes (Regen)	homes	0	53	0
Total affordable homes completed	%	78.3	75.16	82.82
<b>Completed projects before development</b>				
No of greenfield sites	Development projects	5	4	4
No of brownfield sites	Development projects	9	10	13
No of sites in areas of nutrient stress	Development projects	1	NR	NR
<b>Renewable energy</b>				
Installed PV generation capacity	kW peak	203.94	NR	NR
Estimated annual electricity generation from PV installed	kWh	177964.6	NR	NR
Homes with individual PV systems	%	2.34	4	6.45
Homes connected to communal PV systems	%	34.72	4.73	16.39
<b>Homes heating systems</b>				
Homes heated with electricity	%	18.1	0	0
Homes heated with gas boilers	%	35.4	66.96	71.8
Homes heated with gas fired heat networks	%	6.85	8.93	0
Homes heated with CHP driven heat networks	%	38.14	24.12	5.57
Homes heated by biofuel driven heat networks	%	1.49	0	6.34
homes heated with electricity with hot water heat pumps	%	0	0	14.86
homes heated with LPG	%	0	0	1.42
homes heated without fossil fuels	%	19.59	0	21.2
<b>EPC/Energy performance</b>				
Average EPC rating	EPC rating	84.44	84.5	84
No of homes with zero or negative regulated carbon emissions from EPC	homes	4	22	13
average regulated energy consumption of homes	kWh/m² per annum	69.8	68	NR
Completed Homes with EPC A rating	%	0.39	3.6	1.64
Completed Homes with EPC B rating	%	98.64	96.2	91.04
Completed Homes with EPC C rating	%	0.97	0.2	7.32
Carbon intensity of completed homes in operation	kg CO2/m² per year	12.01	12.73	12.44

	Unit	2022/23	2021/22	2020/21
<b>Water efficiency</b>				
Average water efficiency of completed homes	litres per person per day	108.05	109.69	119.17
<b>Transport &amp; connectivity</b>				
Homes with access to secure cycle storage	%	92.1	93	98
Average accessibility index for completed homes	accessibility index	8.59	NR	NR
completed homes within 500 m of a transport node	%	94.8	80.5	89.7
completed homes within 1000 m of a transport node	%	100	100	94.7
Electric vehicle charge points installed	no	190	NR	NR
Parking spaces with EVCP installed	%	13.5	NR	NR
Completed developments with Car clubs	Development projects	4	2	6
<b>Construction site impacts</b>				
Construction Waste diverted from landfill %	%	98.09	98.2	NR
Construction waste tonnes/ 100 m2	tonnes/100 m² (GIA)	12.49	12.4	NR
Demo waste diverted from landfill	%	100	NR	NR
Demo waste tonnes/100 m2	tonnes/100 m² (GIA)	140.25	NR	NR
Total waste diverted from landfill	%	99.31	NR	NR
Total waste tonnes/100 m2	tonnes/100 m² (GIA)	34.53	NR	NR
Site carbon emissions	kg co2e/m² (GIA)	16.32	NR	NR
Site water consumption	m³/100 m² (GIA)	36.99	NR	NR
Average CCS score	CCS score	40.36	39	38.1
<b>Biodiversity</b>				
Trees retained during development	%	70.3	NR	NR
New trees planted	no	453	NR	NR
Increase in trees from developments	%	328	NR	NR
<b>Socio-economic</b>				
graduates, apprentices and trainees in workforce	%	6.2	7.14	7.06
Apprentices in contractor workforce	£million construction spend per apprentice	7.98	NR	NR
<b>Procurement</b>				
Chain of Custody certified timber used (FSC/PREFC)	%	99.2	NR	NR

NR = data not recorded

The data reported above is for fully completed projects and exclude Section 106 purchases from other housebuilders. Partial completions are not reported here and so may show different numbers of units from other Clarion reports.





**LATIMER**  
*by Clarion Housing Group*