

Vistry Group Basis of Reporting: Sustainability data 2022

1. Introduction

The Scope of sustainability Key Performance Indicators (KPIs) assured for 2022 are outlined within this Basis of Reporting (BoR) document. Selected KPIs have been assured by DNV Business Assurance Services UK Ltd (DNV) and are stated within their assurance statement, which is available on our website¹.

The assurance statement outlines the scope of work and provides limited assurance over the accuracy, completeness and integrity of the data reported.

To convert consumption unit data to tCO₂e, DEFRA emissions factors² have been used. Where the appropriate consumption unit data was not available, for example for taxi expenses claims, EEIO factors³ have been used to convert to the appropriate consumption unit data.

This scope of this document does not include KPI's following the combination with Countryside Partnerships these KPI's have been assured separately and the supporting documents are available on our website⁴.

¹ <https://www.vistrygroup.co.uk/sustainable-approach/policies-and-publications>

² <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2022>

³ <https://www.epa.gov/land-research/us-environmentally-extended-input-output-useeio-models>

⁴ <https://www.vistrygroup.co.uk/sustainable-approach/policies-and-publications>

2. Scope

Organisation boundary

In line with Vistry's wider sustainability reporting, operations are included within the Greenhouse Gas (GHG) assessment boundary on the basis of operational control, which includes all Vistry Business Units. Vistry accounts for 100% of emissions from its operations where there is full authority to introduce and implement operating policies. For example, in Joint Ventures, Consortium or when working in Partnership, we account for 100% of emissions as we have full operational control of projects.

Reporting period

A calendar year reporting period, aligned with financial reporting period, of 01 January 2022 to 31 December 2022 is used. The baseline year for Vistry's emission reduction targets is 2021. This year was selected as the baseline year because it was Vistry's first full operating year of normal trading conditions, following the impact of COVID-19 in 2020. Our short and medium term targets can be read in our sustainability report.⁵

3. Methodology

Data responsibility and process

Data is provided to the Group Sustainability Team from a variety of different sources. Please see Table 1 for further details on the data used to calculate our GHG emissions (tCO₂e), broken out by emission source. The Group Sustainability Team test accuracy of the data on a quarterly basis and ensure correct processes are followed. We are also supported with a utility management service by AJR Management Ltd and sustainability consultants, Verco.

Restating data

Our data is restated if data errors exceed a 5% materiality threshold or if our approach to data collection significantly changes (in line with Science Based Target Initiative requirements). The 2021 baseline has been restated, as it exceeded a 5% threshold for previously reported data.

⁵ <https://www.vistrygroup.co.uk/sustainable-approach/policies-and-publications>.

Estimation

Where complete data sets do not exist, we have used extrapolation and estimation to determine a reportable figure. Data sets are incomplete whilst we develop and implement measurement procedures. Therefore, extrapolation was completed for site and office gas and electricity use. The number of live sites varies throughout the year, however as of 31st December 2022, complete data sets were available from 39 of 266 live sites and five of 22 offices. Further details of extrapolation methods can be read in the table below.

Table. 1. Basis of reporting: Greenhouse gas emissions, 1 January 2022 – 31 December 2022

Metric	Definition	Reported figure	Data Source	Methodology
Scope 1 GHG emissions: Fleet vehicles, company cars and grey fleet.	Miles driven by customer service vans and staff on Vistry business (e.g. meetings and site visits).	1676 tCO2e	GPS monitoring of vans and employee expenses claims.	<p>GPS monitoring data was used to determine mileage travelled in fleet vans for the year. This was an improvement on the quality of data used to calculate Vistry’s 2021 footprint; as full year data was not available and therefore an extrapolation was used to determine the milage driven in the last quarter of the year.</p> <p>For hire vans employee expense claims for fuel purchased were used to determine mileage. An assumption is made that all fuel purchased has been claimed through expenses. An average cost per litre used⁶.</p> <p>Depending on the fuel type, the activity data for energy consumed is multiplied by the appropriate emissions factor. ⁷</p>

⁶ <https://www.gov.uk/guidance/advisory-fuel-rates>

⁷ <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2022>

<p>Scope 1 GHG emissions: Natural gas</p>	<p>Used for heating homes prior to handover and offices.</p>	<p>2,246 tCO2e</p>	<p>Meter readings.</p>	<p>For sites, stock plots and sales centres meter readings from three business units were extrapolated across 22 business units and tested using an anonymised industry data set owned by our consultants (see appendix 1). The number of live sites varies throughout the year, however as of 31st December 2022, complete data sets were available from 39 of 266 live sites. This is an improvement on data quality compared to 2021 where data was extrapolated from two business units.</p> <p>The strength of the relationship of the extrapolated data was tested using a Pearson Correlation Coefficient.</p> <p>For offices energy bills for 5 offices were used to determine an average consumption per full time employee (FTE) and multiplied across each business units regional office.</p>
<p>Scope 1: Biomass, gas and natural gas</p>	<p>Fuel used in biomass boilers and Combined Heat and Power system.</p>	<p>1501 tCO2e</p>	<p>Invoices</p>	<p>Supplier invoices are used to determine consumption of wood pellets, which is multiplied by the appropriate emissions factor⁸.</p> <p>Back up gas boilers, attached to a biomass boiler at an energy centre are included as well as natural gas consumption from a district heating system. The consumption of natural gas is taken from invoices. At one site actual consumption from meter reading were used and converted to kWh and at the other invoices are used.</p>

⁸ <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2022>

Scope 1 GHG emissions: Other fuels	Fuel used in plant and equipment on site.	10,800 tCO ₂ e	Supplier delivery reports.	<p>Supplier invoices are used to determine consumption, which is multiplied by the appropriate emissions factor⁹.</p> <p>Fuel used through sub-contractors such as groundworkers, is not included in the reported figure. Three of 22 business units procure limited quantities of fuel through sub-contractors. We will quantify this in more detail during 2023.</p>
Scope 1 GHG emissions: Fugitive emissions	Air conditioning in offices.	Excluded on the basis on materiality.	Service reports.	Fugitive emissions represent <0.05% of our scope 1 and 2 emissions and therefore is not included.
Scope 2 GHG emissions: Electricity	Electricity used in sites, offices, sales centres and stock plots.	2,502 tCO ₂ e	Meter readings.	<p>Meter readings from three business units were extrapolated across 22 business units and tested using an anonymised industry data set owned by our consultants (see Appendix 1). The number of live sites varies throughout the year, however as of 31st December 2022, complete data sets were available from 39 of 266 live sites. This is an improvement on last year where data was extrapolated from two business units. The strength of the relationship of the extrapolated data was tested using a Pearson Correlation Coefficient.</p> <p>To determine total energy consumption across all our offices we used the energy bills from three offices to calculate an average consumption per full time employee and extrapolated across the Group.</p>

⁹ <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2022>

<p>Scope 3 GHG emissions: Business travel</p>	<p>Travel in trains, flights, tube and taxi and overnight stays in hotels.</p>	<p>245 tCO2e</p>	<p>Employee expense claims.</p>	<p>Expense claims (including taxis, trains, flights, tubes and hotels) in £ were converted to \$ based on an average conversion rate for 2022.¹⁰</p> <p>Flights and hotels are included for the first time in 2022 following the implementation of a new expenses system.</p> <p>The total \$ claimed was input into the USEEI Factor online tool to estimate greenhouse gas emissions.¹¹</p>
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Table. 2. Basis of Reporting: Other metrics, 01st January 2022 – 31st December 2022

<p>Other: Total number of affordable homes completions</p>	<p>Completions of affordable homes beyond section 106 requirements.</p>	<p>858</p>	<p>Business unit reporting.</p>	<p>This metric measures additional affordable homes delivered, beyond Section 106 (S106) planning obligations. S106 requires housebuilders to apportion a designated number of units in a project towards affordable housing. The tenures included in affordable housing are: Social Rent, Affordable Rent, Intermediate Rent, Private Rented Sector, Right to Shared Ownership, Right to Buy, Rent to Buy, Shared Ownership, First Homes/Discount Market Sale. The S106 requirements vary depending on the location of the project.</p> <p>Total additional affordable homes are calculated through self-reporting from business units and are recognised in line with BU and Partnership revenue recognition policies.</p>
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¹⁰ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1137967/Average-for-the-year-to-31-December-2022.csv/preview.

¹¹ <https://edg.epa.gov/metadata/catalog/search/resource/details.page?uuid=https://doi.org/10.23719/1524744>

Appendix.1. Data status for gas and electricity across each 2022 business unit

Division	Business Unit	Data status
HB	Cotswold	Actual gas and electricity data
HB	East Midlands	Actual gas and electricity data
HB	Eastern	Extrapolated gas and electricity data
HB	Kent	Extrapolated gas and electricity data
HB	Mercia	Extrapolated gas and electricity data
HB	NHC	Extrapolated gas and electricity data
HB	South East	Extrapolated gas and electricity data
HB	South West	Extrapolated gas and electricity data
HB	Southern	Actual gas and electricity data
HB	Thames Valley	Extrapolated gas and electricity data
HB	West Midlands	Extrapolated gas and electricity data
HB	Western	Extrapolated gas and electricity data
HB	Yorkshire	Extrapolated gas and electricity data
VP	Drew Smith	Extrapolated gas and electricity data
VP	East Midlands	Extrapolated gas and electricity data
VP	London	Extrapolated gas and electricity data
VP	North East	Extrapolated gas and electricity data
VP	North West	Extrapolated gas and electricity data
VP	Midlands	Extrapolated gas and electricity data
VP	South West	Extrapolated gas and electricity data
VP	West	Extrapolated gas and electricity data
VP	Yorkshire	Extrapolated gas and electricity data