

Vistry Group Basis of Reporting: Sustainability data 2023

1. Introduction

The Scope of sustainability metrics assured for 2023 are outlined within this Basis of Reporting (BoR) document. Selected metrics 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 tonnes of carbon dioxide equivalent (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.

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

² <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2023>

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

2. Scope

Organisational 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 GHG 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 GHG emissions as we have full operational control of projects.

Reporting period

A calendar year reporting period, aligned with financial reporting period, of 01 January 2023 to 31 December 2023 is used. The baseline year for Vistry's GHG emission reduction targets is 2022.

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 following the combination with Countryside Partnerships, as it exceeded a 5% threshold for previously reported data.

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, this was delayed in 2023 due to integrating the Vistry and Countryside approaches. 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 2023, complete data sets were available from 116 live sites from 5 of 32 regional business 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 2023

Metric	Definition	Reported figure	Data Source	Methodology
Scope 1 GHG emissions: Leased vans and company cars.	Miles driven by customer service vans and staff on Vistry business in company vehicles (e.g. meetings and site visits).	3,641 tCO2e	GPS monitoring of vans and employee expenses claims.	<p>GPS monitoring data was used to determine mileage travelled in leased vans for the year. This was an improvement on the quality of data from prior years where full year data was not available and therefore an extrapolation was used to determine the mileage driven in the last quarter of the year. Currently, for hired vans, we use two fleet supplier platforms (Quartix and Webfleet) reflecting the processes used prior to the merger with Countryside Partnerships. Each platform produces monthly reports that include mileages for every hired vehicle. In the future, Vistry Group aims to consolidate data collection within Quartix to minimise risks of errors.</p> <p>For company cars 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</p>

				<p>litre, calculated by UK government, used⁴. Correct rate applied to company cars based on their fuel and engine type.</p> <p>Depending on the fuel type, the mileage is multiplied by the appropriate emissions factor. 5</p>
<p>Scope 1 GHG emissions: Natural gas</p>	<p>Used for heating homes prior to handover, site accommodation, sales centres and offices.</p>	<p>4,739 tCO₂e</p>	<p>Meter readings.</p>	<p>For sites, stock plots and sales centres meter readings from 5 business units were extrapolated across the remaining 27 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 2023, complete data sets were available from 116 live sites from 5 business units. This is an improvement on data quality compared to 2022, where data was extrapolated from three business units.</p> <p>A Pearson Correlation Coefficient was used to test the strength of the relationship between consumption figures and variables e.g. number of active sites, plot completions, total floor area or average floor area. The variable found to bear the strongest positive correlation to actual consumption was then used for data extrapolations to the rest of the business units.</p> <p>For offices energy bills for 5 offices used to take daily averages and obtain the annualised heat consumption. Consumption averages per sqft were then used to extrapolate actual heat consumption data to the rest of the business units' offices.</p>
<p>Scope 1: Biomass and natural gas</p>	<p>Fuel used in biomass boilers</p>	<p>1,693 tCO₂e</p>	<p>Meter readings</p>	<p>Meter readings are used to determine consumption of wood pellets, which is multiplied by the appropriate emissions factor⁶.</p>

⁴ <https://www.gov.uk/guidance/advisory-fuel-rates>

⁵ <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2023>

⁶ <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2023>

	and Combined Heat and Power system.			Back up gas boilers are included as well as natural gas consumption from a district heating system. The consumption of natural gas is taken from meter readings. Actual consumption from meter reading were used and converted to kWh at both sites where applicable.
Scope 1 GHG emissions: Other fuels	Fuel used in plant and equipment on site.	13,560 tCO ₂ e	Supplier delivery reports.	Supplier invoices are used to determine consumption, which is multiplied by the appropriate emissions factor ⁷ . Fuel used through sub-contractors such as groundworkers, is not included in the reported figure as these represent informal fuel transaction which are immaterial to the total fuel consumption figure. 5 of 32 business units procure limited quantities of fuel through sub-contractors. This has not been addressed during 2023 due to the focus on integration of Vistry and Countryside, but will be looked at again in 2024.
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 1 GHG emissions	Total scope 1 GHG emissions from fuel, gas and fleet	23,633 tCO ₂ e	See above	See above.
Scope 2 GHG emissions: Electricity (Location-based)	Electricity used in sites, offices, sales centres and stock plots.	4,017	Meter readings.	Meter readings for sites, stock plots and sales centres from 5 business units were extrapolated across 27 remaining 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 2023, complete data sets were available

⁷ <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2023>

				<p>from 116 sites from 5 out of 32 business units . This is an improvement on last year where data was extrapolated from 3 business units. A Pearson Correlation Coefficient was used to test the strength of the relationship between consumption figures and variables e.g. number of active sites, plot completions, total floor area or average floor area. The variable found to bear the strongest positive correlation to actual consumption was then used for data extrapolations to the rest of the business units.</p> <p>To determine total energy consumption across all our offices we used the energy bills from 5 offices were used to take daily averages and obtain the annualised electric consumption. Consumption averages per sqft were then used to extrapolate actual electricity consumption data to the rest of the business units' offices .</p>
<p>Scope 3 GHG emissions: Business travel</p>	<p>Travel in trains, busses, trams, ferries, private car mileage, flights, tube, taxis and overnight stays in hotels.</p>	<p>412 tCO2e</p>	<p>Employee expense claims.</p>	<p>Expense claims (including taxis, busses, trams, ferries, trains, flights, tubes and hotels) in £ were converted to \$ based on an average conversion rate for 2023. 8</p> <p>The total \$ claimed from private vehicle mileages obtained via expense data (see Scope 1 GHG emissions: Fleet vehicles and company cars for reference) was input into the USEEIO Factor online tool to estimate greenhouse gas emissions⁹. Private car mileage emissions were calculated using DEFRA 2023 emission factors for car mileage and WWT for an average car of unknown types.</p>

Table. 2. Basis of Reporting: Other metrics, 01st January 2022 – 31st December 2023

<p>Other:</p>	<p>Completions of affordable homes beyond section 106 requirements.</p>	<p>[xxxx]</p>	<p>Business unit reporting.</p>	<p>This metric measures additional affordable homes delivered, beyond Section 106 (S106) planning obligations, to an affordable homes provider. S106 requires housebuilders to apportion a designated</p>
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⁸ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1137967/Average-for-the-year-to-31-December-2022.csv/preview.

⁹ <https://edg.epa.gov/metadata/catalog/search/resource/details.page?uuid=https://doi.org/10.23719/1524744>

Total number of affordable homes completions				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. Business Unit's report additional affordable homes to the Group affordable housing team.
Women in workforce	Number of women as a proportion of total directly employed workforce.	33%	HR System	The data as at 31 st December is downloaded from the HR system, ResourceLink, either the male or female gender is stated by employees upon joining the company, or self-reported on the employee self service portal. Employees are also permitted to change their genders directly through this portal. The data from this system is uploaded into Vistry's tracking system, managed by the people team.
Total construction waste	Total non-hazardous construction waste. Excludes waste from our groundworker suppliers.	88,486 tonnes	Waste contractor reports	<p>Reports are obtained from group approved waste suppliers who provide data obtained from weighbridges. Each individual supplier categorises waste tonnage by hazardous and non-hazardous. We have removed reported hazardous tonnages from the total.</p> <p>These suppliers represent 82.5% of waste produced across the group. The total non-hazardous construction waste figure for the rest of the business is calculated via extrapolation of actual non-hazardous tonnage data to the remaining 17.5% of waste contractors not reporting actual data.</p>
Diversion of construction waste from landfill	Total % non-hazardous construction waste diverted from landfill.	97%	Waste contractor reports	Reports were obtained from waste suppliers with pre-calculated % diversion rates provided, which represented 82.5% of waste produced across the group. An unweighted average of all the individual site reports is used to calculate the diversion % per contractor. The total %

				of diversion for the Group is calculated using the unweighted average of all individual contractor's %. Each individual supplier categorises waste tonnage by hazardous and non-hazardous. We have removed reported hazardous tonnages from the total.
Skills academies (learners)	Total number of learners who have completed a course at an on-site skills academy.	299	On site records	At the end of each course a Vistry employee will request a report from the training provider at one of Vistry's on-site skills academies. The report from the training provider of each Academy shows who has delivered the training course at each skills academy and shows the individuals that have completed the course. Reports are sent to the group Social Value team responsible for aggregating all reports into one tracker .
Scope 3 GHG emissions: Category 11 use of sold products	tCO2e from regulated energy use of homes sold as a total lifetime emission of homes sold.	1,135,084 tCO2e	Standard Assessment Procedure (SAP) reports.	<p>The Dwelling Emissions Rate (DER) dataset for each completed home gives the total regulated kg CO2e per m2 per year. The average regulated kg CO2e per m2 is determined for the sample size and then multiplied by total completed plot. The sample size was 34% of total completed plots. This figure is then multiplied by a factor of 60 (average lifecycle of a house) to calculate the lifetime emissions. For emissions from gas, this is based on the OFGEM typical consumption values; for electricity this is based on the grid intensity. Regulated energy use refer to energy associated with design features such as heating, hot water, lighting and ventilation. Unregulated energy use is a result of activities such as appliance use and cooking. Vistry has control over regulated energy, and therefore calculates and reports on this metric.</p> <p>The following assumptions and conversion factors apply:</p> <ul style="list-style-type: none"> - 60 years lifetime of a home - Projected grid factor for 2024-2050 from FES falling short scenario (2023 edition) (excl. BECCS) - 2022 and 2023 grid emission factor is from DEFRA - Assumed grid factor plateaus after 2050 - Ofgem domestic typical consumption values (11500 kwh gas, 2700 kwh electricity)

Appendix.1. Table confirming business unit names with actual gas and electricity data across 32 business units in operation in 2023

Business Unit	Data status
Vistry Cotswolds	Actual gas and electricity data
Vistry Eastern	Actual gas and electricity data
Vistry South West	Actual gas and electricity data
Vistry Southern	Actual gas and electricity data
Vistry Western	Actual gas and electricity data