

Vistry Group Basis of Reporting: Sustainability data 2021

1. Introduction

The Scope of sustainability key performance indicators (KPIs) assured for 2021 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 website: <https://www.vistrygroup.co.uk/sustainable-approach/policies-and-publications>.

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

Additional KPIs not included within the Scope of the DNV assurance are outlined in a separate document, Vistry's Greenhouse Gas methodology, which includes all relevant emissions, as per the Greenhouse Gas Protocol requirements.

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.

Reporting period

A calendar year reporting period, aligned with financial reporting period, of 01 January 2021 to 31 December 2021 is used. Our baseline year is 2021, this is due to the impact of COVID-19 in 2020, 2021 is Vistry's first full operating year of normal trading conditions. Our short and medium term targets can be read in our sustainability report: <https://www.vistrygroup.co.uk/sustainable-approach/policies-and-publications>

3. Methodology

Data responsibility and process

Data is provided to the Group Sustainability Team from different sources, including business unit data champions, suppliers as well as Group functions such as payroll and fleet teams. The Group Sustainability Team test accuracy of the data provided 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.

Estimation

Where complete data sets do not exist, we have used extrapolation and estimation to determine a reportable figure. Details of extrapolation methods can be read in the table below.

1. Basis of reporting

Metric	Definition	Reported figure	Data Source	Methodology
Scope 1 GHG emissions: Fleet vehicles	Miles driven by customer service vans.	43.36 tCO ₂ e	GPS monitoring of vans and employee expenses claims.	<p>GPS monitoring data was available from October 2021. This data was extrapolated across the rest of the year to give a full year of data, based on the assumption mileage is consistent each month.</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 was taken from:</p> <p>https://www.gov.uk/guidance/advisory-fuel-rates</p> <p>Depending on the fuel type, the activity data for energy consumed is multiplied by the appropriate emissions factor located here:</p> <p>https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2021</p>
Scope 1 GHG emissions: Company car and grey fleet	Miles driven by employees for meetings and visits.	1421.30 tCO ₂ e	Employee expense claims.	<p>Depending on the fuel type, the activity data for energy consumed is multiplied by the appropriate emissions factor located here:</p> <p>https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2021</p>
Scope 1 GHG emissions: Natural gas	Used for heating homes prior to	5,581.18 tCO ₂ e	Meter readings.	For sites, stock plots and sales centres meter readings from two business units were extrapolated across 20 business

	handover and offices.			<p>units and tested using an anonymised industry data set owned by our consultants.</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 3 offices were used to determine an average consumption per full time employee (FTE) and multiplied across 19 offices.</p> <p>Back up gas boilers, attached to a biomass boiler at an energy centre are included. The consumption of natural gas is taken from meter readings.</p>
Scope 1: Biomass	Fuel used in biomass boilers.	9.32 tCO ₂ e	Supplier delivery reports.	<p>Supplier invoices are used to determine consumption, which is multiplied by the appropriate emissions factor, located here:</p> <p>https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2021</p>
Scope 1 GHG emissions: Other fuels	Fuel used in plant and equipment on site.	7855.45 tCO ₂ e	Supplier delivery reports.	<p>Supplier invoices are used to determine consumption, which is multiplied by the appropriate emissions factor, located here:</p> <p>https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2021</p> <p>Fuel used through sub-contractors such as groundworkers, is not included in the reported figure.</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.	2,774.39 tCO2e	Meter readings.	<p>Meter readings from two business units were extrapolated across 20 business units and tested using an anonymised industry data set owned by our consultants. 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>
Scope 3 GHG emissions: Business travel	Travel in trains and taxis.	256 tCO2e	Employee expense claims.	<p>Expense claims (including taxis, trains and tubes) in £ were converted to \$ based on an average conversion rate for 2021 from www.exchangerates.org.uk. Flights were excluded based on materiality and hotels not included due to the inability through our current system to separate them from other expenses claims. We will aim to address this in 2022.</p> <p>The total \$ claimed was input into the Quantis Factor online tool to estimate greenhouse gas emissions:</p> <p>https://quantis-suite.com/Scope-3-Evaluator/</p>
Other: Total number of affordable homes completions	Completions of affordable homes beyond section 106 requirements.	744	Business unit reporting.	Self-reporting from business units and output from financial system of the total number of affordable homes was used to quantify completions as part of bulk deals.