



# SUSTAINABUILDING

Our commitment to sustainability

**SIMPSON**  
DEVELOPMENTS

Building Houses | Creating Homes

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# Sustainabuilding

At Simpson Developments, we put sustainability at the core of everything we do.

At Simpson Developments we don't just build developments, we build communities. We're driven by delivering a positive and lasting impact, seeing communities thrive and the idea that what we do lasts for many generations to come.

## Our commitment to sustainability.

Our mission is to build quality homes, strengthen communities and make a positive difference in people's lives. We are committed to minimising our environmental impact by creating exceptional homes in sustainable communities.

Our approach begins with the design when the environmental, social and economic impact of every new Simpson Home is measured and considered. Once construction begins, we work closely with the natural surroundings and local community. Each of our homes represents our commitment to considered construction and greener living.

The Simpson Developments strategic approach to sustainability is fully integrated within our business strategy. It focuses on four key pillars which determine how we care for the environment and support the local communities in which we work.



# Climate

At Simpson Developments, our goal is to play an active role in tackling the global climate emergency by creating low-carbon, resilient homes.

We recognise the importance of reducing carbon emissions to minimise future climate change and ensuring that our operations, our supply chain, and the homes and places we create remain resilient to changes in temperatures and weather patterns.

In a new Simpson home, you can be assured that your home is much more energy efficient than standard housing, using the same energy suppliers. Exceptional modern building techniques such as additional airtightness measures, super-insulated roof spaces, intelligent double-glazing and high-efficiency boilers ensure draughts and general heat loss won't cause you any frosty winter chills or high energy bills.



## Our energy efficiency features

All of our new-build homes have the following energy efficiency features as standard:

- High specification PIR insulation used in converted lofts and installation protocols that efficiently retain more heat to keep you warm and lower costs.
- Award-winning boilers with built-in intelligent controls to keep your house warm and reduce energy bills.
- Intelligent glazing that reduces heat loss and traps UV heat from the sun, with great acoustic properties.
- Low-energy light fittings to lower your electricity usage.
- Independent monitoring at key construction stages and post-completion testing to ensure we maximise the quality and efficiency of every house.
- Airtight construction techniques combined with post-completion testing to further improve thermal performance, keeping the cold and noise out of the home.
- We now also offer the provision of Smart Home Technology in the majority of our new homes.



# Communities



## OUR AMBITION

On every development our ambition is to strengthen the local community, improve people's quality of life and have a positive and lasting social impact that can be felt beyond our site boundaries.

## OUR GOAL

Is to transform disused land into unique, well-connected and welcoming places where people and communities can thrive. Returning brownfield sites to community use is inherently sustainable and is vital to meeting local housing needs, and it energises local economies and relieves pressure on greenfield land.

Recent brownfield site projects have included:

- The transformation of a derelict filling station into 13 luxury family homes.
- The redevelopment of an old livestock market into beautiful town centre private housing.
- Conversion of a disused mill into a luxury development of detached and semi-detached family homes and apartments.

We are also about to launch the following exciting new brownfield developments - 86 town centre family homes on an old regional college site and 28 future-proof bungalows on a former primary school site.

To help homeowners live sustainably, we incorporate various features into developments, from water-efficient and energy-efficient fittings and fixtures to electric car charging points. We also conduct a home demonstration and include information in all our Buyers Guides that enables occupants to understand and operate their homes efficiently.

At every Simpson Developments site, we make a conscious effort to get involved with local community groups, schools and environmental projects to leave a positive and lasting impact for our occupants and the community.

## OUR COMMITMENT TO A NEW INITIATIVE

For every tree we remove we plant ten more. We always aim to retain as many trees as possible to keep the character and protect the natural environment of the communities we create. This initiative means we can enhance the natural world by helping nature recover and lower our carbon footprint.

These are some of the initiatives we're proud to have been a part of:



Ballyclare RFC



Ballyclare Girls Hockey Club



Muckamore Cricket Club



Antrim Ladies Netball

# Resource Efficiency



Given the Construction industry is the UK's largest consumer of natural resources and accounts for around a third of UK waste production, we strive to use resources responsibly, including tackling waste production, reducing our water use and sourcing our materials responsibly.

We aim to continually reduce our impact on essential resources, including water and materials, and collaborate with our supply chain to work towards zero waste construction sites.

We pay particular attention to using sustainable materials wherever possible. 100% of our timber, from the doors to the skirting boards, is either PEFC or FSC certified which means it comes from entirely sustainable sources.

Simpson Developments employs a reduced plastic ethos and we are constantly looking at ways to improve sustainability in our building process. There is always room to improve and we continually monitor and look at ways to enhance our environmental and ecological plans.

# Environmental Management

Building homes presents a number of possible risks to the natural and built environment and potential disruption to the lives of local residents. At Simpson Developments, we have a robust framework to identify and understand the environmental issues on and around our construction sites and the legal requirements we must adhere to. Our goal is to identify and manage environmental risks on site, avoid incidents and reduce the impact of our construction site activities on the environment and local communities.

We take steps to mitigate risks and disruptions to the environment and community, such as nuisance, pollution and environmental regulation breaches. These steps ensure that best practice minimises our negative impact.

**We are committed to minimising our environmental impact by creating exceptional homes in sustainable communities.**



At Simpson Developments, we understand our responsibility to our customers, the communities we build and our role within society as an ethical and responsible new home builder. We practice our values across everything we do. Whether it's our high environmental standards, offering no-nonsense transparency with our customers or openly communicating with the wider areas of our developments, you can trust us to deliver exceptional service.



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