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## Company Sustainability Statement

Chapter has been founded by Chartered Surveyors, Ryan Barnhill and Sam Miller. Chapter is a socially responsible developer focussed on creating sustainable places where people and communities thrive.

At Chapter, we aim to create a lasting social, economic and environmental impact with each individual project. We believe that buildings, towns and cities must create a lasting positive impact on people and planet, whilst also meeting the needs of the communities, partners and stakeholders we work with.

Chapter are committed to creating affordable, sustainable, and energy-efficient housing that not only meets the needs of our communities but also contributes to a healthier planet. Our approach to sustainability is centred around the integration of cutting-edge building practices that support environmental stewardship, energy efficiency, and long-term affordability.

We believe that by working collaboratively with our partners, we can elevate the sustainability of our projects and build affordable, energy-efficient homes that not only serve our communities but also contribute positively to the environment and wider society. Together, we are committed to making a difference, and we look forward to continuously improving our approach as we progress.

We are currently working closely with all our partners—including housing associations, consultants, and building contractors—to implement the following key sustainability initiatives as a minimum standard on each development we deliver:

- 1. Affordable Housing with a Focus on Sustainability:** We understand the importance of providing affordable housing that is also environmentally responsible. Our developments along with our Housing Association partners, ensure that homes are built to the highest standards of energy efficiency and environmental performance, helping to reduce the financial burden on residents while contributing to broader sustainability goals.
- 2. Achieving EPC "A" Rating:** We aim for every home we build to achieve an Energy Performance Certificate (EPC) rating of "A"—the highest possible energy efficiency rating. This ensures that our homes are not only affordable to purchase but also cost-effective to maintain, with minimal energy consumption for heating, lighting, and appliances. Our commitment to achieving an EPC "A" rating is fundamental in reducing carbon emissions and lowering residents' utility bills.
- 3. Passivhaus Design Principles:** Incorporating Passivhaus principles into our developments is central to our sustainability strategy. By prioritising ultra-low energy consumption through superior insulation, airtightness, and heat recovery ventilation systems, we are able to create homes that require minimal energy for heating and cooling. Passivhaus-certified homes offer enhanced comfort and improved indoor air quality while significantly reducing the carbon footprint of each property.

4. **Net-Zero Carbon Commitment:** We are dedicated to working towards net-zero carbon emissions in both the construction and operation of our housing projects. Our approach involves reducing energy demand through design innovations and integrating renewable energy solutions, such as solar panels and energy-efficient heating systems (e.g., heat pumps). Additionally, we offset any remaining carbon emissions to ensure that our developments do not contribute to climate change. Through this commitment, we aim to deliver homes that help meet the global imperative for carbon neutrality.
5. **Sustainable Materials and Construction:** In our pursuit of sustainability, and working closely with our contractor partners, we prioritise the use of sustainable, locally sourced, and low-carbon materials in all our developments. This includes utilising recycled materials, reducing waste during construction, and choosing durable products that have a minimal environmental impact throughout their life cycle. By embracing these practices, we contribute to a circular economy and reduce the embodied carbon in our buildings.
6. **Engaging Communities in Sustainable Living:** We believe that sustainability goes beyond the physical structure of the home. That's why we actively engage with our residents, providing resources and education on energy-saving practices, waste reduction, and sustainable living. By empowering residents to take control of their energy consumption, we help create environmentally conscious communities that thrive together.

Whilst this is not an exhaustive list, and as a small business, we recognize that this is just the beginning, we are committed to laying the foundations for what will hopefully be a long-term journey towards creating a meaningful ever increasing positive impact.

At Chapter, we are not just building homes; we are shaping a sustainable future. By integrating Passivhaus principles, achieving EPC "A" ratings, and committing to net-zero carbon goals, we are redefining what affordable, environmentally responsible housing can be. Our aim is to create long-lasting, energy-efficient homes that benefit both residents, community and the planet.



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