

POLICY OF SUSTAINABILITY

Leahomes' primary business is development of new homes for sale. Management aims to develop over 80% of properties from "brownfield" sites, sites with a former development use. Leahomes anticipates developing zero non-brownfield sites over the next two years.

The large majority of Leahomes' properties are created from the fabric of an existing property, which has to be professionally re-modelled and renovated. Such larger properties come in many forms but one development example is that of former bedsits. Some of these bedsits were derelict, with ceilings collapsed.

As much site waste as possible is sorted before it leaves the development site.

Design care is taken of internal and external security. Great care is taken to design in sustainability in types of household and tenure to complement not clash with the character of the neighbourhood. This also includes finishing touches such as landscaping and planting of trees beyond the requirements imposed by external agencies.

All buildings feature secure cycle parking. The large majority will be found to comprise low water usage air mixer taps and dual (low) flush toilets. Building regulations determine that structures should be conformant with high levels of energy efficiency and sound insulation is undertaken ahead of any requirements which may be imposed. Documentation on the latter is kept.

Leahomes retains builders directly, minimising the use of sub-contractors and financially directly supports the training of operatives for their formal qualifications through grants. These operatives are then free to use their services as they desire – not locked in to Leahomes. Documentation is kept.

Developments within cities are directed towards areas of local shops and amenities and a high proportion of properties is within less than 200 meters of a bus stop.

Leahomes designs builds and sells properties within a range of prices. However the large majority of its stock sells for under 150% of the national average prices and 125% of local average prices.

Leahomes contributes a modest amount to local charities. More significantly, Leahomes senior management is stipulated to spend significant time on charity work, specifically designed to benefit the community in which development is undertaken. (This policy has been effective in part since 2001 but fully from end 2004).