



**WE UNDERSTAND
REGENERATION**

Introduction



WE SEE FUTURE GENERATIONS

As a brownfield regeneration specialist with a 30 year track record, Corporate Social Responsibility is at the very heart of who we are and what we do. We are constantly cleaning and greening up previously used land, creating thriving and inspirational new communities from dilapidated and disused sites across the country. In the last 30 years alone we have remediated over 10,000 acres of brownfield land.

Ivor Goodsite has continued to visit schools near our sites



“Our objectives are long-term; enhance our business model and reflect our values”

Steve Burke
Group Construction Director

Our approach

We actively promote responsible construction and development that reflects our approach to Corporate Social Responsibility (CSR) and look to our employees, our partners and our supply chain to enable us to achieve both our short and long-term goals.

Our objectives

We continue to make good progress with our 10 CSR objectives which are long-term; enhance our business model and reflect our values.* They focus on:

- ensuring sustainable business;
- creating better environments by greening and cleaning up brownfield land (which makes up around 90% of our developable portfolio); and
- supporting the communities in which we regenerate.

We are currently in the process of reviewing these targets for the 2016/17 financial year, and are engaging with various teams across the business to ensure that ideas from a range of people are considered. In addition to developing our existing targets, we will be adding new CSR objectives to our commitment for the 2016/2017 financial year.

Our approach to CSR is not limited to these objectives. However, we strive to create and support additional initiatives wherever possible. A selection of these projects is presented throughout this booklet, all of which reinforce

our commitment to improve the communities, environment and local economies in which we work.

CSR Steering Group

Meeting once a quarter, the CSR Steering Group represents a range of St. Modwen business disciplines and continues to evolve as the business grows. The Group regularly invites other members of the business to meetings to ensure that feedback and ideas remain fresh and diverse.

Steve Burke

Group Construction Director

 For more on our sustainability strategy visit: www.stmodwen-csr.co.uk

* We will publish the results from each target within our February 2017 CSR report.

Our commitment – 10 CSR objectives for 2015/16

Tree planting Plant a minimum of 12,000 trees across our UK-wide development portfolio.	
Renewable energy Offset the energy consumed by our St. Modwen Homes sales offices by installing solar panels on all St. Modwen Homes show homes.	
Rainwater harvesting Recycle and reuse rainwater on 30% (by floor area) of our speculative*, new build, industrial unit developments.	
Smart meters Install smart meters in all of our income producing properties by 2020.	
Reuse and reclamation Recycle and reuse over 120,000 tonnes of concrete, in accordance with the Specification for Highways Works, to avoid the use of natural quarried materials.	
Health and safety Achieve the industry standard Accident Frequency Rate across our UK-wide development portfolio. Encourage and create opportunities for all staff to take part in the Institute of Occupational Safety and Health (IOSH) training throughout the year.	
Waste recycling Instigate segregated waste recycling across our entire Shopping Centre portfolio to reduce the amount of waste sent to landfill by 5%.	
Apprenticeships Create opportunities for up to 10 full-time equivalent trainees/graduates across our Major Projects and at Group level. Create opportunities for 15 full-time equivalent trainees/graduates on our St. Modwen Homes schemes.	
Support to local schools Visit a total of 15 schools at least once a year, which are adjacent to all of our large construction sites, to provide presentations on health, safety and sustainability.	
Considerate Constructors Extend the Considerate Constructors Scheme to include both the Town Centre and St. Modwen Homes site at St. Andrew's Park, a former RAF site in Uxbridge. Achieve a minimum score of 35/50 on all St. Modwen Homes schemes, targeting a 5% improvement by the end of our 2015/16 financial year.	

* For the purpose of this objective, our speculative programme is defined as the point when construction commences on a building with no defined occupier.



Tree planting at The Trentham Estate and Gardens, Stoke-on-Trent

Case studies

100% concrete recycled at Parkside Business Park, Doncaster



All concrete recycled at Parkside has been certified to industry standards and incorporated into the works

To avoid the use of natural quarried materials and as part of the Company's commitment to recycle and reuse over 120,000 tonnes of concrete this year, St. Modwen has successfully recycled 100% of concrete at its site in Parkside Business Park, Doncaster.

Following groundworks and remediation on site, we have recycled 7,498 m³ (13,120 tonnes) of concrete in total across the first phase of the development, of which 6,798 m³ (11,896 tonnes) has been used for the sub-base of the first two speculatively developed buildings. The surplus will be used in the subsequent phases so that a total of 22,494 m³ (39,000 tonnes) of recycled concrete will be used across the entire 250,000 sq ft scheme once complete.

Parkside Business Park embodies St. Modwen's commitment to sustainable regeneration and is proof of our dedication to revitalise the areas in

which we work; not only through environmental factors such as innovative recycling methods but through our investment and long-term commitments across the town.

St. Modwen is currently building two speculative warehouses totalling almost 80,000 sq ft on site; this significant speculative development, which is undertaken without any additional funding reinforces our confidence in the areas in which we chose to develop.

In addition to Parkside Business Park, St. Modwen continues to revitalise nearby Waterdale Shopping Centre, including the delivery of 22,000 sq ft of improved and modern retail, leisure and office space. The final phase of development at Crompton Retail Park, located a stone's throw away from Parkside, includes a new 10,000 sq ft Farmfoods store, and forms part of a £5m mixed-use redevelopment.

Edmonton Green's fashion fiesta



Edmonton Green's annual fashion show has become one of the shopping centre's most popular events, attracting widespread audiences of all ages from across North London. Not only does the event provide a promotional platform for the centre's diverse range of fashion and lifestyle retailers, but is an opportunity for St. Modwen to help and engage local groups, independent designers and creative artists.

This year St. Modwen collaborated with the organisers of Africa Fashion Week London; Europe's largest catwalk event of African and African-inspired design, to give a variety of emerging designers from the UK and worldwide the chance to showcase their collections in the capital. In addition, the Centre provided stalls for the designers to sell their garments and promote their work.

In support of the main fashion show - and in recognition of the local community's passion for song and dance - St. Modwen invited a local choir group to close Saturday's catwalk show, and enlisted the help of Britain's Got Talent winners Diversity to run a day of creative dance workshops. The classes, aimed at local families, looked to encourage children to take an interest in dance, alongside educating participants on the social and health benefits of pursuing street dance as a hobby. This also tied in with St. Modwen's ongoing sponsorship of Steppaz youth dance group which, with St. Modwen's financial support, has launched weekly classes at Edmonton Green Shopping Centre.



Case studies (continued)

Edible Avenue - New Covent
Garden Sites, Nine Elms, London

As part of our commitment to engage with local communities and animate dilapidated spaces, we have been working with 'The Edible Bus Stop', a design and landscape architecture practice in South London, to create a playful landmark along the New Covent Garden Market boundary in Nine Elms, London.

The redevelopment of London's largest fresh produce market - New Covent Garden Market is an important project, not only for St. Modwen but for the entire Nine Elms area, and yet it remains largely unseen beyond its high perimeter wall. Our objective is to improve the look and feel of the market's boundary along the length of Thessaly Road and to bring the ethos of the market into the community.

Before the Industrial Revolution, much of Nine Elms was farmland, providing food for London as it does today.



The 'Edible Avenue' project celebrates the produce that comes in and out of the market on a daily basis, building upon this 'market garden' heritage by using food-growing as a tool to connect people.

The Edible Avenue project is transforming Thessaly Road, by adding colour, planting, seating and sculptural elements as part of an interactive streetscape along the Market's brick wall. A traditional white picket fence emerges from the wall, playfully folding and curving to form the seating.

The first stages of the project began in Spring 2016, when members of the local community were invited to attend planting-up sessions as part of the Chelsea Flower Show Fringe and the London Festival of Architecture.

As the plants grow, the installation will start to bloom with fruit bushes, trailing plants, edible flowers and herbs. The Avenue will become a living garden, with the local community invited to tend-to and harvest the produce. Our aim is to get people of all ages involved with the new planting spaces to share gardening skills and encourage conversations between each other.



Visuals showing the Edible Avenue in full bloom

Case studies (continued)

Gold Award for New Covent Garden Market at the Chelsea Flower Show



This year, in its debut appearance as an exhibitor at the Chelsea Flower Show, New Covent Garden Flower Market won the prestigious RHS Chelsea Gold medal and the New Design Award for their floral stand.

Named 'Behind Every Great Florist', the installation, which was sponsored by St. Modwen and supported with donations from market traders and Veevers Carter, showcased a floral portrait of the monarch and illustrates the ties that bind the Flower Market traders and their customers. The show-stopping exhibit tells a story of two sides intrinsically bound together and was a tribute to HM the Queen on her 90th birthday.

Designed and created by Veevers Carter, one of London's most innovative floral design and event styling companies and long-standing customer of the market, the stand was made up of over 10,000 flowers and took six months of planning and 35 specialists.

St. Modwen is delivering the brand New Covent Garden Market in partnership with Covent Garden Market Authority. Works to the interim flower market started on site earlier this year and are progressing well.

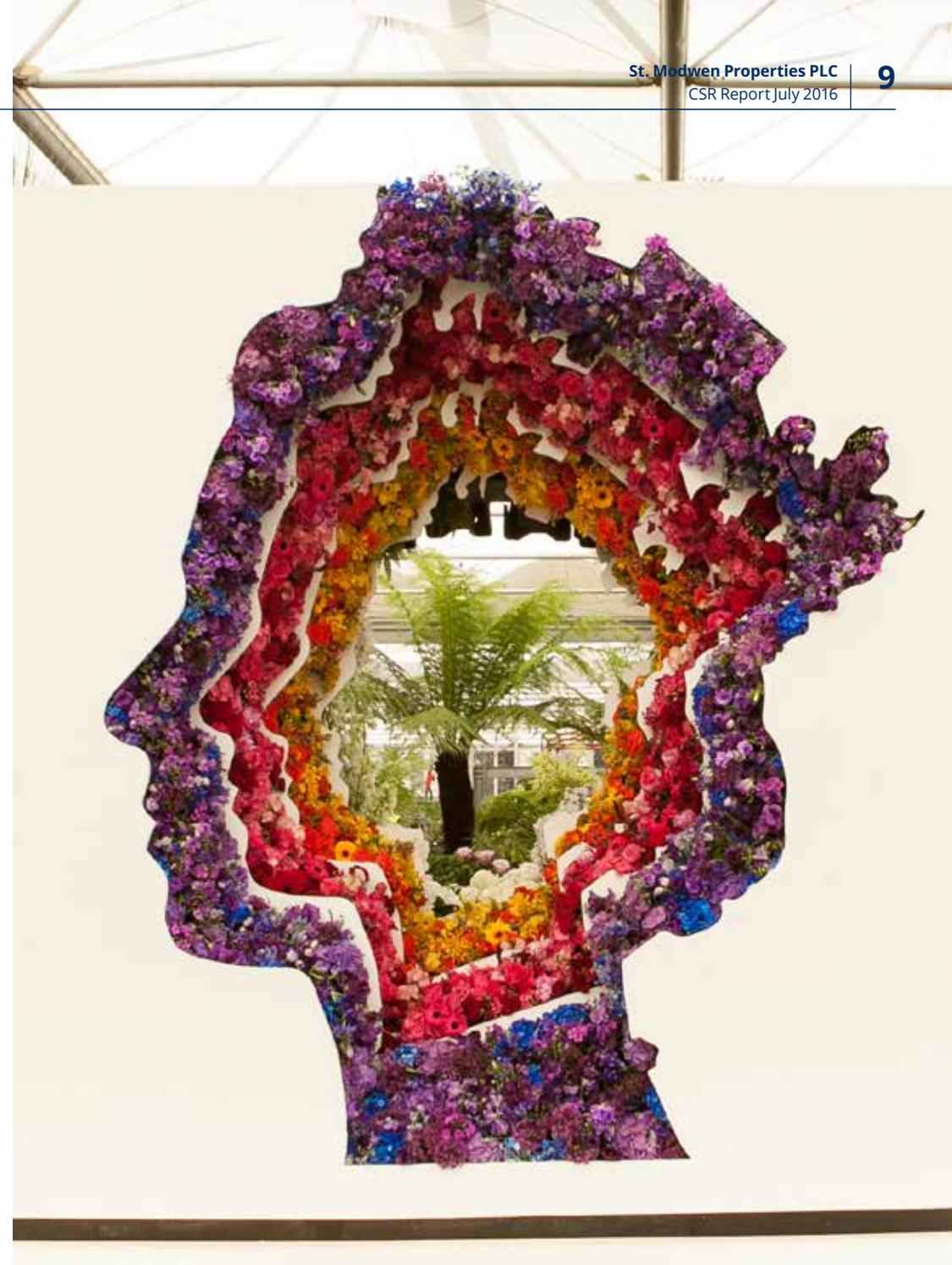
A ten year project, the regeneration of the New Covent Garden sites will create modern market facilities and secure the future of the market for generations to come.

"We are absolutely thrilled and proud to have won a coveted Chelsea Gold medal and the RHS Chelsea New Design Award on our first ever exhibit at the show. We wanted our exhibit to highlight the vital relationship between London's iconic wholesale Flower Market and the talented independent florists who flower London. As a devoted customer of the Flower Market for over three decades, Veevers Carter instantly understood the concept and their design for 'Behind Every Great Florist' encapsulates this in a spectacularly creative way."

Helen Evans, Director of Communications at Covent Garden Market Authority



Photograph taken by Rona Weeldon, Flowerona.com



'Behind Every Great Florist', Great Pavilion, RHS Chelsea Flower Show 2016

Case studies (continued)

30th anniversary national schools photography project



At the beginning of 2016 we launched a national schools photography competition to mark the Company's 30th anniversary as a listed business. The competition is supported by a number of organisations and experts in urban design, architecture, education and photography, including Farrells and The Princes Foundation for Building Communities.

Entitled 'Making Places', the competition is open to 30 secondary schools across England and Wales and asks GCSE art students to capture the theme of placemaking through the medium of photography. In doing so, students will explore what community, architecture or urban design means to them.

Students from each participating school have attended workshops hosted by Stephen Burke. Stephen is a photographer for the Telegraph and the Financial Times, and a member of award-winning, contemporary art organisation 'WERK'*, he provides the students with insightful guidance on how to encapsulate the theme of placemaking and create a sense of community through photography, in addition to offering careers advice in this field.

Each of the participating schools will put forward their best entry, from which a shortlist of seven will be selected by a panel of judges. The national final will take place at The Princes Foundation for Building Communities' offices in central London in September where the winner will be announced and awarded with a state of the art camera and £3,000 towards the school's art and photography department.



St. Joseph's College visit Trentham Estate and Gardens, Stoke-on-Trent

"For the last 30 years, St. Modwen has been relentless in its mission to bring new life to areas in need of regeneration and create places for people to live, work, learn, shop and enjoy. In our 30th year, we wanted to capture what we do as a business and to share this with local communities. The photography competition enables us to document what regeneration looks like in 2016, but more importantly, has been designed to inspire the next generation to explore what it is that gives a true sense of place to any community as well educating them on urban design and providing valuable photography skills from industry experts."

Bill Oliver, Chief Executive, St. Modwen

The 30 schools are located in one of the seven regions in which St. Modwen operates. The workshops will be held at selected St. Modwen regeneration and development sites across the UK.

For more information on St. Modwen's 30th anniversary and the national schools competition, please visit <http://www.stmodwen.co.uk/corporate-social-responsibility/30th-anniversary>

"In the Farrell Review, we advocate for the teaching of architecture and the built environment to be interwoven into many different subjects to give the younger generation the placemaking skills required to build a better tomorrow. It is fantastic to see photography being employed to this end in this competition from St. Modwen and I'm looking forward to seeing the creative results."

Max Farrell, Partner, Farrells

"Placemaking, in creating better places to live, is fundamental to the work of The Prince's Foundation for Building Community. We welcome this competition from St. Modwen to encourage future generations to think about what it means and how architecture and urban design can improve quality of life. I am very much looking forward to judging the entries and wish all the entrants the best of luck."
Ben Bolgar, Senior Director, The Princes Foundation for Building Communities

WERK

*The competition has been designed and produced in association with WERK, an award-winning contemporary art organisation based in Birmingham, UK. WERK curates and produces contemporary art projects within the built environment and public space, creating opportunities for artists to work within communities and to develop socially engaged pieces in response to a place: www.werk.org.uk



Christopher Whitehead School visit Great Western Business Park, Worcester



**WE CREATE
VIBRANT PLACES**

Case studies (continued)

'Star Map' installation at Longbridge Town Centre



As part of St. Modwen's ongoing relationship with the Longbridge Public Art Project (LPAP)*, artist in residence Cathy Wade recently unveiled an innovative art installation which maps the historic night sky in Longbridge.

The public artwork titled 'Star Map' charts the night sky that would have been seen over Longbridge on the evening that the founder of Austin Motor Company, Herbert Austin, first visited the site 110 years ago.

Longbridge is, without doubt, still known as a leading automotive manufacturing hub in its time and St. Modwen has been keen to find creative ways to preserve this heritage, whilst also looking forward to Longbridge's new future as a vibrant place where people can work, live and enjoy their leisure time. Through LPAP's various projects St. Modwen continues to achieve something really unique in Longbridge, creating lasting public art that can be enjoyed by all, whilst also creating a new identity for the area.

"Throughout my residency at LPAP I have looked at the various ways in which light can transform spaces both old and new, and I am fascinated by how we can use astronomy to chart histories through the night sky."

"The Star Map installation will be a permanent art feature within Longbridge and gives a clear nod to Longbridge's automotive heritage through the astronomical link to Herbert Austin, whilst also providing a piece of contemporary art for visitors and the local public to enjoy."

Cathy Wade, Artist in residence, LPAP



Longbridge train station transformed into a 'community garden'



During her LPAP residency Cathy Wade has researched the physical elements of Longbridge's heritage, ecology and lighting. She has assisted in delivering a permanent lighting scheme for the town centre, in partnership with St. Modwen and landscape architect consultancy Phil Jones Associates, whilst being heavily involved in the Longbridge Light Festival in 2014. In addition, Cathy has been the mastermind behind the 'Wild Longbridge' initiative which is being delivered in partnership with Northfield Ecocentre and London Midland.

The project explores how planting, growing and eating can be a shared activity that enhances built and social environments. St. Modwen, along with representatives from leading companies based at Longbridge, including Marks & Spencer, Boots and London Midland all volunteered to help clear existing scrub land and to plant a new wildflower meadow at the

train station which will be transformed into a 'community garden'.

For many, the train station is the gateway to Longbridge; the new wildlife meadow will help enhance the station through colour and nature, providing a real focal point for people arriving at Longbridge.

"Wild Longbridge proposes that we can change the landscape we commute in, such as a train station, through the creation of a community garden. This project will develop through a series of art, design and ecology events that blend planting and growing as landscaping and art."

Cathy Wade, Artist in residence, LPAP

*LPAP is being delivered by WERK and supported by the UK's leading regeneration specialist, St. Modwen.

Case studies (continued)

Street party in Billingham



As part of our ongoing commitment to regenerate communities and revitalise spaces, St. Modwen has been working with Pat Chambers, editor of the Billingham Community Newspaper, on an ongoing basis to support community events across the Town Centre.

One such event was 'The Big Lunch', Billingham's largest ever street party thrown to celebrate HM the Queen's 90th Birthday. On 12th June St. Modwen played host to the party in Billingham Town Centre square; sponsored the event and even provided a giant inflatable penalty shoot-out as well as a photographer for the day. Having supported Chambers throughout the planning process 'The Big Lunch' was really well attended and a big success.

Upon acquiring the Town Centre at the end of 2014, St. Modwen's aim has been to bring people back to the town. We continue to invest in the Centre and are committed to a rolling programme of improvements to create a vibrant and convenient place to shop, relax and live.

We also remain focused on supporting existing businesses, to enable them to strengthen and grow, as well as attracting new retailers to the Centre and this has included introducing and supporting existing local community events. Recent research figure show that the Town Centre has experienced a 27 per cent rise in overall footfall in the last year.

"La Porto Italoano is growing from strength to strength, with people coming from across the county and beyond to sample our food. Our location, free parking across the Centre and, of course, our great food, have all contributed to the success of the restaurant. We are pleased to be part of the ongoing development of a vibrant and successful new Billingham Town Centre."

Adil Iletmis, Local restaurant owner

Tree planning with the Salvation Army event at Branston Leas



In March this year, we invited the Burton branch of the Salvation Army and local residents to help us plant 30 new trees at Branston Leas Woods to mark the 30 fallen WW1 soldiers from Branston. The event also formed part of the Corp's 130th anniversary.

The public planting event was followed by a commemoration ceremony at the Clays Lane Pavilion, marking the 30 local soldiers who lost their lives.

The Branston Leas Wood project will see over 21,000 trees planted in total at Branston Leas Woods, which is situated next to the River Trent. More than 15,000 trees, including fruit trees and rare Black Poplars have been planted so far, along with 14,000 bluebell bulbs.

In addition, St. Modwen, in partnership with Branston Parish Council and the Staffordshire Wildlife Trust, has delivered a Peace Wood, dedicated to remembering people's loved ones. Open daily with free access, Branston Leas Peace Wood is a centre for remembrance within the wider Branston Leas Wood and has been established as a place for people to reflect and remember loved ones within a natural, peaceful setting. The local community will be able to make a tribute to their loved ones by sponsoring a plaque on a new oak wall, which has been installed within the Peace Wood. This project is a testament to what communities and developers can achieve when they work together.



"We had a great turnout on the day, with local residents and supporters turning out to celebrate the 130th anniversary of the Burton Salvation Army Corps, as well as paying tribute to the 30 fallen war heroes."

Phillip Dukes, Corps Sargent Major, Salvation Army, Burton branch

"Over the course of the next year, we will be planting 2,000 trees, plus 5,000 bluebell bulbs at Branston Leas Woods."

"Community planting events are really good fun, whilst being an excellent educational tool for local children and adults to learn about the natural environment and the importance of creating new woodland areas for wildlife habitats to encourage biodiversity."

"But over and above that, by organising volunteer planting events, local people have an opportunity for direct involvement in creating and shaping the new woodland which will hopefully be enjoyed by many generations to come."

Shaun Rimmer, The Staffordshire Wildlife Trust

Case studies (continued)

Give and Gain at Kirkby Town Centre



Following the acquisition of Kirkby Town Centre at the end of 2015, we have fully embraced improving community relations across the Town Centre and have received a positive response. One such initiative was the support of Business in the Community's Give & Gain Day with a full day of volunteering activity across the centre.

Town Centre manager Mike Matthews led a day of activity which included: a litter pick, a recycling class, an artwork project with Centre63 as well as a next steps session with Northwood Forest Garden. The chefs from Can Cook were also on hand providing a healthy lunch for all involved.

The award:

The day was such a success that Knowsley Community and Voluntary Services created a new category 'Trophy for Employer Sponsored Volunteering', as recognition for the brilliant initiative. The event stood out because it involved so many organisations working together for a short-term gain in the community and it lay important foundations for a longer-term impact with young people.

More about Give and Gain

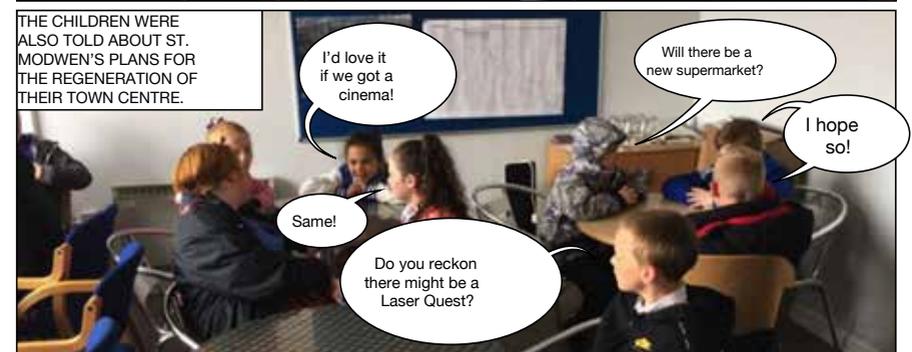
Now in its seventh year, Business in the Community's Give & Gain Day is the UK's only

national day of employee volunteering and saw thousands of people from hundreds of companies volunteering on Friday 20th May.

The comic book:

As a thank you for the day, Comics Youths has put together a comic strip to capture the events of the day, a sample of which can be seen on the facing page.

"Give & Gain is a brilliant initiative championing the talent and energy found in helping communities, their ambition is to make a difference in the communities where we live and work. The initiative reflects the St. Modwen approach, as the leading regeneration specialist, to revitalise the Town Centre and help create a place that people can be proud of. We're therefore delighted to have given our support, the community really got involved and the day was a great success."
Mike Mathews, Town Centre Manager



Everyone got excited, and started thinking about what they'd do if they could design their own Kirkby town centre. Which was just as well, because...

Case studies (continued)

Remediation at Littlecombe, Dursley



Littlecombe is now a thriving new community

The 92 acre Littlecombe site lies within a steep sided Cotswold escarpment valley to the north of the town of Dursley. Previously owned by Lister Petter, the land has seen many years of pre-industrial mills and mill ponds developed; the River Cam, which crosses the site, was progressively placed in culvert as the industrial units were constructed in stages and the site became more heavily polluted.

In 2002, St. Modwen entered a development agreement with the South West Regional Development Agency and subsequently Stroud District Council, in order to transform the industrial site into a high quality mixed-use development including c.450 homes, flexible employment accommodation, and local facilities.

As sections of the site have been released for development, the buildings have been demolished and the site reclamation and

remediation works has been undertaken. These works have also included bringing the River Cam back to its former glory, making this a central feature of the site.

The principal considerations on the site have been:

The foundry sand - Foundry sand stockpiles were located across the site mainly on the flanks of the valley. After detailed characterisation of these materials, they were remediated and incorporated into appropriate areas of the site, including beneath the Business Park plateau.

The River Cam - Almost 1,000m of the river has been progressively deculverted and a new realigned open water course has been created. This water course has a clay liner to minimise the risk of any residual contamination from the site entering the river. The new river also benefits from several ecological enhancements, including mammal ledges and animal passes.



The River Cam during the deculverting process

Gas works – The small gas works to the north of the site was reclaimed and the contaminated materials were remediated on site. A small volume of tar was removed from site for offsite treatment and disposal.

Building foundations – The valley floor was very heavily developed and required extensive reclamation and remediation. This involved removing all the slabs, excavating the foundations and backfilling the voids. Approximately 8,000 tonnes of recovered steel was removed from site for recycling and over 60,000 tonnes of the concrete has been crushed, tested for any residual contamination and incorporated into the works.

Oil and diesel contamination – A number of areas of hydrocarbon contamination were found on the site. These were removed to treatment areas and bio-remediated.

The remediated material was then incorporated into appropriate areas on the site.

Bulk Earthworks – Approximately 600,000m³ (1 million tonnes) of material has been excavated and placed to create the development areas.

By careful and considered remediation and reclamation, plus ongoing regulator liaison concerning phasing, this brownfield site is being successfully transformed into a new community with high quality houses, a community hospital, a multitude of businesses and also features a new open naturalised river course.



The River Cam successfully deculverted





CREATING BETTER ENVIRONMENTS

SUPPORTING COMMUNITIES

ENSURING SUSTAINABLE BUSINESS

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