Taylor Wimpey Plc - Water 2018

W0. Introduction

W0.1

(W0.1) Give a general description of and introduction to your organization.

Taylor Wimpey plc is a UK-focused residential developer which also has operations in Spain. Our vision is to become the UK's leading residential developer for creating value and delivering quality within the UK housebuilding sector.

We are committed to being a responsible homebuilder and are continuing to integrate sustainability into our business practices. This approach helps us to create better homes and communities and a stronger business for the long term. Sustainability information and performance data is integrated in our Annual Report and Accounts through each part of our Business Model.

W0.2

(W0.2) State the start and end date of the year for which you are reporting data.

	Start date	End date
Reporting year	January 1 2017	December 31 2017

W0.3

(W0.3) Select the countries/regions for which you will be supplying data.

Spain
United Kingdom of Great Britain and Northern Ireland

W0.4

(W0.4) Select the currency used for all financial information disclosed throughout your response.

GBP

W0.5

(W0.5) Select the option that best describes the reporting boundary for companies, entities, or groups for which water impacts on your business are being reported.

Companies, entities or groups over which financial control is exercised

W0.6

(W0.6) Within this boundary, are there any geographies, facilities, water aspects, or other exclusions from your disclosure?

Yes

W0.6a

(W0.6a) Please report the exclusions.

Exclusion	Please explain
Spain	Spain is an non-material part of our business (roughly 2.5% turnover). The detailed systems and processes that we have for water data in the UK business are not in place for our Spanish business and so we do not have robust data for Spain.
Certain categories of unmetered water excluded from quantitative assessment	In cases where there is no measurement or estimation mechanism in place, such as water from hydrant and standpipe licences or water in bowers used for dust suppression, we have excluded this consumption from our quantitative assessment.

W1. Current state

W1.1

(W1.1) Rate the importance (current and future) of water quality and water quantity to the success of your business.

	Direct use importance rating	Indirect use importance rating	Please explain
Sufficient amounts of good quality freshwater available for use	Important	Important	Supply of freshwater is essential for our construction operations for personnel as well as for various construction purposes such as washing tools, homes and vehicles, as an ingredient in mortar and concrete and irrigating gardens and open spaces (part direct operations and supply chain). This is why 'Important' is selected for direct use. It is also essential that there is a supply of sufficient amounts of good quality freshwater for the development sites. Homes that we build require water for domestic purposes such as washing, cooking and sanitation (indirect use). This is why 'Important' is selected for indirect use. Providing the water supply infrastructure is part of the sites' development costs. However, the cost of water is currently not material. Nevertheless, we are taking measures and are committed to reducing operational water consumption and increasing the water efficiency of our site compounds and the homes we build as a minimum in line with Building Regulations.
Sufficient amounts of recycled, brackish and/or produced water available for use	Not important at all	Not very important	We do not use brackish or produced water in our construction operations (site operations) and the amount of recycled water is not known but anticipated to be non-material. This is why 'Not important at all' is selected for direct use. Downstream (indirect use), our homes do not use brackish or produced water. A number of homes have greywater recycling or rainwater harvesting technologies including rainwater collection barrels. This is why 'Not very important' is selected for indirect use. The amount of recycled water is not known but anticipated to be immaterial. However we have evaluated the importance of water in our supply chain as part of a wider project to quantify and value our supply chain water consumption, greenhouse gas emissions and waste generation.

W1.2

(W1.2) Across all your operations, what proportion of the following water aspects are regularly measured and monitored?

	% of sites/facilities/operations	Please explain
Water withdrawals – total volumes	100%	100% of UK sites are covered by this measurement and monitoring. Figures are collated quarterly from invoices/manual meter reads.
Water withdrawals – volumes from water stressed areas	1-25	The South East and East Anglia are the two water stressed areas that we operate in. Our water withdrawal within these areas is 8% of our overall withdrawal in the UK.
Water withdrawals – volumes by source	100%	100% of UK sites are covered by this measurement and monitoring. Figures are collated quarterly from invoices/manual meter reads.
Produced water associated with your metals & mining sector activities - total volumes	<Not Applicable>	<Not Applicable>
Produced water associated with your oil & gas sector activities - total volumes	<Not Applicable>	<Not Applicable>
Water withdrawals quality	Less than 1%	Taylor Wimpey is currently unable to measure this information.
Water discharges – total volumes	100%	100% of UK sites are covered by this measurement and monitoring. Figures are collated quarterly from invoices/manual meter reads.
Water discharges – volumes by destination	Less than 1%	Taylor Wimpey is currently unable to measure this information.
Water discharges – volumes by treatment method	Less than 1%	Taylor Wimpey is currently unable to measure this information.
Water discharge quality – by standard effluent parameters	Less than 1%	Taylor Wimpey is currently unable to measure this information.
Water discharge quality – temperature	Not relevant	We do not currently have any operations which would produce water discharge at temperatures that would affect the surrounding environment.
Water consumption – total volume	100%	Taylor Wimpey estimated water consumption based on water withdrawal data and average discharge rates for office and construction sites. 100% of UK sites are covered by this measurement and monitoring.
Water recycled/reused	Not monitored	Taylor Wimpey is currently unable to measure this information.
The provision of fully-functioning, safely managed WASH services to all workers	100%	WASH (water, sanitation and hygiene) services are covered in Taylor Wimpey's health and safety policies and apply to all employees (100% of sites in the UK as it is a UK requirement). Health and Safety audits are completed annually.

W1.2b

(W1.2b) What are the total volumes of water withdrawn, discharged, and consumed across all your operations, and how do these volumes compare to the previous reporting year?

	Volume (megaliters/year)	Comparison with previous reporting year	Please explain
Total withdrawals	635.24	About the same	The increase in total withdrawal is 0.2% on last year and compared to past increase (10%) this is minimal and has been classed as about the same. FUTURE VOLUMES We believe that the trend for future years will be 'about the same'. The business is on a growth trajectory however we expect to mitigate increases in water withdrawals with greater water efficiency.
Total discharges	240.68	About the same	The increase in total discharge is 1% which, compared to the 5% increase last year and 11% the year before, is insignificant. FUTURE VOLUMES We believe that the trend for future years will be 'about the same'. The business is on a growth trajectory however we expect to mitigate increases in water withdrawals with greater water efficiency.
Total consumption	394.56	About the same	The increase in total discharge is 0.1% which, compared to previous years' increases of 10% and 2%, is insignificant. FUTURE VOLUMES We believe that the trend for future years will be 'about the same'. The business is on a growth trajectory however we expect to mitigate increases in water withdrawals with greater water efficiency.

W1.2d

(W1.2d) Provide the proportion of your total withdrawals sourced from water stressed areas.

	% withdrawn from stressed areas	Comparison with previous reporting year	Identification tool	Please explain
Row 1	8	About the same	Other, please specify (FAO/Aquastat)	The regions of the South East and East Anglia are the two water stressed areas that Taylor Wimpey operates in. These account for 8% of the total water withdrawal. Last year the same water stressed areas accounted for 8.5% of total water withdrawals.

W1.2h

(W1.2h) Provide total water withdrawal data by source.

	Relevance	Volume (megaliters/year)	Comparison with previous reporting year	Please explain
Fresh surface water, including rainwater, water from wetlands, rivers, and lakes	Not relevant	<Not Applicable>	<Not Applicable>	This accounts for a very small percentage of Taylor Wimpey's withdrawal water and is therefore not relevant. This will remain a very small percentage of our water withdrawal and therefore we have no plans to measure this in the future.
Brackish surface water/seawater	Not relevant	<Not Applicable>	<Not Applicable>	At Taylor Wimpey we use water for various construction purposes including washing tools, homes, and vehicles, mixing cement and concrete, and irrigating gardens and open spaces. For these purposes fresh water is used. We do not use brackish and/or surface water for any of our operations and it therefore not relevant. As such, we do not have any plans to measure brackish and/or surface water.
Groundwater – renewable	Relevant but volume unknown	<Not Applicable>	<Not Applicable>	Groundwater may be withdrawn for engineering, remediation and construction purposes and a percentage of this may come from renewable groundwater sources, however the exact volume is unknown.
Groundwater – non-renewable	Not relevant	<Not Applicable>	<Not Applicable>	Groundwater may be withdrawn for engineering, remediation and construction purposes. However, Taylor Wimpey avoids using any non-renewable groundwater sources where possible and therefore this category is not relevant.
Produced water	Not relevant	<Not Applicable>	<Not Applicable>	At Taylor Wimpey we use water for various construction purposes, including washing tools, cleaning homes and vehicles, as an ingredient in mortar and concrete, and irrigating gardens and open spaces. For these purposes, fresh water is used. Produced water is not relevant.
Third party sources	Relevant	635.24	About the same	Our metered mains water footprint includes water used on building sites, in sales areas, show homes, plots before sale, offices and our logistics business. Our total metered water consumption increased this year (by 0.2%), however our water intensity (the amount of water per 100 square meters of build) has decreased by 1.8% since last year. The water intensity of our metered offices increased 0.2% last year and so we did not meet our target of a 3% reduction (as measured against full time employees) on a 2016 baseline. However it should be noted that the water intensity of our metered offices has fallen 42% since 2014. The reduction since 2014 is due to a combination of moving into more water efficient offices, addressing water leaks, implementing efficiency measures and an increase in the number of employees in these locations which affects the intensity measurement.

W1.2i

(W1.2i) Provide total water discharge data by destination.

	Relevance	Volume (megaliters/year)	Comparison with previous reporting year	Please explain
Fresh surface water	Relevant but volume unknown	<Not Applicable>	<Not Applicable>	Some engineering operations will discharge water into a water body with permission. This is not something Taylor Wimpey currently measures.
Brackish surface water/seawater	Not relevant	<Not Applicable>	<Not Applicable>	All water from offices, show homes, plots before sale and welfare facilities on building sites is discharged to sewer. Other water used on building sites may become permanently locked into materials (e.g. concrete), evaporate (e.g. irrigation or wash water), infiltrate (e.g. irrigation water) or find its way into surface water systems (e.g. road cleaning water). Taylor Wimpey does not discharge into brackish surface water or seawater.
Groundwater	Relevant but volume unknown	<Not Applicable>	<Not Applicable>	Our engineering operations will often inject discharge water back into the ground and occasionally the sewer. This is not something Taylor Wimpey currently measures.
Third-party destinations	Relevant	240.68	Higher	As a UK focused residential developer, all water from offices, show homes, plots before sale and welfare facilities on building sites is discharged to sewer. Other water used on building sites may become permanently locked into materials (e.g. concrete), evaporate (e.g. irrigation or wash water), infiltrate (e.g. irrigation water) or find its way into surface water systems (e.g. road cleaning water). An estimate of Taylor Wimpey water discharge is calculated, and is based on water withdrawal data and average discharge rates for office and construction sites. This year was an increase of 1% on last year.

W1.4

(W1.4) Do you engage with your value chain on water-related issues?

Yes, our suppliers

W1.4a

(W1.4a) What proportion of suppliers do you request to report on their water use, risks and/or management information and what proportion of your procurement spend does this represent?

Row 1

% of suppliers by number

76-100%

% of total procurement spend

76-100

Rationale for this coverage

Taylor Wimpey understands that by far the most significant part of its operational resource use is in its supply chain and that decoupling growth from resource dependency will reduce business risks. This engagement covered tier 1 and 2 suppliers, which accounted for the majority of our supply chain (76-100% of suppliers by number and 76-100% of total procurement spend).

Impact of the engagement and measures of success

TYPE OF INFORMATION REQUESTED FROM SUPPLIERS Taylor Wimpey commissioned Trucost to analyse 1469 of our suppliers, and, of these suppliers, we engaged with 250 companies to collect primary data from the top 3 suppliers (by total environmental cost) in each Taylor Wimpey category. Trucost was able to verify and integrate information provided by 82 companies. For Tier 1 suppliers (direct suppliers) water consumption was 744,953 m3. For Tier 2 suppliers (suppliers to Tier 1 suppliers) consumption was 27,440,140 m3. HOW THE INFORMATION IS USED WITHIN THE COMPANY The information is used to quantify and value the natural capital impacts of Taylor Wimpey's supply chain. The information is also used to engage with our suppliers on energy, water, waste and GHG emissions. DETAILS OF HOW THE SUCCESS IS MEASURED One measure of success from this engagement was the response rate. Suppliers were not incentivised to report however we received a response rate of 33%.

Comment

W1.4b

(W1.4b) Provide details of any other water-related supplier engagement activity.

Type of engagement
Incentivizing for improved water management and stewardship

Details of engagement
Water management and stewardship is integrated into supplier evaluation processes

% of suppliers by number
76-100

% of total procurement spend
76-100

Rationale for the coverage of your engagement
Of our 90 group suppliers, 75 are registered with the Supply Chain Sustainability School (SCSS). Being part of the SCSS helps us to improve our supplier engagement on water-related issues and reduce our water footprint.

Impact of the engagement and measures of success
DETAILS OF THE BENEFICIAL OUTCOMES OF THE ENGAGEMENT ACTIVITY SCSS is a collaboration between clients, contractors and first-tier suppliers who have a mutual interest in building skills of their supply chain. As part of this best practice is shared through training sessions. CLEAR DESCRIPTION OF HOW SUCCESS OF SUPPLIER ENGAGEMENT IS MEASURED One of the measures of success from this supplier engagement is the attendance of training sessions. In the past 12 months, 93 delegates from these organisations have attended a training session with the SCSS. Since the School began in 2012, 392 delegates from these organisations have attended training.

Comment

W2. Business impacts

W2.1

(W2.1) Has your organization experienced any detrimental water-related impacts?
No

W2.2

(W2.2) In the reporting year, was your organization subject to any fines, enforcement orders, and/or other penalties for water-related regulatory violations?
No

W3. Procedures

W3.3

(W3.3) Does your organization undertake a water-related risk assessment?
Yes, water-related risks are assessed

W3.3a

(W3.3a) Select the options that best describe your procedures for identifying and assessing water-related risks.

Direct operations

Coverage
Full

Risk assessment procedure
Water risks are assessed as part of other company-wide risk assessment system

Frequency of assessment
Six-monthly or more frequently

How far into the future are risks considered?
6 to 10 years

Type of tools and methods used
International methodologies
Databases
Other

Tools and methods used
Environmental Impact Assessment
FAO/AQUASTAT
Internal company methods
External consultants
National-specific tools or standards

Comment

Supply chain

Coverage
Full

Risk assessment procedure
Water risks are assessed as part of other company-wide risk assessment system

Frequency of assessment
Six-monthly or more frequently

How far into the future are risks considered?
6 to 10 years

Type of tools and methods used
International methodologies
Databases
Other

Tools and methods used
Environmental Impact Assessment
FAO/AQUASTAT
Internal company methods
External consultants

Comment

Other stages of the value chain

Coverage
None

Risk assessment procedure
<Not Applicable>

Frequency of assessment
<Not Applicable>

How far into the future are risks considered?
<Not Applicable>

Type of tools and methods used
<Not Applicable>

Tools and methods used
<Not Applicable>

Comment

W3.3b

(W3.3b) Which of the following contextual issues are considered in your organization's water-related risk assessments?

	Relevance & inclusion	Please explain
Water availability at a basin/catchment level	Relevant, always included	HOW AND WHY FACTORED INTO WATER RISK ASSESSMENT The availability of mains water is assessed with utility providers as part of a development sites evaluation. As a UK-focused residential developer water is used within all operations, therefore, ensuring a sufficient supply of water is essential and is therefore always included in risk assessments. COMPANY SPECIFIC EXAMPLE OF THE ASSESSMENT One way that Taylor Wimpey assesses water availability at basin/catchment level is by using the Aquastat database published by the Food and Agricultural Organisation (FAO) of the United Nations. The outcomes and data from these assessments are integrated into how we assess risk. For example, we will not commence with development unless we can ensure that the land represents a low flood risk or that a technically robust programme of flood mitigation works is in place, having taken into accoutn regard to current planning policy guidance and the views of key local stakeholders.
Water quality at a basin/catchment level	Relevant, always included	HOW AND WHY FACTORED INTO WATER RISK ASSESSMENT As a UK-focused residential developer, water is essential to our construction operations for personnel use as well as for various construction purposes such as mixing cement and concrete and irrigating gardens. Maintaining a high level of water quality is therefore important to Taylor Wimpey and is always included in risk assessments. COMPANY SPECIFIC EXAMPLE OF THE ASSESSMENT Good quality water is required for the development of sites in homes for domestic purposes such as washing, cooking and sanitation. Water quality of surface water and groundwater features is often assessed by desk study and investigated by physical sampling and analysis, particularly for brownfield sites to ensure good quality water is available.
Stakeholder conflicts concerning water resources at a basin/catchment level	Not relevant, explanation provided	WHY THIS ISSUE IS NOT RELEVANT: Taylor Wimpey do not experience conflicts relating to water resources at the basin/catchment level. We will continue to manage our water related risks throughout the organisation and report on them within our CDP water response and do not anticipate this being relevant in the future.
Implications of water on your key commodities/raw materials	Relevant, sometimes included	HOW AND WHY FACTORED INTO WATER RISK ASSESSMENT: The current implications of water on raw materials are important to Taylor Wimpey. Water is essential for the mixing of cement, a key raw material used in the construction of homes. COMPANY SPECIFIC EXAMPLE: In 2016 we completed work with Trucost examining water in our supply chain. Part of this work helped us to understand key risk areas in terms of current and future raw materials. During 2017 we continued to engage with our suppliers on sustainability issues through the Supply Chain Sustainability School. This work will continue into 2018 when we will conduct workshops to share best practice and solutions for reducing resource use.
Water-related regulatory frameworks	Relevant, always included	HOW AND WHY FACTORED INTO WATER RISK ASSESSMENT: Regulatory frameworks affect Taylor Wimpey in a number of ways including for water supply, flood risk assessment, and drainage assessment. We evaluate regulatory frameworks and factor these into our water risk assessments as it is vital that we stay on top of any environmental legislation surrounding water. COMPANY SPECIFIC EXAMPLE: We recently undertook a company-wide risk assessment to determine the risk of increased fluvial flood levels under updated Environment Agency climate projections and understand what this might mean for us in terms of risk to development area and flood mitigation costs.
Status of ecosystems and habitats	Relevant, always included	HOW AND WHY FACTORED INTO WATER RISK ASSESSMENT: As a responsible developer Taylor Wimpey is committed to protecting the built and natural environment. Where retention, maintenance or improvement of ecology requires work on water features such as rivers, ponds or lakes this will be conducted. COMPANY SPECIFIC EXAMPLE: Where there are protected or sensitive species or habitats on a potential development site an ecological survey will be commissioned. For example, at Leybourne Chase it was discovered that there was a population of voles and doormice, therefore as result tunnels crossing the new link road were built. At our site in Stepps, West Scotland, new homes are situated next to a glacial 'kettle' loch in an area of wetland. Here we have implemented a number of improvements to the local environment to benefit biodiversity and residents including an area of marshland with new ponds and channels and refuge areas for amphibians, as well as bird and bat boxes and a new butterfly meadow and bare ground areas.
Access to fully-functioning, safely managed WASH services for all employees	Relevant, always included	HOW AND WHY FACTORED INTO WATER RISK ASSESSMENT: WASH (water, sanitation and hygiene) services are covered in Taylor Wimpey's health and safety policies, apply to all employees and are always included in risk assessments (100% of sites in UK as a requirement). COMPANY SEPCIFIC EXAMPLE: For example at our construction sites we ensure that toilets and washing facilities are available in line with the workplace (health, safety and welfare) regulations of 1992 and HSE code of practice.
Other contextual issues, please specify	Not considered	Not applicable

W3.3c

(W3.3c) Which of the following stakeholders are considered in your organization's water-related risk assessments?

	Relevance & inclusion	Please explain

	Relevance & inclusion	Please explain
Customers	Relevant, always included	Customers' water consumption from their homes in use is estimated as part of the development design. We integrate water efficiency into our homes to help reduce future water use by our customers, in line with Building Regulations. All new homes have water meters fitted where required, and we also include low flow taps and showers, and dual flush toilets. At Taylor Wimpey, water is well integrated into the business strategy and risk assessment process. We engage customers is through our Touchpoint customer portal which aims to strengthen customer communication and interaction. Once a customer moves in they can log any issues or problems that arise via Touchpoint and track our response.
Employees	Relevant, always included	Employees' water use is subject to an ongoing review. In particular we include employees in the water risk assessment to understand more about our water use in metered offices. We have achieved a 42% reduction in the water intensity of our metered offices (per full time employee) since 2014. The reduction is due to a combination of moving into more water efficient offices, addressing water leaks, implementing efficiency measures and an increase in the number of employees in these locations which affects the intensity measurement. The methods used to engage employees are via internal company emails, information on our website and posters. A record 72% of our people completed our employee survey this year and their feedback demonstrates a high level of engagement. Based on the survey, our overall employee engagement score is 93%, well above the benchmark for UK companies, and we are taking action to address those areas where our employees have indicated improvement is needed.
Investors	Not relevant, explanation provided	Investors have to date not raised water as an issue for our business.
Local communities	Relevant, always included	Local communities have the opportunity to raise any concerns they have about water through community consultation exercises we conduct prior to us making planning applications. We regularly transform empty, derelict or contaminated areas of land into vibrant new communities. Around 45% of our homes, in 2017 (2016: 45%), were built on previously developed land, known as brownfield land. We protect water quality by remediating groundwater on brownfield sites and preventing silt run off or fuel spills on our construction sites through our environmental management system. Local communities are engaged on water-related topics through our tailored community engagement strategy using our Community Engagement Toolkit. Our approach goes beyond regulatory requirements, with engagement starting before we submit a planning application and continuing throughout the development process. We also have a community review process in place to evaluate the effectiveness of our community engagement projects.
NGOs	Not relevant, explanation provided	Through our business activities we interact with and have an impact on a wide range of stakeholders. We aim to build positive relationships with our stakeholders through clear, open and accurate communication, and be responsive to their views and concerns. Dialogue with our stakeholders can help us to improve how we work, run a more efficient and effective business and address the social, economic and environmental impacts of our operations. For example during 2017 we were involved in the Westminster Sustainable Business forum and contributed to Bricks and Water, a research document on sustainable house building and water management in the construction industry. NGOs do not express concern about water issues associated with our activities and are therefore not routinely included in risk assessments. We will continue to manage our water related risks throughout the organisation and report on them within our CDP water response and do not anticipate this being relevant in the future.
Other water users at a basin/catchment level	Not relevant, explanation provided	Through our business activities we interact with and have an impact on a wide range of stakeholders. We aim to build positive relationships with our stakeholders through clear, open and accurate communication, and be responsive to their views and concerns. Dialogue with our stakeholders can help us to improve how we work, run a more efficient and effective business and address the social, economic and environmental impacts of our operations. Other water users at a local level do not express concern about water issues associated with our activities. We will continue to evaluate our risk assessment processes on a regular basis to determine whether other water users should be considered in the future.
Regulators	Relevant, always included	The Environment Agency (EA) is a statutory consultee for flooding through the planning system. The Scottish Environmental Protection Agency (SEPA) in Scotland and National Resources Wales (NRW) in Wales have similar roles. The local authority Environmental Health department will comment and approve water risk assessments and remedial proposals, sometimes in consultation with the EA, SEPA or NRW. The Environment Agency published new climate change allowances for England during 2016, based on the latest climate change projections. Since this time we have reviewed 47 sites selected from our English regional businesses and Strategic Land North and South, with more detailed reviews at 16 of those sites. We identified that in general our business is not significantly exposed to the risk of increased river flood levels or extent in future climate change scenarios. However, there are circumstances where there is potential for individual sites to be impacted but the majority of Taylor Wimpey sites are located outside of any formal Flood Zones. The methods used to engage regulators include attendance of the Westminster Sustainable Business Forum and membership of the All Party Parliamentary Climate Change Group.
River basin management authorities	Not relevant, explanation provided	A building site is of limited size and does not significantly impact on a river basin scale. Taylor Wimpey does not plan to have any building sites large enough to effect water on this scale and river basins will therefore not be considered in risk assessments in the future.
Statutory special interest groups at a local level	Not relevant, explanation provided	No other statutory special interest groups at a local level have been identified. We will continue to evaluate our risk assessment processes on a regular basis to determine whether statutory special interest groups should be considered in the future.
Suppliers	Relevant, always included	Suppliers of mains water services, sewers, drainage, low flow taps and showers, and dual flush toilets will always be assessed for prospective house building sites. Taylor Wimpey work in close partnership with contractors to keep our sites safe. All contractors tendering for work have to provide details of their risk assessment process and safe system of work for their area of activity. One method of how we engage with our suppliers is through the Supply Chain Sustainability School which helps us engage with suppliers on resource efficiency. This work will continue into 2018 when we will conduct workshops to share best practice, including around risk assessment processes.

	Relevance & inclusion	Please explain
Water utilities at a local level	Relevant, always included	The availability of mains water is assessed with utility providers as part of a development sites evaluation. As a UK-focused residential developer, water is used in all operations. Ensuring a sufficient supply of water is therefore essential and is always included in risk assessments. We engage with water utility companies for every site that we develop for the purposes of installation of mains water, sewerage connections and where appropriate drainage. This includes employing subcontractors to install mains and sewers and local connections. As an example as part of water utility infrastructure at our development in Cambourne, Cambridgeshire we built three new foul water pumping stations. On our behalf our trade body the HBF have conducted some research on water leaks and have identified that cumulatively in England and Wales water mains loses are around 25% of all potable water supplied across all customers. The last reported figures in 2015 confirmed a daily loss of 3,136 mega-litres/day. To put this in perspective this is the equivalent of filling Kielder Reservoir in Northumberland around 5 times each year (Kielder is 9km long, 3km wide and holds 200 billion litres). Leaking mains and sewers can also contribute to the collapse of structures and highways. Gypsum and limestone rock formations (karstic rocks) are particularly vulnerable. The HBF found little evidence in progress in leakage reduction.
Other stakeholder, please specify	Not relevant, explanation provided	Not applicable,

W3.3d

(W3.3d) Describe your organization's process for identifying, assessing, and responding to water-related risks within your direct operations and other stages of your value chain.

THE PRIMARY TOOLS USED IN SELECTION AND THE RATIONAL

Water-related risks are assessed as part of company-wide risk assessment processes. Risk impact is ranked from 1-5, 1 being insignificant, 5 being catastrophic. These are looked at from range of perspectives, including financial, brand/reputation, customer, health & safety, employees, environment, operations and legal. Within both our direct operations and the supply chain, water-related risks are assessed as part of business as usual, and escalated to the relevant heads of function to form Taylor Wimpey's risk register. One key concern for Taylor Wimpey in water-related risk assessments is flooding. Taylor Wimpey submits a flood risk assessment developed by specialist external consultants for each site. A range of tools are used to identify, assess and respond to water-related risks, including FAO/AQUASTAT, national specific standards, internal company methods and external consultants.

APPLICATION OF THESE TOOLS

Water scarcity was sourced from Aquastat, a database published by Food and Agriculture Organization (FAO) of the United Nations. Taylor Wimpey submits a flood risk assessment for each site, these are developed by specialist external consultants and adhere to national-specific standards. These tools are used on a frequent basis throughout 2017.

DESCRIPTION OF THE RISK-RESPONDING DECISION MAKING PROCESS

As a responsible developer we ensure that our developments are built to appropriate standards in terms of water risk. The outcomes and data from these assessments are integrated into how we assess risk for example we will not commence with development unless we can ensure that the land represents a low flood risk or that a technically robust programme of flood mitigation works is in place, having regard to current planning policy guidance and the views of key local stakeholders.

W4. Risks and opportunities

W4.1

(W4.1) Have you identified any inherent water-related risks with the potential to have a substantive financial or strategic impact on your business?

No

W4.1a

(W4.1a) How does your organization define substantive financial or strategic impact on your business?

DEFINITION OF SUBSTANTIVE CHANGE:

Taylor Wimpey defines substantive change as an issue which could have negative repercussions both on our bottom line and/or having non-financial impacts such as affecting our brand reputation. We also consider the impact to our stakeholders, including employees, customers, contractors and investors. Our approach to conducting a risk assessment involves using a heat map matrix to assess in terms of impact to business and likelihood.

MEASURE/METRICS/INDICATORS + THRESHOLD WHICH INDICATES A SUBSTANTIVE CHANGE:

Impact to business is measured in % of profit before tax (PBIT). A % PBIT greater than 20% is considered a major impact. A large risk in terms of likelihood is greater than 50% chance.

This definition applies to Taylor Wimpey's direct operations and supply chain.

EXAMPLE OF A SUBSTANTIVE IMPACT CONSIDERED:

Supply of freshwater is essential for our construction operations. It is used for personnel as well as for various construction purposes such as washing tools, homes and vehicles, mixing cement and concrete and irrigating gardens and open spaces.

The impact of insufficient amounts of good quality freshwater available for use is considered, however the cost of water is currently not material. It is unlikely that this would impact PBIT by 20% and the likelihood is less than a 50% chance.

W4.2b

(W4.2b) Why does your organization not consider itself exposed to water risks in its direct operations with the potential to have a substantive financial or strategic impact?

	Primary reason	Please explain
Row 1	Risks exist, but no substantive impact anticipated	WHY THERE ARE NO SUBSTANTIVE RISKS TO OUR DIRECT OPERATIONS: Whilst water in direct operations is important to Taylor Wimpey, having assessed our water accounting data in terms of its risk to PBIT, we believe that Taylor Wimpey's water use is not material to our business, either in terms of actual spend on water (relatively low total spend on water ~£1m), or in terms of natural capital costs associated with water scarcity. METHOD FOR ASSESSING RISKS: Our approach to conducting a risk assessment involves using a heat map matrix to assess in terms of impact to business and likelihood. Impact to business is measured in % of profit before tax (PBIT). A % PBIT greater than 20% is considered a major impact. A large risk in terms of likelihood is greater than 50% chance. EXAMPLE OF RISK IDENTIFIED: In 2016 the Environment Agency published updated guidance on climate change allowances that should be used for planning. The changes in regulation represented a risk to Taylor Wimpey therefore we conducted a review to determine the risk of increased fluvial flood levels under the updated climate projections. WHY WATER RISK IS CONSIDERED NON-SUBSTANTIVE: Considered to be non-substantive due to the relative materiality of water expenditure to the business (0.1% of turnover).

W4.2c

(W4.2c) Why does your organization not consider itself exposed to water risks in its value chain (beyond direct operations) with the potential to have a substantive financial or strategic impact?

	Primary reason	Please explain
Row 1	Risks exist, but no substantive impact anticipated	WHY THERE ARE NO SUBSTANTIVE RISKS TO OUR SUPPLY CHAIN: In 2016 we completed an assessment of water importance in our supply chain as part of a wider project to quantify and value our supply chain greenhouse gas, water consumption and waste generation. Water use did not rank highly on our materiality matrix in relation to external importance to stakeholders or impact on the business. METHOD FOR ASSESSING RISKS: We began by using input-output modelling to estimate the hot spots in our supply chain, and then conducted a supplier engagement with high impact suppliers in order to collect actual water data from 82 suppliers. EXAMPLE OF RISK IDENTIFIED AND WHY IT IS CONSIDERED NON-SUBSTANTIVE: Risks to the supply chain exist, for example if there was a supply failure or water quality issues, however it is not expected that this would be material to the business. Impact to business is measured in % of profit before tax (PBIT). A % PBIT greater than 20% is considered a major impact. A large risk in terms of likelihood is greater than 50% chance. No risks of this magnitude currently exist. WHEN THIS ASSESSMENT WILL BE REPEATED: We will review in the next 1-3 years the value of repeating the assessment.

W4.3

(W4.3) Have you identified any water-related opportunities with the potential to have a substantive financial or strategic impact on your business?

Yes, we have identified opportunities, and some/all are being realized

W4.3a

(W4.3a) Provide details of opportunities currently being realized that could have a substantive financial or strategic impact on your business.

Type of opportunity

Efficiency

Primary water-related opportunity

Improved water efficiency in operations

Company-specific description & strategy to realize opportunity

OPPORTUNITY: We currently have a target in place for water reduction in our offices. The main opportunity is around reducing toilet flush size and better water management in urinals. STRATEGY TO REALISE THE OPPORTUNITY: To realise this opportunity we will continue to identify and implement opportunities to reduce water use. In existing offices we have requested that our BUs include cistern bricks and display consumption information. When purchasing or refurbishing new offices these have more efficient features installed such as dual flush toilets and low flow taps. HOW STRATEGY IS BEING IMPLEMENTED (EXAMPLE): We are implementing the strategy in the following ways to take advantage of the opportunity: Rolling out a network of Resource Champions in our regional businesses, who will engage our employees on waste reduction and energy and water efficiency, identify areas for improvement and help us to implement best practices.

Estimated timeframe for realization

1 to 3 years

Magnitude of potential financial impact

Low

Potential financial impact

746.43

Explanation of financial impact

FINANCIAL IMPLICATIONS: The cost of water is currently not material to Taylor Wimpey. Nevertheless, we are taking measures and are committed to reducing operational water consumption and increasing the water efficiency of our site compounds and the homes we build in line with Building Regulations. The water savings (taking into account the increased amount of UK completions) total is £746 in terms of water bills. It is uncertain what proportion of this is due to water targets.

Type of opportunity
Efficiency

Primary water-related opportunity
Improved water efficiency in operations

Company-specific description & strategy to realize opportunity
OPPORTUNITY: Having developed a water target for offices, if practical and achievable there is an aspiration to extend water targets to cover the entire organisation, including sites. STRATEGY TO REALISE THE OPPORTUNITY: We are aiming to develop a UK wide water reduction strategy for building sites, sales areas and plots before sale. This is currently under development. HOW STRATEGY IS BEING IMPLEMENTED (EXAMPLE): We are implementing the strategy in the following ways to take advantage of the opportunity: - We achieved a 42% reduction in the water intensity of our metered offices (per full time employee) on a 2014 baseline. - We participated in the CDP water benchmark for the third time in 2017 achieving a score of A- and were awarded the CDP Most Improved award for our submission.

Estimated timeframe for realization
1 to 3 years

Magnitude of potential financial impact
Low

Potential financial impact
74968.58

Explanation of financial impact
FINANCIAL IMPLICATIONS: The cost of water is currently not material to Taylor Wimpey. Nevertheless, we are taking measures and are committed to reducing operational water consumption and increasing the water efficiency of our site compounds and the homes we build in line with Building Regulations. The water savings (taking into account the increased amount of UK completions) should be £74968.58 by 2019 if the 5% reduction in water is met.

Type of opportunity
Markets

Primary water-related opportunity
Stronger competitive advantage

Company-specific description & strategy to realize opportunity
OPPORTUNITY: Sustainable urban drainage systems (SUDs) have the potential to increase visual and ecological quality of developments and hence contribute to place making. STRATEGY TO REALISE THE OPPORTUNITY: We put in place mitigation measures to reduce the risk of flooding such as sustainable drainage systems and we will not purchase land where it is not possible to mitigate flood risk. Our SUDs approach has been under development subject to government guidance. HOW STRATEGY IS BEING IMPLEMENTED (EXAMPLE): We are implementing the strategy in the following ways to take advantage of the opportunity: - Many of our sites include sustainable drainage systems (SDS) that reduce flood risk associated with water run off. - We are part-funding a research project with Abertay University and other partners in Scotland to explore how gardens in new homes can be used to absorb heavy rainfall, help prevent flooding in built-up areas and contribute to biodiversity. - As well as trialling new approaches at our Torrance Park development, we have also helped to produce a Developer's Guide to Greener Gardens and a learning package for schools.

Estimated timeframe for realization
4 to 6 years

Magnitude of potential financial impact
Low

Potential financial impact
0

Explanation of financial impact
FINANCIAL IMPLICATIONS: The cost of water is currently not material to Taylor Wimpey. Nevertheless, we are taking measures and are committed to reducing operational water consumption and increasing the water efficiency of our site compounds and the homes we build in line with Building Regulations. Due to this, it is expected that the financial implications of this opportunity will be low (<1% revenue). SUDs can have cheaper in capital costs than conventional drainage solution, and provide a more attractive place and hence potentially enhance the sales values of homes. Conversely it can take away development area and incur a long term maintenance liability. Data is insufficiently robust to quantify the upsides and downsides.

Type of opportunity
Efficiency

Primary water-related opportunity
Improved water efficiency in operations

Company-specific description & strategy to realize opportunity
OPPORTUNITY: There is an opportunity associated with improved water efficiency through integrating water saving features to provide a secondary water source for operations. STRATEGY TO REALISE THE OPPORTUNITY: We have identified that rainwater harvesting (capturing rain water) and greywater recycling (capturing water from baths, basins, showers etc.) can provide a secondary water source for toilet flushing or irrigation. HOW STRATEGY IS BEING IMPLEMENTED (EXAMPLE): We are implementing the strategy in the following ways to take advantage of the opportunity: - Rainwater harvesting has been used on external landscaping at The Arboretum in Haverhill and Greenwich Millennium Village in Greenwich. - We use greywater systems using recycled bath water to flush toilets at Leybourne Grange in Kent and Great Western Park in Didcot. This is an example of our response to regulatory requirements or customer demands.

Estimated timeframe for realization
1 to 3 years

Magnitude of potential financial impact
Low

Potential financial impact
746

Explanation of financial impact
FINANCIAL IMPLICATIONS: The cost of water is currently not material to Taylor Wimpey. Nevertheless, we are taking measures and are committed to reducing operational water consumption and increasing the water efficiency of our site compounds and the homes we build in line with Building Regulations. This figure was calculated based on water savings in offices.

Type of opportunity
Products and services

Primary water-related opportunity
Increased sales of existing products/services

Company-specific description & strategy to realize opportunity
OPPORTUNITY: Water side properties command an uplift on property prices. Research by Knight Frank published in 2014 indicates prime waterfront properties in the UK are worth an average of 60% more than their inland counterparts. We have reviewed research that suggests that a waterfront position in South West England, for example, offers the most added value when compared to a similar property inland, with prices 75% higher. Prime riverside homes in London (+55%) and waterfront properties in the South East (+44%) and East Anglia (+41%) command the next largest uplifts. We are factoring this into our assessment of new sites for development. Taylor Wimpey can take this as an opportunity to increase the value of properties by choosing locations close to or with view of water. STRATEGY TO REALISE THE OPPORTUNITY: In carefully selected circumstances it may be appropriate to purchase water front properties, or even enhance or install new water features to improve sales values, and we have examples of where we do this. HOW STRATEGY IS BEING IMPLEMENTED (EXAMPLE): At our Greenwich Millennium Village site, we installed an ecology park with a wooden walk way over a water feature.

Estimated timeframe for realization
1 to 3 years

Magnitude of potential financial impact
Low-medium

Potential financial impact
52800

Explanation of financial impact
FINANCIAL IMPLICATIONS: The average price of a Taylor Wimpey property is £264,000. Uplifts will be very site specific, and may vary between a few % and the figures quoted by Knight Frank. Assuming a conservative uplift of 20% this can generate an extra £52,800 per property. The proximity to existing water features is typically at least partially factored into the land value.

W6. Governance

W6.1

(W6.1) Does your organization have a water policy?

No

W6.2

(W6.2) Is there board level oversight of water-related issues within your organization?

Yes

W6.2a

(W6.2a) Identify the position(s) of the individual(s) on the board with responsibility for water-related issues.

Position of individual	Please explain
Chief Executive Officer (CEO)	The Chief Executive Officer leads the board and is ultimately responsible for water within the organisation. The CEO puts in place the personnel structure to ensure that figures reported in the annual report and sustainability report are complete and accurate. Responsibility cascades down to our Major Developments Director, a representative of the General Management Team who chairs the Legacy, Engagement and Action for the Future (LEAF) committee.

W6.2b

(W6.2b) Provide further details on the board's oversight of water-related issues.

	Frequency that water-related issues are a scheduled agenda item	Governance mechanisms into which water-related issues are integrated	Please explain
Row 1	Scheduled - some meetings	Monitoring implementation and performance Overseeing acquisitions and divestiture Overseeing major capital expenditures Providing employee incentives Reviewing and guiding annual budgets Reviewing and guiding business plans Reviewing and guiding major plans of action Reviewing and guiding risk management policies Reviewing and guiding strategy Reviewing and guiding corporate responsibility strategy Reviewing innovation/R&D priorities Setting performance objectives	The Chief Executive Officer leads the board and is ultimately responsible for environmental matters within the organisation. The CEO puts in place the personnel structures to ensure that water-related issues reported in the Annual Report and Sustainability Report are complete and accurate. Responsibility cascades down to our Major Developments Director, a representative of the General Management Team who chairs the Legacy, Engagement and Action for the Future (LEAF) committee. The board will considers a number of water-related issues including: flood risk and other water-related risk assessments, SUDS, improving quality of open spaces, reviewing and guiding the strategy, setting water targets and objectives. They are briefed by the chair of the SSG on these matters.

W6.3

(W6.3) Below board level, provide the highest-level management position(s) or committee(s) with responsibility for water-related issues.

Name of the position(s) and/or committee(s)
Other, please specify (Director of su)

Responsibility
Both assessing and managing water-related risks and opportunities

Frequency of reporting to the board on water-related issues
More frequently than quarterly

Please explain
Below board-level the Director of Sustainability (DoS) is responsible for water-related issues at Taylor Wimpey. The DoS reports to the board on a monthly basis and leads a team to ensure items highlighted are cascaded down throughout the organisation. The DoS is responsible for a broad range of issues at Taylor Wimpey, including corporate responsibility, environmental reporting and the implementation of water reduction targets. The DoS supports the production of Taylor Wimpey's Annual Sustainability Report that includes sections on building sustainable homes and communities, managing land, protecting the environment, sourcing responsibly and governance, management and performance. Results and outcomes are reported via the Risk & Opps Register and discussed at quarterly LEAF Group Meetings and is a standing item on the Legacy, Engagement and Action for the Future (LEAF) committee agenda, which are attended by the DoS as well as the Major Developments Director (C-Suite Officer).

W6.5

(W6.5) Do you engage in activities that could either directly or indirectly influence public policy on water through any of the following?
Yes, direct engagement with policy makers
Yes, trade associations

W6.5a

(W6.5a) What processes do you have in place to ensure that all of your direct and indirect activities seeking to influence policy are consistent with your water policy/water commitments?

During 2017 Taylor Wimpey were involved in the Westminster Sustainable Business forum, a coalition of leading parliamentarians, businesses, academic institutions and organisations informing better policy-making on sustainability issues for the built environment. We submitted information that informed the Bricks and Water, a research document on sustainable house building and water management in the construction industry.

PROCESS TO ENSURE CONSISTENCY

Taylor Wimpey is committed to improving water efficiency. We aim to reduce water use in our operations, design our homes to be water efficient in line with building regulations and protect water quality during construction and remediation on our sites. Our water target (3% reduction in water intensity year-on-year - 2016 baseline) helps to ensure that all activities seeking to influence policy are consistent with our aims by providing a clear vision under which we operate. During 2018 we will review our water policy, strategy and targets. We will roll out our best practice guidance on water efficiency to production teams and water use will be one of the focus areas for our Resource Champions.

PROCESS IF INCONSISTENCY IS FOUND

Taylor Wimpey's activities to influence policy relating to water and climate change are overseen by the LEAF committee, if any were found to be inconsistent with our purpose they would be fed back to the Director of Sustainability.

W7. Business strategy

W7.1

(W7.1) Are water-related issues integrated into any aspects of your long-term strategic business plan, and if so how?

	Are water-related issues integrated?	Long-term time horizon (years)	Please explain
Long-term business objectives	Yes, water-related issues are integrated	> 30	How are water-related issues integrated into long-term business objectives Water related issues are integral to our business model. Every site needs to consider as a minimum flooding, drainage, water supply and foul sewage. Water efficient measures are installed in every home to at least the standards required by Building Regulations. At some sites grey water recycling or rain water harvesting are installed. We take the risk of flooding on our developments extremely seriously and identify potential flood risk as part of our site selection process. We use the Environment Agency's flood mapping tools and take account of their input during our planning consultations. Why the time horizon chosen was selected with a rationale unique to your company We consider flood risk over a long-term horizon, particularly in relation to flood mapping and use the Environment Agency's flood mapping tools to do this. Risks are considered across short, medium and long-term horizons which to Taylor Wimpey range from 1-100 years.
Strategy for achieving long-term objectives	Yes, water-related issues are integrated	5-10	How are they integrated into the plan Water related issues are integral to our business model. More water is used in our supply chain than in our own operations, particularly among material suppliers. We are engaging with suppliers on resource use, including water, through the Supply Chain Sustainability School. During 2018 we will review our water policy, strategy and targets. We will roll out our best practice guidance on water efficiency to production teams and water use will be one of the focus areas for our Resource Champions. We plan to reduce our mains water consumption from our metered UK offices by 3% per full time employee on a 2017 baseline. Why the time horizon chosen was selected with a rationale unique to your company Risks are considered across short, medium and long-term horizons which to Taylor Wimpey range from 1-100 years.
Financial planning	Yes, water-related issues are integrated	5-10	How are they integrated into the plan Water related issues are integral to our business model. We aim to reduce water use in our operations, to design our homes to be water efficient in line with building regulations and to protect water quality during construction and remediation on our sites. We integrate measures to manage surface water and reduce flood risk on our completed developments. Water-related issues are factored into our financial planning and risks are assessed via our risk register. Whilst the cost of water is not material within our direct operations there are risks to the supply chain, for example if there was a supply failure or water quality issues. Impact to business is measured in % of profit before tax (PBIT). A % PBIT greater than 20% is considered a major impact. A large risk in terms of likelihood is greater than 50% chance. No risks of this magnitude currently exist. Why the time horizon chosen was selected with a rationale unique to your company Risks are considered across short, medium and long-term horizons which to Taylor Wimpey range from 1-100 years.

W7.2

(W7.2) What is the trend in your organization's water-related capital expenditure (CAPEX) and operating expenditure (OPEX) for the reporting year, and the anticipated trend for the next reporting year?

	Water-related CAPEX (+/- % change)	Anticipated forward trend for CAPEX (+/- % change)	Water-related OPEX (+/- % change)	Anticipated forward trend for OPEX (+/- % change)	Please explain
Row 1					

W7.3

(W7.3) Does your organization use climate-related scenario analysis to inform its business strategy?

	Use of climate-related scenario analysis	Comment
Row 1	Yes	

W7.3a

(W7.3a) Has your organization identified any water-related outcomes from your climate-related scenario analysis?

Yes

W7.3b

(W7.3b) What water-related outcomes were identified from the use of climate-related scenario analysis, and what was your organization's response?

	Climate-related scenario(s)	Description of possible water-related outcomes	Company response to possible water-related outcomes
Row 1	Other, please specify (Env Agency CCA)	Based on changes the Environment Agency made to climate change allowances Taylor Wimpey appointed specialist flooding consultant BWB to conduct a detailed review of the implications for floor risk assessments, net developable area and flood mitigation works scope and costs.	Taylor Wimpey appointed BWB to review 44 flood risk assessments, and conduct more detailed assessment on 16 of these. The project found that the Taylor Wimpey business as a whole is not currently significantly exposed to the risk of increased fluvial flood levels or extents in future climate change scenarios.

W7.4

(W7.4) Does your company use an internal price on water?

Row 1

Does your company use an internal price on water?

No, and we do not anticipate doing so within the next two years

Please explain

Water costs are not material to Taylor Wimpey, therefore currently we are not considering using an internal price on water.

W8. Targets

W8.1

(W8.1) Describe your approach to setting and monitoring water-related targets and/or goals.

	Levels for targets and/or goals	Monitoring at corporate level	Approach to setting and monitoring targets and/or goals
Row 1	Company-wide targets and goals	Targets are monitored at the corporate level Goals are monitored at the corporate level	We are aiming to develop a UK wide water reduction strategy for building sites, sales areas and plots before sale. This is currently under development. Targets and goals are developed and put forward by the Director of Sustainability and reviewed by LEAF to ensure they align with Taylor Wimpey's longer-term strategy.

W8.1a

(W8.1a) Provide details of your water targets that are monitored at the corporate level, and the progress made.

Target reference number
Target 1

Category of target
Water consumption

Level
Company-wide

Primary motivation
Water stewardship

Description of target
Our target for 2017 was to reduce our mains water consumption from our metered UK offices by 3% per full time employee on a 2016 baseline.

Quantitative metric
Other, please specify (% reduction per employee)

Baseline year
2016

Start year
2016

Target year
2017

% achieved
0

Please explain
Water use increased slightly year-on-year (0.2%). However, the mains water intensity of our direct operations (the amount of water used per square metre of build) decreased by 1.8%. We have reduced the water intensity of our metered offices (the amount of water used per full time equivalent employee) by 42% since 2014 but our water intensity increased by 0.4%.

W8.1b

(W8.1b) Provide details of your water goal(s) that are monitored at the corporate level and the progress made.

Goal
Other, please specify (Best practice water management)

Level
Company-wide

Motivation
Water stewardship

Description of goal
MEASURE OF SUCCESS: Tighten reporting processes for all leaks and prepare best practice guidance for water management on sites. WHY THIS GOAL WAS ADOPTED: Our total metered water consumption increased this year however our water intensity (the amount of water per square meter of build) decreased by 1.8%. As a responsible business it is important for us to use water carefully and ensure best practice is followed throughout the company.

Baseline year
2016

Start year
2016

End year
2017

Progress
Indicators used to assess progress are around creating best practice guidance on water efficiency measures and leaks for our building sites, sales areas and plots before sale. This has been created and added to our intranet, including information on resolving leaks from pipes and taps. During 2017 this was promoted to Production Teams and rolled out throughout Taylor Wimpey.

Goal
Promotion of water data transparency

Level
Company-wide

Motivation
Water stewardship

Description of goal
Monitoring and measuring our impact in relation to water is important to Taylor Wimpey. Several parts of the UK are already experiencing serious water stress and climate change could increase this. We aim to use water carefully and increase the water efficiency of our sites. The CDP water benchmark assesses companies' corporate water stewardship practices and performance. By responding to the CDP we ensure that water is kept high on the agenda which will allow us to achieve our 2017 target to reduce water consumption per FTE for our metered UK offices by 3% on a 2016 baseline. We worked closely with Carbon Credentials to optimise our Water response. We recognise the tangible business benefits of disclosure and action, raising our ambitions and taking meaningful steps to address climate change and water security.

Baseline year
2017

Start year
2017

End year
2017

Progress
Our goal was to continue responding to the CDP Water Submission with an aim to improving our score. We were pleased to receive an A- rating from CDP Water, an increase from B- the previous year. This puts us in the leadership category for water management and we received their award for the most improved water management performance in the UK.

W9. Linkages and trade-offs

W9.1

(W9.1) Has your organization identified any linkages or tradeoffs between water and other environmental issues in its direct operations and/or other parts of its value chain?

Yes

W9.1a

(W9.1a) Describe the linkages or tradeoffs and the related management policy or action.

Linkage or tradeoff
Linkage

Type of linkage/tradeoff
Increased energy efficiency

Description of linkage/tradeoff
DESCRIPTION OF LINKAGES: There is a link between the installation of water efficient low flow taps and showers in the homes we build and our customers' energy bills and carbon emissions. There is also a weaker link between energy and cold water – as that water needed energy to process it and transport it to its point of use. This also impacts on our target to save water in offices and our target to reduce carbon emissions, which in turn has wider environmental benefits. CHANGE IN IMPACT OF LINKAGE: We integrate water efficiency measures into our homes to help reduce future water use by our customers, in line with Building Regulations. All new homes have water meters fitted, and we also include low flow taps and showers, and dual flush toilets. Some developments include additional water saving features such as rainwater harvesting and grey water systems, reflecting local authority priorities.

Policy or action
POLICY FOR MANAGING LINKAGES: We have a policy position on preferring water efficient technologies in the homes that we build. This policy is integrated into the business strategy and impacts on our choice of suppliers and partners. It also helps support strategic company-wide targets.

Linkage or tradeoff
Linkage

Type of linkage/tradeoff
Environmental restoration

Description of linkage/tradeoff
DESCRIPTION OF LINKAGES: In order to redevelop brownfield sites we need to routinely assess and occasionally clean up polluted groundwater. Therefore the recycling of land and the improvement of groundwater quality are positively linked. We regularly transform empty, derelict or contaminated areas of land into vibrant new communities. CHANGE IN IMPACT OF LINKAGE: Around 45% of our homes, in 2017 (2016: 45%) were built on previously developed land, known as brownfield land. Therefore the impact of this linkage has been maintained year on year.

Policy or action
MANAGEMENT ACTION: We protect water quality by remediating groundwater on brownfield sites and preventing silt run off or fuel spills on our construction sites through our environmental management system. Both brownfield regeneration and groundwater remediation are controlled through our LAMP (Land Assessment and Management Process) plus through planning and other regulatory processes. Our LAMP processes are overseen by the Director of Sustainability, which ensures they are integrated into the business strategy. We have taken a strategic decision to reinvigorate land, rather than chosing to develop previously undeveloped land, and make these areas better places to live. Therefore this is considered when we identify and purchase new land.

Linkage or tradeoff
Linkage

Type of linkage/tradeoff
Environmental restoration

Description of linkage/tradeoff
DESCRIPTION OF LINKAGES: We take the risk of flooding on our developments extremely seriously and identify potential flood risk as part of our site selection process. We use measures such as sustainable drainage systems (SDS) that work by mimicking natural drainage systems, absorbing rainfall in ponds and swales. As well as improving water management, they create attractive natural features that contribute to placemaking (creating an enjoyable place for people to live) and provide habitats for wildlife. Using infiltration and above ground ponds and swales is being increasingly prioritised over buried pipe based drainage solutions.

Policy or action
POLICY FOR MANAGING LINKAGES: We put in place mitigation measures to reduce the risk of flooding such as sustainable drainage systems and we will not purchase land where it is not possible to mitigate flood risk (purchasing land is a strategic choice for Taylor Wimpey). Many of our sites include sustainable drainage systems (SDS) that reduce flood risk associated with water run-off.

W10. Verification

W10.1

(W10.1) Do you verify any other water information reported in your CDP disclosure (not already covered by W5.1d)?

No, we do not currently verify any other water information reported in our CDP disclosure

W11. Sign off

W-FI

(W-FI) Use this field to provide any additional information or context that you feel is relevant to your organization's response. Please note that this field is optional and is not scored.

N/A

W11.1

(W11.1) Provide details for the person that has signed off (approved) your CDP water response.

	Job title	Corresponding job category
Row 1	Director TWUK, Member of GMT, Chair of L.E.A.F as well as Major Developments Managing Director	Other C-Suite Officer

W11.2

(W11.2) Please indicate whether your organization agrees for CDP to transfer your publicly disclosed data on your impact and risk response strategies to the CEO Water Mandate's Water Action Hub [applies only to W2.1a (response to impacts), W4.2 and W4.2a (response to risks)].

Yes

Submit your response

In which language are you submitting your response?

English

Please confirm how your response should be handled by CDP

	Public or Non-Public Submission	I am submitting to
I am submitting my response	Public	Investors

Please confirm below

I have read and accept the applicable Terms