



# Steri Systems: Sustainability Policy

PROVIDING MULTI-STAKEHOLDER SOLUTIONS

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# Wheatley Group: Background

Wheatley Group, Scotland's largest housing, care, and property-management organisation, has set ambitious Environmental, Social, and Governance (ESG) and carbon reduction targets as part of its sustainability strategy.

## ESG and Carbon Reduction Strategy

### 1. Carbon Neutrality by 2026

Wheatley Group is committed to achieving carbon neutrality across its corporate estate and facilities by 2026. This includes reducing carbon emissions from its homes by at least 4,000 tonnes per year. The group is working with Planet Mark, a leading UK sustainability body, to validate each step toward this goal.

### 2. Investment in Energy Efficiency

The group has launched a £100 million "Greener Homes, Greener Lives" investment programme, which includes:

- £36 million for new double/triple glazed windows to enhance energy efficiency.
- £10 million for external wall insulation to improve thermal efficiency and reduce fuel bills.
- £10 million for innovative technologies to meet Energy Efficiency Standard for Social Housing (EESH) targets.

### 3. Renewable Energy Initiatives

Wheatley Group is increasingly using renewable generation technologies such as zero-carbon district heating schemes, air source heat pumps, solar panels, and internal insulation in homes. For instance, in Glasgow, Wheatley operates 14 district heating schemes benefiting over 3,345 homes.

### 4. Alignment with National Standards

The group is working towards the Scottish Government's Energy Efficiency Standard for Social Housing (EESH) and the Social Housing Net Zero Standard (SHNZ), with secured funding from the Scottish Government to invest in properties through bids to the SHNZ.

## ESG Reporting and Transparency

Wheatley Group produces an annual ESG report for investors, detailing progress on environmental targets and initiatives. This report is part of the group's commitment to transparency and accountability in its ESG efforts.

## Summary

Wheatley Group's ESG and carbon reduction strategy focuses on achieving carbon neutrality by 2026, investing in energy efficiency and renewable energy, and aligning with national standards. Through its "Greener Homes, Greener Lives" programme and annual ESG reporting, the group demonstrates its commitment to sustainability and transparency.

## How would Steri Systems support the Wheatley ESG agenda and targets

Steri Systems, as a specialist mould eradication and property hygiene company, could support the Wheatley Group's ESG and carbon reduction agenda in several strategic ways. Here's a detailed breakdown:

### 1. Environmental Impact (E in ESG)

#### a. Improving Energy Efficiency & Building Health

- Mould growth can damage insulation, walls, and ventilation systems, reducing a home's thermal efficiency.
- By eradicating mould and improving building fabric health, Steri Systems helps maintain the efficiency gains from Wheatley's investments in:
  - External wall insulation
  - Double/triple-glazed windows
  - Air source heat pumps and district heating
- This indirectly supports Wheatley's **EESH and SHNZ compliance** and helps prevent unnecessary energy waste.

#### b. Reducing Carbon Emissions

- Remediating mould prevents property deterioration, which could otherwise lead to higher energy consumption for heating damp or mouldy homes.
- Steri Systems' interventions help Wheatley reduce the carbon footprint associated with:
  - Repairs and maintenance
  - Energy inefficiency caused by compromised insulation

#### c. Sustainable Operations

- Steri Systems can align with ESG principles by:
  - Using low-impact, non-toxic biocides
  - Properly disposing of waste and contaminated materials
  - Prioritising chemical-free or minimal-chemical treatments where possible
- This supports Wheatley's **carbon neutrality goals** and broader environmental standards.

## 2. Social Impact (S in ESG)

### a. Health and Wellbeing of Residents

- Mould causes respiratory issues, allergies, and mental stress for residents.
- Steri Systems' services directly improve residents' living conditions, supporting Wheatley's social responsibility goals:
  - Ensuring safe, healthy homes
  - Contributing to wellbeing programs in social housing

### b. Vulnerable Populations

- Targeted support in homes of elderly or immunocompromised residents aligns with Wheatley's care commitments.

## 3. Governance (G in ESG)

### a. Transparent, Audit-Ready Services

- Steri Systems can provide detailed remediation reports, including:
  - Pre- and post-treatment inspections
  - Chemical usage records
  - Carbon/energy savings estimates from remediation
- This aligns with **Wheatley's ESG reporting needs** and demonstrates accountability.

### b. Partnering for Compliance

- Steri Systems can work with Wheatley to ensure all interventions meet Scottish housing standards and contribute to ESG KPIs, including **SHNZ and ESSH reporting**.

## 4. Alignment with Wheatley's ESG Initiatives

<b>Wheatley ESG Target</b>	<b>How Steri Systems Supports It</b>
Carbon neutrality by 2026	Maintains building efficiency and prevents energy loss due to mould damage
Greener Homes programme	Keeps insulation, walls, and heating systems effective
Renewable energy systems	Ensures that heat pumps, solar, and district heating operate efficiently by keeping environments dry and mould-free
Social wellbeing	Improves indoor air quality and overall living conditions for residents

## Wheatley ESG Target    How Steri Systems Supports It

ESG reporting &  
transparency

Provides data and reports on interventions, contributing to annual ESG disclosures

### Summary

Steri Systems can be positioned as an **ESG partner for Wheatley**, enhancing environmental performance, resident wellbeing, and governance reporting, all while supporting the carbon neutrality and energy efficiency targets set out in Wheatley's sustainability strategy.

# How Steri Systems can support Wheatley Group's ESG and carbon targets

## **Steri Systems & Wheatley Group: ESG & Sustainability Partnership Proposal**

### **Overview**

Steri Systems is a specialist mould eradication and property hygiene company operating across the UK. We improve building health, indoor air quality, and long-term energy efficiency, directly supporting housing providers' environmental, social, and governance (ESG) commitments.

By partnering with Wheatley Group, Steri Systems can help accelerate the achievement of your ESG, carbon reduction, and resident wellbeing goals.

### **How Steri Systems Supports Wheatley's ESG Strategy**

<b>Wheatley ESG Target</b>	<b>Steri Systems Contribution</b>
<b>Carbon Neutrality by 2026</b>	Remediation preserves insulation, walls, and heating systems, preventing energy loss and reducing unnecessary emissions from repairs.
<b>Greener Homes, Greener Lives Programme</b>	Protects investment in external wall insulation, double/triple glazing, and renewable energy systems by maintaining dry, mould-free environments.
<b>Renewable Energy Efficiency</b>	Ensures air source heat pumps, solar panels, and district heating schemes operate effectively by mitigating moisture and mould damage.
<b>Resident Health &amp; Wellbeing</b>	Improves indoor air quality and reduces respiratory risks, allergies, and stress associated with damp or mouldy homes.
<b>ESG Reporting &amp; Governance</b>	Provides detailed pre- and post-treatment reports, chemical usage tracking, and impact data for audit-ready ESG disclosure.

## **Proposed Partnership Model**

### **1. Strategic Remediation Programme**

- Target high-risk properties across Wheatley's estate
- Prioritise homes with vulnerable residents

### **2. Data-Driven ESG Reporting**

- Deliver metrics on energy savings, carbon reduction, and resident impact
- Contribute directly to Wheatley's ESG reporting framework

### **3. Sustainable Operations**

- Low-impact, non-toxic treatments
- Responsible waste management and chemical handling

## **Key Benefits to Wheatley Group**

- Supports compliance with **EESH & SHNZ standards**
- Protects investments in energy efficiency and renewable systems
- Improves **resident satisfaction and wellbeing**
- Provides measurable, reportable impact on ESG and carbon targets
- Enhances corporate **reputation as a sustainable housing leader**

## **Next Steps**

1. Identify pilot properties for immediate remediation impact
2. Develop a **joint ESG measurement framework**
3. Integrate Steri Systems interventions into Wheatley's **Greener Homes programme**

**Steri Systems is ready to help Wheatley Group maintain energy efficiency, reduce carbon, and improve resident wellbeing, delivering tangible ESG outcomes aligned with your 2026 carbon neutrality goal.**