PIONEER
DESIGN & BUILD LIMITED

Sustainable Procurement Policy

Effective Date: 02/04/2026
Next Review Date: 02/04/2028
Approved By: Robert Pearson

DOCUMENT HISTORY

REV	DATE	DESCRIPTION	APPROVED BY
V2	02/04/2026	Sustainable Procurement Policy	RB

This policy is fully endorsed by the Directors' and is publicly available.

Robert Pearson

Managing Director



Signed: .....

Date: 02/04/2026

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1.0 POLICY STATEMENT

Pioneer Design and Build Ltd is committed to integrating environmental, social, and economic considerations into all procurement activities. This commitment aligns with the principles of ISO 14001 Environmental Management Systems, particularly in relation to environmental protection, compliance obligations, and continual improvement.

The organisation recognises that procurement decisions can have significant impacts across the lifecycle of construction projects, including resource use, carbon emissions, waste generation, and social outcomes. As such, all procurement activities shall be undertaken with a view to minimising adverse impacts and maximising sustainable outcomes.

Actions will be prioritised based on:

- Alignment with company values and sustainability objectives
- The scale and significance of environmental or social impacts
- Compliance with applicable legal and regulatory requirements
- Practical implementation, considering project constraints and intended building use

2.0 PURPOSE

The purpose of this policy is to ensure that procurement practices support Pioneer Design and Build Ltd.'s wider commitments to:

- Reducing environmental impact and carbon emissions
- Promoting ethical and responsible sourcing
- Supporting social value and community benefits
- Managing risk within the supply chain

By embedding sustainability into procurement processes, the company aims to influence the market by increasing demand for sustainable goods, services, and construction practices, thereby improving accessibility and affordability over time.

3.0 SCOPE

This policy applies to:

- All employees involved in procurement, design, and project delivery
- All business units and operational divisions
- All purchasing decisions, including materials, plant, services, and subcontractor appointments
- All suppliers, subcontractors, consultants, and partners engaged by Pioneer Design and Build Ltd

Employees are expected to integrate the requirements of this policy into their day-to-day responsibilities, ensuring that sustainability considerations are embedded at every stage of project planning and delivery.

4.0 CONTEXT OF THE ORGANISATION (ISO 14001 CLAUSE 4)

Pioneer Design and Build Ltd adopts a structured implementation hierarchy to ensure consistent application of sustainable procurement principles:

4.1 Core Strategies

These provide high-level direction for sustainable procurement and guide decision-making across all projects. They reflect the organisation's values and long-term sustainability objectives.

4.2 Minimum Requirements

Minimum Requirements define mandatory actions for specific categories of goods and services. These requirements are evidence-based and designed to ensure consistent baseline performance across all procurement activities.

4.3 Leadership Opportunities

Leadership Opportunities identify ways to go beyond compliance and encourage innovation, continuous improvement, and best practice adoption within projects and supply chains.

5.0 LEADERSHIP & COMMITMENT (CLAUSE 5)

Senior management will:

- Ensure integration of this policy into business processes
- Provide resources to implement sustainable procurement
- Promote a culture of environmental responsibility
- Support continuous improvement

6.0 PLANNING – RISKS & OPPORTUNITIES (CLAUSE 6)

Minimum Requirements and Leadership Opportunities are documented within Sustainable Purchasing Guides, which are maintained and updated by the Managing Quantity Surveyor.

Minimum Requirements

These:

- Are mandatory
- Based on proven industry practices
- Demonstrate measurable reduction in environmental or social impact
- Are incorporated into procurement documentation and contract requirements

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7.0 OPERATIONAL CONTROL – PROCUREMENT (CLAUSE 8)

7.1 Legal Compliance

Suppliers must comply with all applicable laws, regulations, and industry standards. This includes environmental, health and safety, and employment legislation, as well as obligations under the Modern Slavery Act 2015.

7.2 Labour Standards & Human Rights

Suppliers must:

- Prohibit forced, bonded, or child labour
- Respect human rights and dignity

- Provide fair wages, working hours, and conditions
- Ensure non-discrimination and equal opportunity

7.3 Health & Safety

Suppliers must:

- Provide safe systems of work
- Conduct risk assessments and implement control measures
- Ensure workers are trained, competent, and supervised
- Comply with Health and Safety Executive guidance

7.4 Environmental Responsibility

Suppliers must:

- Minimise environmental impact through effective management practices
- Control emissions, waste, and pollution
- Use resources efficiently
- Demonstrate continuous environmental improvement

7.5 Ethical Business Practices

Suppliers must:

- Operate with integrity and transparency
- Prohibit bribery, corruption, and unethical conduct
- Maintain accurate financial and operational records

7.6 Sustainable Construction Practices

Suppliers must:

- Reduce embodied carbon in materials and processes
- Source materials responsibly
- Adopt efficient construction methods
- Support waste reduction and recycling initiatives

7.7 Diversity & Inclusion

Suppliers are encouraged to:

- Promote diversity within their workforce
- Support inclusive employment practices
- Provide opportunities for SMEs and local businesses

7.8 Supply Chain Transparency

Suppliers must:

- Provide information on sourcing and supply chain practices when requested
- Ensure their own suppliers comply with similar standards
- Support traceability and accountability

8.0 CORE STRATEGIES

1. Reduce Consumption of Natural Resources and Hazardous Substances

The company will prioritise procurement of materials, products, and services that minimise the use of raw materials, water, and harmful chemicals. This includes selecting products with recycled content, low toxicity, and reduced environmental impact, while avoiding substances classified as hazardous or harmful to human health and the environment.

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2. Minimise Waste Generation

Procurement decisions will support waste reduction by prioritising products that are durable, reusable, recyclable, or supplied with minimal packaging. The company will also encourage off-site fabrication, modular construction, and efficient material used to reduce waste during construction activities.

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3. Invest in Energy-Efficient Solutions

The company will prioritise energy-efficient plant, equipment, and building systems that reduce operational energy consumption. Investments will be assessed using life cycle costing to ensure that solutions provide long-term financial and environmental benefits, typically with a payback period of 5–10 years or less.

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4. Reduce Reliance on Carbon-Based Fuels

Where feasible, Pioneer Design and Build Ltd will select alternatives to fossil fuel-based energy sources, including electric-powered plant, renewable energy solutions, and low-carbon technologies. This contributes to reducing greenhouse gas emissions associated with construction activities.

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5. Support a Circular Economy

Procurement will favour products and systems designed for reuse, refurbishment, or recycling. The company will aim to keep materials in use for as long as possible and reduce reliance on virgin materials by promoting closed-loop systems and material recovery.

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6. Protect Biodiversity and Natural Habitats

The company will consider the environmental impact of procurement on ecosystems and biodiversity. Materials and services that contribute to habitat protection, sustainable land use, and ecological enhancement will be prioritised, particularly in sensitive or regulated environments.

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7. Reduce Embodied Carbon

Procurement decisions will consider the embodied carbon of materials, including emissions associated with manufacturing, transport, installation, and disposal. Preference will be given to low-carbon alternatives such as responsibly sourced timber, recycled materials, and products with Environmental Product Declarations (EPDs).

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8. Avoid Substances of Very High Concern (SVHC)

The company will avoid materials containing hazardous substances that may pose risks to human health or the environment. Suppliers may be required to provide

safety data sheets or declarations confirming compliance with relevant chemical regulations.

9. Promote a Diverse and Inclusive Supply Chain

Pioneer Design and Build Ltd will actively support small, local, and diverse suppliers, including SMEs and minority-owned businesses. Procurement processes will be designed to be fair, transparent, and accessible to a wide range of suppliers.

10. Improve Supply Chain Transparency

The company will seek to understand and monitor its supply chain by requiring suppliers to provide information on sourcing, environmental compliance, and labour practices. Transparency supports risk management and ensures alignment with company values and legal obligations.

11. Use Certified Sustainable Products

Where possible, procurement will favour products that are independently certified to recognised environmental or social standards (e.g. FSC, BES 6001, ISO certifications). Preference will be given to multi-attribute certifications that consider the full lifecycle impact of products.

10.0 PERFORMANCE EVALUATION (CLAUSE 9)

Pioneer Design and Build Ltd will:

- Monitor procurement-related environmental performance
- Track key performance indicators (KPIs), including:
    - Sustainable spend
    - Carbon reduction initiatives
    - Supplier compliance

Regular reporting will be undertaken by the Managing Quantity Surveyor.

11.0 ROLES & RESPONSIBILITIES

Managing Quantity Surveyor

- Maintain and update policy and guidance documents
- Develop Minimum Requirements and Leadership Opportunities
- Deliver training and awareness
- Monitor compliance and report performance
- Ensure adequate resources are available

Employees

- Apply this policy in all procurement-related activities
- Follow Core Strategies and Minimum Requirements
- Support sustainable decision-making

Senior Management

- Provide leadership and strategic direction
- Ensure policy integration into business processes
- Allocate resources and support implementation

Suppliers

- Comply with this policy and Code of Conduct
- Provide evidence of compliance where required
- Support continuous improvement initiatives
