



Sustainable Finance Framework

March 2025



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Section 1

Introduction

1.1. Refreshing our Sustainable Finance Framework

Platform Housing Group (“Platform”) established a Sustainable Finance Framework (“SFF” or “the Framework”) in 2021 and in the same year we issued our first sustainable bond, the proceeds from which were immediately allocated to energy efficient and affordable housing developments. Since 2021, sustainability has been a key feature of both our Corporate and Treasury Strategies, with several financing transactions completed that were connected to sustainability objectives, including two sustainable bonds issued under this framework and three sustainability linked loans, meaning that sustainability related finance now makes up approximately half of our total debt facilities. Over this same period, the environment in which we operate has seen some significant changes and although many of our core principles remain the same, some changes have been made to ensure that we will continue to achieve our objectives in a sustainable way. These changes are reflected in our revised Corporate and Sustainability and ESG Strategies¹, which were published in 2024 and form a key part of this updated framework.

1.2. About Platform Housing

Platform was formed in October 2018 through the amalgamation of the Waterloo Housing and Fortis Living Groups, placing us in the 15 largest UK social housing providers in terms of numbers of homes under management. As at 31 December 2024, we had approximately 50,000 homes under management and employed around 1,900 people. We are unique for a registered provider of our scale in having an exclusive focus on the Midlands region of England.

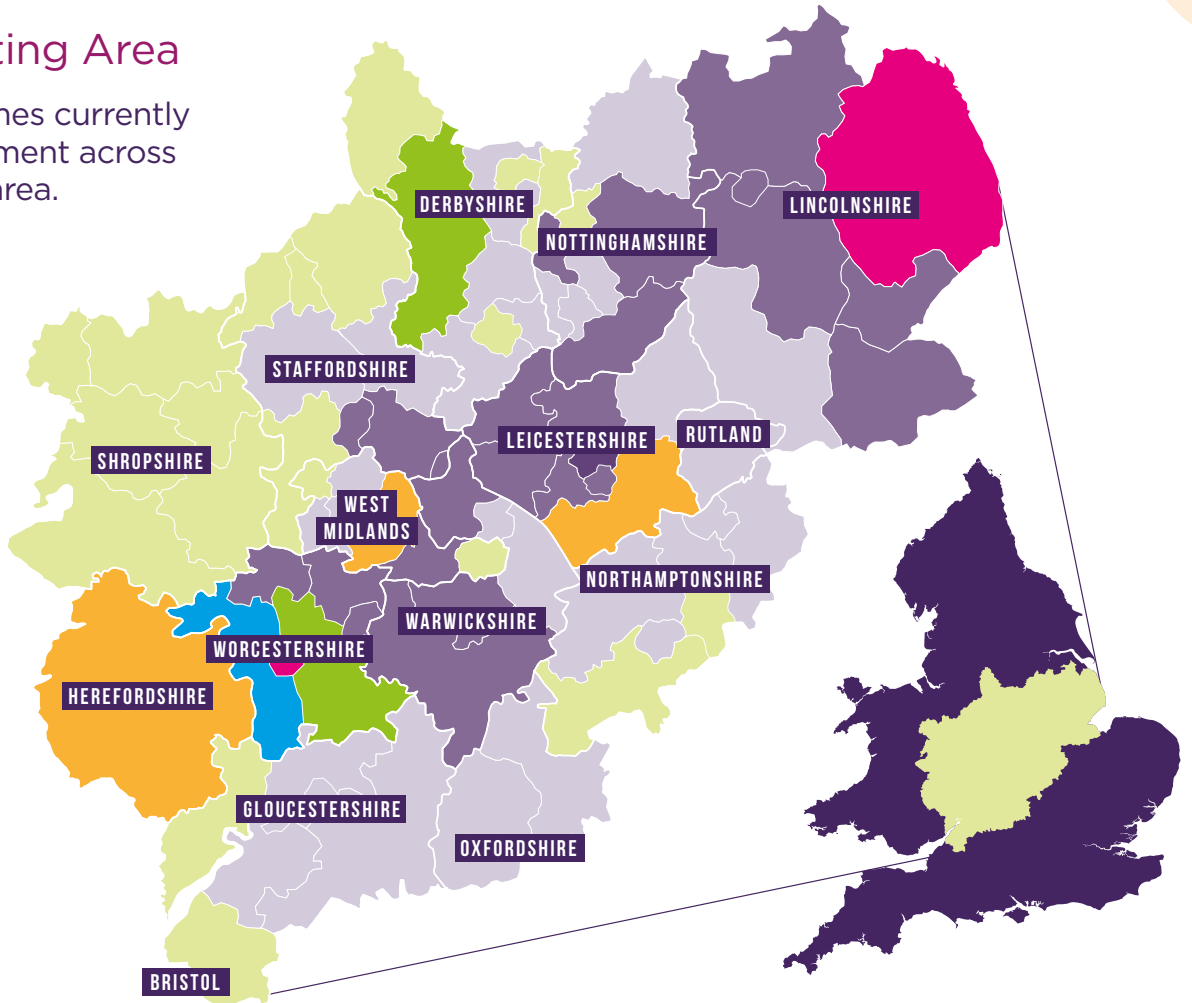
We have a core focus on affordable housing tenures and the majority of our stock, as at 31 December 2024, comprised general needs housing (58%) and affordable rent (17%). Supported housing and housing for older people (7%) are also key tenures in our operating areas and we have a strong track record of developing shared ownership properties, which comprise 14% of our housing portfolio.



¹ Our Strategies | Corporate Strategy | Platform Housing Group

Our Operating Area

Number of homes currently under management across our operating area.



Total properties owned

49,827

28,944

General needs

8,461

Affordable rent

6,948

Shared Ownership

1,558

Leasehold

618

Supported housing



2,706

Housing for older people

481

Intermediate rent

111

Non Social rented

As at 31 December 2024

1.3. Purpose, Vision and Mission

The Platform purpose and vision is to deliver a customer-first housing experience for a better future, creating homes that everyone is proud of and where people will thrive. As a registered provider of social housing, our mission is to deliver this by investing in people and places, building a stronger and more sustainable future. We are committed to helping alleviate the Midlands housing shortage and providing enhanced life prospects for more local people in the coming years.



1.4. Strategic Priorities

Since we established our 2021-26 Corporate Strategy, the UK housing sector has experienced a number of significant external events, including the fallout from Brexit, the Covid-19 pandemic and conflict in Europe and the Middle East. These in turn have brought about high energy costs, inflation, interest rate rises and added to the costs and uncertainty resulting from climate challenges. As a result of these changes, we have reviewed our strategic goals and measures to ensure that we deliver our priorities for the remainder of the strategy period. Under the revised strategy, key themes have been rationalised from six to three (People, Places and Platform) and these are now supported by seven simpler and clearer goals. At the heart of Platform's revised strategy is making our business a truly modern housing association and delivering a first-class housing experience for our customers.



People

1. Work with our customers to improve what we do.
2. Promote a workplace that motivates everyone to bring their best.

Places

3. Provide safe and well-maintained homes and communities.
4. Deliver our 'Platform Standard' for homes.

Platform

5. Embed our long-term Environmental, Social and Governance (ESG) plans.
6. Utilise insights through accurate, robust and secure data.
7. Remain financially strong.

1.5. Sustainability and ESG Strategy

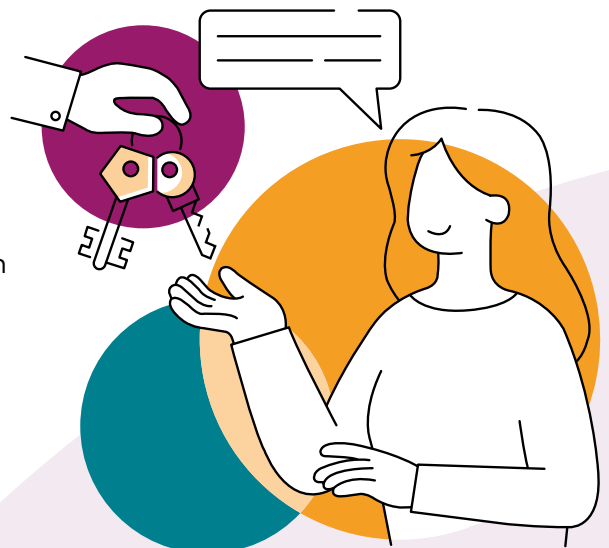
Many ESG themes are deeply embedded in the social housing sector and are fundamental in providing affordable homes to those not served by the private rental sector. As shown below, our Sustainability and ESG Strategy builds on this objective, by seeking to integrate and broaden all initiatives to help us develop the resources, create the culture, and map out a pathway to achieve our vision as a leading sustainable housing association. Our sustainability reports provide updates on our latest progress and are available on the Platform Housing Group website².

1.5.1. Homes

Corporate Strategy Themes	Sustainability and ESG Strategy Themes and sub-themes	
 People	Homes	New Existing
 Places	Communities	Places Customers
 Platform	Business	Colleagues Operations

Platform’s new homes need to be low carbon, resource-efficient, climate resilient and fit for the future. We are aiming to build homes that are net zero carbon ready, improving affordability for customers, enabling them to get the most out of their homes and supporting the planet through reducing our environmental impact. In new homes, we are focused on integrating ambitious sustainability measures into the new ‘Platform Standard’, trialling new low carbon technologies and integrating digital and smart technologies. All new developments will have an Energy Performance Certificate (EPC) rating of A or B.

Our existing homes have the biggest impact on our carbon footprint. Our goal is to transition all homes to an EPC rating of C or better by 2030 and net zero by 2050, which will be guided through the development of Science Based Targets. As of December 2024, 80% of homes were EPC Rating C and above. Of those below C, most were EPC D (c.7,650), with under 600 at EPC E and F. Improving the energy efficiency of our existing homes through a fabric first, whole house retrofit approach is crucial to reducing our carbon footprint and energy bills for our customers. We are also developing a Retrofit Plan that will provide a roadmap to deliver this goal.



² Our Reports, Publications and News | Platform Housing Group (platformhg.com)

Rating	Homes	Percentage	Cumulative percentage
A (92+)	248	1%	1%
B (81-91)	9,086	22%	23%
C (69-80)	23,380	57%	80%
D (55-68)	7,678	19%	99%
E (39-54)	523	1%	100%
F (21-38)	45	0%	100%
	40,960	100%	100%

We have a number of initiatives underway to enhance the environmental performance of our homes. In the year to March 2024, we carried out 130 retrofit energy improvement measures including 101 ground and air source heat pumps, 14 solar PV systems and 15 external wall insulation fittings. These works helped improve our homes from an average EPC E to EPC B, saving around 150 tCO₂ and saving our customers approximately £300 per year off their energy bills. Alongside retrofits, we have a planned works programme including boiler replacements, loft and cavity insulation upgrades and window replacements which also help reduce our carbon footprint.

We continuously model the risks associated with flooding and over-heating to identify areas of high climate risk. This is currently completed by desk-top post code analysis with plans to refine this in future to assessing risk on a property-by-property basis. At present, Platform's homes have a very low exposure to flood and overheating risks. Nevertheless, we continue to consider these risks when developing new homes. Flood risk is mitigated through extensive due diligence, the integration of sustainable urban drainage systems and further engineering solutions if additional assurance against flooding is required. Overheating risk is addressed with mechanical ventilation and shading devices in new homes to help control internal property temperature levels.



³ ec.europa.eu/info/sites/default/files/business_economy_euro/banking_and_finance/documents/200309-sustainable-finance-teg-final-report-taxonomy-annexes_en.pdf

⁴ The gap has been calculated based on pay as at April 2021, which incorporates the effect of recent restructuring

1.5.2. Communities

As a social landlord and developer of affordable housing, we don't just build and maintain homes but invest in our communities. We are committed to being both a landlord and developer of places that provide social value to our customers. In 2024, we took part in the Value of a Social Tenancy Project, which is aimed at enabling housing associations to understand the social value impact of the different tenancy types they offer across geographic regions. These findings will allow us to report the positive impact our homes have on local communities and enable strategic planning of development and regeneration programmes to deliver the most beneficial types of tenancies based on the needs of an area. Our work in community engagement and investment was recently recognised by winning the Community Impact category at the 2024 Building Communities Awards.



We appreciate the importance of our role as a social landlord to support our customers beyond the provision of housing. Our Wellbeing Fund, which was originally established during the Covid-19 pandemic, has been maintained for a fourth year in a row, allocating £1.1m in the year to March 2024 to help approximately 3,500 customers. The Fund supports various community initiatives including warm hubs, foodbanks and donations to other charitable organisations who work to support customers living in Platform communities. We also deliver a range of digital inclusion activities for customers, working in partnership with external partners such as Local Authorities, Age UK and the NHS. These sessions enable customers to access help with food bank vouchers, energy bills advice and seek employment as well as building basic IT skills. Customers can also access low-cost high performance refurbished laptops at half the cost of new, similar products.

1.5.3. Business

We want to create an ambitious, sustainable and ethical business that colleagues are proud to work for and new recruits will be attracted to. We are focused on embedding sustainability objectives into all areas of the business and developing internal training programmes to ensure all colleagues understand the role they play in supporting and contributing towards our sustainability goals. We are also focused on ensuring that the business operates in a sustainable, efficient way that minimises our impact on the environment.

In 2024 we published our first gender and ethnicity pay gap report (previously only gender focused). The report shows Platform continues to have a negative gender pay gap, with women being paid on average more than men and the ethnicity gap is 3.4%. Both measures reflect our ongoing work in ensuring equality, diversity and inclusion across the business.

1.6. Alignment to the UN Sustainable Development Goals (“SDGs”)

The fulfilment of the Group’s strategy will support a number of the UN SDG’s:



1. No poverty

Our core mission is the provision of high quality, affordable and sustainable homes. To help customers access housing, we provide a range of help and advice, linking customers with eligible welfare support and providing financial assistance for those most in need. In addition, increasing the energy efficiency of our homes will realise savings for tenants and help to tackle fuel poverty.



Case study

Our Wellbeing Fund

As detailed above, we launched a Wellbeing Fund, which was originally established during the Covid-19 pandemic, has been maintained for a fourth year in a row, allocating £1.1m to help approximately 3,500 customers in the year to March 2024. The fund has helped provide essential items such as food, clothing and heating, issuing over 2,000 food vouchers, 1,640 energy vouchers/payment cards, 1,900 clothing and household essentials vouchers, and over 1,000 white goods orders.

A household facing a change in circumstances due to ill health and struggling to afford the basics applied for help with food and energy and said:



It has given us a great helping hand with food and energy. We can breathe a little sigh of relief with this help. I just think it’s amazing what the Wellbeing Fund does to help.”

On top of the fund, our Successful Tenancies Team, who provide help and advice to customers who are experiencing financial difficulties, dealt with c.6,500 cases in 2024, recording £3.2m in financial outcomes for customers through unclaimed welfare benefit claims, appeals and backdated payments.

7. Affordable and Clean Energy

We are committed to bringing all homes under management to a minimum EPC rating of C by 2030. This will be achieved through enhancing the structural efficiency of homes by fitting insulation to walls, roofs and replacing windows. Homes will also be retrofitted with air source heat pumps and solar panels to reduce and minimise the need for energy provided from non-sustainable sources.

Case study

Retrofit of a 2-bedroom semi-detached home built in 1959

Terry and his partner live in a two-bedroom, semi-detached house built in 1959. There was no mains gas to the area, so they relied on a solid fuel back boiler, connected to radiators throughout their home for their heating and hot water.



I was at first sceptical about the work being carried out at my property, especially the expense of a heat pump. Like everyone, I did my own research and based on what I had read online, I was having doubts," explains Terry. However, once everything was explained to me clearly and the work started, I was no longer worried or sceptical. Throughout

the process the communication was great, I was kept up to date regarding planned works and communication by the workforce, especially Zaro, who was great, he was very approachable during the whole process, start to finish, and any concerns I had I could approach him."

Our Retrofit team are thrilled that Terry and his partner are happy with the work carried out to their home, which took approximately 8 weeks to complete and included the installation of a smart thermostat, external wall insulation, cavity wall insulation, loft insulation, solar PV panels, windows and an air source heat pump.



11. Sustainable Cities and Communities / 13. Climate Action

Housing plays a significant role in contributing to climate change, with up to 40% of the UK's carbon emission coming from households, according to the UK Governments Climate Change Committee. We have made a commitment to create a 'Platform Standard' that will improve the quality of the homes built and managed by the Group, ensuring they are fit for the future and enabling progress towards net zero by 2050. We acknowledge that green technology is an emergent field and we are committed to ensuring we use the most efficient and convenient technology to help minimise the effects of fuel poverty, without adversely affecting customers' experiences of living in the property.

Case study

Boots Enterprise Zone, Nottingham

We have joined forces with other partners to deliver 319 homes as part of a bigger development on the former Boots site in Nottingham. The site is part of a larger development, Beeston Canalside, which will be made up of more than 600 homes in total. Once completed, the homes at Trentside will be all electric, with air source heat pumps and innovative solar electricity tech panels to generate energy, saving residents substantial monthly costs on running their homes. Around half of the homes will be net zero carbon and of these, over 75 will be run at 'zero bills' in conjunction with Octopus Energy.



15. Life on Land

Being aware of our impact and influence on the areas in which we operate is central to our activities. As part of Platform's Sustainability Strategy, we will maximise our land and green spaces, helping to support wildlife. This will involve carrying out audits of natural assets in our neighbourhoods and estates, developing a biodiversity action plan that sets out a strategic approach for managing our land and green spaces and implement measures such as bat boxes, hedgehog highways and planting trees and shrubs.

Case study

Pocket Parks Project

Connecting and engaging with our communities is key to creating closer working partnerships and community connections. The Pocket Parks Project within East Birmingham (Stechford Green) was launched after customer surveys identified isolation, loneliness and lack of neighbourhood connection as things to improve. By joining forces with Birmingham City Council and Friends of Stechford Green Spaces, we were able to support the development of the green space. This involved funding from Birmingham Council's Pocket Parks initiative to install a new pathway, benches and seating alongside litter bins and planters and we arranged a number of community planting events. The Friends of Stechford Green Spaces (Community Group) explained how they have identified key 'green space' locations within the Stechford Ward that have a strong influence on people's quality of life. Over the past few years, the group have been able to strengthen, improve and unlock the potential of these places to support growth and to provide a better inclusive environment for local residents.

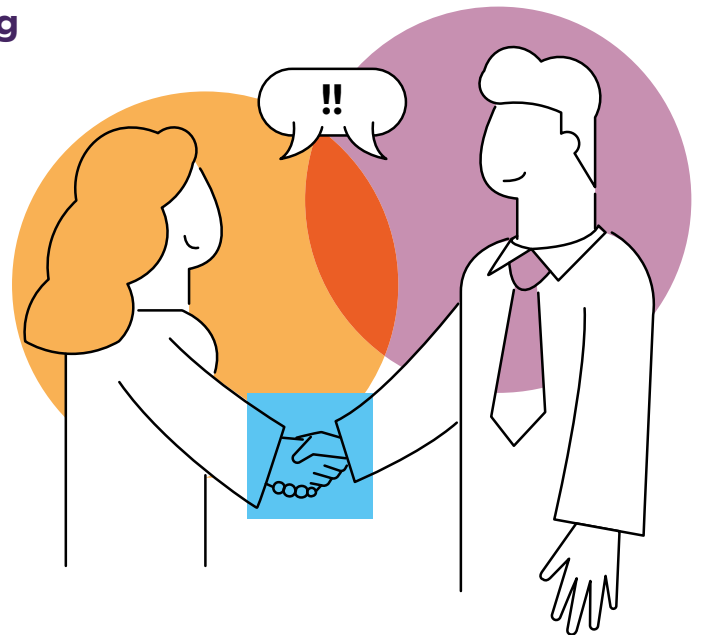


1.7. Rationale for Sustainable Financing

The establishment of this Sustainable Finance Framework aligns sustainability objectives within our Corporate, Sustainability and ESG and Treasury Strategies. We have maintained selected eligible project categories that are central to our Corporate Strategy, and those in which we can have the most significant impact on the communities in which we operate.

We aim to develop quality, affordable and sustainable housing, as well as improve the energy efficiency of our existing homes.

Platform seeks to work with investors who are supportive of our investment objectives and over time we will continue to increase the proportion of sustainable finance within our overall funding base.



Section 2

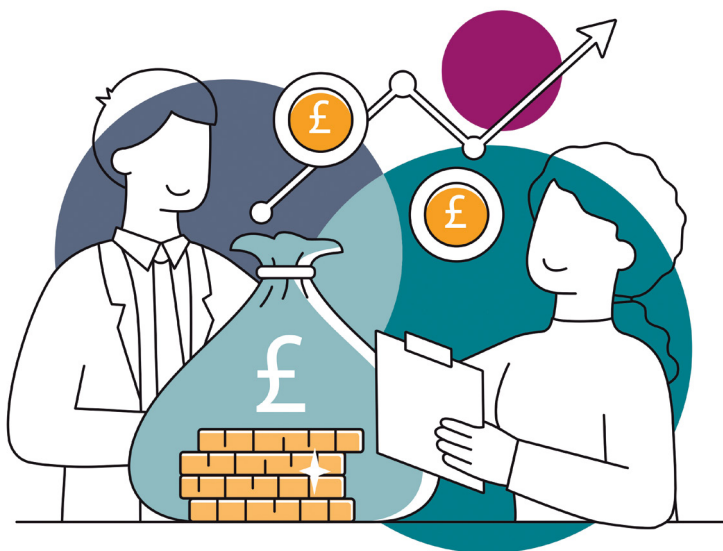
Sustainable Finance Framework

This Framework will be used to govern green, social and sustainable finance including, but not limited to, Public Bonds and Private Placements, Revolving Credit Facilities and Bank Loans³ (together known as “Sustainable Financing Instruments”).

The Framework aligns to the Social Bond Principles – June 2023⁴ (“SBP”), the Sustainability Bond Guidelines – June 2021⁵ (“SBG”), the Green Bond Principles – June 2021⁶ (“GBP”) (with June 2022 Appendix I), the Green Loan Principles – February 2023⁷ (“GLP”) and Social Loan Principles – February 2023⁸ (“SLP”) as published by the International Capital Markets Association (“ICMA”) and Loan Market Association (LMA”) respectively. This Framework has five core components:

- Use of Proceeds
- Process for Project Evaluation and Selection
- Management of Proceeds
- Reporting
- External Review

This Framework may be updated or expanded in line with updated versions of the relevant market principles, taxonomies, and evolving best practice. Future updates of this Framework may incorporate additional eligible projects, impact KPIs or other relevant information as we progress against our Sustainability and ESG Strategy. Any major Framework update will be subject to the review by any qualified Second Party Opinion (“SPO”) provider and a refreshed SPO will be obtained.



³ As of Jan-25, Platform has implemented three sustainability-linked loans as part of their total bank facilities. These facilities have been structured in line with the LMA’s Sustainability-Linked Loan Principles and are not structured in accordance with this Framework.

⁴ [Social-Bond-Principles-SBP-June-2023-220623.pdf \(icmagroup.org\)](#)

⁵ [Sustainability-Bond-Guidelines-June-2021-140621.pdf \(icmagroup.org\)](#)



⁶ [Green-Bond-Principles-June-2022-060623.pdf \(icmagroup.org\)](#)

⁷ [Green_Loan_Principles_23_February_2023.pdf \(lma.eu.com\)](#)

⁸ [Social_Loan_Principles_23_February_2023.pdf \(lma.eu.com\)](#)

2.1. Use of Proceeds

Platform's identified Eligible Projects, in line with the listed ICMA and LMA principles, are outlined in the following table, alongside their alignment to UN SDG's (1: No Poverty, 7: Affordable & Clean Energy, 9: Industry, Innovation & Infrastructure, 11: Sustainable Cities & Communities and 13: Climate Action) and alignment with the Sustainability Reporting Standard for Social Housing (SRS) criteria (Affordability & Security, Resident Security, Placemaking and Climate Change).

Social Eligible Project Category	Eligibility Criteria ⁹	Reference financial line item	Target Population	UN SDG ¹⁰ alignment	SRS criteria alignment ¹¹
Affordable Housing	Construction and acquisition of affordable housing in the United Kingdom, where affordable housing properties include tenants living in social and general needs properties ¹² , shared ownership properties ¹³ and supported housing ¹⁴ .	Capex	Platform's target populations include all of the ten target populations described in the SBP, with a particular focus on those who are underserved (owing to a lack of ability to access the private rental and sales markets due to affordability), who are facing homelessness, aging populations, and vulnerable youth through our specialist and supported housing offering.	 	Affordability and Security (T4: C12, C13, C14, C15, C16) Placemaking (T8: C24)
	Re-financing of existing affordable housing (as defined above) in the United Kingdom	Asset value	Where no specific target population has been identified, we can conclude that these target populations do not exclude vulnerable or disadvantaged populations.		

⁹ A single project can only fall into one category










¹⁰ www.un.org/sustainabledevelopment/sustainable-development-goals/

¹¹ [Autumn 2023 SRS Criteria v2.0 Home - Sustainability for Housing](#)

¹² Social / affordable target populations and associated housing requirements are established by local planning authorities by identifying the needs of local communities to determine where and what quantity of affordable housing should be provided. Platform provides homes exclusively to target populations earning a low income, or in receipt of state benefits.

¹³ Platform serves customers who are unable to feasibly purchase properties in the open market through the provision of shared ownership housing. Under a shared ownership transaction, a purchaser buys a share of the property and pays rent on the remaining value. Eligibility criteria for shared ownership is determined by the government and precludes households where earnings are in excess of £80,000.

¹⁴ Supported housing includes housing where property adaptations and support services help to ensure that older people remain independent and reduce, delay and prevent the need for residential care.

Green Eligible Project Category	Eligibility Criteria ¹⁵	Reference financial line item	UN SDG ¹⁶ alignment	SRS criteria alignment ¹⁷
Green Buildings	Construction of new homes with a minimum EPC Rating of B	Capex		Climate Change (T1: C1, C2, C4, C5)
	Construction of new homes with a minimum EPC Rating of B	Asset value		
	Renovation of existing homes that improve unit EPC ratings by at least two notches, to a minimum EPC C rating	Opex Capex	 	
Energy Efficiency	Expenditure related to installations of energy efficiency technologies for homes, including: <ul style="list-style-type: none"> Insulation, including, but not limited to, external wall, cavity wall and loft insulation Smart meters, including Switchee technology 	Opex Capex	 	Climate Change (T1: C1, C2, C3, C4, C5)
Renewable energy	Expenditure related to installation of renewable energy, including, but not limited to, solar power and ground / air source heat pump for Platform's homes	Opex Capex		Climate Change (T1: C3, C5)
Clean transportation	Expenditure related to projects and technologies such as purchase of electric vehicles for company fleet and / or electric vehicle infrastructure	Opex Capex	 	Climate Change (T1: C3, C5)
	Expenditure related to projects and technologies such as purchase of hybrid vehicles ¹⁹ for company fleet			

An amount equal to the net proceeds raised under this Sustainable Finance Framework, via Sustainable Financing Instruments, will be used to finance or refinance new or existing Eligible Projects, in whole or in part, subject to the ICMA and LMA principles referenced earlier in Section 2. Platform intends to fully allocate the net proceeds within 24 months following the issuance date of a specific debt instrument. Where the net proceeds are utilised for eligible capex and opex, a 24 month lookback period will also apply from the issuance date of a specific debt instrument. No lookback period will apply for proceeds allocated on an asset value basis.

¹⁵ A single project can only fall into one category

¹⁶ www.un.org/sustainabledevelopment/sustainable-development-goals/

¹⁷ Autumn 2023 SRS Criteria v2.0 Home - Sustainability for Housing .

¹⁸ Switchee | Data-driven property insights for housing providers

¹⁹ Eligible hybrid vehicles include vehicles with tailpipe emissions of <50g CO2

2.2. Process for Project Evaluation and Selection

Projects will be evaluated, selected and monitored by Platform's Investment Appraisal Panel ('IAP'), which meets at least once a month to consider proposals. All projects submitted for approval will identify and quantify the expected outputs and outcomes, in line with the table in section 2.1 of this Framework.

During project evaluation and selection, the IAP will identify and manage any perceived social and environmental risks, associated with potential eligible projects, by taking mitigating actions, where possible. In circumstances where mitigating actions are not possible, the IAP will exclude the project from the eligible project pool.

Members of the IAP include senior directors from across the organisation, representing asset management, operations, development and finance and may change from time to time depending on internal requirements, applicability and availability.

Core members at February 2025 comprise:

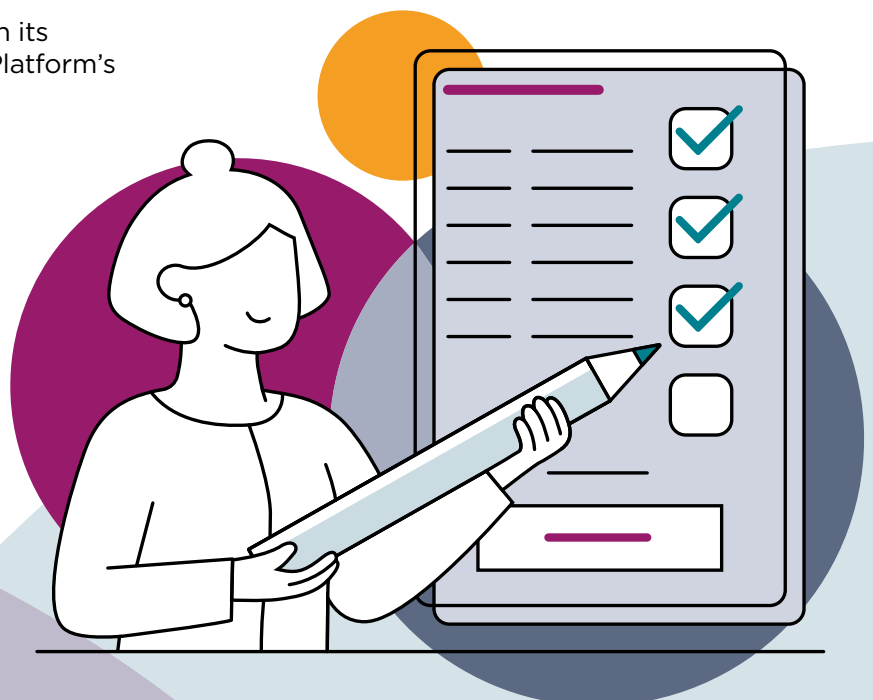
- Director of Investment (Finance)
- Director of New Customers and Specialist Housing, Neighbourhoods and Operations (Operations)
- Procurement Director (Finance)
- Director of Programme (Development)
- Regeneration Director (Assets)

Decisions on the approvals of Eligible Projects to be financed are made by a majority vote from members of the IAP.

The IAP, in addition to overseeing the evaluation and selection of projects is responsible for:

- Reviewing and approving eligible projects / expenditures
- Overseeing the overall eligible project portfolio and confirming its adherence to Platform's Sustainable Finance Framework
- Monitoring Platform's Sustainable Finance Framework and updating it to reflect changes in market standards (such as ICMA and LMA principles) and the Group's corporate strategy on a best-efforts basis
- Ensuring exclusion of any projects that no longer comply with the eligibility criteria (as outlined in section 2.1) or have been disposed of and replacing them with an eligible project as soon as reasonably practicable and on a 'best efforts' basis.

All IAP responsibilities are included within its Terms of Reference, which are stated in Platform's internal Financial Regulations Policy.



2.3. Management of Proceeds

Platform recognises the importance of separately managing and monitoring the proceeds issued under the Framework. Eligible projects will be matched to net proceeds issued under the Framework by Platform.

The Group has a documented and structured process to determine how projects fit within the categories identified, and how the proceeds will be matched to, and monitored in relation to, specific Eligible Projects.

Amounts equivalent to the net proceeds from Sustainable Financing Instruments issued under the Framework will be:

- Separately recorded, reconciled and reported and held internally by treasury team
- Reported through the IAP on a quarterly basis, including the amounts and date of instruments issued, allocations made and estimated impacts

Unallocated proceeds issued under the Framework will be held as cash deposits, or in sterling denominated money market funds, in line with our Treasury Management Policy, or used for short-term repayment of other debt facilities before allocation to Eligible Projects. Platform will ensure that sufficient liquidity is maintained at all times should proceeds be required for an Eligible Project.

In alignment with the previously referenced ICMA and LMA principles, the IAP will ensure that net expenditures associated with Eligible Projects financed, will meet or exceed net proceeds raised under this Sustainable Finance Framework, for as long as the financing remains in place. If a project is no longer eligible under the criteria included in section 2.1, it will be removed from the Eligible Projects portfolio. In such a scenario, we will replace the project with another Eligible Project as soon as reasonably practicable and on a 'best efforts' basis.

The Group expects all proceeds received from a Sustainable Financing Instrument to be allocated within 24 months from the date of receipt of funds.

2.4. Reporting

Platform will annually until full allocation of a Sustainable Financing instrument and thereafter in the event of material changes to allocation, publish the allocation of the net proceeds raised within its annual Sustainability Report on its website²⁰ as part of its reporting under the Sustainability Reporting Standard ("SRS"). The Group will also include impact reporting within this report.

Allocation Reporting

Some or all of the following will be reported, in order to demonstrate that the net proceeds have been allocated in accordance with the Framework:

- A description of outstanding Sustainable Financing Instruments
- Net proceeds outstanding from the Sustainable Financing Instruments
- Amount of proceeds allocated to Eligible Projects
- Amount allocated for refinancing and new financing
- Allocation split between asset value, opex and capex
- Amount of unallocated proceeds (if any)
- A complete list, or a summary, of Eligible Projects financed by outstanding Sustainable Financing Instruments



²⁰ Reports and Publications | Platform Housing Group

Impact reporting

The following metrics will be included, where feasible and considered appropriate, within Platform’s annual Sustainability Report. Impact reporting will also include calculation methodology and key assumptions where relevant for impact metrics. Whilst not fixed, the below impact metrics show example impact metrics that will be reported on a ‘best efforts’ basis:

Eligible Project Category	Description	Indicative impact metrics
Affordable Housing	Construction of affordable housing in the United Kingdom	<ul style="list-style-type: none"> • Number of new homes built for a social purpose, by tenure • Number of people housed from local authority waiting lists
	Re-financing of eligible existing affordable housing in the United Kingdom	<ul style="list-style-type: none"> • Existing number of social, affordable and shared ownership homes by tenure • Average weekly rent charged relative to average private sector rent
Green Buildings	Construction of new homes with a minimum EPC rating of B	<ul style="list-style-type: none"> • Number and % of newly constructed homes with an EPC rating of A or B
	Renovation of existing homes that improve unit EPC ratings by at least two notches to a minimum EPC C rating	<ul style="list-style-type: none"> • Change in distribution of EPC and SAP ratings of existing homes since prior year
	Re-financing of existing homes – subject to a minimum EPC rating of B	<ul style="list-style-type: none"> • Number of existing homes with an EPC rating of A or B
Energy Efficiency	Installations of energy efficiency technologies, including: <ul style="list-style-type: none"> • Insulation, including, but not limited to, external wall, cavity wall and loft insulation • Smart meters, including Switchee technology 	<ul style="list-style-type: none"> • Number of installations of relevant components to existing homes • Annual energy savings • CO2 emissions avoided
Renewable energy	Installation of renewable energy, including, but not limited to, solar power and ground / air source heat pump	<ul style="list-style-type: none"> • Number of installations of relevant components to new and existing homes • kW of solar PV capacity installed
Clean transportation	Expenditure related to projects and technologies such as purchase of electric vehicles, hybrid vehicles for company fleet and / or electric vehicle infrastructure	<ul style="list-style-type: none"> • Number of electric / hybrid vehicles purchased • Number of charging points installed at employee homes / offices and as part of new developments • % reduction in fleet CO2 emissions

Platform will also publish updated information on its broader sustainable activities and include case study examples of eligible projects developed or invested in.

2.5. External Review

DNV Business Assurance Services UK Limited has been appointed to assess the alignment of the Framework to the Social Bond Principles – June 2023²¹ (“SBP”), the Sustainability Bond Guidelines – June 2021²² (“SBG”), the Green Bond Principles – June 2021²³ (“GBP”) (with June 2022 Appendix I), the Green Loan Principles – February 2023²⁴ (“GLP”) and Social Loan Principles – February 2023²⁵ (“SLP”), as published by ICMA and the LMA. DNV Business Assurance Services UK Limited has provided a Second Party Opinion (SPO) on this version of the Group’s Sustainable Finance Framework.

A link to the Second Party Opinion is available at www.platformmhg.com/reports-and-publications

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²¹ [Social-Bond-Principles-SBP-June-2023-220623.pdf \(icmagroup.org\)](#)

²² [Sustainability-Bond-Guidelines-June-2021-140621.pdf \(icmagroup.org\)](#)

²³ [Green-Bond-Principles-June-2022-060623.pdf \(icmagroup.org\)](#)

²⁴ [Green_Loan_Principles_23_February_2023.pdf \(lma.eu.com\)](#)

²⁵ [Social_Loan_Principles_23_February_2023.pdf \(lma.eu.com\)](#)



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