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SLAVERY AND HUMAN TRAFFICKING STATEMENT FOR THE FINANCIAL YEAR ENDED 31 MARCH 2017

INTRODUCTION

Story Homes Limited ("Story Homes") published its first modern slavery statement in December 2016. This is the second statement made on behalf of Story Homes pursuant to section 54(1) of the Modern Slavery Act 2015 ("the Act") and constitutes our slavery and human trafficking statement for the financial year ending 31 March 2017. It sets out the steps which we have taken since 31 March 2016 to build on and develop our processes to tackle the risk of modern slavery in our business and our supply chains.

ORGANISATION

Story Homes is an award-winning property developer with more than 35 schemes in Cumbria, North West and North East England and southern Scotland. The company was founded in 1987 by Fred Story as Story Construction Limited, which later de-merged to become Story Homes and our sister company Story Contracting Limited.

Renowned for building high specification homes of excellent quality, Story Homes is committed to sustainability and contributing to the communities in which it builds. Story Homes prides itself on delivering exemplary customer service and has achieved a five star Home Builders Federation (HBF) Customer Satisfaction Rating for four consecutive years (2014, 2015, 2016 and 2017).

The company has been consistently recognised in the prestigious UK Property Awards since 2011. In 2017, Story Homes won three awards in the 'Best Residential Development' category, with Strawberry Grange in Cockermouth, Oakland Park in Morpeth, and D'Urton Manor in Preston all receiving accolades. Story Homes was also named Housebuilder of the Year at the Insider North West Property Awards 2017.

In 2016/17, Story Homes built more than 800 new homes across its three key regions. The company hopes to build more than 1000 new homes in 2017/18.

STORY HOMES LTD

Registered in England No. 2275441

Registered Office:

Story House, Lords Way
Kingmoor Business Park
Carlisle, Cumbria CA6 4SL



OUR BUSINESS

Story Homes' head office is based in Carlisle with regional offices in Newcastle-upon-Tyne and Chorley.

The company directly employs more than 500 staff, and plans to recruit an additional 50 employees by the end of 2018. It also operates successful apprentice and graduate schemes, aimed at bringing young talent into the industry. In 2017/18 we expect to work with subcontractors which employ some 4,000 people.

Story Homes fully supports the Modern Slavery Act 2015 and is fully committed to ensuring that the company is compliant with the statutory requirements affecting our employees and supply chain.

OUR SUPPLY CHAIN

We procure a wide range of goods and services through our supply chain which includes building contractors, subcontractors who provide labour, materials and plant, manufacturers and suppliers, utility providers and a range of other associated trades and professional services connected with housebuilding.

We have a stable supply chain allowing us to benefit from a significant number of long standing trading relationships with likeminded subcontractors, suppliers and consultants who share our values and ethics.

DUE DILIGENCE PROCESSES FOR SLAVERY AND HUMAN TRAFFICKING

We have a thorough due diligence process for managing relationships with our subcontractors and suppliers. However, in recognition of the fact that there are always opportunities to improve such processes, we have engaged a procurement consultancy to review our procurement processes. The review, which is to be undertaken during the course of the financial year ending 31 March 2018 and beyond into the financial year ending 31 March 2019, will include a review of our pre-qualification tender process and our standard terms and conditions to ensure that our subcontractors and suppliers are subject to appropriate due diligence processes and contractual obligations to take steps to ensure that there is no modern slavery in their businesses or supply chains.



OUR POLICIES ON SLAVERY AND HUMAN TRAFFICKING

We take our responsibilities under the Modern Slavery Act 2015 very seriously and have established a compliance team led by our Legal and Commercial departments which, with appropriate professional advice, are currently working on implementing the following:

- putting in place an appropriate anti-slavery policy designed to assist our organisation comply with the Modern Slavery Act 2015;
- ensuring our internal HR processes and policies address the potential for slavery and human trafficking in our staffing structure; and
- putting in place a confidential reporting procedure through which any concerns, including any regarding slavery and human trafficking, can be raised.

To ensure a high level of understanding of the risks of modern slavery and human trafficking in our supply chains and our business, we understand the importance of providing training to our staff. Appropriate staff training to raise awareness of slavery and human trafficking and its implications so that staff are able to identify risk factors and report potential non-compliance will be delivered once our policies are in place. The target date for putting in place the above policies is 1 April 2018.

OBJECTIVES AND KEY PERFORMANCE INDICATORS

Our objectives for the coming 12 months are to make progress in developing systems for:

- Identifying and assessing potential risk areas in our supply chains
- Mitigating the risk of slavery and human trafficking occurring in our supply chain
- Monitoring potential risk areas in our supply chain
- Putting in place an appropriate anti-slavery policy designed to assist our organisation comply with the Modern Slavery Act 2015
- Ensuring our internal HR processes and policies address the potential for slavery and human trafficking in our staffing structure
- Putting in place a confidential reporting procedure through which any concerns, including any regarding slavery and human trafficking, can be raised.



In light of the work to be undertaken over the coming 12 months, Story Homes has decided that it is not appropriate at this time to set Key Performance Indicators to measure how effective we have been in ensuring that slavery and human trafficking is not taking place in any part of our business or supply chains. This will be reviewed at the end of the current financial year ending 31 March 2018.

This Statement has been approved by the Board of Story Homes Limited.

Signed:

A handwritten signature in blue ink, appearing to read "Steve Errington".

Steve Errington

Chief Executive

Date: 5 December 2017