



Managing Sustainable Development

Ness Scott, Head of Sustainability

Greencore Homes

21st April 2026



[About Greencore Homes](#)

Purpose & Mission



Our purpose

To accelerate the global transition to low carbon living



Our mission

To scale up our business across the country and deliver over 10,000 new Better Than Net Zero homes by 2035



Our Ownership



In 2022, M&G Investments acquired majority stake in Greencore.

M&G's real estate team intend to invest up to £500 million into private rental and affordable shared ownership housing in partnership with Greencore.

The investment allows Greencore to work with others across these sectors.





A Strategy For Growth

We are a medium-sized housebuilder based in Oxfordshire. Initially focused on opportunities across South-East of England.

We aim to establish **multiple regional businesses** each operating with local team and local factories.

We believe in **local teams** in each region and **minimising the carbon** that transport involves.

We have appointed Board and Leadership team with **extensive experience** in low carbon technology and house buildings.

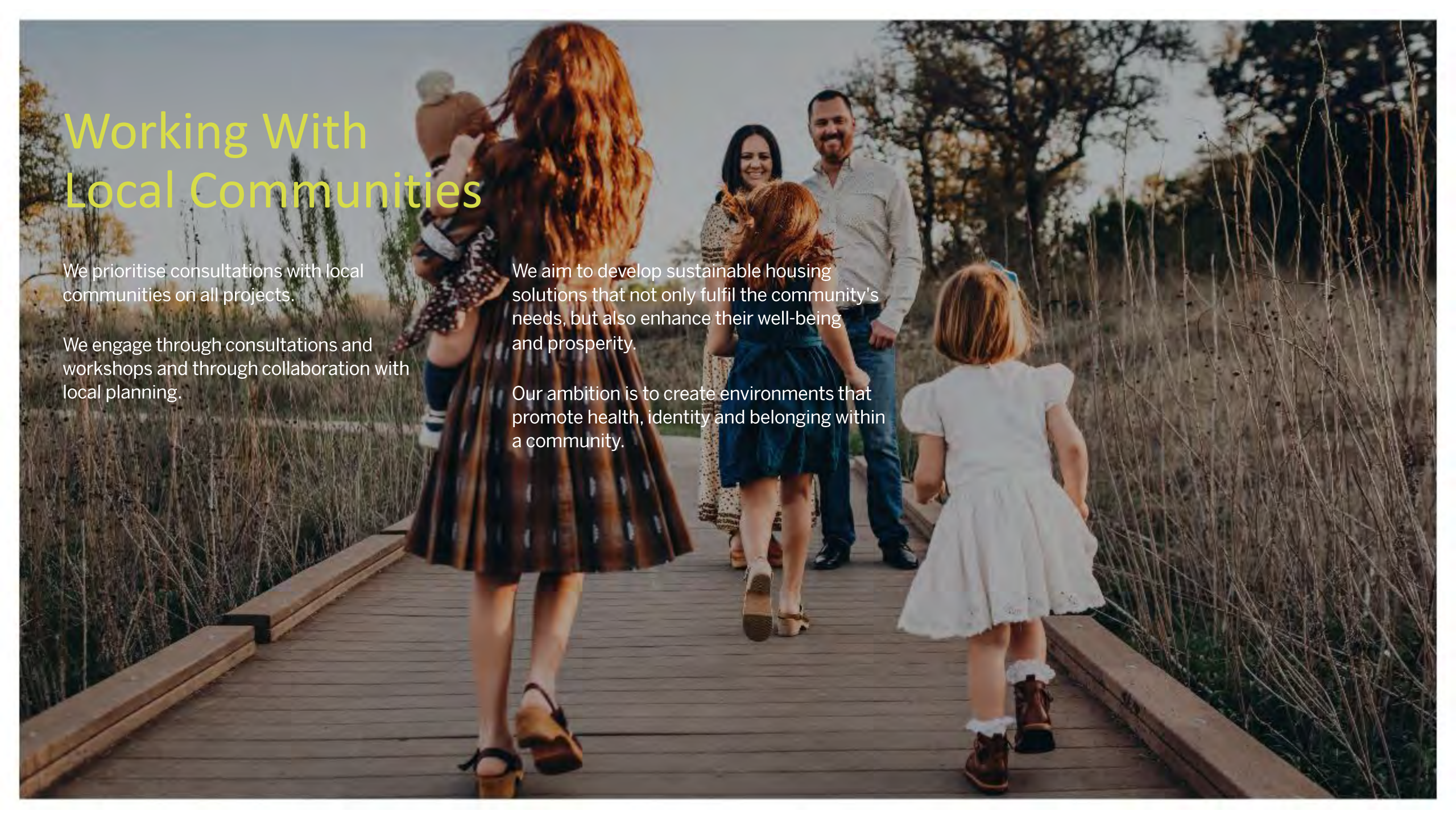
Area of Operation

We are currently working on opportunities across the counties highlighted on this map.

We will look beyond those boundaries in the years to come.



Working With Local Communities

A photograph of a family walking away from the camera on a wooden boardwalk. In the foreground, a woman with long red hair in a brown patterned dress and a young girl in a white dress are walking. In the background, a man and a woman are walking, and another child is visible. The boardwalk is surrounded by tall grass and trees, suggesting a park or natural area.

We prioritise consultations with local communities on all projects.

We engage through consultations and workshops and through collaboration with local planning.

We aim to develop sustainable housing solutions that not only fulfil the community's needs, but also enhance their well-being and prosperity.

Our ambition is to create environments that promote health, identity and belonging within a community.



Local Planning Authorities

We place strong emphasis on open communication and collaboration with local planning authorities.

We aim to align all projects to comply with local plans and regulations.

We strive to create developments that integrate with the community and contribute to sustainable growth.



Our First Factory

Today we are manufacturing our panels in a 30,000 square foot facility in Bicester.

We are scaling up production and **utilising an efficient and cost-effective system** which will be fully operational before it is rolled out in new regions.

The Bicester factory can produce the panels for **more than 200 homes per year** and we expect future factories to have even greater capacity.





On-site Assembly

Using off-site manufactured panels means timber frame structure of homes can be erected quickly and safely.

Two weeks is typical build time from arriving on site and home being air & watertight.

Rigorous quality control is applied to every home.

Timber frame is recognised as safe and sustainable method of construction accepted by mortgage providers and other investors.





Our Developments



The Canopies

Milton, Oxfordshire

Vale of White Horse DC

42 homes

In construction / being marketed

Our Developments

The Woodlands
Launton, Oxfordshire
LPA: Cherwell DC

65 homes
In construction





Our Developments



Land at Churchway
Haddenham, Buckinghamshire
Buckinghamshire Council

89 homes
In planning

Policy Challenges for a Higher Standard of Sustainable Development

- Government delays in raising energy performance standards through Building Regulations (Future Homes Standard/Part L 2026) – *not enough, quickly enough*
- Revised NPPF (Dec 2025), if adopted as drafted, will remove LPA's powers to set their own energy-efficiency standards above Regulations.

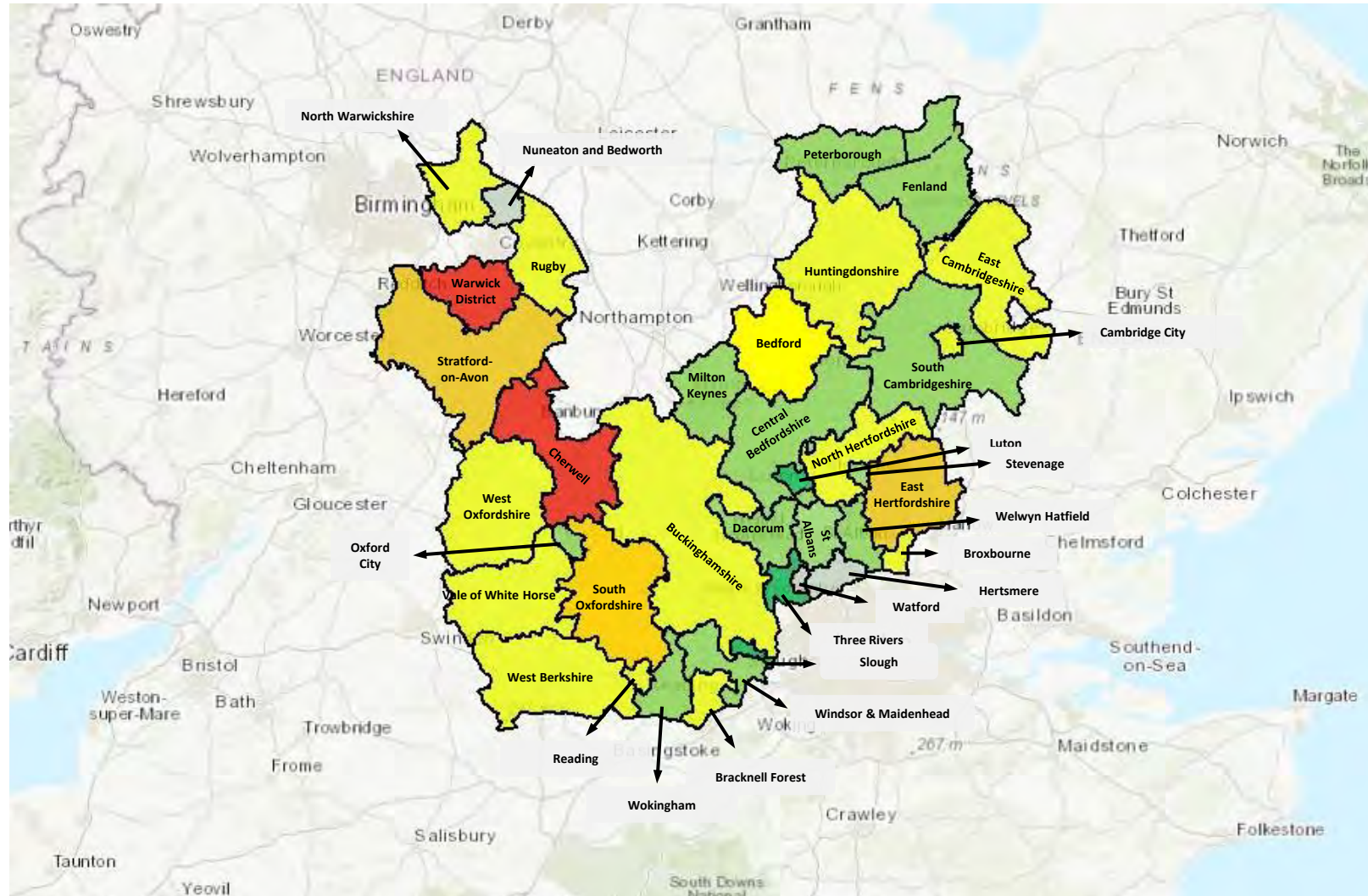




Practical Challenges

- Planning timeframes for approval

Reserved Matters Application Determination Times



Planning Determination Time

0-4 Months

4-8 Months

8-12 Months

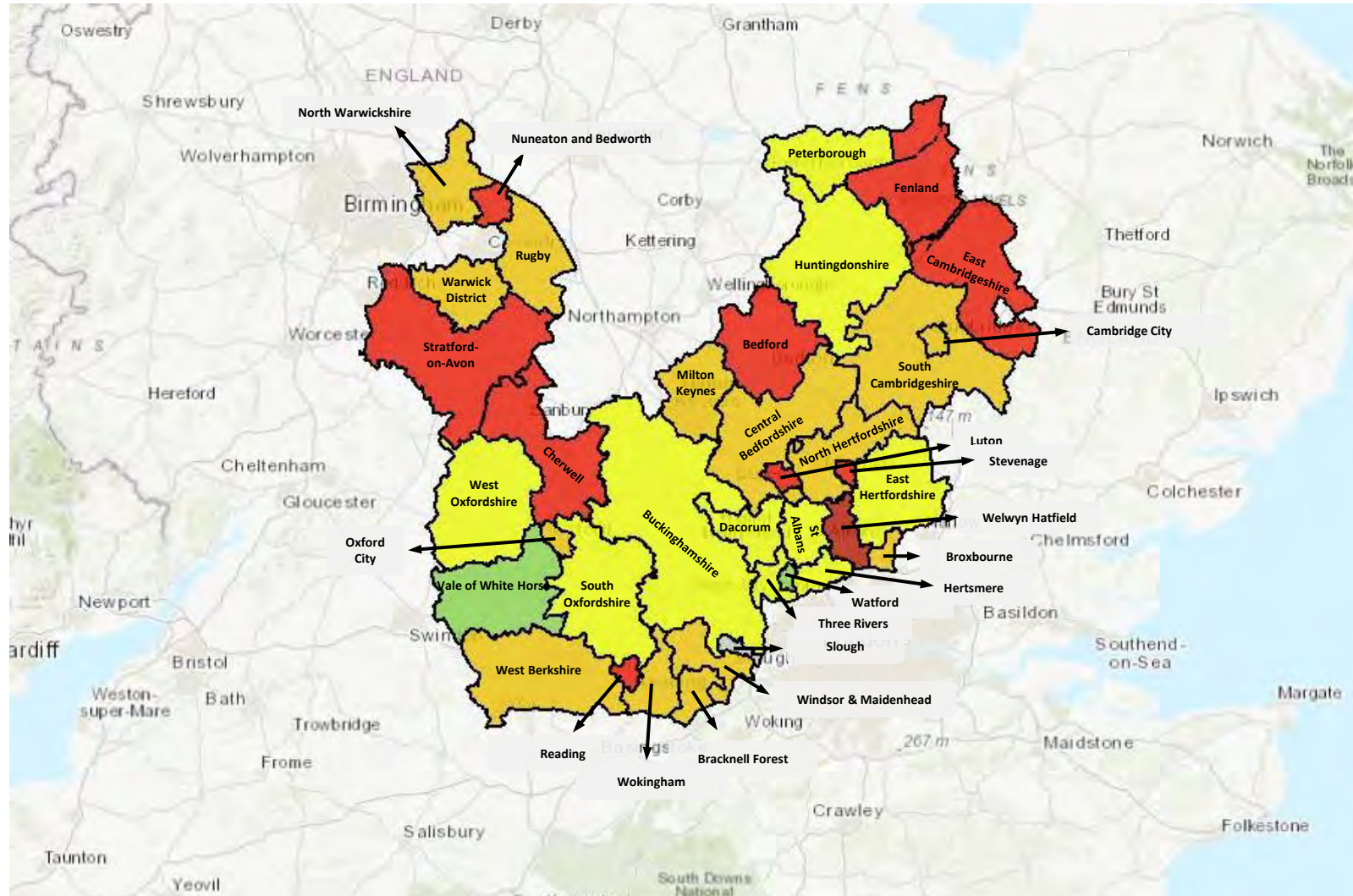
12-16 Months

16-20 Months

20+ Months

Determination times influence programme as faster decisions reduce financial risk, while prolonged timescales increase costs and uncertainty.

Full Application Determination Times



Planning Determination Time

0-4 Months

4-8 Months

8-12 Months

12-16 Months

16-20 Months

20+ Months

Determination times influence programme as faster decisions reduce financial risk, while prolonged timescales increase costs and uncertainty.



Practical Challenges

- Planning timeframes for approval
- Tensions between ultra-low embodied carbon materials, our materiality and local authority design guides



GREENCORE

HOMES

Thank you

ness.scott@greencorehomes.co.uk

A Typical Greencore Home



Optimised building form
Simplified building shape
to reduce form factor
heat loss areas and
complex junctions.



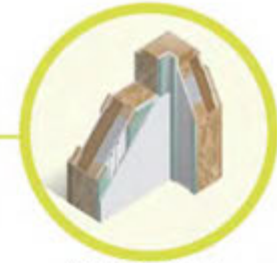
Optimised orientation
& window proportions
Glazing ratios optimised
to achieve a balance
between energy efficiency,
overheating and daylight.



Air tightness
Homes are built to be very airtight
reducing heat loss



Mechanical Ventilation &
Heat Recovery
Homes are
ventilated and the air is
filtered. Heat is recovered
from the expelled air



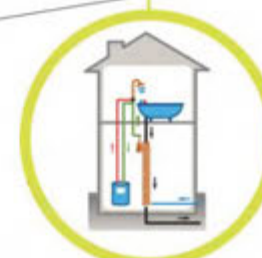
Well-insulated
building envelope
- Low U-Values for floors,
roof and walls.
- External bond wall panel.
- Triple-glazed windows.



Roof-mounted Solar PV
Home are powered by the PV
for a net zero energy balance.



Post occupancy evaluation
Sensors installed for to
evaluate energy in use.



Waste Water Heat Recovery
Systems



Air Source Heat Pump
Individual ASHP as an
efficient, low-carbon
heating solution.

