



# Environmental, Sustainable and Governance



# OFP's Vision

At OFP, we understand and recognise that any business has an impact on the environment, and like everyone, we want to do our part to reduce this impact and work in a way that is sustainable and environmentally friendly.

We are constantly seeking new ways in which we can minimise our materials and energy whilst providing consistent, high-quality products and services for our client.

Over the last two decades, timber has become an increasingly popular building material choice with construction professionals and end users, with its well-recognised sustainable credentials. Wood, even in its most natural form, helps regulate carbon by capturing and storing it, reducing the pollutants in the environment before it is then used as a building material.

# Our Sustainable Efforts

- ✓ Support local sport
- ✓ Support local woodworkers
- ✓ Sustainably sourced materials



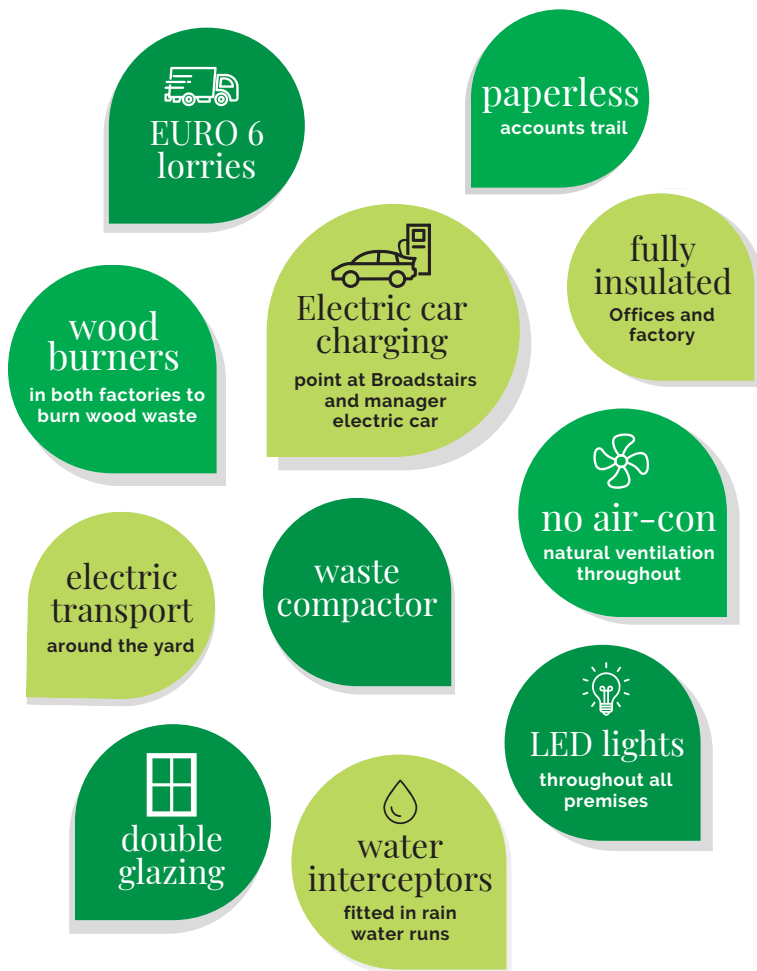
Energy Rating B



Supplied from FSC Certified or PEFC certified forests

“Substituting wood for conventional buildings materials reduces emissions by **69%**”

*(Himes & Busby, 2020)*



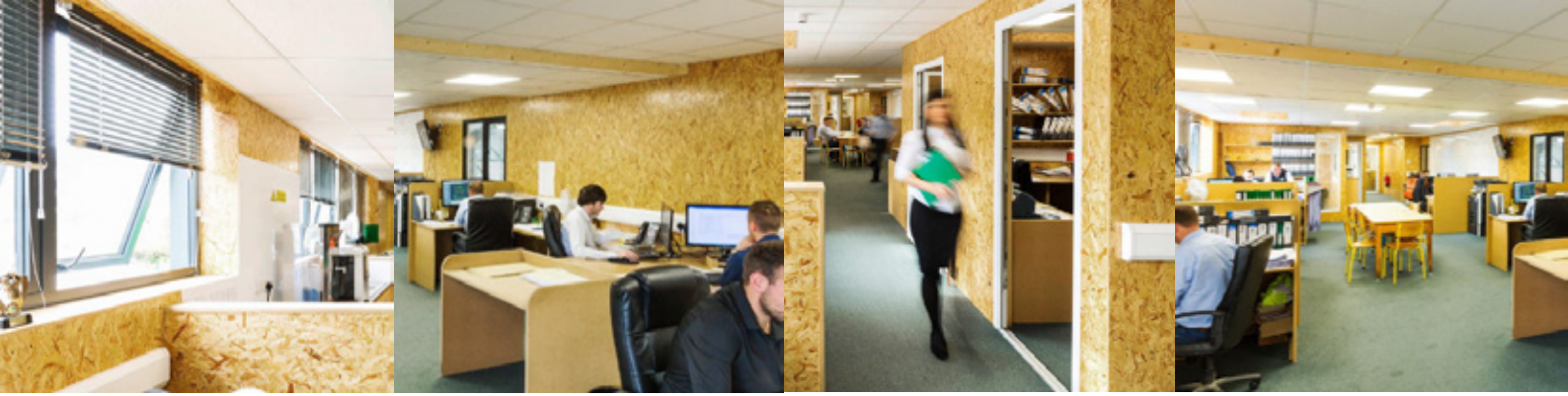
## Our Ethos and Values

At OFP, we are committed to responsible construction. Not only are we certified with PEFC and FSC, and STA Gold-approved suppliers, but we are also always finding new ways and technologies to reduce waste and improve our efficiency.

“When we designed and built our factory in 2017 we put the environmental credentials at the top of the list, not because it would tick some boxes, but because it was the right thing to do. This ethos runs through the business – wherever we see waste, we want to come up with innovative solutions to minimise or eliminate it. If we saw insulation that couldn't be reused, we came up with a tested recycling system. If we saw bags of sawdust, we invested in pelleting machinery to fuel our biomass.

Off-cut timber that would previously be waste, is now run through a finger jointer to be reused. We identified key staff members, and made them waste champions, to actively identify and reduce waste wherever it was noticed. We all know that there can be a commercial benefit to doing this – but ultimately, we want to be able to rest easy knowing that we've done everything we can to not put anything in landfill – to give tomorrow the best chance to be the best it can be. This is our commitment, our non-negotiable, and we will not come away from this.”

**Alastair Narraway,**  
Managing Director, OFP



# Our People are our Priority

A working environment can have a huge impact on employee well-being.

## What are OFP doing?

### WOODEN INTERIOR

When we were designing our offices, it was an easy decision for us. We wanted the design to reflect our company values and beliefs. At OFP, we believe in green, natural and sustainable buildings. Not only do our offices reflect who we are, but they also positively impact our team.

Studies have shown that cognitive abilities are increased by 61% in green or sustainably constructed buildings, which increases to 101% when additional ventilation rates are introduced. The people within a building do not just cause positive environments; the building itself greatly influences the positivity levels. A green environment can boost productivity & levels of satisfaction.\*

OFP Employees have found working in the wooden interior has increased innovation, energy, and comfort.

*\* Sources: York University; Saint Gobain MultiComfort; Human Research Austria; Stommel Haus; Make it Wood; Wood 100 Organisational Psychology.*



## VENTILATION

Our office has plenty of windows which allows us all to enjoy most of the natural light throughout our working day, which decreases the risk of migraines caused by artificial lighting.

## OFFICE GYM

Being active releases chemicals in your brain that make you feel good – boosting self-esteem and supporting staff to concentrate, sleep well, and feel healthier. This is why we offer a free gym within our office to all of our team.

## TRAINING

Stress can affect us all in different ways. To understand this more, another one of our initiatives has been the training and educating of our senior team members. This will give us the understanding and tools to support our team through times of stress.

“ Studies have shown that cognitive abilities are increased by **61%** in green or sustainably constructed buildings, which increases to **101%** when additional ventilation rates are introduced. ”



# Modern Methods of Construction (MMC)

The government is placing significant emphasis on Modern Methods of Construction (MMC), investing time and money in various policies and schemes. One of the key focuses on the MMC agenda is the use of Pre-Manufactured Value (PMV) as a critical measurement metric.

At OFP, we pride ourselves in producing, delivering and installing the best timber frame solutions for our clients whilst maintaining our commitment to working in the most sustainable ways possible and using Modern Methods of Construction (MMC) such as off-site manufacturing.



*“ It is a requirement under the Affordable Housing Program provided by Homes England that all funded sites shall have at least **25%** of the units must be MMC and the MMC must have a pre-manufactured value of **55%** ”*



## With timber frame construction, a lot of the work we do is pre-manufactured at our site. We have systems for:

### TIMBER FRAME WALLS (INTERNAL, EXTERNAL, PARTY)

The Hundegger Speed-Cut SC3 is a highly accurate multi-axis saw which runs centrally through our factory. It is programmed directly from the CAD design providing highly detailed and accurate results.

### ROOF TRUSSES

Our truss press uses a 'C' hydraulic clamp mounted on an A frame. The jig works in a certain way which makes it is easy to unload and manoeuvre trusses safely both in the factory and onsite. The trusses are accurately set out using maglock pedestals on a steel floor.

Our truss press boasts a start/stop function to reduce the electrical running costs which helps us to be as sustainable as possible and reduce our carbon footprint.

### OPEN WEB JOISTS

Open web joists are floor joists that are made up of v-shape metal struts. They are engineered using specialist software which allows them to span further than alternative timber products. This also aids access for follow on trades to carry out their works. The joist press uses powerful hydraulic pressure to roll over and press the plates into the timber for a speedy, safe and accurate manufacture.

# Factory Focus

To be able to deliver on our promise in providing, delivering and installing the best timber frame solutions for our clients whilst embracing sustainable ways of working, we have heavily invested in our factory over the last couple of years.

Our factory is at the heart of everything we do, and with that in mind, we have purposely built it with a focus on expertise, innovation, and quality. Through the automation of processes and procedures, we are able to exceed levels of accuracy and efficiency like never before.

Our factory combines quality and capacity through the utilisation of fantastic equipment that puts us at the forefront of the industry.

*“ Our factory is at the heart of everything we do, and with that in mind, we have purposely built it with a focus on expertise, innovation, and quality. ”*



## SAWDUST PELLETS AND BIOMASS BOILER

Our factory has the machinery to create pellets from waste sawdust. We burn these sawdust pellets in our biomass boiler to create energy to heat our factory and offices. We can produce up to 120 bags of pellets per week from sawdust, recycling offcuts and waste wood.





## FINGER JOINTING MACHINERY

At OFP, we don't like waste. This is why our factory is equipped to join 2 offcuts of wood together to make a full length. These short offcuts would otherwise be wasted in the manufacturing process. Every effort counts to be more sustainable and reduce waste.

Our finger jointing machinery, biomass burner and sawdust pellet machines all of which allow us to take any potential waste from the manufacturing process and recycle them into useful components. Whether that's finger jointing two offcuts together again to make a full length which can be used for another project or by turning sawdust into pellets that we burn in our biomass boilers to fuel our offices.

*“ We can produce up to **120** bags of pellets per week from sawdust, recycling offcuts and waste wood. ”*



**1200m**

of finger jointed timber made each week



**120**

bags of wood pellets made each week



**80**

bags of wood pellets burnt in biomass each week



**60-80**

sheets of PIR is recycled each week



**85-95%**

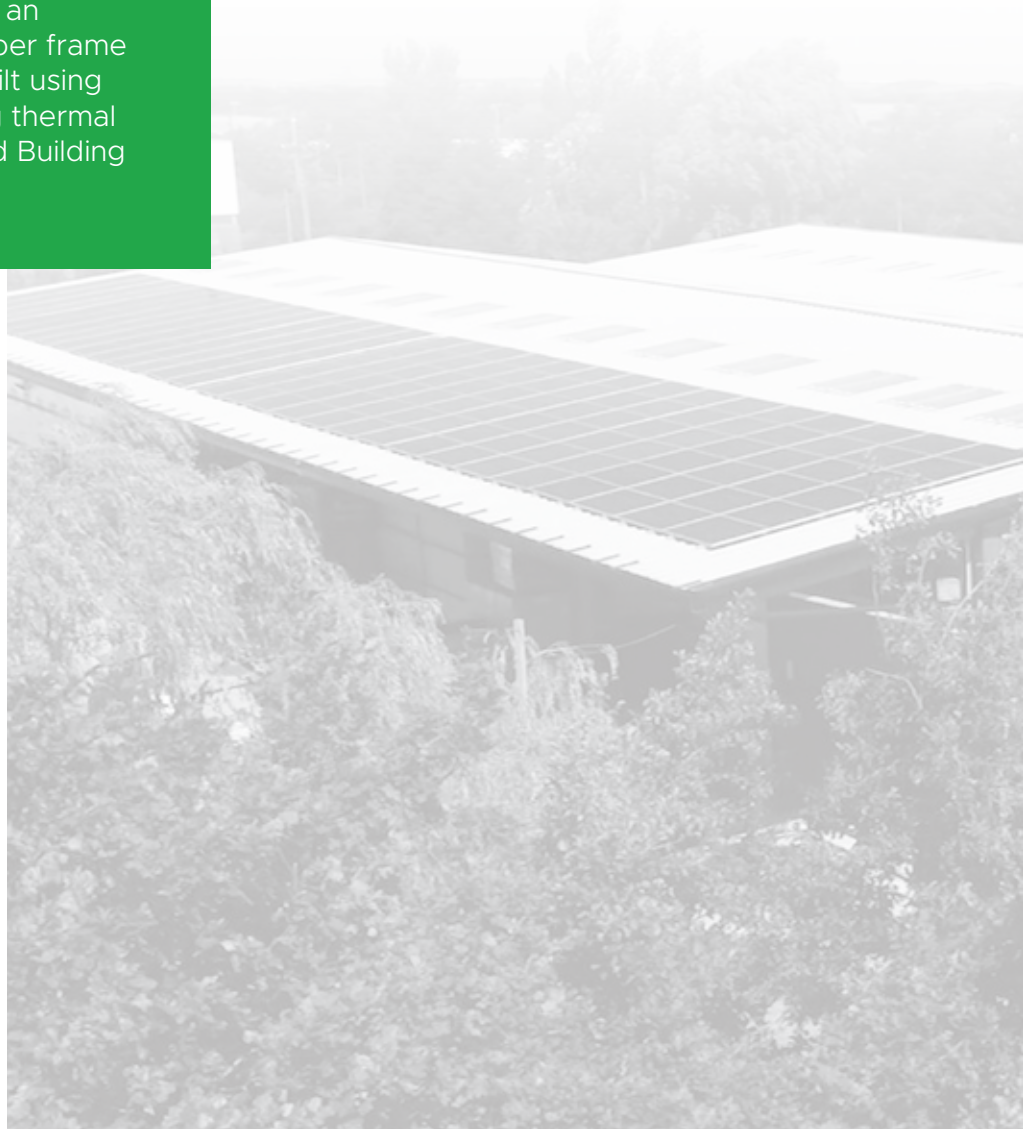
average yield optimisation

# Factory Focus

At OFP, we believe in green buildings and sustainable construction. Starting with our own manufacturing facility and offices.

Timber frame buildings have excellent thermal insulation, resulting in an energy-efficient building. Timber frame buildings far exceed those built using traditional materials regarding thermal efficiency and go way beyond Building Regulation requirements.

Take a look at some of our green building features:



## WATER INTERCEPTORS

We have water interceptors installed in our factory within the pipework to collect and hold contaminants. This means that all the remaining wastewater can be discharged safely into the main sewerage system.

## SOLAR PANELS

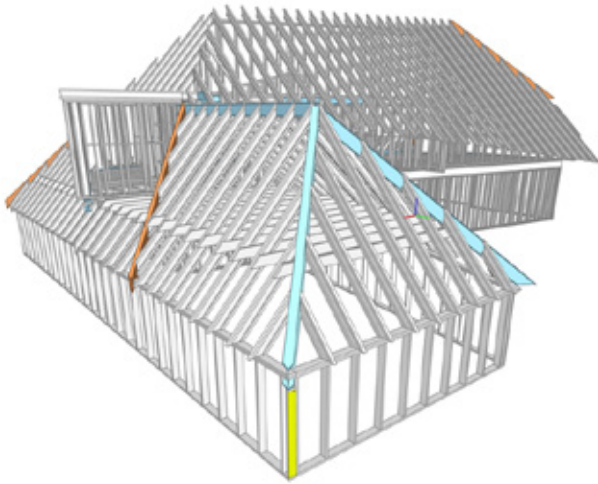
Our roofs are fitted with solar panels, which help to supply the energy required to power our manufacturing facility. Among all the benefits of solar panels, the most important thing is that solar energy is a truly renewable energy source. The solar panels on the roof are able to fully intake the advantages of sunlight. Meaning our office electricity is powered by green energy.

## INSULATION & VENILATION

Our manufacturing facilities are fully insulated and have double-glazed windows throughout. We do not have any air conditioning in the building, using only natural ventilation and our premises have an Energy B rating.



# Sustainable Projects



## Pippin Barn

Take a closer look into an ongoing timber frame project, Pippin Barn, working alongside Hawkes Architecture and the process of how we help architects bring interesting and performance-driven buildings to life.

In terms of materials, we discussed various products and insulations depending on availability, efficiency, and, ultimately, green credentials. It was always the top criterion that the building fabric was built environmentally and for long-term sustainability 'in use' when occupied. The project used high-specification glazing and Warmcel Insulation, which is sustainably manufactured from recycled newspapers. The south-facing orientation of the build maximises solar gain. All that, coupled with the natural benefits of timber frame construction, make for a wonderful project in construction and beyond.





## Conningbrook Lakes, Ashford

Conningbrook Lakes is a development of high-quality, contemporary, stylish homes.

The site lies within Conningbrook Country Park, a popular family-oriented nature reserve on the outskirts of Ashford, Kent, featuring lakes, ponds, woodland and grassland.

The project consists of 300 houses split over 6 phases. A large variety of types were designed, with a mixture of 2 and 3 storey types, terraced and detached units, and incorporated attic trusses over garages.





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