



ethicalproperty



The Quintessentials

Revised September 2019



The Ethical Property family is an international family of social businesses working to use the property that it owns or manages in service of society and the environment. Our vision is to create an international ecosystem that builds equitable places and thriving communities and that protects and enhances the environment.

As businesses, we believe in the triple bottom line, in which paying equal regard to social, financial and environmental performance creates a virtuous circle where increased social and environmental impact leads to stronger and more sustainable financial returns. We see our ethics as empowering our profits.

The Quintessentials are the guiding principles for all Ethical Property International family members. They set out how family members should aspire to conduct their business and how they should make themselves accountable for their ethical performance. They are built on and reflect the Ethical Property family's purpose, vision and values.

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My needs, and maybe those many like me, are NOT to invest in renewable and ethical and green projects. My needs are to invest in honesty, justice, health and fair play."

ETHICAL PROPERTY SHAREHOLDER

Membership of Ethical Property International

Membership of Ethical Property International is open to any organisation that is:

- Working in property
- Willing to adhere to the Quintessentials and to demonstrate that adherence
- Accepted by all other family members as a Member.

Applicant members must be sponsored by an existing member and their membership must be supported by all existing members.

Our purpose

Ethical Property International's purpose is:

- To promote a more just, equitable and sustainable society by providing property to communities, social purpose organisations and individuals that share our vision in a manner that supports and strengthens their objectives.
- To provide a triple bottom line investment opportunity that enables a wide range of investors to participate in our vision and to benefit from our model.

Ethical Property's values

Our values underpin the culture of our organisations and everything we do. We believe in:

- **Equity and fairness** - We are striving to create a more equitable and just society both through the provision of property to organisations that we support and through our own practices.
- **Sustainability** - We support property development that leads to a sustainable lifestyle with a positive environmental impact.
- **Responsibility** - Every decision we make will take account of financial, environmental and social impacts.
- **Collaboration and partnership** - we believe that the world's problems are better solved by people working together rather than alone, and we will work hard to partner with a diverse range of communities and organisations that share our vision.
- **Learning** - we will implement a process of continual learning, through a lively and continuous exchange of ideas, and with regular evaluations of our services and practices to ensure we constantly evolve the way we do business.
- **Honesty and transparency** - We will be honest and transparent with all stakeholders in all areas of the business and will treat honesty and transparency as guiding principles of managing our business.



The Five Core Principles

The Quintessentials prescribe five core principles of governance and management which apply to all members of Ethical Property International. These principles give clear guidance on how family members should operate their businesses in accordance with our vision, purpose and values.

In order to join the Ethical Property family an organisation must make a formal commitment to adhere to the Quintessentials and must be clear on how it demonstrates that adherence to all its stakeholders.

All Ethical Property International family members should be able to demonstrate that:



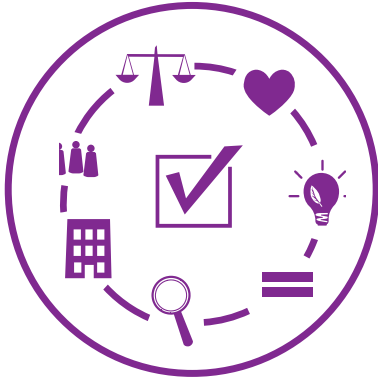
1.

The triple bottom line

Investment in Ethical Property family members offers investors a financial, social and environmental return.

We wish to make as positive as possible a contribution to:

- Supporting and strengthening progressive, innovative and high impact organisations;
- Tackling inequality, by investing in deprived areas, creating accessible places and being an outstanding equal opportunities employer;
- The environment, by minimising our environmental impacts through the company, property and customer supply chains and by developing and supporting new positive environmental initiatives.



2. Ethical client criteria

Property and services are provided to organisations that meet clear ethical criteria.

We work with organisations that either:

- have a defined social purpose that accords with the company's overall objective of building a sustainable society and environment

or are of strong benefit to the local area in that they:

- further the sense and practice of local ownership amongst the people in the area;
- provide local jobs that are adequately paid and build self-esteem;
- provide a useful local service that leads to a better life for that community; or
- build a sense of local community by creating a positive local identity and breaking down barriers between different sectors of the community.

We do not support organisations causing damage to the environment or creating greater inequality; engaged in the manufacture or sale of armaments, pornography, tobacco, that significantly contribute to climate change or that have a poor human rights record.



3. Ethical management

The Ethical Property family manages its business in a way that demonstrates its ethicality.

The Quintessentials do not prescribe precisely how members should manage their property but it is expected that family members will aim to:

- Set rental charges that are fair and affordable and in so far as possible at a discount to the commercial rate
- Offer lease terms that support occupants' long-term stability
- Support occupants in achieving their objectives
- Have a positive impact on the surrounding community
- Seek to foster the sharing of ideas between occupants and the surrounding community
- Make properties ecologically sound, healthy, safe and secure
- Contribute to the well-being of occupants
- Maintain an open dialogue with all occupants



4. Ethical governance

The Ethical Property family maintains a high standard of governance. Members are expected to have governance procedures in place that adequately safeguard their ethicality. All members should also give consideration to adopting the best principles and practices of good corporate governance, and to joining appropriate certification schemes.

There should be clear responsibilities at board and senior staff level for all aspects of triple bottom line performance, and all staff members should be familiar with the Quintessentials and should apply them to their work.



5. **Transparent reporting**

Ethical Property family Members must ensure that their social, environmental and financial performance is reported clearly, openly and honestly to stakeholders in a manner that each family member clearly sets out and determines. Members should be open about performance failures and how they will be addressed.

The members of Ethical Property International are to be found in four countries:

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