

Green, Sustainability & Regenerative Tourism Policy

Broadgate Farm Cottages

At Broadgate Farm Cottages, we believe that tourism should leave a place better than it was before. For us, sustainability is not a marketing catchphrase or a simple calculation of return on investment (ROI). Because we operate with zero borrowing, we have the rare freedom to make long-term, ethical decisions purely because they are the right thing to do for our planet and our community.

We believe that a premier, 5-star luxury holiday experience can—and should—coexist harmoniously with deep environmental responsibility. Since converting our historic farm buildings in 2009, we have pioneered sustainable hospitality.

We fully embrace **Regenerative Tourism**. Our mission is to create a positive, self-sustaining cycle where our business, our local East Yorkshire community, our environment, and our guests all flourish together. A stay here is designed to be deeply restorative, immersing you in nature while actively contributing to the revitalisation of our region.

We deliver on this vision through six core pillars:

1. Renewable Energy & Conscious Climate Action

We have systematically eliminated fossil fuels from our day-to-day operations, with over 95% of our total energy usage powered cleanly by electricity.

- **High-Efficiency Ground Source Heating:** All cottages feature underfloor heating powered by ground source heat pumps. These systems are incredibly efficient, generating **3.9 kWh of clean heat energy for every 1 kWh of electricity input**.
- **On-Site Generation:** We harvest natural energy directly on the farm using Solar PV panels for electricity and Solar Thermal panels for hot water. Any remaining electricity required from the grid is sourced through a **100% zero-carbon supply contract**.
- **Designed to Reduce Demand:** During conversion, we maximised natural light to reduce the need for artificial lighting. The buildings are highly insulated, fitted entirely with LEDs, and managed via smart timers and sensors to prevent energy waste.
- **Carbon Insetting & Offsetting:** We actively "inset" our footprint by planting trees and farming our land regeneratively. To manage any remaining minor emissions, we partner with a UK-based, not-for-profit carbon offsetting organisation.

2. Circular Waste Management: Zero to Landfill

We operate on a strict circular model of **Prevention, Reuse, and High-Target Recycling** so that no guest waste ends up in the ground.

- **Waste Prevention:** We choose high-quality, built-to-last items (such as Simple Human bins) and provide premium, zero-single-use refillable toiletries and cleaning products. We even cut our soap bars into smaller sizes to minimise guest wastage.
- **The Art of Reuse & Repair:** We are passionate advocates for repair. We intentionally purchase appliances (such as Bosch) that feature sustainable credentials and readily available spare parts.
- **100% Diversion from Landfill:** Every cottage features an accessible two-bin system (General and Recycling) alongside a food waste caddy. Our team **hand-sorts the general waste bins** on-site to extract every piece of recyclable material. The remaining non-recyclable waste is collected under a specialized contract where it is **incinerated to generate power for the grid**.

3. Sustainable Architecture & Heritage Preservation

The very fabric of our properties tells a story of architectural regeneration.

- **Reclaimed History:** Our award-winning 5-star cottages were built by local craftsmen using reclaimed old bricks, lime mortar, original timber beams, and historic roof tiles.
- **Giving Trees Second Lives:** When larger trees naturally fall on our 19-acre farmstead, the wood is seasoned, milled, and repurposed on-site into beautiful, characterful features like window sills.
- **Built for the Future:** Where buying new materials is unavoidable, sustainability dictates our choice. We use Accoya wood, which carries a 50-year warranty, ensuring it will last for generations.

4. Biodiversity, Habitat Regeneration & Wildlife Conservation

Once a wildlife dead spot, our 19 acres of land have been transformed into a thriving, sanctuary located right in the heart of Yorkshire's Nature Triangle.

- **Rewilding & Reforestation:** We have planted acres of new native woodland and rewilded our historic hedgerows. Within the woodland, dead wood is often left *in situ* to provide vital micro-habitats for insects and fungi.
- **Avian & Mammal Sanctuaries:** We have installed over 40 custom bird, bat, and bug boxes. We are proud to host nesting pairs of **resident Barn Owls and Kestrels**.

- **Connecting with Nature:** To bring our guests closer to nature, we supply every cottage with binoculars and wildlife guidebooks. Guests can enjoy bird watching right from their windows, or meet our friendly resident sheep, chickens, and spring lambs.
- **Sensitive Landscapes:** Our grounds feature gravel pathways rather than tarmac to protect natural water drainage and prevent local flooding. Because our fields are a safe haven, guests regularly observe deer, foxes, hares, barn owls and buzzards living entirely undisturbed by local shoots.

5. Collaboration, Partnerships & Local Procurement

Regenerative tourism requires strong economic collaboration. We intentionally partner with local, independent family businesses that share our ethical mindset.

- **Local Champions:** Our guest welcome packs are sent digitally before arrival, packed with seasonal itineraries (Spring through to Winter) that guide guests toward local pubs, independent shops, and public transport options.
- **Our welcome pack** features local produce from businesses that share our ethical focus
- **Strategic Eco-Partnerships:** We actively collaborate with like-minded regional institutions to strengthen our local tourism ecosystem. This includes a 2027 **joint promotion with The Deep** (Hull's marine conservation charity) and hosting bespoke **corporate events alongside Laurel Vines**, a sustainable local vineyard.
- **Community Support:** We regularly donate accommodation vouchers, raffle items, and financial support to local charities and causes that matter deeply to our guests and staff.

6. Our People: An Inclusive, Year-Round Family

A sustainable business must support the people who make it work. Our high team retention rate reflects our deeply ingrained "family feel" and supportive workplace culture.

- **Fair Pay & Diversity:** We pay all staff above the National Living Wage. We intentionally employ a diverse workforce representing various ethnicities, ages, and backgrounds.
- **Year-Round Stability:** Tourism is notoriously seasonal, but we work tirelessly to secure low-season bookings specifically so we can provide our team with **flexible, year-round employment** rather than seasonal contracts.

- **Inclusion & Accessibility:** True sustainability means ensuring everyone can experience the restorative power of nature. Our cottages feature thoughtful ground-floor layouts, wet rooms, and specialised mobility aids to provide seamless access for all. See more details on our Accessibility pages - everyone is welcome at Broadgate Farm Cottages.
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The Restorative Guest Experience

We take care of the heavy lifting behind the scenes, but because 78% of travellers actively want to stay in sustainable properties, we make it easy for you to align your holiday with your values. You can magnify our regenerative efforts by:

- Utilising the in-cottage recycling bins and food caddies.
- Running power-hungry appliances (like washing machines or dishwashers) during peak daylight hours when our solar arrays are actively flooding the farm grid with clean electricity.
- Taking a break from the car to enjoy the binoculars and wildlife guides provided in your cottage, or walking straight onto the stunning Yorkshire Wolds pathways from your front door.
- **Note on Electric Vehicles:** To protect our sensitive, eco-friendly solar and ground-source micro-grid, **charging vehicles via standard domestic cottage sockets is strictly prohibited** due to fire and overload risks. We provide a curated map of fast public charging infrastructure located just 2 miles away.
- **Emergency Support:** If you find yourself in an absolute emergency low-battery situation, please speak directly to the farm team so we can assist you safely.