



CORPORATE SUSTAINABILITY POLICY 2015

1.0 INTRODUCTION

This document outlines the Associations approach to ensuring that we operate in accordance with sustainable principles and practices in all that we do as a social landlord and as a potential developer of affordable housing.

One key objective of this policy is the reduction in fuel bills for our residents in an effort to combat fuel poverty through making all homes more affordable to those on low incomes.

2.0 KEY PRINCIPLES AND APPROACH

The implementation of this Corporate Sustainability Policy will be supported by;

- ✓ Using environmentally friendly and energy efficient processes and materials in our day to day operations and in longer terms projects;
- ✓ supporting and delivering services to improve the quality of life for individual customers and ensure our activities take in the wider needs of the community;
- ✓ Considering short, medium and long term implications of our actions without compromising the needs and aspirations of future generations.

By taking this approach we will ensure that we:

- ✓ deliver the ability for our tenants and communities to create sustainable living conditions;
- ✓ use energy efficient materials, systems and practices and reduce the consumption of primary raw materials;
- ✓ reduce pressure on our environment;
- ✓ use products that minimise environmental impact;
- ✓ promote recycling, reuse and the responsible disposal of all waste materials;
- ✓ focus activities on sustainable principles and practices;
- ✓ comply with any legal and regulatory requirements.

3.0 PRIORITIES

3.1 Housing Stock

The Association has high levels of thermal and energy efficiency within all our existing stock which not only meets the Scottish Housing Quality Standard (SHQS) but will go a long way to meeting the Energy Efficiency Standard for Social Housing (EESH) required by 2020.

However, whilst the majority of our stock is in excellent condition i.e. either new build or recently refurbished some stock is less energy efficient than others due to the method of construction. Where this is the case the Association will;

- ✓ Maximise the level of thermal efficiency which can be reasonably achieved;
- ✓ Incorporate thermal efficiency measures in our long-term replacement programmes and make appropriate provisions in our lifecycle costing calculations for such measures.
- ✓ Investigate and, where appropriate, source external grants for thermal upgrading and environmentally positive heating systems.

3.2 Tenants & Sharing Owners

Poorer households use a proportionately larger share of their income on fuel than the more affluent.

Tenants and sharing owners will therefore be major beneficiaries of the Association's thermally efficient homes. The reduction in fuel bills should increase disposable income and allow households to properly heat their homes thus helping combat ill-health.

Householders can in addition achieve further gains by adopting simple energy saving techniques. The Association will aim to support customers in their attempts to reduce their energy costs where practical.

3.3 Office Premises / Suppliers:

The Association will seek local manufacturers and suppliers who can source environmentally friendly products, office equipment and general office supplies at competitive rates.

Important elements to consider within the above heading are;

- ✓ Paper: We will reduce the amount of paper used in the office and in particular seek to recycle paper for note pads, etc.
- ✓ Office Supplies: We will aim to reduce our consumption of office supplies.
- ✓ Energy: We will encourage a reduction in energy consumption by switching off lighting and machinery when not in use and requiring all staff to shut down their computers when leaving at the end of their working day.
- ✓ Recycling: All paper, aluminium cans and suitable office equipment will be gathered and arrangements made to have this collected for recycling;
- ✓ Cleaning Materials: We will encourage our cleaning contractor to use environmentally friendly materials for cleaning the office.
- ✓ Transport: We will minimise the number of staff and Committee car journeys where alternative forms of transport are available. We will encourage car sharing and efficient visit routes to minimise fuel consumption.

3.4 Contractors / Consultants

The degree of contractors' / consultants' environmental awareness and working practices will be taken into account in the review of approved lists or negotiating contracts.

3.5 Local Authorities

The Association will work with its local authority partners on initiatives which are aimed at saving energy, minimising waste or enhancing the environment.

4.0 MONITORING

Where possible we will introduce measures, targets, key performance indicators and standards based on the principles of continuous improvement in relation to delivering our sustainability objectives.

We will monitor the effectiveness of this policy by way of an annual “Environmental Audit” which will highlight the level of compliance of meeting our own objectives whilst also comparing the Associations performance with good practice across the sector.

The Sustainability Achievement Checklist, shown in **Appendix 1**, will be used to assist such an audit.

5.0 PROMOTION AND AWARENESS

We will promote and make stakeholders aware of sustainability issue by;

- ✓ Encouraging staff to co-operate with our sustainable aims;
- ✓ Advise our stakeholders on the environmental and cost saving benefits of sustainable lifestyles;
- ✓ Encourage our consultants, contractors and suppliers to adopt sound environmental and sustainable practices and policies;
- ✓ Provide appropriate training and/or information for staff, customers, stakeholders and contractors/suppliers;
- ✓ Consider where appropriate developing a formal environmental management system.

6.0 REVIEW

This policy will be revised with any changes in legislation and fully reviewed every 5 years from the date of approval by the Management Committee.

George Tainsh
Director

5th November 2015

Policy Review Consultation

Considered by the Management Team on	20 th October 2015
Reviewed by the Finance, Audit & Corporate Governance Committee on	3 rd November 2015
Approved by the Management Committee on	26th NOVEMBER 2015
Date of Next Review	November 2020

Sustainability Achievement Checklist

Aims & Objectives	Achieved (Yes/No)	Evidence (To be provided)
1. Maximise the thermal performance of all our homes.		
2. Promote environmental friendly policies and practices to our tenants.		
3. Help to reduce fuel consumption by our residents		
4. Minimise waste and source environmentally friendly products in the operation of our day to day business.		
5. Engage the services of environmentally aware Contractors / Consultants / Suppliers		
Level of Achievement		

APPROVED