

SUSTAINABILITY POLICY

Aim

The association is committed to reviewing and developing its practice to ensure that it supports national goals to:

- Conserve energy and other resources;
- Reduce pollution and the use of hazardous substances;
- Reduce waste and encourage recycling;
- Tackle fuel poverty;
- Redevelop brownfield sites;

Central to our approach is the creation of a housing stock and management services that are of lasting and desirable worth. Attention to quality and long-term flexibility will reduce the risk of premature obsolescence and the resulting economic, environmental and social costs.

A key priority is to ensure that the stock meets the Energy Efficiency Standard for Social Housing (EESH) no later than 2020 and that preparations are put in hand for the Standard's enhancement.

The association will also seek to ensure that its activities in support of this aim reflect the needs of its tenants through, for example, the provision of advice and new services. It will also seek to imbed a commitment to environmental issues in its administrative and other support activity processes.

The association will respond positively to further developments in this area.

Objectives

The objectives of this Policy are to:

- To build houses which will meet current and future needs and aspirations;
- To identify early opportunities to improve the thermal efficiency of the existing stock, e.g., through fitting new heating and ventilation systems;
- To provide advice to tenants on how they might further reduce the running costs of their homes;
- To identify opportunities to work in partnership to the benefit of tenants and the wider community;
- To ensure that our designers and contractors adopt a positive approach to sustainability;
- To avoid building on green field sites where there are feasible alternatives;
- To reduce dependence on non-renewable resources;
- To promote the reuse and recycling of materials;
- To avoid the use of potentially environment damaging materials and processes;

- To review current operations to ensure that they meet current expectations with regard to sustainability;
- To actively seek out opportunities for innovation and the demonstration of best practice.

Implementation

The association will build a commitment to sustainability into its daily operations through its annually reviewed corporate objectives. In this way the objectives of this Policy will be imbedded in the process of reviewing and readopting the Corporate Plan each year.

Monitoring and Review

Once a year the Board will receive a report of the actions taken to achieve the above objectives. This will include a review of a small number of key performance indicators (KPIs) which can act as measurable proxies for the association's overall commitment to sustainability as defined by this Policy.

KPIs will include:

Brownfield Development – at least 40% of actual and pipeline new units will be on brownfield or non-agricultural land.

New build Housing – 100% of building elements should have an “A” rating in terms of the BRE Green Guide to Specification.

Housing Maintenance – increase the proportion of the stock meeting EESSH year on year.

These KPIs may be added to at each annual review.

Each year, the review will form the basis for publicising the steps taken by the association to minimise its environmental impact.

The Policy itself will be formally reviewed not less than every five years.