



SUSTAINABILITY POLICY

1. POLICY STATEMENT AND AIM

- 1.1 The Association aims to contribute to the quality of life of our community and seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. We aim to provide, manage and maintain good quality affordable homes whilst considering the ongoing sustainability of our community.
- 1.2 The quality of life within the local neighbourhood and wider community are at the forefront of this policy. A 'green approach' can bring direct benefits and we are committed to continually improving our economic, social and environmental performance by addressing the following objectives:
- Energy Conservation
 - Resource Conservation
 - Reducing Pollution and the Use of Hazardous Substances
 - Waste Reduction and Recycling

and will take all of the above into consideration when undertaking any of our operational duties.

- 1.3 We recognise that there is an infinite demand on resources which increases daily and therefore it is important to conserve resources to ensure a sustainable future.

2. OUR APPROACH TO SUSTAINABILITY

- 2.1 Our main activity is to provide homes. However, we also procure a number of services and therefore recognise that we must consider how we can reduce the impact of our activities on the environment. Therefore, this policy sets out key principles in how we will approach:
- Sustainability within our development and maintenance activity
 - Sustainability of our community
 - Sustainability of our working environment

2.1.1 Sustainability within our Development and Maintenance Activity

The sustainability focus of our development and maintenance activities will be on the following areas:

Reducing our Carbon Footprint

When conducting our development and maintenance activities, we will consider how to reduce waste, reduce energy consumption and minimise CO2 emissions.

We will consider sustainability measures at all stages of the process including consideration of:

- Housing stock mix and property layouts
- Design decisions and the materials being specified
- Procurement methods
- Construction methods
- Energy Sources, Energy Efficiency and Fuel Poverty
- Future maintenance requirements
- The management of waste/site management

We will work with our Contractors to influence their sustainability practices and where appropriate include sustainability targets within contract conditions.

Residents' Energy Consumption

We will support residents to reduce consumption of fuel whilst enabling them to remain safe and warm and in turn work to reduce levels of fuel poverty within our community.

Using Products with extended Life Cycles (where possible)

When constructing new homes or conducting planned and maintenance works, where possible, we will specify components that have long life cycles and that deliver higher levels of energy efficiency.

Reduction of waste

We will encourage our residents to participate in recycling activities and provide the means for doing so where possible.

We will also participate in recycling schemes on an organisational level and we will ensure that goods are re-used as far as possible by participating in schemes that promote and assist with this.

Best Use of Green Space

We will consider the best use of our green space by considering all options that assist in the future sustainability of our environment.

We will consult and encourage resident participation to ensure the best use and community buy in to the ongoing upkeep and sustainability of the spaces..

Efficient Use of Water

When conducting development and maintenance activity, we will procure components that limit water usage. We will work to reduce water consumption and encourage our residents to do the same.

2.1.2 Sustainability of our Community

We will look to continue to contribute and enhance the sustainability of our community by:

Providing good quality, affordable homes that people want to live in, both now and in the future

Promoting social inclusion within balanced and socially diverse communities

Promoting and participating in the development of community facilities and fostering a sense of 'place' and focus within neighbourhoods

Work with Key Partners and Agencies:

- to encourage ownership and responsibility to promote safer and healthier communities.
- To provide opportunities for community empowerment, development of skills and promotion of local employment initiatives
- To encourage the provision of key services and ensuring effective delivery of these services to local people

2.1.3 Sustainability of our working environment

We will contribute to sustainability within our workplace by:

Reducing the carbon footprint of our operations

We will ensure that our activities reduce waste, reduce energy consumption and minimise CO2 emissions.

Continuing to ensure best value for money

We will do this by considering, quality and the whole life costs of goods and services purchased

Reducing waste

We will participate in recycling schemes on an organisational level and we will ensure that goods are re-used as far as possible by participating in schemes that promote and assist with this.

Efficient Use of Water

We will procure components that require replacement within the workplace that limit water usage. We will also encourage staff and visitors to reduce water consumption when carrying out activities.

3. MANAGEMENT OF RISK

3.1 By adopting this policy, the Association aims to mitigate against the following risks:

- The development of properties without due consideration of their impact on the environment and the community in which we operate
- That we fail to act in a responsible manner to minimise the use of resources
- That we fail to take due consideration of the materials and products that we specify and their impact upon our environment

- That we fail to consult with all of our stakeholders and take cognisance of the needs and demands of our residents
- That we fail to comply with appropriate legislation and guidance

4. REVIEW PERIOD

This policy will be reviewed every 3 years or sooner if required to ensure that the Association complies with up-to-date legislation and guidance.

5. EQUALITY AND DIVERSITY

This policy has been developed in recognition that we have a pro-active role to play in valuing and promoting diversity, fairness, social justice and equality of opportunity by adopting and promoting fair policies and procedures.