

Policy: Sustainability
Development and
Maintenance

Technical Services

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Contents

	Page number
1. Introduction	1
2. Policy Context.....	1
3. Policy Objectives	2
4. Legislation and Best Practice	2
5. Equal Opportunities	2
6. Complaints.....	3
7. Delegated Authority	3
8. Site Development	3
9. Scheme Design	4
10. Procurement.....	5
11. Energy Efficiency.....	6
12. Fuel Poverty	6
13. Wider Role Context	7
14. Policy Review	7
15. Cross reference: Documents.....	7

Sustainability Policy

1. Introduction

Provanhall Housing Association (PHA) is a community based not-for-profit organisation located in the Provanhall area of Easterhouse. The Association is run by an elected and voluntary Management Committee. Policies of the Association are agreed and approved by the Management Committee with the implementation of these policies the responsibility of staff.

The purpose of this policy is to ensure that Provanhall Housing Association makes an appropriate contribution to the environmental and social sustainability of the community in which we develop, refurbish, maintain and manage affordable housing.

2. Policy Context

The Scottish Government promotes more sustainable patterns of development within Scotland and to encourage this policy, every RSL must have a sustainability statement within its policies in order to obtain Grant funding for its development programme.

The Scottish Government state that targets to reduce carbon emissions will include a target to cut emissions by 42% by 2020 and 80% by 2050.

A 'green' approach can bring direct benefits and the Association is committed to improving its environmental performance by addressing:-

- Energy conservation
- Resource conservation
- Reduction in pollution and use of hazardous substances
- Reduction in waste
- Increase in recycling

The Association will base all its landlord duties in a sustainable manner based on the following principles:

- Comply with legislation, regulations and codes of practice.
- Integrate sustainability considerations into all our business decisions.
- Ensure all staff are fully aware of our Sustainability Policy and are committed to implementing and improving it.
- Minimise the impact on sustainability of all office and transportation activities.
- Ensure contractors, consultants and suppliers are aware of our Sustainability Policy and adopt sound sustainable management practices.

3. Policy Objectives

This Association aims to contribute to the quality of life of the Provanhall community to ensure that it adopts a 'green' approach, which will deliver direct environmental benefits.

We will seek to promote business, operational and community sustainability within our activities to improve on the economic, social and environmental quality of our community. This strategy aims to provide solutions for greater resource efficiency, protect our environment for future generations, promote sustainability through our existing and future suppliers and work in partnership with our community and stakeholders. Key to our goals will be enabling social inclusion in our community to provide support to residents that enhance their standard of living whilst maintaining our environmental balance.

4. Legislation and Best Practice

The Association's Sustainability Policy should be considered alongside relevant legislation; guidance and best practice, particularly the current editions of:

• Scottish Housing Quality Standard	• Energy Efficiency Standard for Social Housing
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5. Equal Opportunities

Provanhall Housing Association is an equal opportunities organisation. The Association's Equality and Diversity Policy seeks to ensure that all suppliers are treated equally. The Sustainability Policy will not unfairly discriminate against any suppliers, individual, or group of persons dealt with under the Policy on the grounds of:

- Race, ethnicity, national or social origin
- Disability including physical, learning or mental health
- Gender or marital status
- Sexuality or sexual orientation
- Religion, religious beliefs or opinions such as political opinions
- Age, appearance or financial status

The association wishes to ensure there are no barriers in accessing its services. Relevant documents can be translated into a range of languages or formats on request. We will also make available translation services for those who wish more detailed information and to assist those who wish to make personal enquiries. For anyone with visual or hearing problems, documents can also, on request, be made available in larger print, on tape, in Braille or on any other format required.

All suppliers will be required to accept the association's Equalities Policy or to have developed policies of their own which are acceptable to the Association.

Any complaints received in relation to breach of this policy will be addressed via the association's Complaints Policy.

(Cross reference: Equality and Diversity policy, Complaints policy)

6. Complaints

The Association has a Complaints Policy and Procedure which explains how tenants or suppliers who are dissatisfied with the operation of any service the association provides may make a formal complaint to the Association. This policy also includes an appeals process.

(Cross reference: Complaints Policy)

7. Delegated Authority

The overall control of the Technical Services function rests with the Management Committee, however, delegated authority for monitoring and evaluating the performance of the development function has been passed to the Technical Services sub-committee.

(Cross reference: Standing Orders)

8. Site Development

The Association will seek to ensure:

- A sequential approach to the development of sites will be adopted. Greenfield sites and previously undeveloped land should only be developed when the stock of available brownfield land has been exhausted in the local area.
- Wherever practical, all future development opportunities are expected to favour brownfield development for new build construction.
- The Association will seek to demolish and rebuild only when it is not economical or practicable to reuse, adapt or extend an existing structure.
- Current and/or long term demand will be considered to assess whether low levels of demand for housing may prevent people from wanting to live in a particular area, both now and in the future.
- Enable residents and the local community most affected by any development to play an active role in decision making through a public participation policy.
- Minimise energy demand by taking maximum advantage of site selection and planning.
- Ensure that consultants selected have an awareness of sustainability issues and expertise in sustainable construction.
- Ensure that the production of and disposal of on-site waste will be minimised during the construction phase.

9. Scheme Design

The Association will seek to:

- Embrace the principles of Lifetime Homes, but incorporating Housing for Varying Needs design criteria for its developments.
- Ensure wherever practically possible that the layout, design and specification is in accordance with Secure By Design Standards.
- Maximise energy conservation by using energy efficient building forms and internal layouts.
- Minimise energy requirement by incorporating good urban design principles in all of its developments.
- Minimise energy consumption by optimising the engineering services design.
- Design the buildings to minimise their impact on the environment over their life span.
- Maximise opportunities for passive solar gain and minimise wind chill.
- Maximise the use of energy from renewable sources in preference to energy from non-renewable sources.
- Design and construct buildings so that the materials can be easily re-used or re-cycled on demolition.
- Minimise waste during building operations.
- To avoid materials and products which may possibly be toxins, mutagens, carcinogens, pathogens and allergens.
- Provide a level of ventilation which will control humidity and odours without causing discomfort from draughts or imposing an excessive heating load.
- Minimise air pollution from building products in use.
- Design for ease of future adaptability.
- Reduce and avoid if possible, the use of rare and non-renewable resources.
- Maximise the potential life cycle length of development.
- Consider the utilisation of CHP, fuel cells, photovoltaic, solar hot water, and other renewable energy sources.
- Include measures to give pedestrians priority and ensure their safety in areas where cars are not segregated from pedestrians.

- Ensure all dwellings are accessible to all, including people with disabilities.
- Protect existing areas of high quality landscape and/or existing valuable wildlife habitats.
- Explore opportunities to provide habitats for wildlife and to restore degraded site areas.
- Provide dedicated open space and greenways.
- Reduce maintenance and irrigation requirements by giving preference to native plant species.

10. Procurement

The Association will seek to continually improve on the standard of its new and improved housing by adopting the following working practices:

- Achieve efficiencies in the construction process to the benefit of the Association and its tenants and residents
- Minimise carbon and other emissions by reducing our consumption of raw materials and utilities, as well as generating energy using renewable technology.
- Adapt to and reduce risks from expected climate change impacts by adopting 'green infrastructure' methods for site design and mitigating effects of weather extremes through environmental measures such as soil loss through tree planting.
- Minimise hazardous materials, protect our environment and enhance biodiversity; through client requirements to use environmentally conscious alternatives when procuring materials to promote local habitat.
- Ensure contractors have Environmental and Waste Policies which will result in:
 - Reduction of construction site waste.
 - Ensure contractors have an establish target for waste minimisation.
 - Separate waste materials on site for re-use or recycling.
- Through its Development and Maintenance projects, the Association will seek to manage supply chain environmental and socio-economic impacts by:
 - Adopting site waste management plans for construction activities, and ensuring procurement of sustainable materials.
 - Working with suppliers on sustainable, innovative and resource efficient solutions such as adopting new technologies, system, or pilot projects.
 - Supporting SME sized enterprise, social enterprise and charity sector suppliers.
 - Working closely with local and national partners to influence, design and implement sustainable solutions and reforms across a wide range of housing, energy, poverty and environmental related activities.

(Cross reference: Procurement of Suppliers Policy)

11. Energy Efficiency

The Energy Efficiency Standard for Social Housing (ESSH) was introduced in March 2014. ESSH aims to improve the energy efficiency of social housing in Scotland to help reduce energy use, fuel poverty and greenhouse gas emission.

The first ESSH milestone was 31 December 2020 with properties set a minimum energy efficiency rating that was to be achieved, the ratings varied dependent upon the dwelling type and the fuel source used to heat.

As of March 2021 the Associations ESSH performance reflects strongly in comparison with the industry average. PHA has an ESSH 2020 compliance percentage of 98.45% with the social landlord sector averaging 92%.

ESSH was reviewed in 2017-2019 with a public consultation held in 2018. A new ESSH2 standard was agreed with the new milestone being as follows:

“All social housing meets, or can be treated as meeting, EPC Band B, or is as energy efficient as practically possible, by the end of December 2032 and within the limits of cost, technology and necessary consent.

The 2032 milestone will be subject a formal review in 2025 to assess progress and confirm if any additional requirements will apply to the 2032 milestone. Recent press publications indicate the formal review may be advanced to 2023 but this has not been formally confirmed.

(Cross reference: Asset Management Strategy)

12. Fuel Poverty

The Association recognises that fuel poverty is a major issue in our community and it is committed to providing homes that our residents can afford to heat both now and in the future. The following actions and working practices will be undertaken in an attempt to eradicate or reduce the impact of fuel poverty:

- Improve Energy and Thermal efficiency standards of our properties through adequate insulation installation.
- Improvements to the local environment, promotion of healthy living and improved housing quality.
- Advice and support for tenants through money and fuel advisors.
- Signpost residents to services through money and fuel advisors, such as G-Heat and Home Energy Scotland advice network.

13. Wider Role Context

By working in partnership with relevant authorities and organisations, the Association will endeavour to develop its commitment to:

- Economic growth of the residents of Provanhall irrespective of tenure
- Open access to housing, education, work and money advice
- Improvement to health, well-being, life balance and happiness
- Access to social activities, sport and fun for people of all ages and abilities
- Advice, support and mentoring

14. Policy Review

The Policy and related procedures will be reviewed 5 years from the date of approval, or earlier should the need arise to reflect changing circumstances or changes in legislation or good practice standards. The next review will take place in May 2027.

15. Cross reference: Documents

Equalities Policy

Standing Orders

Asset Management Strategy

Complaints Policy

Procurement of Suppliers Policy