

## **SUSTAINABILITY STRATEGY**

**Classification: Strategic**

**Status: Draft**

<b>Policy Lead:</b>	Director of Property Assets
<b>Date Approved:</b>	August 2019
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<b>Review Period:</b>	3 years unless required earlier due to changes in the law, regulation, best practice or requirement of the Association

REFERENCE PAGE

<b>Document Title:</b>	Sustainability Strategy
<b>Aim:</b>	Demonstrate how sustainability will underpin the activities of our housing management services, the development and maintenance of our built assets and of our care and support services.
<b>Objective:</b>	5 Property Assets: Invest in our property assets to ensure a targeted approach to address needs
<b>Scope of Policy:</b>	Staff
<b>Nominated Officer:</b>	Director of Property Assets
<b>Approval Source:</b>	Board
<b>Legal &amp; Regulatory References:</b>	N/A
<b>Procedural References:</b>	N/A
<b>Consultation Completed:</b>	N/A
<b>Risk Implications:</b>	1- Existing policy, minimal change
<b>Equalities Assessment:</b>	All Eildon policies and key documents are developed with the clear objective of ensuring that they do not discriminate against any person and have negative impacts for equality groups. We will always welcome comments on the impact of a policy on particular groups of people in respect of, but not limited to, age, disability, gender reassignment, race, religion, sex or sexual orientation, being pregnant or on maternity leave and children's rights and wellbeing.
<b>Accessibility:</b>	Accessible electronically/online and in print. All documents can be translated and made available in audio, braille and large print versions upon request.

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## AIMS & OBJECTIVES OF THE SUSTAINABILITY STRATEGY

The Sustainability Strategy is a key part of Eildon’s Business Planning Framework and has relevance across all the activities of our business. The overall aim of the Sustainability Strategy is to provide a robust framework within which informed decisions can be made that ensure the long-term success of Eildon Housing Association and that the outcomes of the association’s activities remain positive for our customers and the wider community in which we operate.

Sustainable activity has been defined as, activity “which meets the needs of the present without compromising the ability of future generations to meet their own needs” (The Brundtland Commission).

For Eildon this means that our Sustainability Strategy must incorporate all areas of our work, covering the organisational, social, environmental and economic facets of our activities. To achieve this, our Sustainability Strategy is linked directly to these key four elements and the action plan which flows from this strategy reflects the key objectives associated with these elements.

Finally, Eildon’s approach to sustainability is underpinned by our corporate values:

<b>Caring</b>	We care about what we do, the people we work with and the customers we serve
<b>Committed</b>	We work together to provide affordable, high quality homes, care and support services
<b>Connected</b>	We are part of the communities we serve and believe we can make a real difference
<b>Creative</b>	We are ready to meet the challenges of the future with enthusiasm and new ideas.

## **PURPOSE OF THE SUSTAINABILITY STRATEGY FOR EILDON HA**

The core of our business is the provision and management of affordable housing allied to which is the provision of care and support to our housing customers and other members of the community. This strategy will set out how sustainability will underpin the activities of our housing management services, the development and maintenance of our built assets and of our care and support services. It will also set out how sustainability will inform our governance structures and the financial standards which we apply to our business.

Given the range of our activities, it is clear that as an organisation if we are to embrace and successfully embed sustainability into these core activities, issues of social, environmental, economic and organisational sustainability must be identified and tackled across all business areas. Outlined below is our key influencing factors in respect of each of these facets of sustainability.

**KEY INFLUENCING FACTORS**



Following on from identifying these facets of sustainability the purpose of this strategy is to ensure an explicit link between sustainability between the elements identified above and what we as an organisation do on the ground.

## STRATEGIC OBJECTIVES

### **Strategic Objective No 1: Making energy more affordable**

We will:

- improve the energy and thermal efficiency of our existing homes
- reduce the number of tenants suffering from fuel poverty by offering fuel and debt advice
- support the use of wind, wave, marine, hydro, biomass and solar photovoltaic schemes through the purchase of renewable energy
- ensure our new homes meet the highest standard of energy efficiency that can be afforded
- explore innovative building methods and energy efficiency technology through the Association's Green Pilot Project to determine the most suitable approach to building new homes.

### **Strategic Objective No 2: Sustainable communities**

We will:

- encourage and help contractors/subcontractors to support our local communities by offering jobs, apprenticeships and training places.
- ensure community benefits are a key priority for the delivery of procured contracts
- become an exemplar within the Scottish Borders in the promotion of sustainable objectives
- get the community involved in environmental projects, for example bringing empty sites or under-used open spaces back to life
- support our suppliers to minimise waste.

### **Strategic Objective No 3: Resource efficiency**

We will:

- build all new homes to Building Standards Silver Active Standard and achieve Silver aspects 1 – 8.
- meet Building Research Establishment Environmental Assessment Method and Scottish Government building division standards
- fit LED energy efficient bulbs in all void properties as standard
- purchase sustainably sourced office supplies and consumables from environmentally accredited suppliers
- reduce, re-use and recycle waste with the aim of minimising waste sent to landfill.
- transition business fleet vehicles away from fossil fuels to fully electric models
- improve the management of our asset base to ensure a greater focus on long term sustainable investment in our properties
- take the appropriate steps to reduce our carbon footprint.

### **Strategic Objective No 4: Sustainable supply chain**

We will:

- encourage contractors to use local suppliers when purchasing goods and services and ensure that contractors take an active role in delivering community benefits
- adopt site waste-management plans and purchasing of sustainable materials
- promote ethical and collaborative procurement
- use purchasing power to support the local economy and enterprises

### **Strategic Objective No 5: Protecting the environment**

We will:

- adopt a proactive approach to improving biodiversity and minimising habitat loss
- introduce where possible renewable energy projects to our new and existing properties
- reduce risks from climate change for existing and future housing stock by incorporating flood defence as a core principle of new build design
- protect and improve the environment through ecological consultation when developing new build homes and customer engagement on environmental projects



## **Strategic Objective No 6: Engaging customers and partners**

We will:

- offer money and fuel advice services to tenants
- support independent agencies which offer money and fuel advice
- encourage partners and stakeholders to embrace sustainability practices.
- encourage suppliers to use new, resource-efficient ways of working.