SUSTAINABILITY POLICY

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SUSTAINABILITY POLICY

1.0 INTRODUCTION

Founded in 1978, Lanarkshire Housing Association Ltd was established to carry out a programme of tenement rehabilitation. At that time, it was not uncommon for unmodernised properties to be cold and draughty dwellings, often riddled with damp or rot and usually without adequate heating and hot water.

Over four decades later, building standards and regulatory requirements are much higher, whilst expectations have grown in tandem. Energy efficiency, along with other sustainability issues, are addressed by an extensive range of public policies and present a variety of challenges and opportunities.

The Climate Change (Scotland) Act 2009 set long-term targets to reduce emissions of greenhouse gases, which have implications for landlords' strategic asset management, particularly with regard to existing stock. This Act was amended by the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019, increasing the ambition of Scotland's emissions reduction targets to net zero by 2045.

The Scottish Government's 2018 Third Report on Proposals and Policies, the Climate Change Plan, which looks forward to 2032 was updated in December 2020, reflecting the increased ambition of the new targets.

2.0 POLICY STATEMENT

Lanarkshire Housing Association Ltd is committed to improving the sustainability of its housing. As a leading social housing provider in the Lanarkshire area, the Association recognises its specific responsibilities towards customers in terms of health, comfort, costs and equalities; as well as the wider benefit of global resource conservation and protection of the environment. The Association will strive for continuous improvements in sustainability performance for all its activities. For this reason, sustainable development is a key aim for all the housing projects undertaken; to promote a healthy natural environment, make a positive impact on people's lives in the communities created, and contribute to economic prosperity.

POLICY OBJECTIVES

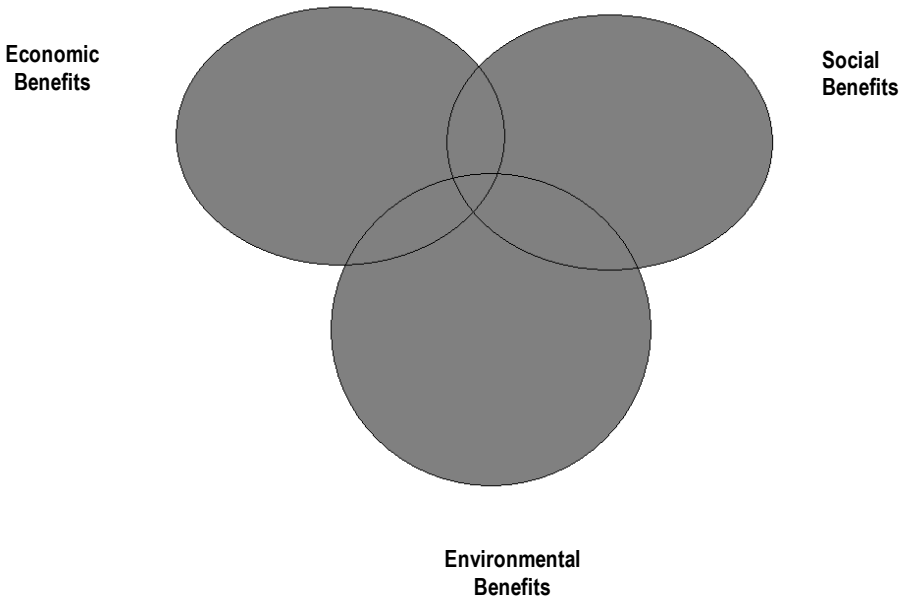
[a] The Association's commitment to addressing sustainability commenced several years ago. This Policy builds on previous aims, including those detailed in the Association's original Environmental Policy.

[b] The Association will endeavour to conduct the whole of its operations in an environmentally responsible manner. This will include all activities and involve each section within the organisation.

[c] In the development of its activities, the Association will also consider the potential of improving the economic and social circumstances of the wider community. The wider agenda is at the core of the Association's activities to assist in addressing the social dimensions of sustainable communities.

[d] A further objective will be that the Association will continue to operate as a best practice client which obtains value from its procurement methods and promotes effective relationships. Furthermore, the Association will work with contractors and consultants who are also to demonstrate that they are similarly committed.

[e] When appropriate the Association will consult with relevant stakeholders on Policy implementation.



3.0 CORE SUSTAINABLE DEVELOPMENT AIMS

The Association is committed to improving its environmental performance by addressing the following **three** core sustainable development aims;

- Energy and Resource Conservation
- Reduction of Pollution and the use of Hazardous Materials
- Waste Reduction and Recycling

Core Objective No. 1. Energy and Resource Conservation

This objective draws from the understanding that resources are finite and must be valued and protected.

The Association will work to minimise energy and resource consumption in the following main areas of a building's life:

- Energy and resource conservation can be achieved through changes to the **design** of housing and the Association requires that all new build achieves high minimum standards. Careful design of energy saving measures and the selection of appropriate materials can achieve significant improvements in sustainability terms.

- Influencing the **location** of housing. Land is a valuable resource to be carefully conserved and the Association will avoid building on Greenfield sites where the use of redevelopment land is feasible. Sites will be identified which offer sustainable development opportunities in order to minimise harmful effects on the environment. Building at higher densities will be encouraged, where appropriate, and mixed land uses preferred to single use zoning. The need to travel will be minimised and alternative methods of transport will be encouraged in design terms.

- The energy consumed and CO_2 emissions involved in the **construction** of a building as well as the minimisation of construction waste.

- The energy consumed by the building **during its life**. This includes designing for ease of upkeep and the maintenance regime adopted. The energy consumed to heat, light and ventilate it in everyday use is also an important factor for the Association's stock and this will depend to a large extent on the action of the occupants. The Association will enable residents to reduce the running costs of their homes and in doing so will reduce emissions of carbon dioxide and other gases which could effect climate change.

- The energy consumed in **demolition** of the building at the end of its useful life. This includes the energy that may be required to make safe any 'environmentally unfriendly' materials which have been used in the building.

Core Objective No. 2. Reduction of Pollution and the Use of Hazardous Substances

The Association will work to minimise the use of toxic materials which pollute the air and are harmful to the environment in order to promote a greener approach to development. Opportunities exist for new techniques and products to be used which curtail air pollution from operations and building products thus reducing greenhouse gas emissions. This will result in a high level of indoor air quality as well as less destruction to the environment.

Core Objective No. 3. Waste Reduction and Recycling

The reduction of waste and the effective use of any by-products within the development process will be encouraged. Contractors employed by the Association will be encouraged to recycle in the construction process in order to reduce their impact on the environment.

Within the development process the Association will develop the use of renewable energy sources.

The Association will reduce, re-use and recycle packaging, stationery and containers in order to lessen the dependence on non-reusable products in its business capacity.

4.0 PROPOSED DEVELOPMENT INDICATORS

Each development project will require to have clearly stated sustainability objectives and meet specified targets.

To reflect Scottish Government requirements, 4 sustainability indicators will be applied to all of development work;

- Number of units on Brownfield/Greenfield sites
- Average space and water heating costs (£/year)
- Average carbon dioxide emissions (tonnes/year)
- A verifiable Sustainability Policy and Action Plan

The Association will assist the Scottish Government in the formulation of baseline data and will endeavour to achieve all sustainability targets which will be set in the future.

5.0 ACTION PLANS

Action plans were developed in response to the Scottish Government's Energy Efficiency Standard for Social Housing (EESSH); so that the first milestone of 31 December 2020, to bring stock up to the relevant minimum Energy Efficiency Ratings was achieved (except where exemptions apply).

The Scottish Government has further proposed:

(1) A target to maximise the number of homes in the social rented sector achieving an Energy Performance Certificate (EPC) rating of B by 2032

(2) That no social housing should be let after 2025 if the EE rating is lower than EPC rating D.

The Association will develop plans to address these.