



**Approved: September 2012
V.03 (Code: TSD17)**

Sustainability Policy and Action Plan

1. Introduction

1.1 This policy has been designed in order to ensure that Shettleston Housing Association promotes Sustainability through its actions and should be read in conjunction with the document “Sustainability Policy – Procedure Document.”

1.2 In terms of this policy, sustainability is defined as having 3 main facets;

Environmental

The extent to which actions by the Association safeguard the ability of future generations to prosper through use of available resources and to enjoy their surroundings.

Economic

Promoting the local Shettleston economy, thus ensuring present and future demand for the Association’s housing stock is maintained.

Social

The fostering of a vibrant, inclusive community and helping local people enjoy a good quality of life.

1.3 Shettleston Housing Association seeks to provide high quality, affordable housing for people living within its area of operation.

1.4 In the course of meeting this aim, the Association recognises the importance of recognising that its actions and decisions have a direct effect on sustainability.

1.5 As the major developer of housing in its area, the Association is committed to ensuring that its activities have as positive an influence as possible upon each of the aspects of sustainability described above, helping to provide residents with opportunities to maximise their quality of life.

1.6 The Association is committed to achieving the sustainability and energy efficiency standards demanded of its new build and rehabilitation developments. These will, increasingly, include very rigorous carbon dioxide emission reductions, to which the Scottish Government has committed the nation.

2. Values Statement

2.1 Shettleston Housing Association has, in recent years, pioneered work in the field of sustainable development and continues to have an important part to play in ensuring that sustainable development becomes a reality at the local level.

2.2 The Association’s Glenalmond Street homes use geo-thermal energy and solar panels to provide low cost heating systems for tenants, whilst Pettigrew/ Balintore Phase 1 utilises Whole House Heat Recovery Ventilation in order to minimise energy use and household bills via the recycling of heat.

- 2.3** The Association plays a role in many areas that affect our tenants and the wider community's quality of life including land acquisition, housing development, modernisation and the management and maintenance of our stock. We also function as a business and therefore have an impact on our environment, economy and community through our day-to-day activities. This Policy and Action Plan demonstrates what the Association will be doing to strive towards continual improvement in sustainable development by working in each of these areas.

3. Consultation

- 3.1** The Association will, with regard to all aspects of our sustainability policy and management systems, establish and maintain effective procedures for:
- 3.2** Internal communication between the various levels and functions of the organisation in addition to the provision of seminars to increase knowledge of the concept of Sustainability for its Management and Development Sub Committees as well as its members of staff.
- 3.3** Communication with external stakeholders - inviting, receiving, documenting and feedback relating to the Association's activities falling within the scope of this policy.
- 3.4** These stakeholder organisations include:
- Glasgow City Council
 - Scottish Government
 - Contractors on the Association's Approved List
 - Professional consultants on the Association's Approved List

4. Commitment

- 4.1** Through this policy, the Association commits itself to;
- Implementing a clear and coherent sustainability policy that reflects national and local indicators, together with a procedural framework - in the form of a sustainability management system - to guide all areas of work.
 - Ensuring that our sustainability policy and objectives are clearly linked to - and are wholly compatible with - our broader corporate plans, policies and priorities.
 - Considering the impact the Association can have in improving the economic, social and environmental circumstances of the wider community, in its activities and ensuring that its actions are designed to promote sustainability.
 - Ensuring that the sustainability objectives and targets set will be challenging and relevant to the concerns of all stakeholders and are based on relevant and comprehensive information, a knowledge of good practice, and, where appropriate, benchmarking activities with other organisations.
 - Reviewing all policies and procedures on a regular basis and seek to improve them systematically to ensure that intended outcomes are achieved. Review will play a crucial part in the Policy cycle.

- Ensuring that sustainability policies are applied across all functions of the organisation and in respect of the procurement of all contractors, goods and services.

5. Issues

- 5.1** The Association shall establish and maintain procedures necessary to identify the sustainability issues which are most significant in terms of its activities, and over which the Association can expect to exercise an appropriate level of control and influence.
- 5.2** These procedures will include an assessment of the Association's objectives, the views of our stakeholders and the views and requirements of our stakeholders.
- 5.3** When establishing and reviewing the objectives and targets to be set within our sustainability policy, the Association shall consider:
- Legal and other requirements
 - The relative significance of the sustainability aspects involved
 - The technological options and other resources available for meeting the objective
 - The organisation's wider strategic and operational requirements
 - The views of stakeholders
 - Resource implications raised

6. Monitoring, Review and Indicators

- 6.1** The Association will periodically review our sustainability policy and refine, in the light of practical experience gained and feedback received, the aspects, objectives, indicators, metrics, and targets of sustainability to which it refers
- 6.2** Amongst the key sustainability indicators adopted the Association will include are:
- Carbon dioxide emissions, as specified by the Scottish Government et al
 - Average energy costs per annum
 - Number of new homes built on brownfield sites, where appropriate

In addition to these Glasgow City Council/Scottish Government-defined mandatory indicators, the Association shall ensure that it considers each proposed development in terms of Shettleston's Sustainability Action Plan, which accompanies this policy.

- 6.3** The Association shall conduct periodic reviews of all training programmes the Association have initiated in respect of sustainability in order to evaluate the effectiveness of the training provided, taking into account of feedback from trainees and responding to the changing training needs of the organisation.
- 6.4** In recognition of its roles as a housing developer, RSL and partner in various areas of joint working, the Association will make its experiences, gained in relation to the implementation of this policy, to other appropriate organisations. A flow of information between the Association and organisations such as the Scottish Government, Glasgow City Council, other Housing Associations, Glasgow & West of Scotland Forum, SFHA, academic projects, consultants & contractors should bring benefits for all agencies as well as, ultimately, to individual members of the communities Shettleston serves.

7. Integration of the Policy with the Association's Activities

- 7.1** To facilitate effective integration of the sustainability agenda of the organisation with its day to day operations the Association shall identify those operations and activities of the organisation which have significant sustainability impact and, in respect of these activities, the Association shall operate procedures for monitoring and measuring their performance in terms such as energy, waste and emissions.

8. Implementation of the Policy

- 8.1** In order to facilitate effective implementation of Shettleston's sustainability policy and action plan, the Association shall define, document and communicate the organisational values, and the roles, responsibilities and authorities of individuals within the organisation.
- 8.2** The Association will appoint specific management representatives who shall have defined roles, responsibilities and authority for:
- Ensuring that sustainability management system requirements are established, implemented and maintained in accordance with prescribed conditions.
 - Reporting on the performance of the sustainability management system to top management for review and as a basis for improvement of the sustainability management system and the organisation's overall performance and implementation of its sustainability policy and action plan
- 8.3** It is of paramount importance that it be recognised that this Policy requires on-going actions, which are individual, yet inter-linked, components of a continuous cycle.

