



Sustainability and Environmental Policy

Date Authorised: 29 July 2014

Review Date: July 2017

1. Introduction

- 1.1 This sustainability and environmental policy sets out the Rosebery approach to environmental sustainability. The policy includes all employees, residents and activities of the association.

2. Policy

- 2.1 Rosebery recognises that its activities, buildings and homes have an impact on the environment and consume energy. This impact can be detrimental as energy is (in the main) provided from finite resources.
- 2.2 Rosebery will undertake Value for Money (VfM) assessments of sustainability activities and programmes. Priorities and decisions will be subject to financial viability and the constraints within our Business Plan.
- 2.3 How Rosebery implement this policy will be set out in the Sustainability and Environmental Strategy action plan.
- 2.4 All future Board reports, policies and strategies will include a Sustainability & Environmental Implications assessment.

3. Framework

- 3.1 This policy sets out the framework that Rosebery will use to evaluate decision making about sustainability and environmental impact. It will impact on all employees of the organisation.
- 3.2 Responsibility for implementing the policy is as follows:
- Asset Management in relation to the maintenance, servicing, refurbishment, improvement, recycling and disposal of our properties.
 - Business Development in relation to new homes and land purchase.
 - Housing Management & Customer Services relating to the management of our homes, estates and open areas as well as resident education and influence of behaviours.

- The Executive in relation to management of our offices, our staff (including behaviours) and all the services we provide.
- Board in regard to approval of this policy.

4. **Statement of Intent:**

Validation: we will validate our environmentally sustainability performance with a nationally recognised sustainability index (SHIFT – see Appendix 1) and publish our targets and performance indicators annually.

Communication: we will ensure our employees, supply chain and service providers are aware of sustainability issues affecting their role, their colleagues, our residents and stakeholders through appropriate learning, development and communications.

Procurement: we will ensure that our procurement policy and procedures place an appropriate valuation on energy and environmental impacts when selecting new suppliers and service providers.

Supply Chain: we will comply with all legislative requirements relating to the Control of Substances Hazardous to Health (COSHH) and work with suppliers and service providers to produce and maintain a sustainable performance specification for selected core products and services. We will set environmental sustainability targets for service providers and monitor performance through regular reporting.

Climate change: we will reduce energy consumption and increase waste recycling in our future offices where cost effective to do so.

Education: we will commit to increasing awareness and understanding of staff, residents, supply chain and service providers about sustainability and the environment and the impact of human behaviour on climate change.

Our staff will actively work with residents to reduce energy costs and energy consumption through education and advice.

Heating: we will work towards reducing the demand for heat and / or cooling in our homes by insulating walls, floors and roof spaces where viable.

Install 'B' rated windows or above as measured by the British Fenestration Rating Council, where viable.

Replace existing heating systems at the end of their serviceable life with the most energy efficient systems available, where viable.

Maintain and replace communal heating systems where installed and it is viable to retain them.

Where the main source of heating is electric storage heaters we will assess the option for replacing with gas heating where a supply can be provided or at the least a more energy efficient form of space heating.

Electricity: we will explore ways to reduce the cost of communal electricity demand through installation of improved efficiency lighting, lifts and associated equipment when replacement cycle or condition requires and where viable.

Where funding is available and there is a positive financial and environmental business case we will consider installation of solar photovoltaic (PV) systems at major roof renewal.

Transport: we will promote the use of public transport, car sharing, cycling and walking for residents and employees.

Where viable and in consultation with residents we will increase the provision of secure cycle storage.

Public transport season ticket loans are available to staff and we will provide access to a bicycle voucher scheme for employees if there is demand.

At renewal of Rosebery owned vehicles, purchase decisions shall be based on fuel efficiency, environmental impact, purchase and running costs.

Climate Change: we will assess and manage the risk of climate change to our homes, residents and employees caused by summer overheating, flooding and drought through our Asset Management Strategy and Sustainability & Environmental Strategy.

Affordable Energy: we will provide Energy Performance Certificates (EPC) to all prospective residents at the point a home is marketed.

Provide energy efficiency advice and signposting services to residents on our website and in all sign up packs for new residents.

Provide clear advice to residents on use of heating & ventilation systems and controls, exploring use of video clips accessed through smart phones etc. in addition to clear written guidance.

Provide 'A' rated energy efficiency white goods in homes that are let with appliances.

Water – services and homes: we will reduce mains water consumption used in providing our services, e.g. Estate Services including cleaning and grounds maintenance.

Reduce mains water consumption in our homes through installation of water efficient sanitary ware and devices, where viable.

Provide water efficiency advice and signposting services to residents on our website and in all sign up packs for new residents

Direct surface water run off to green assets such as trees and gardens, where possible.

Waste: we will increase the percentage of waste that is reused or recycled from our offices and maximise suitable recycling opportunities for residents.

Set and monitor targets for all construction and maintenance work at procurement of new contracts and work with existing service providers to agree targets within current contracts.

Open Spaces and Biodiversity: we will improve the quality of our open spaces through our Estate Services.

Manage our landscapes by planting species that increase biodiversity and minimise the use of pesticides and herbicides, where feasible.

Prioritise local suppliers when sourcing landscaping materials and plants.

5. Review

- 5.1 A review of relevant policies that may be impacted by this policy will be undertaken and minor amendments made where required

6. Monitoring

- 6.1 An annual management report will be produced and include for progress against the strategy, any action plan, performance against targets and targets for the next year.

7. Relevant Policies:

- 7.1 Asset Management Strategy
- 7.2 Value for Money Policy
- 7.3 Development Strategy
- 7.4 Health and Safety Policy
- 7.5 Responsive Repairs Policy
- 7.6 Procurement Policy
- 7.7 Neighbourhood Management Policy

Appendix 1: Key Terms and Definitions

Affordable Energy: this refers to the cost our residents pay to heat and power their homes. Our residents should be able to heat and power their home to a level that is comfortable and healthy for a cost they can afford. Continuing rising energy costs along side pressure on incomes means this is a serious challenge. Investment in energy efficiency measures (insulation), new and replacement energy services (efficient boilers and renewable technologies) and resident education (up to 50% of energy savings can be achieved through education measures) will support this policy objective.

Energy Performance Certificate (EPC): Energy Performance Certificates are provided at each and every new and re-let of a property.

Sustainable Homes Index For Tomorrow (SHIFT): a benchmarking tool providing a tangible and comprehensive assessment of the environmental credentials of Housing Associations. A SHIFT assessment will provide a measurement of how Rosebery is positioned in regard to environmental sustainability in: Strategy and Management; Office Practices; Existing Buildings and New Build.