



## Trust Housing Association

<b>Title of procedure:</b>	AMP020 - Sustainability
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<b>Lead officer:</b>	Head of Asset Management Services
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<b>Scottish Social Housing Charter Outcomes &amp; Standards:</b>	1: Equalities 4: Quality of housing 5: Repairs, maintenance and improvements 13: Value for money
<b>Regulatory Standards of Governance and Financial Management:</b>	None

# Trust Housing Association Limited

## AMP020 - Sustainability Policy

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# Trust Housing Association Limited

## AMP020 - Sustainability Policy

### 1.0. Introduction

- 1.1. Trust Housing Association is a provider of housing, primarily for older people throughout Scotland. Trust HA was formed from Kirk Care Housing Association. Recent years has seen the Association carry out considerable restructuring in order to meet the challenges of the future and one of these must be our contribution tot he sustainability agenda.
- 1.2. The aim of this policy is to comply with ISO 14001:2004.

### 2.0. Background

- 2.1. Trust Housing Association is acutely aware of the sustainability and how these effects the quality of life of our tenants both in terms of the contribution to low carbon targets but also the social and economic costs particularly fuel poverty.
- 2.2. Our commitment to sustainability also encompasses how we operate as a business.
- 2.3. The aim of this policy is to comply with the requirements of ISO 14001:2004 and will:
  - Is appropriate to the nature, scale and environmental impacts of our activities, products and services;
  - States our commitment to continual improvement and to the prevention of pollution;
  - Identifies our commitment to compliance with all applicable legal requirements and other requirements which may be relevant to the various aspects of our business;
  - Provides the framework for setting and reviewing our environmental objectives and targets

### 3.0. Policy

3.1. The management, directors and staff at Trust HA are committed to improving Trust's performance in the development of housing with regard to environmental, social and economic sustainability. We aim to implement all reasonably practicable measures to prevent pollution to the environment and comply with all current environmental regulations, legislation and 'other' requirements. In achieving these aims Trust HA will:

- Strive to ensure that all of our office and trade wastes are handled, stored and disposed of as required not only by legislation, but as examples of best practice;
- Work to reduce the amount of waste produced, in terms of office, site and other waste;
- Ensure that all of our contractors' waste (i.e. skip hire waste) is segregated and recycled wherever possible and that we meet the legal requirements of all waste transactions;
- Investigate all reasonable options for increasing recycling initiatives;
- Generally, strive to minimise the risk of pollutant disposal to water, land and air;
- Ensure that all environmental aspects are considered for new or existing developments, methods, processes or equipment in order to minimise adverse environmental impacts;
- Develop, and periodically review objectives and targets to support this policy with the aim of improving our environmental performance;
- Reduce, where practicable, the environmental impact of our transport operations;
- Develop, implement and achieve certification to the international standard for environmental management systems - BS EN ISO 14001:2004;
- Exercise control, as far as is possible, over the environmental impacts arising as a result of work being undertaken on our behalf by our sub-contractors, suppliers and maintenance contractors;

- Develop and implement procedures and plans to address any abnormal environmental incidents and emergency situations;
- Review this policy annually or in light of any new knowledge, changing legislation or public concerns; and
- Provide appropriate training to our employees and tenants to enable them to implement this environmental policy

#### **4.0. Strategy**

4.1. The Association has the following strategic aims:

- For all new housing to be designed to combat fuel poverty
- Maximise tenant health promotion
- Provide ease of access to services and amenities
- Enhance the 'mix' and integration of residents and community
- Encourage equity and opportunities for all
- Use recycled, recyclable, reclaimed and renewable materials wherever possible
- Favour the procurement of locally based contractors or those employing local labour wherever possible
- Favour the procurement of products and services from local or community based businesses wherever possible
- Be accessible to local employers

#### **5.0. Equality, Diversity & Inclusion**

5.1. Trust operates an equal opportunities Policy and this applies in all of its business. In providing staff support in this service area, no worker or service

user, family member, carer, or staff will be treated differently or less favourably on the grounds of race; colour; nationality; ethnic origin; religious belief; disability; gender; marital status; sexual orientation; or any other personal belief.

- 5.2. Upon request, the Association will make information on this Policy and related matters in alternative formats, such as large print; tape; Braille; and community languages.

## **6. Policy Review.**

- 6.1. This Policy will be reviewed after 1 year to assess its effectiveness and Identify, and make changes which may be required and thereafter every three years unless key changes are required in response to legislation and new learning.
- 6.2. As part of this review, consultation will take place with both staff and service users to ensure that operational issues and the opinions of service users are taken into account, within the following 12 months.

## **7. Anti-bribery**

- 7.1. Trust Housing Association is committed to the highest standards of ethical conduct and integrity in all its activities and in order to ensure compliance with the Bribery Act 2010 has introduced Financial Policy FP25, Anti Bribery Policy and Procedures. This policy and associated procedures must be complied with by all employees, Board Members and associated persons or organisations acting for or on behalf of Trust

<p style="text-align: center;"><b>TRUST HOUSING ASSOCIATION OPERATIONAL RISK ASSESSMENT POLICY: SUSTAINABILITY POLICY</b></p>							
<b>Risk category</b>	<b>Hazards</b>	<b>Risks</b>	<b>Likely frequency</b>	<b>Severity</b>	<b>Control Action</b>	<b>Tick if in place</b>	<b>Action on risk occurring</b>
<b>Professional</b>	Fuel poverty erodes the ability of tenants to afford our services  Association overheads exceed ability to meet through increased charges to tenants	Loss of income to the Association  Loss of income to the Association	M	H	Actively pursue energy efficient specifications in new and existing housing through Asset Management Strategy  As above	✓	Discussions with external funding parties
<b>Financial</b>	Association unable to meet liabilities  Opportunities for better sustainability result in costs to the Association	Financial Viability of the Association  Negative effect on the Business Plan	M  M	H  M	Establish Asset Management Strategy and strong Business Plan  All initiatives to go through rigorous viability assessment	✓  ✓	Discuss options with Scottish Housing Regulator  Budget provision will be made
<b>Legal</b>							
<b>Physical</b>							
<b>Contractual</b>							
<b>Technological</b>	New technology fails to perform	Association expends considerable resources	M	M	Thorough research on all new technology and seeking professional expertise	✓	Seek options for alternatives
<b>Environmental</b>	Association to pursue brownfield sites in preference to greenfield sites	Contamination and high development costs	L	H	Follow Procedures	✓	

