

Date Issued	February 2007
Department	Corporate
Last Review Date	September 2022
Title	Sustainability Policy
Objective	To summarise ELHA's aims and objectives in terms of sustainability within the organisation
Responsible	Chief Executive
Next Review Date	September 2027

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1.0 INTRODUCTION

1.1 The Association understands the importance of environmental issues, the need to preserve natural resources, and the need to reduce greenhouse gas emissions. We are committed to creating a sustainable organisation by striving to ensure that we make a positive contribution to the protection of the environment and to sustainable development.

1.2 This policy aims to:

- Reduce the environmental impact of our activities by initiatives such as energy saving, waste management and recycling
- Strive to avoid and mitigate pollution to air, land and water from all operational activities
- Comply with the requirements of environmental legislation, statutory regulations and official codes of practice that relate to our activities
- Ensure that we have a positive impact on communities and that we take steps to create sustainable communities where people want to live
- Raise awareness of environmental issues with staff and stakeholders and work with other businesses to encourage performance improvement in environmental issues through purchasing and procuring services

1.3 In order to achieve this, we need to review the current landscape of the sector and recent developments within it. These include the Sustainability Reporting Standard for Social Housing (SRS) which was launched in November 2020. The Standard was set up in response to concerns that ESG (Environmental, Social and Governance) investment in social housing, the

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way of measuring the performance of an organisation in terms of its environmental and social impacts and risks, and the quality of governance, was being inhibited by the absence of a common reporting standard. Although sustainability reporting is not currently mandatory, it is likely that this will become so in the medium-term future.

To allow this to be achieved, we will adopt the following six key principles to reporting on sustainability

- Set our goals before we start
- Identify the issues and choose reporting indicators
- Anticipate potential data collection issues
- Analyse the data critically
- State key observations
- Communicate our findings appropriately

Other key developments that will impact on us and which will require consideration include the change required to achieve Zero Direct emission Heating in all new build dwellings by 2026, the prevention of fitting new gas boilers from 2030, the objective of meeting EESSH 2 by 2032 and Net Zero by 2040.

In order to undertake this review, we will set out the milestones which require to be met as part of our annual Business Plan and allocate the resources required to achieve these.

2.0 IMPACT ON THE ENVIRONMENT

2.1 Development of new housing sites

The Association develops new housing in partnership with Places for People Scotland. We will aim to comply with the sustainability standards outlined in the Places for People Design Guide and the Sustainable Housing Design Guide for Scotland.

2.2 Energy

We will:

- Carry out an ongoing energy audit of our office to identify where savings can be made
- Identify how staff and Management Committee members can contribute towards reducing energy consumption

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- Ensure that energy is used efficiently in the office, monitor consumption and use energy efficient equipment where practical
- Provide information to tenants on energy efficiency

2.3 Water

We will make sure that water is used efficiently in the office.

2.4 Waste & recycling

We will recycle as much office waste as possible such as:

- Recycling of confidential waste
- Recycling of glass, cans and other paper products
- Recycling of printer ink and toner cartridges

Where practical, we will provide information to tenants on recycling and will work with East Lothian Council on making recycling facilities available for all tenants.

2.5 CO2 Emissions

We will monitor Carbon Dioxide emissions and set annual targets to reduce these.

3.0 **SUSTAINABLE COMMUNITIES**

3.1 Transport

We will try to minimise the impact of traffic on the local environment in all of our developments. Where practical, we will also promote the use of clean transport, public transport and environmentally responsible operation of vehicles.

We will encourage our staff to switch to electric vehicles.

3.2 Inclusive communities

All ELHA's developments will seek to minimise the impact of new developments on the character of existing settlements.

We will seek to provide balanced communities in all of our communities, for example by:

- Allowing for mixed tenure housing

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- Creating employment opportunities, community facilities and education opportunities
- Ensuring ease of access to transport

3.3 Fuel Poverty

We will be innovative in our approach to combating fuel poverty. We will do this by providing energy efficient housing to reduce tenants' energy costs. We will endeavour to ensure that all our homes meet the Energy Efficiency Standard for Social Housing (EESH) 2 by 2032.

3.4 Employment Opportunities

Where practical, we will include training and employment opportunities when procuring services, to assist the local economy.

4.0 **RAISING AWARENESS**

4.1 Suppliers and Contractors

Where possible, we will aim to use local contractors and suppliers in order to support the local economy. We will encourage them to meet the same standards as those we set ourselves.

We will aim to use architects and other designers who have recognised experience of environmentally responsible and energy efficient building design.

We will ask consultants and contractors to provide a copy of their own Sustainability policy or ask them to agree to adopt the Association's policy as part of the appointment process where appropriate.

4.2 Buying Products

We will develop a purchasing policy that includes the purchase of fair trade or ethical products where appropriate. We will procure goods and supplies that have a better environmental performance, avoiding chemicals wherever possible.

4.3 Staff Training

We will promote staff and Management Committee awareness by providing training and information on sustainability issues as appropriate. We will also include sustainability issues in induction training.

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4.4 Communication with Tenants and Other Stakeholders

We will encourage tenants to adopt energy and water saving techniques in their homes, for example through articles in our newsflashes and on elha.com.

5.0 MONITORING & EVALUATING

5.1 We will aim to continuously improve environmental performance. We will do this by:

- Regularly reviewing activities and policy
- Setting new targets to reduce any environmental impacts caused by operational activities

6.0 POLICY REVIEW

6.1 The Chief Executive will review this policy every five years. Any amendments required will be submitted to the Management Committee for approval.