

BLAIRTUMMOCK HOUSING ASSOCIATION

SUSTAINABILITY, FUEL POVERTY AND ENERGY EFFICIENCY IN SCOTTISH SOCIAL HOUSING POLICY AND ACTION PLAN

Title: Sustainability, Fuel Poverty and Energy Efficiency in Scottish Social Housing Policy

Purpose of Procedure: To ensure that our policies and actions are underpinned by our commitment to sustainability, reducing fuel poverty and delivering our EESSH commitments.

Section: Management Committee

Date: June 2019

Review Date: June 2022

Performance Standards:

BLAIRTUMMOCK HOUSING ASSOCIATION

SUSTAINABILITY, FUEL POVERTY AND ENERGY EFFICIENCY IN SCOTTISH SOCIAL HOUSING POLICY AND ACTION PLAN

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1.0 INTRODUCTION

This policy aims to ensure that Blairtummock Housing Association, and its subsidiary Blairtummock and Rogerfield Opportunities, make an appropriate contribution to the environmental and social sustainability of the neighbourhoods in which we develop, refurbish, maintain and manage affordable housing.

Sustainable development has been defined as follows:

“Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.”

(United Nations)

The goals behind the environmental aspects of the following policy might be encapsulated in the following statement:

“Leave the world better than you found it, take no more than you need, try not to harm life or the environment, make amends if you do.”

2.0 EESSH AND FUEL POVERTY

2.1 Achieving The EESSH Standard In Our Properties

Policy

The Association will comply with the EESSH as set out by the Scottish Government, making a contribution towards achieving the 2020 carbon reduction targets. It will achieve this through ensuring that all properties in its ownership meet the standard.

Practical Implementation

This policy area will be taken forward through completion of the following tasks

- adoption of specific targets detailed in a EESSH Action Plan
- measurement of achievement relative to these targets
- after adoption, a review of the EESSH Action Plan will be carried out on an annual basis to report on
 - review targets
 - report on outstanding work that requires completion

2.2 Fuel Poverty

Policy

Practical Implementation

This policy area will be taken forward through the following actions and working practices:

- The Association will improve our properties to a standard where tenants are able heat their homes adequately without the risk of fuel poverty.
- The Association will signpost residents and tenants to services such as G-Heat in order to help them to find the best tariffs within their property.

- The Association will advise new tenants, at tenancy sign up stage, on the value of switching tariffs to find the cheapest fuel suppliers and will review this with the tenant when they meet again during their Settling in Visit.
- We will facilitate Switching to cheaper tariffs through employing Connect Community Trust to work with tenants and help them to switch.

2.3 District Heating Properties

Policy

The Association will continue to support our tenants within our properties that are served with District Heating. The cost of fuel and the charges to tenants will be monitored and these will be reviewed and changed where necessary. The Association has control over the tariff charged to residents for each unit of energy consumed within their property and will set it in a manner that ensures that tenants pay the costs of what they use.

Practical Implementation

The Association will only charge for future replacement and the costs of fuel within the tariff that is set for our District Heating Properties protecting a significant number of our tenants from fuel poverty. Recommendations to our Management Committee around any change to the tariff will take the following factors into account:

- Maintenance and fuel costs
- Income from the Renewable Heat Incentive
- Costs associated with the metering of fuel use

3.0 CONSTRUCTION AND LAND USE ISSUES

3.1 USE OF PREVIOUSLY DEVELOPED LAND

3.1.1 Policy

A sequential approach to the development of sites should be adopted. Greenfield sites and previously undeveloped land should only be developed when the stock of available brownfield land has been exhausted in the local area.

3.1.2 Practical Implementation

The Association should only develop new housing and facilities on brownfield sites.

3.2 Locational Issues and Considerations

3.2.1 Demand

Policy

Developments will take place in areas where residents will wish to live, both now and in the future. In the case of redevelopments and refurbishment, the aim will be to enhance and improve the locality so that residents will wish to remain in the area.

Practical Implementation

Current and/or Long term Demand will be considered to assess whether low levels of demand for housing may prevent people from wanting to live in a particular area, both now and in the future.

3.2.2 Reputation

Policy

In areas with an adverse reputation, developments should aim to improve the reputation of the area and make it a more desirable place to live, with the aim of ensuring that any investment in the housing has a long-term future.

Practical Implementation

Reputation will be considered to assess whether poor reputation of an area may prevent people from wanting to live there, both now and in the future. In developments where reputation is a relevant factor, indicators from the Sustainability Toolkit will be considered and reported upon.

3.2.3 Quality of Existing Environment

Policy

Developments should improve and enhance the quality of the existing environment (buildings, their surroundings and the standard of maintenance), making it a more desirable place to live.

Practical Implementation

- Ask specific questions in resident surveys about the local environment
- Follow up points raised by residents with the relevant authorities. Work with those who are most concerned to bring about improvements, and tell others what has been achieved
- Develop dialogue with the local authority on continuing problems and develop joint protocols to swiftly solve problems such as cars abandoned on private land or estate roads.

Practical Implementation

Quality of existing environment will be considered to assess whether a poor quality existing environment may prevent people from wanting to live in a particular area, both now and in the future. In developments where quality of existing environment is a relevant factor, indicators from the Sustainability Toolkit will be considered and reported upon.

3.2.4 Quality, Design and Layout of Existing Housing

Policy

Developments should improve and enhance the quality, design and layout of refurbished housing and provide high standards in the quality, design and layout of new housing.

Practical Implementation

Quality, design and layout of existing housing will be considered to assess whether poor quality, design and layout of existing housing may prevent people from wanting to live in a particular area, both now and in the future. In developments where quality, design and layout of existing housing is a relevant factor, indicators from the Sustainability Toolkit will be considered and reported upon.

4.0 BUILDINGS

4.1 Design

Policy

Dwellings should be designed and constructed with sustainability and environmental impact taken into consideration.

Practical Implementation

To design dwellings in line with Communities Scotland Sustainable Housing Design Guide <http://www.gov.scot/Topics/Built-Environment/Housing/investment/shdg> (this continues to be considered a valuable document by Scottish Government)

4.2 Adaptability

Policy

Buildings should be capable of being adapted and improved easily to meet changing needs and expectations. This should be made possible through adherence to *Housing for Varying Needs* guidance from Communities Scotland.

Practical Implementation

Design dwellings to *Housing for Varying Needs* guidance from Communities Scotland.

4.3 Accessibility

Policy

All dwellings should be accessible to everyone including people with disabilities.

Practical Implementation

- Design dwellings to *Housing for Varying Needs* guidance from Communities Scotland
- To adapt homes being improved so that they meet *Housing for Varying Needs* guidance from Communities Scotland as

far as possible.

4.4 Low Environmental Impact

Timber specification

Policy

Where timber and timber products are specified they should be from recognised sustainable sources or be re-used or recycled timber. The embodied energy of the timber and associated products should also be given consideration when specifying products. Where treatment is required this should be carried out using products which are recognised as being neutral in their environmental impact.

Practical Implementation

Do not use PVC or MDF products in the maintenance or refurbishment of properties. Specify timber for basic building elements and finishing which meets with the aims of the policy. Where it is necessary ensure that contractors can provide certification regarding the sustainable source of the timber used on site.

Material specification

Policy

The building materials used should reduce environmental impacts as far as possible. The embodied energy of materials should also be given consideration in deciding on specification.

Low Pollution High Efficiency Boilers

Policy

Boilers which minimize the emission of polluting products of combustion should be specified.

Practical Implementation

Specify boilers with low NOx emitting burners, meeting the

following criteria:

Less than or equal to 150 NO_x mg/kWh or better – also known as Class 5.

4.5 Re-Use and Recyclability

Policy

If the site has existing buildings, where possible and practical, elements of the buildings should be re-used. Buildings should be designed and constructed so that the materials can be easily re-used, re-cycled or disposed of on demolition without having an adverse environmental impact.

Practical Implementation

- Retain & re-use existing building elements where possible.
- Construct buildings with elements that can be recycled or have a low environmental impact on disposal.

4.6 Procurement

Consultant/Contractor Selection

Policy

The selection process for consultants and contractors should ensure that those selected have an awareness of environmental issues and expertise in sustainable construction.

Practical Implementation

Devise training and awareness programmes for contractors and suppliers to instil a clear understanding of the objectives of sustainable construction.

When selecting contractors and consultants:

- To ensure that they have an environmental policy and evidence of monitoring and performance.
- To ensure that they have prepared client and project specific environmental proposals.
- To interview them to ascertain their level of awareness, knowledge and attitude towards sustainable development.

4.7 Waste

Domestic Waste

Policy

Developments should, where practical, encourage and enable residents to recycle domestic waste.

Practical Implementation

Provide storage for recyclable waste, through provision of suitable external storage.

Construction Waste

Policy

Development contracts should encourage the reduction of construction site waste by establishing targets for waste minimisation, insisting on separating waste materials on site for re-use or recycling and encouraging prefabrication of components where possible.

Practical Implementation

A Waste minimisation strategy to be implemented and monitored.

Segregated waste bins for construction waste to be provided.

Prefabricated components to be include where suitable and appropriate.

5.0 MAINTENANCE

5.1 Policy

The association are keen to see maintenance being carried out in an environmentally sustainable manner. Whilst the Association has completed the majority of its work in developing new homes for its tenants, it has an ongoing responsibility for the maintenance of many of these homes and can have a significant positive environmental impact through employing sustainable methods.

These measures will be implemented in a variety of ways identified as part of the *Sustainability Action Plan*. This action plan will make clear the salient issues to be addressed, setting targets in a variety of areas. These targets are likely to change over time to encompass specific areas of concern.

5.2 Practical Implementation

This policy area will be taken forward through completion of the following tasks:

Working in line with the specification and waste standards detailed above for Development of new buildings wherever possible.

Ensuring that contractors have environmental policies in place and adhere to them

6.0 SUSTAINABLE OFFICE

6.1 Policy

It is important that the association takes environmental sustainability into account in the way that it manages its facilities. It has been noted across the world of work that small changes can have a large impact on the ecological footprint that an organisation leaves on the planet. In order to reduce the ecological damage that the association has, a Sustainability Action Plan will be produced detailing the practical steps that we are taking and setting targets in these areas.

6.2 Practical Implementation

This policy area will be taken forward through completion of the following tasks:

- adoption of specific targets in relation to certain aspects of Facilities Management, detailed in a *Sustainability Action Plan*
- measurement of achievement relative to these targets
- after adoption, a review of the *Sustainability Action Plan* will be carried out on an annual basis to report on
 - review targets
 - discuss new areas of activity where a positive impact can be achieved

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SUSTAINABILITY ACTION PLAN - SUSTAINABLE OFFICE 2019-20

AIM	ACTIVITY	TARGET (BENCHMARK)	COMMENT
WASTE REDUCTION	Reduction in use of paper <ul style="list-style-type: none"> • Digital Communication • Double-sided papers for meetings + policy circulation • Re-use of scrap paper for non-formal purposes 	Reduction of 2% in paper purchased (Reams per Annum)	Report back to BHA MC August 2019
	Explore possibility of further waste separation		All separation that is possible is being done with new bins
RECYCLING + RE-USE	Use recycled products and materials <ul style="list-style-type: none"> • Stationery • Paper and other consumables 	On-going audit of office to ensure that these are being used	Checks to be ongoing on purchases
	Recycle waste paper, magazines, circulars and card	Increase 2% (Bags per Annum)	Recycling bins in office now in place. Levels are optimum.
	Recycle Drinks Cans	Increase 2% (Bags per Annum)	Recycling bins in office now in place. Levels are optimum.

ENERGY CONSERVATION	Reduce energy consumption of office complex	Reduction of 2% in fuel costs (37,890 Units Electricity) (5945 Units Gas)	Report back to BHA MC August 2019
RENEWABLE ENERGY	Explore the possibility of using renewable energy sources to address some of the energy needs of the office	Explore costs and savings associated with Solar PV installation	Report back to BHA MC August 2019