

# **SOUTHSIDE HOUSING ASSOCIATION LIMITED**

## **SUSTAINABILITY POLICY**

### **1.0 INTRODUCTION**

This policy has been devised to show how Southside Housing Association (Southside) will undertake its business activities in a sustainable manner. We shall support and deliver improvements in the quality of life for individual customers and the communities in which we work, without compromising the needs or aspirations of future generations. We shall aim to minimise the impact of our business on the environment, and be recognised as a socially responsible and ethical business.

### **2.0 SCOPE OF THE POLICY**

2.1 This policy is relevant to every activity of Southside. Each activity will be required to include measures to improve its sustainability in a wide sense. Southside is committing to operate according to strategies for sustainability providing environmental, social, economic and organisational benefits.

### **3.0 Environmental sustainability will be promoted by:**

Incorporating effective features in our design guides for any new building, repairs and refurbishment to reduce the use of finite natural resources, reduce energy consumption and reduce production of waste and emissions which are not amenable to reuse or recycling.

3.1 Ensuring developments are sustainable. Construction methods and materials used will be considered and monitored in detail for each contract. Sustainability of development will also be based on assessment of long term demand for the type of property and by designing properties capable of adaptation to meet changing needs of users.

3.2 Impact assessments of any proposed developments will be made to identify those which will minimise environmental disadvantages and promote social, organisational or economic benefits.

3.3 High quality housing and environmental design to support places where people want to live.

### **4.0 Social sustainability will be promoted by:**

4.1 Demonstrating commitment to corporate social responsibility in all our activities

4.2 Supporting charitable projects by our own employees and supporting external charities

4.3 Promoting inclusion in our services and communities

4.4 Working to improve tenancy sustainment rates

4.5 Implementing our asset management strategy

#### **4.0 Economic sustainability will be promoted by:**

- 4.1 Implementing a procurement strategy which balances direct costs to Southside with costs to the wider community and to the environment
- 4.2 Designing and evaluating new business opportunities according to sustainable criteria
- 4.3 Incorporating training and local employment opportunities into our services and procurement activities

#### **5.0 Organisational sustainability will be promoted by planned activities relating to:**

- 5.1 Energy use, generation and conservation
- 5.2 Making effective use of information technology
- 5.3 Management of office space
- 5.4 Sustainable business practices
- 5.5 Equalities, diversity and inclusion

#### **6.0 PRINCIPLES**

The following principles govern the operation of this policy:

- 6.1 Southside's Management Committee, in its formal approval of the policy, accepts full responsibility for the policy and ensuring its implementation.
- 6.2 The management and development of all services provided by Southside will be designed to minimise any adverse impact of our business on the environment. We shall support and deliver services to improve the quality of life for individual customers and the communities in which we work, without compromising the needs or aspirations of future generations.
- 6.3 Our buildings and associated infrastructure will be developed, improved and maintained to provide high quality living or working environments.
- 6.4 Our design brief for all new build and major repair and improvement works will include a requirement to design homes which optimise the use of finite natural resources, energy consumption and the production of waste and emissions.
- 6.5 Methods of building construction and maintenance and procurement will be evaluated by assessing their impact and benefits in relation to sustainability objectives. Evaluation will take account of the whole life of properties including construction and decommissioning phases.
- 6.6 Southside will be open to introducing new technology, materials and ways of working to achieve sustainability objectives. Southside will seek to spread risks attached to new initiatives by adopting and evaluating a range of approaches when introducing novel or unproven methods.

## **7.0 OBJECTIVES**

The objectives of the policy are to ensure that we:

- 7.1 Reduce our adverse local and global environmental impact through tackling climate change, moving towards zero-waste and increasing the use of renewable energy
- 7.2 Create physical conditions for sustainable communities by realising the opportunities offered by individual locations, their environments, their past heritage and their relationship to local or regional factors such as business growth, improving employment markets and transport links
- 7.3 Create social conditions for sustainable communities by the delivery of a wide range of socially inclusive regeneration, housing and support services and activities.
- 7.4 Support the stability of communities and tenancies
- 7.5 We use resources in a sustainable way