



Sustainability Policy

Introduction

North Glasgow HA adopted its first Sustainability Policy in 2002. During the period since, reducing Climate Change and Carbon Emissions has become the number one environmental objective of Governments all around the world. Subsequently, the UK Climate Change Bill was introduced in the UK Parliament on 14 November 2007 followed by the Climate Change Act 2008 setting out statutory targets to reduce net UK carbon dioxide emissions by 34% by 2020 and 80% by 2050 (based on 1990 baseline information)

At the same time, The Scottish Building Regulations continue setting challenging carbon reduction targets in all house building as we move towards zero carbon new build housing by 2016.

Given that domestic use accounts for 30% of all energy consumption and that construction accounts for 10% of mineral extraction and 1% of climate change, North Glasgow HA recognises that a broad-ranging approach to sustainable development is the single-most important contribution that the Association can make in the fight to reduce carbon emissions and the harmful effects of global warming.

By ensuring that a culture of sustainability underpins our approach to all aspects of housing development, maintenance and refurbishment, North Glasgow HA will naturally connect to and comply with a wide range of current and emerging Government policy and strategy.

In doing so, we will seek to reduce construction's harmful impact on our environment while developing the quality, durability, efficiency and green credentials of our entire stock base.

It is within this context that North Glasgow HA's Sustainability Policy sits, providing a framework which will influence the design, specification and delivery of its continuing development, investment and regeneration programmes.

Objectives

North Glasgow's HA key sustainability objectives are:-

- Minimise climate change
- Reduce carbon dioxide emissions
- Reduce waste
- Reduce pollution
- Reduce fuel poverty
- Promote fuel affordability, general well-being and social inclusion
- Create fit for purpose, adaptable, sustainable communities

Compliance

In order to achieve the Association's sustainability objectives, the following key guidance and regulation will apply:-

- The Association's development projects will comply with the Scottish Building Regulations.
- The Association's development projects will comply with Housing for Varying Needs Parts 1 & 2 where appropriate.
- The Association's regeneration projects will give due regard to and comply where appropriate with the Scottish and UK Governments' Sustainability and Regeneration policies and any emerging or succeeding policy directives.
- The Association's designs and specifications will comply with the Sustainable Housing Design Guide where appropriate.
- The Association's designs and specifications will comply with the BRE Green Guide to Housing Specifications.
- The Association's design and specifications will comply with the BRE Ecohomes Environmental Rating for Homes at level 3 (+58% very good) as a minimum, rising to level 4 (+70% excellent) in future years.

Principles

In addition to complying with statutory and regulatory frameworks, the Association will strive to meet its key sustainability objectives by applying the following key principles at a local level:-

- The Association will use responsibly sourced and managed materials in its investment and regeneration projects.
- The Association will seek to lower embodied energy emission rates by giving due regard to the manufacture and transportation of products and materials.
- The Association's specifications for main building components, glazing components, electrical services, water services, heating services and insulation will have the capacity to reduce the carbon dioxide dwelling emissions rates in line with regulatory and statutory targets.
- The Association will seek to avoid using toxic materials wherever possible.
- The Association will seek to reduce construction waste and re-use and recycle materials where appropriate.
- The Association will engage with contractors that are formally accredited under the Considerate Constructors Scheme.
- The reclamation and remediation of local brownfield sites will be a priority.
- The Association will research and investigate new and emerging technologies, modern methods of construction, sustainable and renewable energy sources and will test and incorporate all such into its regeneration and investment programmes where appropriate.

In addition, the Association will also give due regard to:-

- Consulting end-users and the wider community during planning and development.
- Advisory services and/or literature for all end-users in regard to lowering carbon dioxide dwellings emissions rates.
- Working with appropriate partners, agencies and funders.

- Achieving the local authority's Planning Standards.
- Location and access to employment, schools, shops, primary health care, public transport infrastructure, amenity space etc.
- Aesthetic quality and spatial planning.

Summary

The Association recognises that ongoing sustainable development is vital to all our futures and connects to a broad range of Government policy, some of which is highly complex. The Association's Sustainability Policy seeks to balance a combination of regulatory and statutory indicators and benchmarks with some broad-ranging local activities, which when broken down into specific operational actions, should result in key performance indicators and statutory targets being met, environmental standards being raised, demonstrable value for money and the continuance of a sustainable development culture throughout North Glasgow HA.