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Policy Name	Sustainability Policy
Policy Author	Director
Approved by Sub Committee	N/A
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West Whitlawburn Housing Co-operative will provide this policy on request at no cost, in larger print, in Braille, in audio or other non-written format, and in a variety of languages. Please contact the office.



Registered with the Scottish Housing Regulator No. 203
Registered Charity No. SCO38737, VAT Registration No. 180223636
Registered society under the Co-operative and Community Benefit Societies Act 2014

Policy Statement

West Whitlawburn Housing Co-operative (WWHC) recognises its roles both as a landlord and in relation to promoting and supporting the sustainability of the community it serves.

WWHC provides, manages and maintains good quality affordable housing and supports additional activities to ensure community sustainability.

Mission Statement

West Whitlawburn Housing Co-operative will provide high quality housing and services at affordable rents, and will promote community and environmental sustainability.

1. Equal Opportunities

WWHC is committed to fairness and equality for all regardless of race, ethnicity, nationality, gender, sexual orientation, marital status, disability, state of health, age, beliefs or religion, appearance, family circumstances or criminal convictions.

WWHC's key aim is to ensure that its' policies and procedures do not create an unfair disadvantage for anyone, directly or indirectly.

2. Policy Objectives

There are three main objectives to be met in ensuring future sustainability:

- Sustainable Properties
- Sustainable Communities
- Sustainability in the Workplace

3. Sustainable Properties

WWHC recognises that the management and maintenance of the housing stock has a major impact on sustaining communities in the present day and in the future.

We aim to improve our properties by maximising our investment and resources through an evidence based decision making process.

To achieve this, we have a robust Asset Management Strategy which is key to our Business Plan which has a focal point of the delivery of quality services that are customer focussed, ensuring effective financial management and providing affordable, desirable and sustainable homes and services to our members and tenants now and in the future.

4.1 Specification of Material

WWHC will encourage the specification of environmentally friendly materials where appropriate.

Consultants and Contractors will be encouraged to investigate the use of low embodied energy materials where possible (also taking into account that some may be high in embodied energy but over time will last longer and therefore overall have less impact and be more sustainable)

Where appropriate, WWHC will encourage the use of materials from local suppliers, thus reducing transport costs and resources.

4.2 Energy Efficiency

WWHC will investigate and encourage options which will ultimately reduce or eliminate fuel poverty for its tenants.

WWHC will update Energy Performance Certificates as required by legislated timescales.

Having met the Energy Efficiency Standard for Social Housing in 2016, WWHC will continue to ensure that all properties meet the EESSH by 2020 as follows:

Minimum SAP ratings to pass the EESSH

Dwelling type	EE Rating (SAP 2009)			EE Rating (SAP 2012)		
	Gas	Electric	Biomass	Gas	Electric	Biomass
Flats	69	65	64	69	63	65
Four-in-a-block	65	65	64	65	62	65
Houses (other than detached)	69	65	64	69	62	65
Detached	60	60	64	60	57	65

EESH 2 (post 2020)

The EESH 2 milestone announced:

All social housing meets, or can be treated as meeting, EPC Band B (Energy Efficiency rating), or is as energy efficient as practically possible, by the end of December 2032 and within the limits of cost, technology and necessary consent.

The 2032 milestone will be supported by a formal review in 2025. Air Quality and Environmental Impact will be included as part of the review and it has been agreed that no social housing should be re-let below EPC Band D from December 2025, subject to temporary specified exemptions. This supports the Energy Efficient Scotland vision for homes and buildings that are warmer, greener and more efficient, and a housing sector that helps to establish a successful low carbon economy across Scotland.

WWHC will continue to work toward making properties as energy efficient as possible.

5. Sustainable Communities

WWHC recognises the need to be more than a housing provider due to the importance of addressing wider social and economic factors.

To ensure continual improvement in this area, WWHC will:

- Continue to promote social inclusion within the community through the Community Development Strategy.
- Continue to work to facilitate the provision of community facilities within the area
- Continue to work with all partners to ensure the provision of relevant services required for the area and to ensure adequate funding
- Continue to promote opportunities for local training and employment within the community
- Where possible, utilise the services of local contractors and source materials locally
- Support local advice agencies such as money and welfare advice services, local credit unions and so on.

6. Sustainability in the Workplace

WWHC enjoys a work culture which supports and enhances the community it operates within, ensuring the provision of a user-friendly service.

WWHC:

- Encourages continuous learning and development of skills of all residents, members, staff and Committee
- Will investigate opportunities for minimising energy consumption and waste production and maximising the use of re-cyclable materials
- Will continue to strive to achieve best value for money through consideration of quality and costs of goods and services
- Promotes the principles of sustainability and encourages participation and adherence to these from all residents, members, staff and committee members
- Will continue to liaise/negotiate with all other agencies/organisations to ensure continual investment in the community where possible
- Will work with the local community to strive to meet the specified needs and requirements for today and the future

WWHC will ensure minimisation of waste by:

- Re-using materials where possible;
- Storing materials for future use where possible;
- Selling on of existing components within the building where possible;
- Encouraging Contractors and Service Providers to develop a waste management policy.

7. Implementation

When striving to meet the sustainability aims set out in this policy, WWHC will not lose sight of the need to provide best value for money in housing for low-income households and respect the independence of the individual and their own lifestyle.

WWHC also recognises that there may be various policies, and legal and political requirements that conflict with the ability to fully participate in the sustainability agenda. However, best efforts will be made where appropriate.

8. Review and Update

WWHC will review this policy and action plan on a 3 yearly basis.