



<b>POLICY TITLE</b>	Group Sustainability Policy
<b>POLICY NUMBER</b>	GE/PO/01
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<b>OFFICER RESPONSIBLE FOR REVIEW</b>	Samantha Granger

## **GROUP SUSTAINABILITY POLICY**

### **1 POLICY STATEMENT**

- 1.1 Fabrick Housing Group recognises that all products and services generate environmental impacts. We are committed to incorporating environmental factors into our business decisions and to the continual improvement of environmental performance throughout our operations, services and activities.
- 1.2 Our Sustainability Action Plan will identify the specific actions that will deliver the objectives of this Sustainability Policy. Our Sustainability Action Plan follows the principles of One Planet Living.
- 1.3 Fabrick Housing Group is committed to serving the best interests of our tenants and the surrounding communities. We want to create sustainable communities and will ensure that sustainability is considered in all decisions taken relating to the repair and investment in our existing properties and the development of new ones.
- 1.4 We recognise our wider role within the local communities. We are committed to raising awareness of environmental and sustainability issues with our stakeholders and tenants, offering support to increase their sustainable performance.
- 1.5 We are committed to compliance with legislation and industry regulatory requirements.
- 1.6 Fabrick Housing Group staff, Board members and contractors will be expected to adhere to the principles laid down in this policy and have individual and collective responsibility to ensure it is actively applied in practice.

## **2 REFERENCE MATERIAL**

2.1 Details of reference material, environmental legislation and regulatory requirements applicable to the Fabrick Housing Group are included in Appendix 1 of this policy.

## **3 DEFINITIONS**

3.1 'Tenant' – a tenant or leaseholder of Erimus Housing or Tees Valley Housing.

3.2 'Environmental Impacts' – Possible adverse effects caused by a development, industrial, or infrastructural project or by the release of a substance into an environment.

3.3 'Environmental Sustainability' – Maintaining the factors and practices that contribute to the quality of an environment on a long-term basis.

3.4 'One Planet Living Principles' – One Planet Living is a global initiative based on ten principles developed by Bioregional and WWF. The ten principles are:

- Zero Carbon;
- Zero Waste;
- Sustainable Transport;
- Local and Sustainable Materials;
- Local and Sustainable Food;
- Sustainable Water;
- Natural Habitats and Wildlife;
- Culture and Heritage;
- Equity and Fair Trade;
- Health and Happiness.

3.5 'Stakeholders' – A person, group or organisation that has a direct or indirect stake in an organisation because it can affect or be affected by the organisation's actions, objectives and policies.

## **4 POLICY CONTENT**

4.1 One Planet Living

4.1.1 Fabrick Housing Group will use the One Planet Living principles as a framework to analyse, set targets and monitor organisational sustainability commitments.

4.1.2 The Sustainability Action Plan, as agreed by the Fabrick Board in January 2011, outlines how Fabrick Group will work towards One Planet Living by following the ten principles, with each having objectives for Fabrick Group, tenants and communities, and partners and contractors.

4.2 Fabrick Group

4.2.1 We will provide all staff with relevant environmental training, instilling the principles of One Planet Living.

- 4.2.2 We will work towards establishing and maintaining a robust environmental management system, ISO 14001.
- 4.2.3 We will employ techniques and procedures to monitor record and publish our business environmental performance data. We will strive to control and reduce our emissions, discharges and waste streams.
- 4.2.4 We will comply with all relevant environmental legislation, continuously monitoring our performance and position.
- 4.2.5 We will ensure that new developments will be undertaken in accordance with the Code for Sustainable Homes.
- 4.2.6 We will continually monitor the performance of our Group's housing stock to ensure we provide affordable and sustainable homes.

#### 4.3 Tenants and Communities

- 4.3.1 We will promote environmental responsibility among our tenants and communities by raising awareness of environmental sustainability by education, information provision and open consultation.
- 4.3.2 The actions of our tenants and communities will be as sustainable as possible through encouragement to enable energy efficiency, appropriate conservation of wildlife, recycling and waste reduction and minimisation of pollution.
- 4.3.3 We will seek to protect and enhance the local communities by using local suppliers, materials and resources local to our operations wherever viable.

#### 4.4 Partners and Contractors

- 4.4.1 Our contractors, suppliers and partners will comply with all regulatory requirements at a local, national, European and international level. We will encourage continuous improvements in environmental sustainability and performance.
- 4.4.2 We will work with our suppliers and contractors to make procurement as sustainable as possible, encouraging them to support our development towards One Planet Living.

### 5 **EQUALITY AND DIVERSITY**

- 5.1 There are no adverse implications for equality and diversity. All aspects of the Sustainability Policy and Action Plan will comply with the Group Equality and Diversity Strategy and policy development principles.

### 6 **CUSTOMER INVOLVEMENT AND CONSULTATION**

- 6.1 Consultation on the development of the Sustainability Policy and Action Plan has taken place with a number of stakeholders in order to ensure full commitment to environmental sustainability and the delivery of the policy.

6.2 The initial draft policy will need approval of the Fabrick Board and tenants representative groups.

## **7 MONITORING AND REVIEW**

### **7.1 Monitoring**

7.1.1 Fabrick Housing Group will review this policy, procedures and staff training needs at regular intervals in order to ensure best practice, achieve measurable results and continuous service improvement.

7.1.2 This policy will be automatically reviewed following policy or legislation change.

### **7.2 Review**

7.2.1 The Chief Executive of Fabrick Group will be responsible for ensuring that reviews of this policy are carried out.

7.2.3 Tenant representative groups will be involved and consulted in any review of this policy in-line with Fabrick Housing Group's policy on tenant participation and consultation.

## **8 RESPONSIBILITY**

8.1 It is the responsibility of the Group Chief Executive and senior officers to ensure that:

- All staff are aware of Fabrick Housing Group's policies;
- All staff are trained on the policies;
- Monitoring records are maintained in accordance with Fabrick Housing Group;
- Customers are adequately informed of the policies;
- Appropriate action is taken against employees whose actions are inconsistent with this policy.

8.2 Fabrick Housing Group will develop procedures which will ensure effective implementation of this policy and provide training for staff to ensure they fully understand the wider issues surrounding environmental sustainability and the surrounding policy framework and procedures.

## Appendix 1

### Reference material:

One Planet Living Principles and Framework  
<http://www.oneplanetvision.org/one-planet-living/opl-framework/>  
Fabrick Housing Group Equality and Diversity policy.  
Code for Sustainable Homes.

### Environmental Legislation

Anti-social Behaviour Act 2003  
Buildings Regulations 2010 SI 2214  
Clean Neighborhoods and Environment Act 2005  
Climate Change Act 2008  
Climate Change Levy (General) Regulations 2001 SI 838  
Conservation of habitats and species regulations 2010 (SI no. 2010/490)  
Contaminated Land (England) Regulations 2006 SI 1380  
Controlled Waste Regulations, amended 1993  
Control of Asbestos Regulations 2006 SI 2739  
CRC Energy Efficiency Scheme (Amendment) Order 2011 SI 234  
Creosote (prohibition on Use and Marketing)(No2) (Amendment) Regulations 2003 SI 2650  
Ecodesign for Energy-Related Products Regulations 2010 SI 2617  
Energy Performance of Buildings (Certificates and Inspections) (England and Wales) (Amendment) Regulations 2010 SI 1456  
Energy Information and Energy Efficiency (Miscellaneous Amendments) Regulations 2001 SI 3142  
Environmental Permitting (England and Wales) Regulations 2010  
Environmental Protection Act 1990  
Environment Act 1995  
Environmental Permitting (England and Wales)(Amendment) Regulations 2010 SI 676  
EU Regulation 744/2010 amending EU Regulation 1005/2009 on ozone depleting substances  
Detergents regulations 2010 SI 740  
Integrated Pollution Prevention and Control Directive  
Natural Environment and Rural Communities Act 2006  
Producer Responsibility Obligations (Packaging Waste) (Amendment) Regulations 2010 SI 2849  
Road Vehicles (Construction and Use) (Amendment) (No.3) Regulations 2009 SI 2196

Site Waste Management Plans Regulations 2008 SI 314  
Volatile Organic Compounds in Paints, Varnishes and Vehicle Refinishing Products (Amendment) Regulations 2010 SI 783  
Waste Batteries and Accumulators Regulations 2009.  
Waste Electrical and Electronic Equipment (Amendment) Regulations 2009  
Waste (England and Wales) Regulations 2011  
Waste Management (England and Wales) Regulations 2006 SI 937  
Wildlife and Countryside Act 1981  
Wildlife and Countryside (Amendment) Act 1991