



Environmental Policy

Policy Ref: CS7

Prepared By	Chief Executive
Date of Review	January 2021
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Reviewed By	Board

1. Introduction

We want to sustain and improve Partick and other areas where we operate so that they are greener and cleaner places, promoting affordable, low-carbon living and working.

In recent years there has been increasing discussion internationally about there being a global climate emergency. Evidence shows that the global cost of inaction far outweighs the cost of action. The Scottish Government has therefore set a 2045 target for net zero emissions and a Climate Change Plan setting out how emissions will be reduced in every year to 2032.

As a housing association there will be changes in terms of energy efficiency and low carbon heat in relation to our current housing stock. However in terms of new housing supply, changes in planning policy will include considerable focus on how the planning system can support climate change goals.

2. Our Environmental Objectives

2.1 Green and sustainable: working smarter to minimise waste, promote energy efficiency and enhance our environment.

We want to limit our own energy use and carbon emissions. We will continue to work with other agencies to raise awareness of energy efficiency amongst customers, seek to mitigate fuel poverty and promote environmental awareness in all our activities.

2.2 Investing and improving quality: investing in properties so that our current homes and environment/infrastructure meet modern standards and new quality homes are provided that meet local housing needs.

The quality and condition of the homes that we own, manage and factor is important to us. We will continue to deliver an effective repairs service, plan ahead and invest wisely to keep properties up to modern standards.

We are committed to ensuring that our homes continue to meet the Scottish Housing Quality Standard (SHQS) and achieve the Energy Efficiency Standard for Social Housing (ESSH) set by the Scottish Government.

We are keen to engage with our customers and others in identifying opportunities to enhance our back courts, open spaces and environment, as well as exploring options for vacant or derelict land and buildings.

Our Asset Management Strategy uses our stock condition data to inform our investment plans, which we procure and deliver with our partners to meet the needs of our tenants and factored homeowners.

We are proud of the work that we do in developing and procuring new homes that are much-needed to meet local housing needs. Our Development Strategy seeks to intervene in the local housing market, in line with the Local Housing Strategy, to target clearly defined shortfalls and maintain a pipeline of new homes that meet modern standards.

3. The Role of Partick Housing Association (PHA)

3.1 PHA as an employer and place of work

Our office is based at Mansfield Street, which is in the heart of the Partick community that we serve. We promote sustainable ways of going about our business and seek to limit the impacts of our business activities on our environment, including:

- minimising gas, electricity and water consumption;
- monitoring our use of office consumables (e.g. paper, printer cartridges, stationery, etc);

- limiting waste production and optimising recycling; and
- using technology to meet remotely where it is reasonable and practical to do so.

We share our Environmental Policy with our staff and seek to reduce our carbon footprint by encouraging them to adopt sustainable ways of getting to work and going about their daily duties (e.g. walking, public transport, remote/mobile working, etc).

3.2 PHA as a procurer of goods and services

We seek to promote sustainability through our procurement practices. For example, we specify materials; buy from renewable/sustainable sources (e.g. paper); use local producers where possible; and encourage suppliers to use sustainable transport and waste management, etc.

3.3 PHA as a landlord

The Climate Change (Scotland) Act 2009 sought to reduce carbon emissions nationally by 42% by 2020 and 80% by 2050. As a landlord we therefore aim to:

- reduce demand for space and water heating, by improving thermal insulation and the efficiency of heating systems; and
- improve the efficiency of appliances, ventilation and lighting installations.

Some 80% of our housing stock consists of pre-1919 tenement flats, mostly in mixed tenure blocks. This presents unique challenges in improving thermal insulation, however initiatives implemented to date have included draught stripping flat entrance doors, insulating common roof spaces, fitting double glazed windows and installing energy efficient condensing combi-boilers.

While energy efficiency is a concern, so too is fuel poverty which can affect the quality of life of tenants and factored homeowners with fixed or modest incomes. We therefore seek to direct our customers to specialist agencies who can provide free and independent energy advice, including more affordable energy tariffs where appropriate.

3.4 PHA as a developer

We are committed to growing and diversifying our housing stock to meet local housing needs. This includes new build projects, often on brownfield sites, as well as acquisition of existing properties in certain circumstances.

In 2007 the Scottish Government produced its 'Sustainable Housing Design Guide for Scotland', which set out key principles and a recommendation that by 2030 all new buildings should achieve zero carbon emissions over their whole life.

Through our new build programme, we currently aim to achieve the 'Silver Standard' which equates to achieving a 45% CO₂ reduction from 2007 standards and annual energy for space heating of 40kWh/m² for houses and 30Kwh/m² for flats. Glasgow City Council has previously consulted stakeholders on proposals to introduce the 'Gold Standard' which equates to achieving a 60% CO₂ reduction from 2007 standards and annual energy for space heating of 30kWh/m² for houses and 20Kwh/m² for flats.

3.5 PHA as a 'wider role' organisation

Within the wider communities that we serve, we are keen to work in partnership with others to encourage more efficient use of energy and to consider environmental priorities. Examples include our promotion of specialist agencies providing free and independent energy advice, as well as our involvement in growing projects, community gardens and back court improvements.

4. Monitoring and Review

We will review our Environmental Policy every three years or sooner if required by statutory, regulatory or best practice requirements.

On request, the Association will provide translations of all our documents, policies and procedures in various languages and other formats such as on a computer storage device, or in large print, Braille etc. and these can be obtained by contacting the Association's offices.