

Our commitment to sustainability.

Wellhouse Housing Association will undertake our 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.

Principles

- ✓ The Management Committee accepts full responsibility for our sustainability policy and ensuring its implementation.
- ✓ The management and development of all services provided by Wellhouse 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.
- ✓ Our buildings and associated infrastructure will be developed, improved and maintained to provide high quality living or working environments.
- ✓ 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.
- ✓ 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.
- ✓ Wellhouse will be open to introducing new technology, materials and ways of working to achieve sustainability objectives. Wellhouse will seek to spread risks attached to new initiatives by adopting and evaluating a range of approaches when introducing novel or unproven methods
- ✓ Our policy is relevant to every activity of Wellhouse. Each activity will be required to include measures to improve its sustainability its widest sense. Wellhouse is committing to operate according to strategies for sustainability providing environmental, social, economic and organisational benefits and deliver value for money.

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.
- 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.

- Impact assessments of any proposed developments will be made to identify those which will minimise environmental disadvantages and promote social, organisational or economic benefits.
- High quality housing and environmental design to support places where people want to live.
- We will meet EESH and SHQS standards

Social sustainability will be promoted by:

- Demonstrating commitment to corporate social responsibility in all our activities
- Supporting charitable projects by our own employees and supporting external charities
- Supporting the work of Connect Community Trust as a core partner in our wider role activities
- Promoting inclusion in our services and communities
- Working to improve tenancy sustainment rates
- Implementing our asset management strategy

Economic sustainability will be promoted by:

- Supporting an affordable warmth strategy and adopting the EHRA *challenging poverty* charter
- Implementing a procurement strategy which balances direct costs to Wellhouse with costs to the wider community and to the environment
- Designing and evaluating new business opportunities according to sustainable criteria
- Incorporating training and local employment opportunities into our services and procurement activities

Organisational sustainability will be promoted by planned activities relating to:

- Energy use, generation and conservation
- Making effective use of information technology and reduce printing, physical files and stationery use
- Management of office space
- Sustainable business practices in all of our activities - **reduce; re-use; recycle**

- Equalities and diversity.
- Inclusion of economic benefits.
- Avoid using environmentally damaging materials in the office, such as plastic straws, cups, etc.
- Follow our Value for Money principles at all times.
- Minimise use of cars for Wellhouse business activities.

**Wellhouse Housing Association
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