



POLICY	Environmental Policy		
	Date	August 2007	

1. Policy Statement

- 1.1. The Central Borders Housing Group wants to provide residents with quality homes and services in sustainable communities whilst safeguarding the environment. The Group recognises that housing contributes around 30% of carbon emissions and aims to control and reduce the impact of these emissions as much as possible.
- 1.2. The Group will take account of environmental issues throughout the design and development stages of all new builds and refurbishments. This will depend upon the individual schemes (for example, whether they are Group or developer led).
- 1.3. The Group aims to reduce CO₂ emissions by;
 - Continuously improving the energy efficiency of new builds and existing buildings.
 - Introducing the use of renewable energy resources where possible.
 - Providing efficient insulation and double glazing to minimise heat loss.
 - Adopting new and developing technology especially in the field of high efficiency boilers and controls.
 - Making energy saving advice and guidance available.
- 1.4. The Group will discourage the wastage of resources by;
 - Reducing the unnecessary consumption of new resources by reusing products and purchasing recycled goods.
 - Encouraging recycling of household waste.
 - Promoting the efficient use of water.
- 1.5. The Group will avoid the use of potentially toxic and environmentally damaging materials and processes;
 - The Group's list of banned materials will be regularly reviewed by the Health and Safety Officer; Asset Management and Development teams.
 - Materials from sustainable sources will be used wherever possible.
- 1.6. The Group will minimise the damage to the natural environment by;
 - Maximising the use of existing and previously used sites for new developments
 - Protecting against the loss of wildlife
 - Minimising the amount of waste caused by building projects, including encouraging the recycling of waste material
 - When designing new developments, taking into account the look and construction methods of surrounding properties
 - Taking into account the Group's Sustainability Policy
- 1.7. The Group will actively encourage the reduction of water consumption;

- Water efficient appliances will be fitted in new developments, including dual flush WCs, showers and water efficient appliances and sanitary fixtures.
 - Encourage the use of water butts to re-cycle rainwater for external use, e.g. watering gardens.
 - Research and implement the use of water recycling systems as appropriate.
 - Ensure that all new developments use water meters
- 1.8. The Group will provide sustainable drainage for new developments to reduce the risk of flooding and water pollution;
- Soak Aways will be fitted to allow drainage of surface runoff.
 - Water Butts provided in new developments to collect roof runoff.
- 1.9. The Group strives to achieve Code for Sustainable Homes Level 3 or other such appropriate measure as a minimum wherever possible. In exceptional circumstances schemes that do not meet these standards will be considered where they meet the Group's overall Corporate Plan objectives.
- 1.10. The Group will encourage sustainable behaviour amongst tenants via newsletters, including advice on energy efficiency, recycling and water consumption (and its impact on metered water services) and raise awareness of new environment initiatives and issues with staff, tenants and stakeholders.
- 1.11. The Group and its staff will work to be as energy efficient as possible;
- Encouraging energy efficient culture of staff.
 - Recycling office waste.
 - Using energy efficient vehicles and using them effectively, for example car sharing where possible.
 - Sustainable use of building materials used at offices.

Policy Data

Risk Assessment	The Housing Corporation's Regulatory Code contains specific reference to the need to ensure that permanent housing is sustainable, demonstrated by a commitment to effective protection of the environment and prudent use of natural resources.
Resident Consultation	The Tenant Partnership are consulted on the content of this Policy. Consultation is also to take place with local environmental groups.
Issues for Equality and Diversity	This policy has been developed, and will be implemented, with full regard to equality and diversity issues.
Issues for Data Protection Act	This policy takes full regard of the Data Protection Act.
Associated Policies and Procedures	<p>Policies</p> <ul style="list-style-type: none"> • Development Policy • Sustainability Policy • New Business Partnership Policy • New Build HomeBuy Policy <p>Procedures</p> <p>Identification and Selection of development sites Eco Homes Procedure</p> <p>Asset Management Strategy</p>
Associated Documents / Leaflets	Development Brief Housing Corporation Scheme Development Standards EcoHomes Standards
Policy Type	Business Development
Responsibility	
Director	Director of Business Development
Manager	Assistant Director of Corporate Services
Reporting	Annual reports to Board of Management
Policy Creation Date	October 2006
Review Period	1 Year
Previous Review Dates	n/a
Review Committee	Board
Version Number	1
Date Last Amended	n/a
Amendments	n/a
Authorised By	
Review Date	August 2008

