



Sustainability Strategy 2018-20



Osprey Housing Group Sustainability Strategy 2018



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This Sustainability Strategy 2018-2021 sets out how The Osprey Group will enhance its position as a sustainable and environmentally conscious Housing Association.

The Group recognises that its economic, social and civic responsibilities are central to its activities and that The Group's core business operations have the potential to affect the environment, health and prosperity of its Tenants, its Staff, and the communities in which we operate.

The Osprey Group will fulfil all legal obligations, reduce its impact on the environment, and increase sustainability whilst maintaining our commitment to achieving excellent value for money in all that we do.

Our Environmental Sustainability Strategy sets out how The Osprey Group will work to become an Organisation that recognises sustainability as a key objective of the whole organisation. This strategy sets out key strategic objectives and KPIs, details



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how we intend to achieve these, and how performance will be monitored on an on-going basis. This will ensure that The Group's impact on the environment is kept to a minimum, risks are mitigated, carbon emissions are reduced and that we will continually improve our performance as regards environmental sustainability.

The strategy describes how sustainability contributes to the Group's mission '**To provide high quality affordable housing and services to people in the communities we serve**' by making efficiency savings, reducing risk and demonstrating value for money.

What Environmental Sustainability' means to the Group

Sustainability is about living successfully in the present without compromising our ability to do so in the future. There is now general consensus that environmental resources are being depleted and that the global climate is changing as a result of human activity. Embedding sustainable practices in all that we do will result in a positive impact on the climate and add value to the Group.

Our approach to environmental sustainability will contribute positively to the lives of our Tenants, and to our staff in the places that they live and work. By considering environmental sustainability in all that we do, we will realise savings for both our Tenants (e.g. by reducing fuel bills and fuel poverty), and the Group (e.g. through reducing waste.)

The Group operates in numerous communities with a diverse range of tenants. We have a duty of care to respond to the needs of our tenants without harming the environment in the short and longer term. Our commitment to environmental sustainability will help to ensure that we build high appropriate quality new homes in suitable locations, as well as manage our existing stock efficiently, meaning that all our homes are fit for generations to come.

Operational Context

Political Context

Fuel poverty



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The Scottish Government's objective is:

"A Scotland where everyone lives in a warm home, has sufficient income for healthy living, has access to affordable, low carbon energy, and has the skill to make appropriate use of energy"

It states in its current [`Consultation on a Fuel Poverty Strategy for Scotland'](#)

"To eradicate fuel poverty, we need to ensure that this issue is not just acknowledged, but embedded in our policies and those of our partners across all sectors and at both a national and local level. This will mean exploring further how we can work together with those who are at the sharp end of fuel poverty, and with stakeholders including local government and third sector organisations, to maximise our efforts and deliver on our ambition."

It is consequently required by us to support these aims.

CO2 Reduction

The Scottish Government has recently published a new [`Climate Change Plan'](#) that states:

"By 2032, Scotland will have reduced its emissions by 66% against 1990 levels. This will be an enormous transformational change – achieved by Government and the public, private and third sectors alongside families and communities.

Homes and buildings will be more efficient, with less energy required to heat and cool them – critical to both reduce fuel poverty and costs for businesses. In transport, people and businesses will have access to cleaner forms of travel and transport, and our urban air quality will have improved. People will have significantly more opportunities to walk and cycle, important for both their physical and mental health as well as improving our urban environment.

"The landfilling of biodegradable municipal waste will have been phased out"

These themes are all supported by this Sustainability Strategy.



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Local Context

Fuel Poverty

The figures from Aberdeenshire Council reveal the number of homes that cannot be adequately heated makes up more than a third of all private and council homes in the region. Low disposable income, volatile energy costs and old properties that are difficult to heat are the major causes of fuel poverty in North East Scotland.

Fuel poverty issues currently affect 41,000 homes in the area – 35,000 (36%) private homes and 6,000 (36%) social housing properties.

Figures from 'Changeworks' show an average of 44% of all properties (all tenures) in Moray are in Fuel Poverty. These figures are further broken down into areas within Moray, [Appendix 1](#).

Our Starting Point

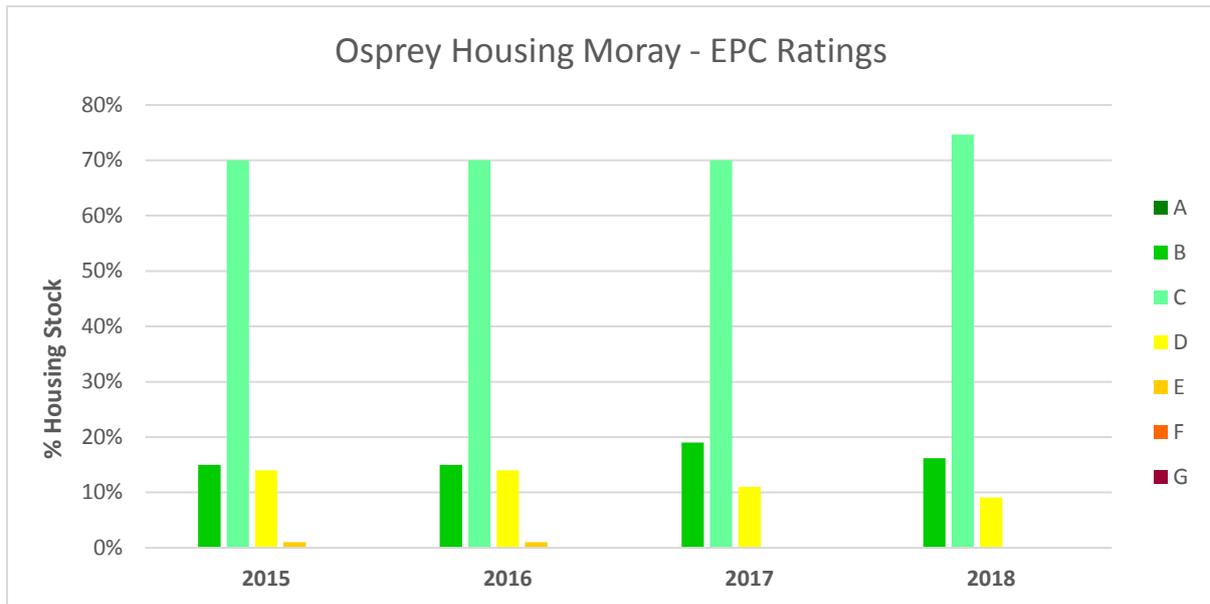
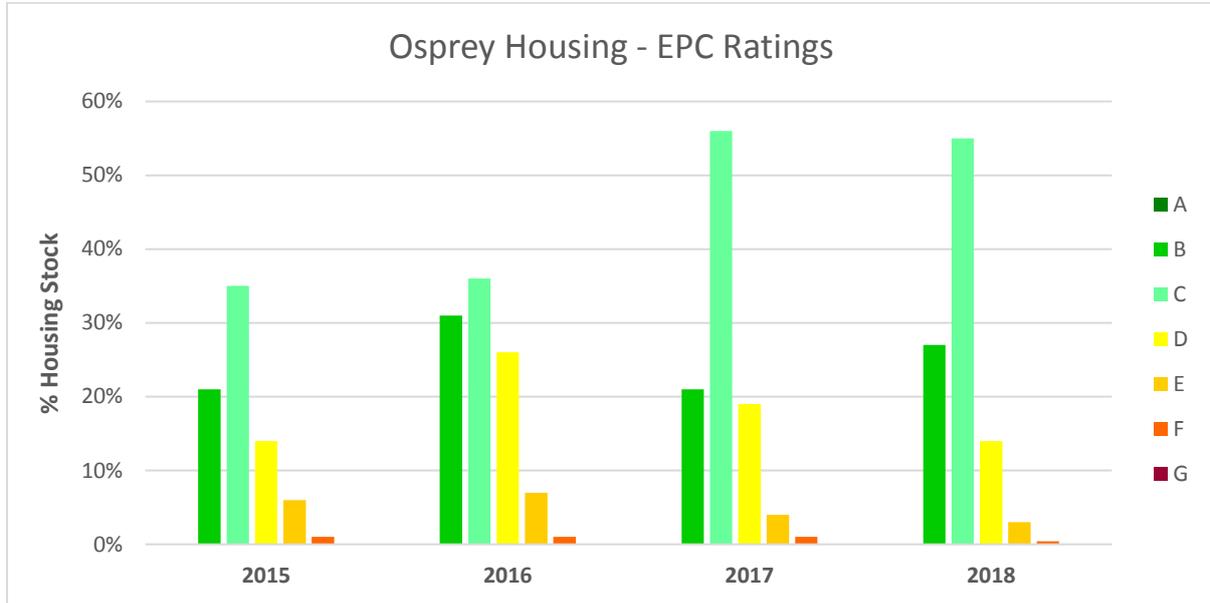
Affordable warmth and fuel poverty has long been high on the agenda of The Group and we have been addressing the issue for many years through our EESSH program, and before this with our SHQS programs. Although the SAP of a property cannot be directly related to the potential fuel poverty of its occupants, we have done significant work to upgrade the energy efficiency of our properties.

The charts below show our progress towards the 2020 EESSH targets. Since the pilot data collection in 2015, the quality of data has improved vastly, this will account for some of the anomalies.

It is our intention to achieve EESSH before the December 2020 target, and we have identified adequate budgets to achieve this.

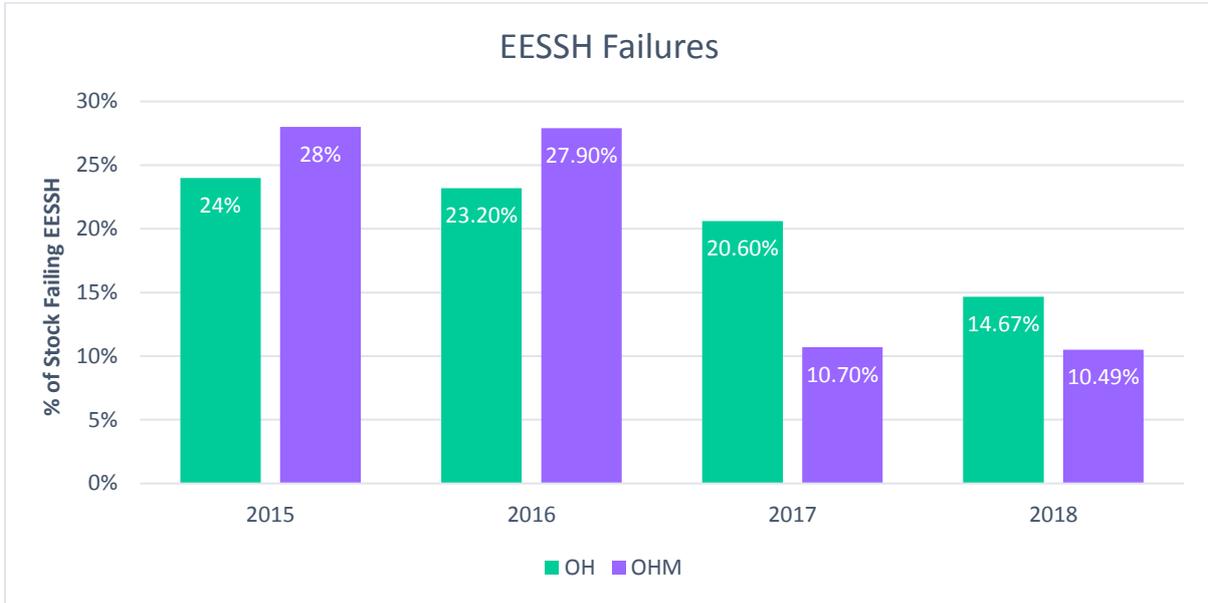


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Our Strategy

To reduce our environmental impact and carbon emissions The Group will focus on the themes set out below, concentrating resources on areas that have significant carbon emissions. The [Sustainability Action Plan, Appendix 2](#), sets out the mechanisms for achieving our overall targets and assigns responsibilities.

External Stakeholders:

At the core of our business are our customers. We serve varied communities with diverse financial, cultural and physical care needs. We must also engage with regulators to ensure legal compliance in a changing regulatory environment. Building strong relationships with partners with which we share common values and focus is key. These partnerships provide support and help us to innovate in areas where we do not have existing expertise. Links with other Housing Associations and industry/sector-wide networks allow us to share knowledge and problem-solve. Our contractors and suppliers also play an important role in helping us to achieve our sustainability objectives.

Appendix 1 – Background Data

Moray Fuel Poverty

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Appendix 2 – Sustainability Action Plan

Objective	Achieved by doing	Owner	Update on progress
1. We will create new homes, using a 'fabric first' approach, that are affordable to heat, to ventilate and to run, with minimal use of complex technology.	Review of current new build specifications.	Jane McWhirr Hugh Crothers Allan Liddle	
2. We will continue to improve the energy efficiency of our housing stock, by introducing individual and targeted systems.	Achieve EESSH and EESSH 2.	Jane McWhirr Hugh Crothers	
3. We will support our tenants to: <ul style="list-style-type: none"> • move to lower cost utility supply organisations • ventilate their homes effectively • reduce their carbon footprint 	Promoting 'Our Power' and 'Citrus Switch'.	Jane McWhirr	
	Update factsheet, installation of trickle fans as a standard replacement or as required.	Jane McWhirr Hugh Crothers	
	Education and Outreach – newsletter article, SCARF events.	Jane McWhirr	
4. We will reduce the Group's carbon emissions through efficient and responsible use of energy and water and by promoting resource efficiency associated with day-to-day activities and new developments. This includes:	Energy audits of both offices	Jane McWhirr	

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<ul style="list-style-type: none"> Finding out our current position. 			
<ul style="list-style-type: none"> Reducing the use of paper and its distribution and storage by; <ul style="list-style-type: none"> Information to Tenants. Committee documents. Tenancy information. Electronic storage system. 	Educate staff	Jane McWhirr Hugh Crothers	
	Increase use of IT	All Managers	
	QL data cleanse – gathering up to date contact information, and communication preferences	All Staff	
<ul style="list-style-type: none"> Efficient use of electricity <ul style="list-style-type: none"> Switch to 'green' power supply options. Low energy lighting. Fit Photovoltaic panels to our offices. 	Check current contract, review options at renewal.		
	Price up options for lighting.		
	Quotations for PV.		



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<ul style="list-style-type: none"> - Computer 'power down' systems. - General behaviour change. 	<p>Can times for screens to 'power down' be adjusted? Staff education – switch off monitors at lunchtime!</p>		
<ul style="list-style-type: none"> • Minimising the impact of transport on the environment through: <ul style="list-style-type: none"> - The considered use of transport - Incentivise car sharing - Incentivise the use of public transport. - Video conferencing. 	<p>Consider obtaining a Pool car? Calculate potential cost savings for a pool car. Investigate possibilities of electric options.</p>		
	<p>Promote a car-share week to encourage staff to try it.</p>		
	<p>Provide information on possible options, is this practical for staff?</p>		
	<p>Education on how to use video conferencing facilities, availability of google hangouts, Skype and similar.</p>	John Farquharson	
<p>5. We will minimise waste production as far as is practicable by reusing or recycling office waste, print cartridges, toners, computers etc.</p>	<p>Confirm the current waste arrangements.</p>	Jane McWhirr	



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6. We will prevent pollution whenever possible by reducing emissions & discharges	Confirm current arrangements regarding contractors' transport/waste/recycling.	Jane McWhirr	
7. We will protect and improve natural habitats and local wildlife and conserve biological diversity.	Native planting at new developments, insect habitats etc. – added to specifications. Investigate if anything can be done at office sites.	Jane McWhirr Allan Liddle	
8. We will monitor and audit the Group's environmental performance and practice at regular intervals.	Set benchmarks using information from energy audits and advice from Resource Efficient Scotland.		
9. We will continually improve the Group's environmental performance through the annual development and review of environmental objectives and targets.	Reviewing this action plan	Sustainability Group	
10. We will increase awareness of environmental responsibilities among staff and Tenants by embedding the principles of environmental stewardship and sustainability.			
11. We will influence our suppliers and contractors through the development and implementation of this strategy and procurement activity.	Confirm environmental standards of all service providers, and review this at procurement.		



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