



# **Making a Difference Every Day**

## **Osprey Housing Group Environmental Sustainability Policy 2022**

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## OSPREY HOUSING CORE VALUES

***Osprey Housing believes that effective and efficient Development Strategy is vital to the success of maintaining good quality services for all our tenants and provide value for money.***

This is encompassed in our Core Values:

- **Ambition and Achievement** – we are a high performing organisation delivering through innovation and challenge
  
- **Equality and Respect** – we recognise and celebrate the unique value in everyone
  
- **Quality and Professionalism** – we strive to deliver high standards
  
- **Agile and Responsive** – we are flexible and quick to deal with change without diminishing our delivery

# Environmental Sustainability Policy 2022 – 2025

## 1. Environmental Sustainability

This Environmental Sustainability Policy is directly linked to our Environmental, Social, and Governance statement within our Strategic Business Plan.

Sustainable practices attract more customers, allows better access to resources, lowers energy consumption, and therefore can also reduce operational costs	Osprey is already committed to embedding sustainability across the full range of our activities. The 'E' strand will be delivered by how we run our business operationally, and how we ensure all of our homes are fit for the future by investing in our current homes, and developing new well specified homes
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This policy sets out how Osprey Housing will enhance its position as an environmentally conscious Housing Association.

Osprey Housing will fulfil its legal obligations, reduce its impact on the environment, whilst maintaining our commitment to achieving excellent value for money in all that we do. We will engage with nationally recognised organisations that promote environmentally sustainable processes and procedures, and that allow us to benchmark against defined good practice criteria. [The Good Economy](#) is one such organisation.

## 2. What 'Environmental Sustainability' means to Osprey Housing

Environmental Sustainability is about living successfully in the present without compromising our ability to do so in the future. There is now consensus that environmental resources are being depleted, the global climate is changing, and that biodiversity is being reduced, all because of human activity. Unless action is taken globally now and into the future these will have catastrophic effects on the environment and human society. Osprey Housing intends to play its part in making positive changes to what we will do and how we will do it and by informing and supporting others to do likewise. By doing this we will reduce our risks, increase the value of the organisation, and further improve our reputation.

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 Osprey Housing (e.g., through reducing waste and adopting more effective processes.) Our commitment to environmental sustainability will help to ensure that we build appropriate high-quality

new homes in suitable locations, as well as improve and manage our existing stock more efficiently, meaning that all our homes are fit for generations to come.

### 3. Our objectives are to:

- 3.1. Improve the energy efficiency of our homes
- 3.2. Minimise our Tenants 'running costs'
- 3.3. Reduce, reuse and recycle waste produced across the organisation and reduce our operational carbon footprint
- 3.4. Improve the climate resilience of our homes and our operations
- 3.5. Remain committed to the prevention of pollution
- 3.6. Promote biodiversity
- 3.7. Strive to promote and procure sustainable technologies and products, materials and contractor services
- 3.8. Ensure water is used efficiently within the organisation and support our Tenants to do the same
- 3.9. Ensure compliance with legal and other requirements and sign up to other relevant environmental standards
- 3.10. Engage our stakeholders and form partnerships to promote positive environmental practice
- 3.11. Continue to reflect on what we, as a progressive organisation, can contribute to the sustainability challenge

### 4. Our Homes

None of our properties are in 'High Rise' developments. ~72% of our homes have been built since 2000, most being of Timber Frame construction. The remaining 28% are predominantly a mix of cavity wall or of internally lined solid wall construction

All properties have full double glazing and full heating systems.

During the last 10 years we has carried out a significant amount of work to upgrade the energy efficiency of our homes, initially to meet the Scottish Housing Quality Standard, then to meet Energy Efficiency Standard for Social Housing 1 (EESH) targets.

Currently we are working towards achieving EESH 2 standards.

Property Era	Total	Current EESH 1 Passes	Current EESH 2 Passes
Pre 1940	41	38	0
1940~1959	192	167	5
1960~1979	198	182	8
1980~1999	37	36	2
2000~2009	849	848	173
Post 2010	376	371	308
<b>Grand Total</b>	<b>1693</b>	<b>1642</b>	<b>496</b>

ESSH 2 standards requires:

- All housing to be EPC band D before December 2025
- All housing to be EPC band B before December 2032 (within the limits of cost, technology and consent).

EPC Band	No Properties	Percentage
B	496	29.3%
C	1061	62.7%
D	130	7.7%
E	5	0.3%
F	1	0.1%
<b>Grand Total</b>	<b>1693</b>	

Six properties don't achieve the 2025 target, primarily because of Tenant choices.

## 5. Our Intentions

### 5.1. Improve the energy efficient of our homes.

This is detailed in our Asset Management Strategy

### 5.2. Minimise our Tenants 'running costs'

We will:

- Ensure that heating systems are effective, well maintained and, by nature, as cost effective as they can be.
- Ensure that products used within our homes are low maintenance.
- Try to ensure that tenant 'moving in costs' are minimised.
- Provide Tenants with information to allow them to manage their homes effectively.
- Direct Tenants to partner Organisations that can provide advice and support them to reduce their running costs.

### 5.3. Reduce, reuse and recycle waste produced across the organisation and reduce our operational carbon footprint

We will:

- Assess our operational carbon footprint.
- Ensure that repairs are carried out effectively and refurbishment plans make full use of the material life of the components.
- Ensure that our 'Development Performance Specification' creates 'low carbon' homes.
- Review Development Specification to ensure it dictates materials are to be 'Responsibly sourced'.
- Promote to our Tenants, Staff, Committee Members practices that reduce their carbon footprint.

- Facilitate recycling.
- Promote the use of electric vehicles.

#### 5.4. Improve the climate resilience of our homes

We will:

- Ensure that we only develop new homes in areas that are not affected by flooding etc.
- Continue to monitor and improve the climate resilience of our current housing.

#### 5.5. Remain committed to the prevention of pollution

We will:

- Ensure that all waste materials created by our function, including from construction, maintenance and refurbishment of our homes, are recycled where they can be.
- Consider at purchase the 'end of life' scenario of the product.

#### 5.6. Promote biodiversity

We will:

- Identify areas of land within our ownership that can be managed or modified to promote biodiversity. E.g. areas of landscaped ground where grassland meadows and/or native woodlands can be created.
- Consider offsetting our direct operation Carbon Footprint by funding biodiversity actions.

#### 5.7. Strive to promote and procure sustainable technologies, products, materials and contractor services

We will:

- Ensure that we maintain our knowledge of practices and technologies that improve sustainability.
- Ensure that sustainability is considered during procurement exercises.

#### 5.8. Ensure water is used efficiently within the organisation and support our Tenants to do the same

We will:

- Ensure that new water installations are designed to reduce water usage.
- Promote water efficiency to our Tenants.

#### 5.9. Ensure compliance with legal and other requirements and adopt other relevant environmental standards

We will:

- Monitor and report on our areas of compliance.
- Investigate and adopt relevant environmental measurement and benchmarking standards.

- Train staff and Committee Member in environmental subjects.

#### 5.10. Engage our stakeholders and form partnerships to promote positive environmental practice

We will:

- Raise the awareness of, promote and support our environment objectives to Tenants, Staff Committee Member and other Stakeholder organisations through publications, training events.
- Ensure that other Strategies, Policies and procedures consider good environment practices.

#### 5.11. Continue to reflect on what we, as a progressive organisation, can contribute to the sustainability challenge

We will:

- Review this Policy and Action Plan annually to ensure it remains up to date and relevant to our current organisational objectives.

## 6. Review on this Strategy

This Strategy will be reviewed annually to ensure it remains current.

## 7. Related Documents

- Strategic Business Plan
- Asset Management Strategy
- Development Strategy
- Procurement Strategy
- Sustainability Reporting Standard tool (SRS)



## Appendix 1 - Environmental Sustainability Action Plan

OBJECTIVE	ACTION	TARGET	MANAGED BY
5.1. Improve the energy efficient of our homes.			
a) Bring elements within all properties to the defined standards:	As per Asset Strategy	April 2023	DOAS
5.2. Minimise our Tenants 'running costs'			
a) Ensure that heating systems are effective, well maintained and, by nature, as cost effective as they can be.	Increase the average SAP rating on our stock from its current 76.3 by 1.0 annually.	On 1 <sup>st</sup> May annually	DOAS
b) Ensure that products used within our homes are low maintenance.	Review Development Specifications.	Nov 2022	DOAS, Development Officer (DO)
	Review products used in Response Repairs.		DOAS
	Review Specifications for Planned Works.		DOAS
c) Try to ensure that tenants 'moving in costs' are minimised.	Reconsider how to maintain floor coverings within properties at void stage.	April 2023	DOAS, DOHS
d) Provide Tenants with information to allow them to manage their homes effectively.	Provide information in Tenant Newsletters.	1 piece in each	Asset Officers (AO) and Housing Officers (HO)
	Review Tenant Information documents and accessibility.		AOs, HOs
e) Direct Tenants to partner Organisations that can provide advice and support them to reduce their running costs.	Review information provided by Tenancy Support Officers (TSO).	Tenancy Sustainment Officers (TSO) to	TSOs, AOs, HOs DOAS, DOHS

OBJECTIVE	ACTION	TARGET	MANAGED BY
		meet with Asset staff annually to review information.	
<b>5.3. Reduce, reuse and recycle waste produced across the organisation and reduce our operational carbon footprint</b>			
a) Assess our operational carbon footprint.	Sustainability Officer (SO) to source and complete method of assessment.	Dec 2022	SO
b) Ensure that repairs are carried out effectively and refurbishment plans make full use of the material life of the components.	Review Asset Strategy	Dec 2022	DOAS
c) Ensure that our 'Development Performance Specification' creates 'low carbon' homes.	Review Development Performance Specification	Dec 2022	DOAS, DO
d) Review Development Specification to ensure it dictates materials are to be 'Responsibly sourced'.	Include requirement for <a href="#">BRE Global Framework Standard for Responsible Sourcing BES 6001</a> in all Specifications.	Nov 2022	DOAS, DO
e) Promote to our Tenants, Staff, Committee Members practices that reduce their carbon footprint.	Provide information in Tenant Newsletters.	1 piece in each	SO
f) Facilitate recycling.	Review Waste collection arrangements at properties with shared collection facilities.	April 2023	SO
	Remove all bins with the office areas, so that only bins within the kitchen are used.	Aug 2022	Director of Corporate Services (DOCS)
g) Promote the use of electric vehicles.	Introduce a grant of £200 for Tenants and Staff when they first instal a vehicle charging point at their home.	April 2023	Director of Finance (DOF)
<b>5.4. Improve the climate resilience of our homes</b>			

OBJECTIVE	ACTION	TARGET	MANAGED BY
a) Ensure that we only develop new homes in areas that are not affected by flooding etc.	Consider climate resilience with development approval process.	July 2022	DOAS, DO
b) Continue to monitor and improve the climate resilience of our current housing.	Carry out exercise to identify properties that are endangered by climate events.	July 2023	DOAS, AOs, SO
<b>5.5. Remain committed to the prevention of pollution</b>			
a) Ensure that all waste materials created by our function, including from construction, maintenance and refurbishment of our homes, are recycled where they can be.	Investigate what is currently happening to 'end of life' products.	April 2023	SO, AOs
	Investigate Sustainability commitment of our Developers.	April 2023	DOAS, DO
b) Consider at purchase the 'end of life' scenario of the product.	Develop information derived from 5.5.a into Specifications.	Sept 2023	DOAS
<b>5.6. Promote biodiversity</b>			
a) Identify areas of land within our ownership that can be managed or modified to promote biodiversity. E.g. areas of landscaped ground where grassland meadows and/or native woodlands can be created.	Identify areas within next tender documentation and prepare areas at end of 2022 growing season.	Sept 2022	DOAS, SO, AOs
b) Consider offsetting our direct operation Carbon Footprint by funding biodiversity actions.	Use information sourced from 5.3.a to calculate Carbon Offset contribution and purpose.	April 2023	SO, DOAS
<b>5.7. Strive to promote and procure sustainable technologies, products, materials and contractor services.</b>			
a) Ensure that we maintain our knowledge of practices and technologies that improve sustainability.	Establish 'Product & Practice' Library within Osprey Academy database.	July 2022	CEO, All Staff
b) Ensure that sustainability is considered during procurement exercises.	As per 5.3.d		DOAS
<b>5.8. Ensure water is used efficiently within the organisation and support our Tenants to do the same.</b>			
a) Ensure that new water installations are designed to reduce water usage.	Review Specifications for Planned Works.	July 2023	DOAS

OBJECTIVE	ACTION	TARGET	MANAGED BY
b) Promote water efficiency to our Tenants.	Provide information in Tenant Newsletters.	Sept 2023	SO
<b>5.9. Ensure compliance with legal and other requirements and adopt other relevant environmental standards.</b>			
a) Monitor and report on our areas of compliance	Collate information on areas of compliance and report to Housing committee.	Sept 2023	SO
b) Investigate and adopt relevant environmental measurement and benchmarking standards.	<a href="#">Adopt nationally recognised reporting and benchmarking tool (The Good Economy – Sustainability Reporting Standard)</a>	July 2022	CEO
c) Train staff and Committee Member in environmental subjects.	Develop Carbon literacy training program for all Staff.	Dec 2022	DOCS
	Ensure Environmental sustainability is included in Induction Program	Sept 2022	DOCS
<b>5.10. Engage our stakeholders and form partnerships to promote positive environmental practice.</b>			
a) Raise the awareness of, promote and support our environment objectives to Tenants, Staff Committee Member and other Stakeholder organisations through publications, training events.	Provide information in Tenant Newsletters.		SO
	Develop Carbon literacy training program for all Staff.	Dec 2022	DOCS
	Promote Sustainability during Specification discussions with Contractors	Dec 2022	DOAS, DO
b) Ensure that other Strategies, Policies and procedures consider good environment practices.	Ensure environmental sustainability is considered in each strategy/policy review.	Ongoing	Senior Leadership Team
<b>5.11. Continue to reflect on what we, as a progressive organisation, can contribute to the sustainability challenge.</b>			

OBJECTIVE	ACTION	TARGET	MANAGED BY
a) Review this Policy and Action Plan annually to ensure it remains up to date and relevant to our current organisational objectives.	Review this Policy annually	August 2023	DOAS