

**ENVIRONMENTAL AND SUSTAINABLE DEVELOPMENT POLICY****1.0 INTRODUCTION**

1.1 Hillcrest Housing Association Ltd (Hillcrest) is one of Scotland's largest regional Housing Associations, with 40 years experience of managing and developing quality housing. Hillcrest is a non-profit making organisation with registered Scottish charity status, and also registered with Communities Scotland.

This policy will also be applicable to Hillcrest Maintenance Services (HMS), an in-house maintenance contractor which is part of Hillcrest Enterprises Ltd.

As per ISO 14001, Hillcrest have designed this policy so that it:

- 1.2 Is appropriate to the nature, scale and environmental impacts of our activities, products and services;
- 1.3 States our commitment to continual improvement and to the prevention of pollution and waste;
- 1.4 Demonstrates our commitment to improving the energy efficiency of our homes and the alleviation of fuel poverty;
- 1.5 Identifies our commitment to compliance with all applicable legal requirements and other requirements which may be relevant to the various aspects of our business;
- 1.6 Provides the framework for setting and reviewing our environmental objectives and targets, and the lowering of our carbon footprint.

**2.0 POLICY STATEMENT**

- 2.1 The management, directors and staff at Hillcrest are committed to improving Hillcrest's performance in the development of housing with regard to environmental, social and economic sustainability. We aim to implement all reasonably practicable measures to prevent pollution to the environment and comply with all current environmental regulations, legislation and 'other' requirements. In achieving these aims Hillcrest will:
  - 2.2 Strive to ensure that all of our office and trade wastes are handled, stored and disposed of as required not only by legislation, but as examples of best practice;
  - 2.3 Work to reduce the amount of waste produced, in terms of office, site and other waste;
  - 2.4 Ensure that all of our contractors' waste (i.e. skip hire waste) is segregated and recycled wherever possible and that we meet the legal requirements of all waste transactions;
  - 2.5 Investigate all reasonable options for increasing recycling initiatives;
  - 2.6 Generally strive to minimise the risk of pollutant disposal to water, land and air;

- 2.7 Ensure that all environmental aspects are considered for new or existing developments, methods, processes or equipment in order to minimise adverse environmental impacts. Recourse should be made to the Sustainability Adviser;
- 2.8 Develop, and periodically review objectives and targets to support this policy with the aim of improving our environmental performance;
- 2.9 Reduce, where practicable, the environmental impact of our transport operations;
- 2.10 Develop, implement and achieve certification to the international standard for environmental management systems - BS EN ISO 14001;
- 2.11 Exercise control, as far as is possible, over the environmental impacts arising as a result of work being undertaken on our behalf by our sub-contractors, suppliers and maintenance contractors;
- 2.12 Develop and implement procedures and plans to address any abnormal environmental incidents and emergency situations;
- 2.13 Review this policy annually or in light of any new knowledge, changing legislation or public concerns; and
- 2.14 Provide appropriate training to our employees and tenants to enable them to implement this environmental policy .

### **3.0 IN ADDITION OUR DEVELOPMENTS WILL:**

- 3.1 Be designed to combat fuel poverty;
- 3.2 Maximise tenant health promotion;
- 3.3 Provide ease of access to services and amenities;
- 3.4 Enhance the 'mix' and integration of residents and community;
- 3.5 Encourage equity and opportunities for all;
- 3.6 Use recycled, recyclable, reclaimed and renewable materials wherever possible;
- 3.7 Favour the procurement of locally based contractors or those employing local labour wherever possible;
- 3.8 Favour the procurement of products and services from local or community based businesses wherever possible;

3.9 Be accessible to local employers.

The Group Chief Executive has direct responsibility for the implementation of this policy and will strive to ensure that our environmental management system is established, implemented and maintained in accordance with EN ISO 14001.

Signed: .....  
Group Chief Executive

Date: 26 November 2008

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