

Environmental Sustainability - Group

Summary of Document	This policy explains the Bromford Group approach to environmental sustainability.
Who Does It Apply To?	Group
Effective Date	1 January 2010
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Referenced and Hyperlinked Documents	<ul style="list-style-type: none"> • Code for Sustainable Homes • Audit Commission - KLOE 3 • SHIFT(Sustainable Homes Index for Tomorrow) • Sustainable Communities Plan • New Homes Strategy • Affordable Warmth Strategy • Asset Management Strategy • Group Procurement Strategy • Design Guide and Technical Brief • Greener Bromford Plan • Considerate Constructors Scheme • Rate Your Place Programme
Approved by	EDT
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Our Space / SharePoint Key Documents / Policies / Greener Bromford

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1 Introduction

Bromford Group's Environmental Sustainability Policy builds on our [Environmental Statement](#) and promotes our approach to protecting the environment and creating environmentally sustainable homes. It reflects the Group's mission of 'creating homes and supporting communities where people really want to stay' and represents the 'environmentally sensitive' component of the Sustainable Communities Wheel which is referred to in the Bromford Sustainable Communities Plan. Underpinning our Environmental Sustainability Strategy is a number of other policies and procedures and these are referenced and hyperlinked in the policy.

2 Background

Globally, nations are not meeting the needs of the present, let alone considering the needs of future generations. Current world growth is unsustainable and our way of life is placing an increasing burden on the planet. We are living beyond our means with for example, the loss of biodiversity as a result of the felling of rainforests, consistent over fishing, and the negative effect our consumption patterns are having on the environment and climate.

If everyone in the world lived as we do in Europe we would need three planets to support us. Therefore we need to reduce our impact – our ecological footprint – by two thirds to a sustainable and globally equitable level.

3 Equality and Diversity

The Bromford approach to equality and diversity issues is set out in the Group policy, and this policy has been subject to an Equality Impact Assessment.

4 Our Definition of Sustainability and Our Approach

Bromford Group operates across a large number of Local Authority areas, and in a number of those areas the Group has a significant influence as the largest provider of rented and intermediate forms of housing. Bromford will use its influence to work with local authority partners and other key stakeholders through Local Strategic Partnerships to achieve their objectives as part of the Sustainable Communities agenda.

The Greener Bromford plan will be developed in consultation with customers and will be monitored by a core Group of 'Green Champions' who have a passion for the environment.

5 Our Operating Environment

Registered Providers are facing considerable uncertainties due to the economic downturn, which comes at the same time as the roles

of the Homes and Communities Agency and the Tenant Services Authority become established.

We are committed to delivering excellent services but face increasing pressure to reduce costs and achieve more for less. At the same time we need to provide a range of affordable products and services that are tailored to meet the needs of our customers who have experienced the impact of the credit crunch, for example as a result of reduced income and increased energy prices. This means that we will be under increasing pressure to find innovative solutions to meet the demands and needs of our customers, and will have to ensure that we get maximum value for money by partnership working, or by accessing any available grant funding offered for carbon reduction initiatives and the like.

6 Our Key Priorities

We will develop a Greener Bromford Plan which will tackle the issue of environmental sustainability in a number of service areas. Specifically we will develop plans to improve sustainability of our new homes and developments, will carry out improvements that have a positive impact on existing homes and services, and will review business practices so that our carbon footprint is reduced.

[P:\Greener Bromford\Sustainability Plans.](#)

Our three key outcomes for 2010/2011 will be to

- Create at least one environmentally sustainable exemplar new development
- Have green travel plans adopted for our main office locations across the Group
- Continue the investment into existing homes by insulation programmes to improve energy efficiency and make heating them more affordable

By working in partnership with others we can maximise our positive impact on the environment, and encourage our tenants and other stakeholders to adopt more sustainable lifestyles and working practices.

Bromford is committed to working with its customers on new service developments and will enable the Customer Influence Group to help to shape its plans for a Greener Bromford.

7 Land Use

By working with Local Authority partners we will promote the use of brown-field sites, where possible, on our new developments which enhance the neighbourhood and have local amenities close by. Developments will be carefully planned and designed using the Bromford Partnership Design Guide and Technical Brief, using where possible modern methods of construction and buildings with

a low environmental impact. We will review prospective contractors' environmental systems as part of the tender process.

We will achieve the Homes & Communities Agency (HCA) requirements for Code for Sustainable Homes on all new HCA funded social housing developments, currently Code Level 3 up to 2011, Level 4 by 2012, Level 5 by 2014 and Level 6 by 2016 - zero carbon standard.

We will create sustainable landscapes and green spaces around homes so that wildlife is protected and encouraged. On our existing estates, we will maintain and seek to improve our public and green spaces and will use customer insight such as feedback from 'Rate Your Place' to inform our investment decisions. We will listen to the voice of our customers to create neighbourhoods and environments where people really want to stay.

8 Existing Buildings

As a major employer across central England, Bromford Group will consider the environmental impact of its employment practices and work with colleagues across the business to be aware of and promote a greener working environment.

We will reduce our carbon footprint from our offices by decreasing energy consumption, and in particular our new offices have been developed with this in mind. At our existing offices, and as part of the Greener Bromford action plans, we will develop energy plans which promote consistent behaviour across the Group, with progress being monitored by the Green Champions.

Bromford is committed to maintaining its existing homes to a very high standard. Our homes will achieve 100% Decent Homes Standard by 2010 but our Investment Plans go beyond decent homes and have begun to tackle sustainable refurbishments.

We have invested in improvements to homes that increase energy efficiency and reduce running costs so that our customers can achieve affordable warmth.

In addition, we will trial more innovative forms of sustainable measures to improve energy efficiency, including new insulation products and renewable energies, taking advantage of best practice guidance and access to grant funding to achieve better value for money.

We will also continue to be mindful of the running costs for customers as well as the impact for us on long-term maintenance and servicing requirements.

9 Waste

Our aim is to minimise all types of waste during the construction of new developments and we will also use recycled and reclaimed products when we can. Our contractors are required to be part of

the Considerate Constructors' Scheme <http://www.ccscheme.org.uk>, embracing its best practice, and will be expected to have waste management plans in place for each development.

Bromford will adopt a responsible approach to product purchasing and will procure office supplies from sustainable sources. Through its tender process our contractors and suppliers will also be asked to demonstrate their support, and that of their supply chain, for the Group's Environmental Sustainability Policy, including their methods for waste management, reducing energy, promoting recycling, and reducing carbon emissions.

By working with our existing contractors, and in particular with those delivering day to day repairs services, we will seek to reduce waste and reuse and recycle where we can.

We will reduce waste from our offices and our operations in order to minimise the amount of waste that goes to landfill. We will also positively promote recycling in the workplace.

We will work with our existing customers and partners to promote more sustainable behaviour and will create opportunities through community engagement to encourage residents to consider their impact on the environment.

10 Transport

The Group covers a wide geographical area and a significant challenge for us is the extent of travelling between office and workbase locations.

By the use of modern technology we will reduce the need to travel between office locations, and will promote sustainable transport to work and between places of work. Green Travel Plans will be developed across the Group to achieve maximum impact and these will promote public transport, cycling and walking. Colleagues will be encouraged to use homeworking where appropriate to reduce our impact on the environment. Similarly, we will create a range of opportunities to enable our customers to contact us without the need for them to travel to and from our offices.

When we develop new homes, we will work with the Local Authority and other partners to influence the development of key services and facilities that are easily accessible on foot or by public transport to reduce the use of the car. Similarly we will consider, with our partners, ways to encourage cycling as an alternative to car use by providing safe cycle routes and cycle storage.

11 Our Commitment

Bromford is committed to making a positive contribution to environmental sustainability. The task is a big one and it will continue to evolve as technology advances. We will learn from and

make use of research undertaken by others, from the results of our initiatives and feedback from our residents about their needs and aspirations.

The Group commitment will be delivered through a rolling three year Greener Bromford plan. The Plan will be owned by the Group Environmental Sustainability champion sustainability.champion@bromford.co.uk who will lead the Bromford Green Group which comprises green champions from across the business. The Green Group will also seek to involve customers and other stakeholders in developing and monitoring its plans and will produce an annual outturn and impact assessment report.

[Click here to view the Equality Impact Assessment](#)