

Havebury Housing Partnership

Environmental & Sustainability Strategy 2015 - 2018



This strategy sets out the framework through which Havebury makes a commitment to a more sustainable future and echoes the fifth corporate objective which is:

To create better, greener neighbourhoods and target fuel poverty

We have adopted a corporate approach to sustainability, which covers all areas of business activity and is aimed at making sustainability accessible, inclusive and beneficial for all our customers, employees and other stakeholders.

For Havebury, operating more sustainably is intrinsically linked to being an effective, well organised business.

Our approach will be realistic. We must operate within our resources, however we will invest either using our own funds or other funding partnerships where appropriate to achieve our objectives.

The long term goal is that during the life of this, our first corporate Environmental and Sustainability strategy, Havebury Housing Partnership will continue to improve the sustainability of its operations by working with all stakeholders and through providing advice, information and assistance, make sustainability accessible, inclusive and beneficial for all.



“I am very pleased that Havebury Housing Partnership is demonstrating its commitment to a more sustainable future through its Environmental and Sustainability Strategy.

Our approach to a sustainable future will be a progressive one that covers all our business activity and has the support and engagement of the whole of Havebury, including the Board, colleagues and our customers and other partners.

Operating in a sustainable way makes good business sense both for Havebury and for our customers and has a positive impact on their lives in ensuring that their homes are energy efficient and warm and comfortable to live in. It is embodied in a key strategic objective which is to “Create Better, Greener Neighbourhoods and Target Fuel Poverty.”

The simple steps all of us can make on the path to sustainability really do make an important contribution - however small we may consider them to be.

Karen Mayhew
Chief Executive

Our Vision

Havebury is a member of the Sustainable Homes Index for Tomorrow (SHIFT) and has previously achieved a SHIFT Silver award in 2014. However, Havebury strives to improve its environmental performance with the hope that we can reach the Gold award.

To achieve this aim, Havebury intends to focus on improving the environmental performance of these three main areas; the offices, existing stock and new build developments. As well as continuing to raise awareness of energy efficiency amongst its employees and tenants to help reduce the carbon footprint.

What we have achieved so far.....

Havebury is proactive and has already demonstrated many examples of good sustainable practice, including;

External Wall Insulation (EWI) - 168 'wimpey no fines' properties have been externally insulated to provide energy efficient structures. This increased SAP ratings by 8-10 points and reduced energy consumption by up to 39%.

Solar PV - Havebury has installed solar PV which reduces tenants' electricity bills, raises the properties' energy efficiency and reduces CO2 emissions. It is anticipated that by programme completion around 1,200 homes will have Solar PV fitted.



Property that has benefitted from EWI and Solar PV

Renewable Technologies - Air Source Heat Pumps have been installed which provide lower fuel bills and reduce carbon emissions. Where Air Source Heat Pumps are not used Havebury install A+ rated boilers.

New Developments - All materials are at least 'A' rated and developments should make use of recycled materials. Properties are designed so materials can be easily reused or recycled if buildings are demolished.

New homes provide minimum need for mechanical heating by using natural solutions such as shading and positioning of building/windows to make maximum use of heat from solar gain. Internal recycling bins are also provided.

Ecological Enhancements - Our Estates Team provide ecological enhancements to existing stock, such as; water butts and wildflower gardens. These often benefit all residents not just Havebury tenants.

Sustainable Travel Incentive - Employees enter in sustainable miles travelled each day and every month one is selected at random to win a £50 voucher. Cycle storage and showers are provided to facilitate sustainable travel.

Pool Bikes - Bikes are available which employees can use for visits.

Follow Me printing - Centralised printing has seen a reduction in waste and overheating. So far we have seen a 40% reduction in paper use.

Green Team - Havebury's Green Team aims to improve environmental performance of the offices and increase awareness of sustainability. Members come from different teams to ensure cross-departmental focus. They encourage and promote 'green' ideas.

As a result Havebury's average SAP is currently 74.16





So how can we improve?

Community sustainability

- In order to successfully improve environmental performance Havebury intends to focus on people as much as improvements to buildings.

What we will do:

- Our Green Team will work with colleagues and wider partners to increase awareness of sustainability. It is through encouraging others to understand sustainability that we can help embed it in daily lives and working practices.

Management, Measurement and Communication

- To be effective this strategy must be successfully communicated to all stakeholders and regularly reviewed.

What we will do:

- The Green Team enables cross-departmental focus and will ensure sustainability is visible and communicated in a style that is easy to understand.
- Stock Condition Surveys to be carried out for every property so we can target investment of resources.
- Share any best practice.
- Annual progress reports on sustainability and environmental performance will be provided to Strategic and Operational Boards.

Energy Efficiency and Carbon Reduction

- Havebury has a target to reduce CO² emissions by 20% and we are passionate about tackling fuel poverty. Havebury believes it has a responsibility to focus on affordable warmth by reducing household running costs.

What we will do:

- Improve the energy efficiency of our homes with lower SAPs
- Increase our average SAP to 80
- Upgrade loft insulation in properties to 300mm
- Intend to provide external wall insulation to 180 properties that require it.
- Ensure all S106 new builds have a minimum SAP of 73
- Ensure all new builds are built to the same standard as level 3 of the former code for sustainable homes

“The support, advice and information we have received from Havebury has been great. We have always been made aware of what was happening and when, and we have been given advice on how to make the most of the Solar PV panels.”

Betty Prigg, a Havebury tenant, who has benefitted from the Solar PV Programme



Climate Change

- Climate change is a serious issue and Havebury is keen to help tackle this.

What we will do:

- Aim to have 100% of stock and offices secure from climate change by 2050.

Resource and Waste Management

- Havebury are conscious that the world's resources are finite and so resources must be used wisely and waste reduced.

What we will do:

- Improve recycling in the Havebury offices.
- Communicate to tenants and employees about recycling and disposing of bulky waste.

Sustainable Materials

- Havebury is keen to ensure materials used in maintenance and construction activities are sustainably sourced.

What we will do:

- Continue to ensure materials used in new developments are at least A rated.
- Monitor materials used in maintenance programmes and encourage contractors to use sustainable materials.

Water Efficiency

- Water can be scarce and so Havebury is dedicated to improving water efficiency.

What we will do:

- Look to reduce water usage in the office.

Transport

- Havebury is keen to encourage sustainable transport.

What we will do:

- Routinely consider opportunities for car clubs and car sharing for employees.
- Work smarter to reduce the need to travel in the first place, making use of IT and video conferencing.



Havebury employees making use of the pool bikes

Our new strategy enables us to build on our positive start and provides a framework for moving forward to bring about year on year improvements.

