



Mid-Wales Housing Association - Policy

Title: SUSTAINABLE DEVELOPMENT POLICY

Policy Statement:

For Mid-Wales Housing the term "Sustainable Development" has four broad strands:

1. The Environment

Sustainable Development is about ensuring that the decisions we make in respect of our development activity give due consideration and credence to neutralising any negative impacts in respect of the environment.

2. Our Customers

Sustainable Development is about ensuring all new properties are developed to ensure we create a better quality of life for residents and future residents.

3. The Communities We Serve

Sustainable Development is about ensuring our developments contribute to the establishment and maintenance of the communities where we work.

4. The Association

Sustainable Development is about ensuring our new developments contribute towards the financial strength and financial viability of the Association

Sustainable Development Policy

Code for Sustainable Homes

We will adopt the Code for Sustainable Homes as the basis on which we measure the sustainability for all our new developments. For SHG funded development, we will achieve the Welsh Assembly Government's required code level (currently level 3) as a minimum, but where it is financially viable to do so, we will endeavour to exceed the WAG requirement. For non-SHG funded development we will endeavour to meet the highest achievable standard within the overall viability of the development.

The Local Dimension

We will advise local people and local communities of our proposals, and seek to consult with them in respect of what we will be developing.

Sustainable Communities

When considering the viability of any development opportunity we will utilize a methodology to ensure our proposals contribute to the establishment of diverse and vibrant communities.

Affordability

Within the constraints of overall development viability, we will seek to specify homes that have low running costs for tenants and low maintenance costs for the Association. In achieving the required Code for Sustainable Homes level, we will endeavour to prioritise works that contribute towards reductions in running costs and fuel bills for tenants and the Association.

Adaptability

Where possible, we will seek to develop homes that are adaptable to the changing needs of residents, and develop schemes with a property mix that facilitates future mobility within the community.

Sustainable Lifestyles

We will incorporate into our designs opportunities for people to adopt sustainability actions in their lifestyles e.g space/facilities for recycling, safe routes for walking/cycling, access to local sources of goods and services. We will also provide information and raise awareness about the benefits of lifestyle changes, e.g. more efficient use of energy.

Continuous Improvement

We will monitor and review all of our developments ensuring feedback from tenants, staff, communities and the development supply chain, is incorporated into future development proposals to achieve improvement in our ability to provide sustainable developments.

Long Term Demand

We will adopt a business risk approach to all new development schemes. This will include consideration of issues that could have a negative impact on future demand for the scheme.

Key Performance Areas:

- Development scheme reviews will be undertaken on all new developments and the achievement of sustainability measures included as a key part of the review.
- New developments will be measured against the Code for Sustainable Homes and achieve level 3 as a minimum.

Purpose:	To ensure sustainability measures are considered, measured and reviewed on all new developments.
Reference No:	
Date of Issue:	To be considered by Board on 18 June 2008
Review Date:	June 2011
Departments/ Sections Affected:	Development, Asset Management
Approved By:	Board Of Management – June 2008
Lead Officer:	Director of Technical Services
Statutory Compliance	Regulatory Code 1.1.2 Associations must provide homes that are well designed, of good quality and easy to maintain.
Strategic Risk Factors	<ul style="list-style-type: none"> • The cost of achieving the code for sustainable homes, the potential impact on viability of achieving the required level, and the impact on the Association's ability to develop if we are unable to achieve it.