Environmental Policy

Version Number	V3
Date Applies From	10/03/25
Policy Owner	Executive Director of Homes
Next Review Date	10/03/28
Strategy Link	Safe, well maintained, sustainable and affordable homes.

Key connected legislation/regulation:

- Climate Change Act 2008
- Environmental Protection Act 1990
- Environment Act 2021
- Environmental Permitting Regulations 2010
- The Waste Framework Directive
- ESOS – Energy Savings Opportunity Scheme

Annual Checks

Policy owners should ensure that an annual check of hyperlinks, roles, and names is undertaken. These checks are in addition to formal review process. Please see Policy and Procedure framework guidance for further details.

If you need this information in an alternative language please call
0161 605 7260
For other formats please call
0300 123 5522

Introduction

ForHousing owns and manages more than 18,000 homes across the North West which through day to day running, maintenance and general management generates in excess of 40,000 tonnes of carbon every year (Carbon Footprint).

In addition to this, ForHousing has significant additional opportunities to positively impact its carbon footprint through its supply chain choices, waste management, green spaces and operation delivery models.

This Policy sets out ForHousing's environmental commitments under the Homes Strategy to ensure that ForHousing identifies and takes steps to deliver an environmentally sustainable approach through all operational activities.

Our drivers for Green Initiatives are engrained within our vision of positively impacting the lives of our social housing tenants and within our strategic outcomes in delivering safe, well maintained, sustainable and affordable homes.

This will ensure that we meet our obligations in slowing the effects of climate change and protect the environment for future generations.

Scope of Policy

Background

The average SAP rating for the housing stock is 75 which is upper quartile for the sector. Despite this, it is estimated that the housing stock still generates more than 36,000 tonnes of CO2 per year in relation to heating, lighting and hot water which presents significant opportunities for further improvement.

ForHousing also has a plan to build 343 properties over the next 2 years with an embodied CO2 footprint of 17,200 tonnes.

Carbon dioxide emissions (CO2) are the primary driver of global climate change. It's widely recognised that to avoid the worst impacts of climate change, the world needs to urgently reduce emissions. ForHousing will play its part by ensuring we achieve Net Zero Emissions by 2050.

The reduction in Greenhouse Gas Emissions represents significant benefits for us, our customers, suppliers, and the wider community.

ForHousing will set baseline year information, setting clear targets for reducing Greenhouse Gas (GHG) emissions over key timeframes and listing our planned projects to achieve carbon net zero by 2050.

While some of these projects will be achieved through behavioural change, it is noted that, where required, ForHousing will seek to ensure funding is available to ensure projects can be completed.

This outcome (achieving, carbon net zero by 2050) will be delivered through the Homes Strategy which encompasses:

- The development of new high quality, energy efficient homes that meet current and future housing need.
- Implementing green initiatives that reduce carbon emissions associated with homes and reduce tenants' energy costs.
- Operating effective asset management and investment activities that ensure homes are well maintained, good quality and fit for the future; and
- Delivering an excellent customer focused Repairs and Maintenance Policy

ForHousing is committed to conducting its activities in providing a high-quality service whilst ensuring that 'Environmental Care' is a central component of these activities. This commitment extends to all aspects of ForHousing's Operations, Training, Finance, Human Resources and Customer Services.

The scope of this policy meets the criteria required for ISO 14001 accreditation defined as: "The ownership and management of residential properties within the ownership and properties occupied by ForHousing".

In conducting these activities ForHousing will:

1. Reduce the energy demand for homes and operational activities and transition to cleaner greener energy.
2. Minimise the need to travel and facilitate the use of green modes of transport for tenants, staff, and the supply chain.
3. Use of local labour and supply chains.
4. Move towards minimum Energy Performance Certificate (EPC) B and C rating by 2030 for all homes.
5. Strive to achieve net zero carbon output by 2050.
6. Maximise external grant funding opportunities for retrofitting works.
7. Review future work specifications to build in climate change resilience.
8. Explore new and emerging carbon reduction technologies.
9. Reduce waste and maximise reuse and recycling.
10. Use green space to positively impact biodiversity.
11. Promote understanding and support for biodiversity with tenants and stakeholders.
12. Incorporate green space wherever possible within new developments.
13. Apply customer centric design principles and practices.
14. Undertake training and support to empower tenants and staff to make environmentally informed decisions.
15. Commit to continual improvement, protection of the environment and the prevention of pollution.
16. Set environmental objectives and targets which are reviewed annually with new targets set as appropriate. New objectives and targets may be added at any time with the approval of the Chief Executive.
17. Ensure compliance with relevant legislative and other requirements which relate to the environmental aspects of our operations and services.
18. Continue to refine and develop our Environmental Governance and Environmental Management Systems in line with our business activities, taking a proactive approach in preventing pollution and considering appropriate best practices, new technologies and new legislation.

19. Develop minimum environmental requirements for the supply chain which will be built into procurement processes.

ForHousing is fully committed to this Policy and the policy is available to the public upon request. It is communicated to all employees and contractors working on behalf of the organisation and is available on the staff intranet.

Equity, Diversity, and Inclusion

The policy has been shared and discussed with the Carbon Community, as a result of which no material changes have been requested which when reviewed, means the current EDMF remains fit for purpose, with no further adjustments required to maximise the key outcomes/impacts of this policy on customers and colleagues.

We value diversity and work to create an inclusive environment for our customers and colleagues, where everyone has access to the same opportunities. We welcome our responsibility to comply with equalities legislation and regulatory requirements that relate to equity, diversity and inclusion and aim to do more. Through our activities we aim to remove systemic barriers to equal opportunities and eliminate all forms of discrimination, harassment, and victimisation within our organisation.

We are committed to providing excellent customer services, which are fair, equitable and inclusive. As such, we will endeavour to understand and make any reasonable adjustments required for customers in line with ForHousing's Reasonable Adjustment Statement and the Equality Act 2010. Any reasonable adjustment provided will be recorded and kept under active review.

Implementation and Communication

The policy will be delivered by all of those delivering associated operational services across the organisation.

The policy and priorities will be published on the intranet and will be signposted as part of ongoing Carbon Literacy training with employees at all levels expected to carry out their work activities within the context of this Policy and associated Procedures and to cooperate in the organisations efforts to improve ForHousing's environmental footprint.

The policy will be managed and coordinated by the Director of Assets & Sustainability.

Monitoring, Recording, Reporting

The Carbon Community Panel which comprises both staff and tenants will have overview and provide direction to ensure delivery of this policy, and all required outcomes.

Progress against the associated strategy roadmap milestones will be regularly monitored with oversight as and when required reported at the Homes Committee in addition to monthly performance reporting.

Related Documents

- ForHousing ISO 14001 Environmental Manual
- ForHousing EMS Procedure
- ForHousing Homes Strategy 2023-28
- ForHousing Health and Safety Policy

Co-production

This policy was developed with the ForHousing Carbon Community comprising both tenants and staff stakeholders. This Version (3) is a review which contains no significant material changes to Version 2 beyond a template change.

Approval & Review History

With effect from 23/10/2024 the approval route for the Environmental Policy is:

Executive Management Team – Homes Committee – Board (Noting)

Date	Version	Approved by	Detail
30/07/19	1	Various	As per process at that time
29/09/23	2	Executive Director of Homes	Approved
07/11/23	2	Committee	IDMF
11/10/23	2	DPO	DPIA
15/11/23	2	EMT	Approved
10/03/25	3	Homes Committee	29/01/25 EMT recommended the policy on to Homes Committee for approval. 20/03/25 Presented to the ForHousing Board for noting.