

Environmental Policy

Purpose and Scope

This policy sets out BHP's commitment to containing the environmental impact of the way we manage our business, service delivery, and new homes construction, including our approach to promoting energy efficiency and waste reduction/recycling through advice and support given to tenants and staff.

Policy Aims and Objectives

The overall objective of this policy is to work continuously towards environmental protection and contribute to achieving carbon reduction by:

- Reducing energy consumption
- Promoting energy efficiency and recycling
- Building sustainable homes
- Using resources efficiently and reducing waste
- Conserving water
- Using transport efficiently
- Avoiding the use of harmful materials
- Minimising the harmful effect of noise

Definitions

Affordable Warmth

The ability to achieve a temperature in the home that is adequate for health and comfort within 10% of household income.

Fuel Poverty

When a household has to spend more than 10% of its full income on all household fuel use to achieve adequate levels of warmth in the home, and cover other normal fuel costs. Full income includes Housing Benefit, Income Support for Mortgage Interest and Council Tax Benefit.

Eco Homes

An environmental rating system for homes which has been replaced by the Code for Sustainable Homes.

Environmental impact

The effect that an action may have on the surroundings where people live, or in the natural world of land, sea, air, plants or animals.

BHP-NH-POL-008	Date: 24.2.2011	Issue: 1	Page 1 of 5
Author: New Homes Projects Manager	Owner: Head of Corporate Services	Approved By: BHP Board	Review: February 2013



Sustainable Homes

Homes that incorporate environmentally beneficial features into their design, use of materials, or installations.

Brownfield site

Previously developed land.

Code for Sustainable Homes

The standards defined by the Homes and Communities Agency (HCA) to achieve environmental sustainability in housing construction. The code sets six levels of sustainability, and the HCA applies a minimum code level for access to grant funding.

Warm Homes Standard

The government's vision for housing includes the achievement of a warm homes standard which includes:

- Every home having loft and cavity wall insulation by 2015
- Every home having a smart meter and display to help households manage their energy use more efficiently

The approach to implementation will continue from, and build on, the existing Carbon Emission Reduction Target programme from 2012.

Standard Assessment Procedure (SAP)

The SAP rating is the government's numerical performance indicator for the environmental impact rating of buildings. A scale of 1 to 100 is applied. Properties with a rating of 92 or more fall within 'A' rated homes.

National Homes Energy Rating (NHER)

NHER is an accreditation scheme for energy assessors and a rating scale for assessing the energy efficiency of new and existing homes. It uses different criteria from the SAP. NHER applies a scale of 1 to 20. A rating of 20 reflects a zero rated home in terms of carbon emissions with high energy efficiency.

Renewable Energy Sources

Renewable energy is energy generated from sources such as wind, waves, water, solar power, bio fuels from plants, ground source heat, that are naturally replaced.

Content

BHP will comply with environmental legislation, and develop good practice which aims to minimise the adverse impact of our business on the environment. This will encompass the management of our offices, the homes we build, own, and manage, partnerships with our contractors and suppliers, and by influencing the behaviour of our staff and tenants.

The achievement of some of our aims may be dependent upon the availability of capital funding to secure the financial investment required to make improvements.

BHP-NH-POL-008	Date: 24.2.2011	Issue: 1	Page 2 of 5
Author: New Homes Projects Manager	Owner: Head of Corporate Services	Approved By: BHP Board	Review: February 2013

Energy

We will:

- Improve the energy efficiency of our homes by installing energy efficient boilers and heating systems
- Improve the thermal efficiency of our homes by retrofitting insulation
- Aim to improve the annual average Standard Assessment Procedure (SAP) rating for our homes
- Use and introduce renewable energy sources where possible
- Seek funding to support the delivery of energy efficiency projects
- Provide advice on energy efficiency to tenants and staff
- Ensure that energy efficiency is included in the design brief for new homes and major works programmes
- Promote energy efficiency in our offices
- Work towards achieving the Warm Homes Standard

Water

We will:

- Install water efficient appliances in our homes
- Encourage tenants to recycle water and make use of water storage
- Provide advice, and promote water efficiency in homes and offices, with tenants and staff
- Support the installation of water meters in our homes

Resources and Materials

We will:

- Avoid the use of materials that have a harmful effect on the environment
- Ensure that harmful materials in our buildings are removed and disposed of safely
- Aim to use recycled goods and materials wherever possible
- Aim to use materials from sustainable sources wherever possible
- Source materials locally whenever possible
- Include provisions in procurement and contracts to promote the efficient use of resources and waste management in line with best practice
- Provide recycling facilities in our offices
- Minimise paper used in offices through the development of IT systems
- Encourage tenants to compost garden waste and recycle materials

Transport

We will:

- Promote cycling and the use of public transport or low carbon emission vehicles for business travel
- Make effective use of new technology communications to minimise business travel
- Build homes in areas with good transport links

BHP-NH-POL-008	Date: 24.2.2011	Issue: 1	Page 3 of 5
Author: New Homes Projects Manager	Owner: Head of Corporate Services	Approved By: BHP Board	Review: February 2013

Sustainable Homes

We will:

- Build homes which achieve a minimum sustainable homes Code level 4 standard

Natural Environment

We will:

- Preserve and protect green open land focusing our development on brownfield sites
- Protect against the loss of wildlife and support biodiversity by avoiding building on sensitive habitats

Noise

We will:

- Meet the current Building Regulations requirements for sound insulation in improvement works and new homes
- Control the adverse impact of noise on tenants lives through our anti-social behaviour strategy and Considerate Constructors scheme

Promoting Our Policy

We will promote our environmental policy to both tenants and staff by providing information and advice to raise awareness and encourage behaviour that protects the environment.

Action Plan

The content of this policy will be used to discuss environmental issues with staff and tenants, and help develop an environmental action plan to capture activity which can be taken throughout BHP's business to meet our policy objectives. The action plan will be monitored and reviewed by the BHP Board annually.

Accountability

The Head of Corporate Services is responsible for overall implementation, performance monitoring, and arranging review.

All Heads of Service and senior managers are responsible for the implementation of this policy within their specific service areas.

References

Design and Quality Standards - Homes and Communities Agency (HCA)
New homes should be designed and constructed in a sustainable manner using products and processes that reduce environmental impact, better adapt to climate

BHP-NH-POL-008	Date: 24.2.2011	Issue: 1	Page 4 of 5
Author: New Homes Projects Manager	Owner: Head of Corporate Services	Approved By: BHP Board	Review: February 2013

change, with lower running costs and incorporating features that enhance the health and well-being of constructors, occupiers and the wider community.

Greener Homes for the Future – Communities and Local Government (CLG)

Code for Sustainable Homes – Homes and Communities Agency (HCA)

Homes for the Future: more affordable:more sustainable – CLG

Adapting to Climate Change: a checklist for development – Greater London Authority

Review

This policy will be reviewed every two years or more frequently to take account of changes in good practice and/or legislation.

The Environmental policy will require approval of the BHP Board.

BHP-NH-POL-008	Date: 24.2.2011	Issue: 1	Page 5 of 5
Author: New Homes Projects Manager	Owner: Head of Corporate Services	Approved By: BHP Board	Review: February 2013