



## **LIVERPOOL HOUSING TRUST: A POLICY FOR SUSTAINABLE HOMES**

### **Introduction**

LHT acknowledges its responsibility to provide certain basic services for its tenants:

- Affordable housing
- Maintenance which is responsive and effective
- Investment to improve properties
- New properties built to the highest possible standards

We also recognise that housing should be sustainable, demonstrated by a commitment to effective protection of the environment, social improvement and economic viability.

### **Definition**

The most common definition of sustainable development is:

*“Development that meets the needs of today without compromising the ability of future generations to meet their own needs”* (Brundtland Commission – ‘Our Common Future’ 1987)

In 1999, the Government gave its own definition in the National Strategy for Sustainable Development:

*‘Ensuring a better quality of life for everyone, now and for generations to come.’*

### **The Policy**

The Housing Corporation’s publication, Sustainable Development Strategy, states that:

*‘Sustainable development balances social progress, environmental resource protection and economic growth and stability, now and in the future.’*

Our Sustainable Homes Policy will have social, economic and environmental aspects:

## **Social**

Our strategies to improve the lives our tenants will include policies to:

- Protect our tenants from the effects of crime and anti-social behaviour
- Involve tenants in the development of our strategies
- Increase access to local facilities and employment
- Promote respect for people and an acceptance of diversity
- Promote healthy living
- Assist the disadvantaged and those on low incomes

In the running of our own business we shall:

- Promote health and safety at work
- Develop personal safety policies and carry out risk assessments
- Operate a no smoking policy with support for those wanting to give up
- Offer voluntary health checks
- Consider corporate membership of health clubs
- Follow Respect for People principles

When we develop new properties we shall ensure that our contractors:

- Operate effective health and safety policies and procedures
- Have a culture of respect for people
- Have policies and procedures relating to diversity
- Have minimum standards of welfare on their sites
- Consider local employment initiatives

## **Economic**

Initiatives to help our tenants and the local community will include:

- Creation of local employment
- Support of local self-help schemes such as credit unions
- Encouragement of investment in skills
- Encouragement of local business initiatives
- Local purchasing policy

In running our own operations we shall:

- Purchase supplies in the most cost-effective way
- Recycle materials wherever possible
- Reduce waste
- Monitor energy use and introduce energy conservation measures

- Reduce water use
- Raise the awareness of staff of water and energy conservation

## **Environment**

When we develop new housing, we must consider:

- Energy conservation and the reduction of greenhouse gas emissions
- Efficiency of the building fabric
- Water economy
- Ecological factors and the use of brownfield sites
- Use of recycled and renewable materials
- Reduction of waste
- Adequate daylighting and protection from noise
- Reduction of pollution and the use of hazardous substances

In the use of our own facilities we shall:

- Reduce energy consumption
- Reduce water consumption
- Reduce waste
- Consider alternative transport solutions including cycling and access to public transport