

Adactus Housing Group Sustainability Strategy

What is a **Sustainability** Strategy?

The strategy is based upon various key areas of Government policy, which look at what makes sustainable communities and sustainable development. These issues impact on every aspect of the work we do, and can be summarised as follows:

Economic opportunity and social cohesion:

By this we mean being part of a community which values their area and ensuring people are well-equipped to benefit from economic and employment opportunities in their area.

To achieve this, Adactus will:

- Continue to deliver a [New Deal training programme](#).
- Employ maintenance apprentices.
- Continue to deliver the [Equal training scheme](#).
- Continue to deliver neighbourhood services in [regeneration areas](#).
- Continue to support community and resident groups.

Environment:

By this we mean providing high quality housing which fits in, in attractive, well-managed neighbourhoods, where plant and animal species are protected and promoted.

To achieve this, Adactus will:

- Deliver a responsive, high quality [grounds maintenance service](#).
- Include well-designed public space in all new developments.
- Consult with residents to create local environmental improvement programs.
- Apply for external funding to carry out at least one community art project.
- Produce a design guide covering environmental and ecological issues.

Energy:

By this we mean increasing the energy efficiency of homes and offices, eliminating [fuel poverty](#), reducing dependence on fossil fuels / increasing our use of [renewable energy](#) technology.

To achieve this, Adactus will:

- Replace inefficient and expensive heating systems.

- Increase loft insulation.
- Increase our average [SAP rating](#).
- Ensure all new buildings meets the [Ecohomes](#) “very good” standard.
- Trail use of [renewable energy](#) sources (solar panels & wind turbines).
- Reduce amount of journeys made by staff to cut down on fuel emissions & encourage staff to use public transport & purchase low-emission vehicles.
- Carry out an energy efficiency assessment of all of our offices.
- Develop a new Energy Strategy to eliminate [fuel poverty](#) & promote renewable energy.

Efficiency & waste:

By this we mean making the most of the resources we have by ensuring efficient [procurement](#), and by minimising waste in every area of our work.

To achieve this, Adactus will:

- Continue to deliver efficiency savings. Adactus has already made £1.15 million worth of efficiency savings by reducing the numbers of offices, reviewing staffing levels and re-organising the maintenance team.
- Continue to renegotiate loans at better interest rates.
- Use [Modern Methods of Construction](#) & reduce levels of waste.
- Raise awareness among residents to make full use of recycling facilities.
- Reduce the waste produced by our office practices.
- Develop a new [procurement](#) strategy to get the best value from our purchasing decisions – sometimes this might mean cost savings, on other occasions it might mean paying a bit more up-front for something which will cost us less in the long term.
- Aim to carry out all [day-to-day repairs](#) in house, and aim for a 70:30 split between [planned](#) and [day-to-day](#) repair expenditure by 2008.

How will we deliver this strategy:

- We will deliver training and raise awareness among Board members, staff and residents.
- Ensure these principles are included in our [Business Planning process](#).
- Appointing a Sustainability Champion on our board.
- Setting up [performance indicators](#) so we can monitor the delivery of this strategy.