

Adactus Sustainability Strategy



Your chance to have your say!

Consultation based on 36 Replies:

1: Please have a look at the Adactus Sustainability Strategy. Do you understand all of the terms contained within the document? Is there anything which needs clarifying?

Suggestion	Accepted/Rejected	Comments
Not quite sure what you mean by Sustainability champion	Accepted	We will include an explanation in the jargon buster
Not sure what you mean by neighbourhood services	Accepted	We will include an explanation in the jargon buster
Don't use the term "Fossil Fuel" – coal, gas etc.. would be easier to understand	Accepted	The term fossil fuel is in general use among the organisations we work with on energy issues. In future documents we will provide an explanation of fossil fuels on first use.

2: Are the definitions and explanations in the jargon buster clear and easy to understand?

100% yes.

3: Thinking about the content of the strategy, please tell us how important overall are sustainability issues to you? (please tick one box only)

Very Important	17	47%
Important	12	33%
Neutral	4	11%
Unimportant	0	0%
Very Unimportant	1	3%
No answered	2	6%

4: Do you agree that Adactus should devote staff time and other resources to these types of issues?

Yes	88%
Not Sure	8%
No	4%

5: Please tell us if you think Adactus should consider doing anything else under each of the section headings:

Economic opportunity & Social cohesion:

Suggestion	Accepted/ Rejected	Comments
Make reference to Strong and Prosperous Communities (to link in with Government White Paper)	Further clarification required.	This is partly a timing issue – the initial strategy was produced on the basis of the two most current and relevant policy documents at the time – the Sustainable Communities Plan and the UK Sustainable Development Strategy. Having said that, the White Paper is primarily about the relationship between government (central and local) and local people – so clarification on the thinking behind this comment would be useful.
Do more to help people with disabilities wanting employment	Accepted BUT....	We already comply with best practice in our advertising and recruitment processes – for example, a person with a disability, who meets the essential criteria for a particular post, is guaranteed an interview. However we are not permitted to operate positive discrimination practices.
Need to make particular reference to minority integration	Accepted	Although not referred to specifically in the sustainability strategy, this area of work is addressed in Diversity Key Line of Enquiry, and the Group's Equality & Diversity Strategy.
Employ tenants whenever possible	Accepted BUT....	Under employment law we are not permitted to discriminate in favour of any sector of the community. However one of the main reasons for establishing a Regeneration Division was to equip our residents to compete in the workplace by promoting training and skills development.
Promote services available in the community more	Further clarification needed	Through, for example, our Housing Management, Welfare Rights, Energy Advice, Supported, Sheltered Housing and Regeneration activities, we try to establish links between our residents and wider services. Further discussion would be helpful to identify specific areas which we could prioritise for specific attention.
Engage young people to encourage them to have care and respect for their area.	Accepted	This is addressed as part of our work on the Anti-Social Behaviour KLOE and the Respect agenda.

Environment:

Suggestion	Accepted/ Rejected	Comments
Provide more community facilities	Further clarification would be helpful on type and location of facilities.	See also comment above re promoting services within communities.
Plant more trees	Accepted	Some examples already – eg Roberts St in Moss Side. We would be interested in working with residents' groups to identify specific proposals.
Create space for people to have home recycling facilities and composters	Accepted	We are reviewing our design guide to ensure that NEW homes have adequate recycling – and possibly composting – provision. We would welcome further discussion on specific problems being encountered with existing stock.

Energy:

Suggestion	Accepted/ Rejected	Comments
Cavity Wall Insulation	Accepted	Programme of cavity wall insulation will start in April 2007.
More Energy Advice and Energy Saving tips	Accepted	Leaflets already being circulated more widely following the Fuel Poverty Workshops. Fuel Poverty Strategy - to be produced in April/May – will address this.
Provide low energy bulbs to every home	Accepted	1000 on order – should be delivered in May.
Decorate with foil underneath the wall to reflect heat back into the room	Rejected	A useful measure, but not as effective as cavity wall and loft insulation, which is where the group is currently planning to focus its attention.
Provide solar panels & other renewable energy sources	Rejected	We will look at opportunities for this type of work for example when carrying out programmed roof replacements. However the technology is high cost, and still requires traditional energy supplies due to inconsistency in supply and capacity issues. Best practice is to start by reducing energy demand via effective insulation. We will keep the technology under review.

Provide training / information packs on energy saving & fuel poverty	Accepted	See comments on energy advice/saving.
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Efficiency & Waste:

Suggestion	Accepted/ Rejected	Comments
Provide space for residents to store their recycling as collections are fortnightly (particularly a problem in flats)	Accepted	See comments above under Environment. We would be interested in further discussion on specific problems.
Lobby supermarkets to reduce packaging	Accepted	We believe that the greatest impact would be gained by residents acting collectively, and would support residents groups if they wanted to do this
Increase use of email	Accepted	Email used extensively within the company and with outside organisations.
Use better quality parts in repairs, rather than cheap ones that don't last long.	Further detail needed	In our procurement we already consider both initial and long-term costs.
Provide leaflets on how to use boilers efficiently	Accepted	Will be addressed as part of the fuel poverty strategy. NB new tenants receive guidance form a Heating Engineer when they move into a property.

6: When writing the Action Plan, we will have to decide whether each aspect is a short term or long term priority. To help us do this, please tell us which of the action points (they have a bullet point next to them) you think we should give greatest priority to and which we should give least priority to.

High Priority:

Replace inefficient and expensive heating systems.	8
Develop a new Energy Strategy to eliminate fuel poverty & promote renewable energy.	6
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.	4
Increase loft insulation.	4
Employ maintenance apprentices.	3
Increase our average SAP rating .	3
Deliver a responsive, high quality grounds maintenance service	3
Develop a new procurement strategy to get the best value from our purchasing decisions	3

Low Priority:

Produce a design guide covering environmental and ecological issues.	7
Apply for external funding to carry out at least one community art project.	6
Consult with residents to create local environmental improvement programs.	4
Continue to deliver the Equal training scheme .	3
Deliver a responsive, high quality grounds maintenance service .	3
Include well-designed public space in all new developments.	3
Use Modern Methods of Construction & reduce levels of waste.	3
Raise awareness among residents to make full use of recycling facilities.	3
Reduce the waste produced by our office practices.	3

7: looking at the final section of the strategy, please tell us if you think Adactus should be doing anything else to deliver the strategy.

Suggestion	Accepted/ Rejected	Comments
Provide training to Tenants and Staff	Accepted	Staff have had presentations on the sustainability strategy. Need to discuss further how to get information out to all tenants.
Produce educational flyers	Accepted	We have a regular commitment to providing a half yearly newsletter. We could make the next edition a "green" issue and / or work with residents to look at other ways to promote these issues.
More comprehensive approach – i.e. replace heating systems and windows at the same time.	Accepted BUT....	We aim to minimise disruption for residents as far as we can. At the same time, we have to meet external requirements such as Decent Homes Standard by 2010. This means we are not able to carry out all work that may be needed in a particular property, because we have to target limited resources on ensuring Decent Homes requirements are met. This issue will be raised with the Maintenance Division for further comment.