



THE ATRIUM GROUP

**Environmental and  
Sustainability Policy**

<b>Compliant with Scottish Housing Regulator's Regulatory Framework:</b>	1.1, 2.3, 3.1, 3.5, 4.3, 5.1
<b>Compliant with Tenant Participation Strategy:</b>	Yes
<b>Compliant with Equal Opportunities:</b>	Yes
<b>Compliant with Business Plan:</b>	Yes
<b>Date Approved:</b>	November 2024
<b>Date for Review:</b>	November 2029 or earlier if required by changes in legislation or guidance, or if the Governing Body sees fit
<b>Responsible Officers:</b>	Director of Property Services

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## 1.0 Policy Framework Context

### 1.1 Statement of Objectives

Atrium aims to contribute to the quality of life of the communities in which it operates. This will be achieved by providing good quality, affordable homes, where people will want to live, now and in the future. We will also ensure that existing homes are improved, as far as is practicable within the limits of affordability our communities receive good quality services.

As a result of this, we will factor environmental considerations and sustainability into our business decisions, and this policy outlines the way in which Atrium will balance its business objectives with its commitment to sustainability and value for money.

### 1.2 The Key Standards & Outcomes relating to this Policy are:

Scottish Housing Regulator – Regulatory Standards of Governance  
The Scottish Housing Quality Standard  
The Energy Efficiency Standards for Social Housing in Scotland and how this integrates with Scottish Housing Net Zero.

### 1.3 Expected Outcomes

We will ensure that our policies and actions are underpinned by our commitment to environmental considerations and sustainability. We will consider the impact we can have in improving the economic, social and environmental circumstances of the wider community through our ongoing activities.

### 1.4 Informing and Involving Stakeholders

Stakeholders will be informed of this document by publishing our current list of policies on our web site and in our newsletters. We will advise Stakeholders that these documents are available on request and that comments are welcome.

### 1.5 Corporate Fit (statement to be reviewed against each policy)

- **Tenant Participation Strategy** – Engagement via adopted strategy
- **Equality & Diversity Policy** – No direct impact
- **Business Plan** – Delivery of services and taking care of customers, housing, communities, and the business.
- **Risk Management Policy** – The organisation will actively seek to minimise risk.
- **Investment Contract Management Policy** – The organisation will manage its responsibilities under the CDM Regulations

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## **2.0 Introduction**

2.1 The aim of this Policy is to ensure that where practical Atrium's operations minimise the environmental impacts of our work and maximise the economic and social benefits to our communities.

2.2 We are driven to deliver a sustainable business.

## **3.0 Background**

3.1 Atrium is committed to sustaining its communities through a variety of initiatives and will continually consider minimising the impact that this work has on the wider environment. There are a number of standards in place that help the affordable housing sector to plan, monitor and achieve sustainability through Housing Quality, Energy Efficiency and Procurement activities. These include the Scottish Housing Quality Standard (SHQS), the Energy Efficiency Standard for Social Housing in Scotland (EESH), The Procurement Reform (Scotland) Act 2014, as well as the Social Housing Net Zero Standard (SHNZS) which is expected to be introduced in 2025.

## **4.0 Principles of the Environmental and Sustainability Policy:**

4.1 Atrium understands that everything we do impacts on the natural environment whether that relates to carbon emissions, biodiversity or the use of natural resources. As an organisation we recognise that we need to adapt and evolve to ensure that our business activities are environmentally sustainable allowing us to meet our current needs without impacting on future generations.

4.2 Atrium recognises that we live in challenging times. The global society is experiencing a climate emergency and, as a result, there is a need to reduce greenhouse gas emissions. It is therefore important that Atrium contributes meaningfully to deliver the transformational change required.

4.3 As an asset-based business we have an important role to play in delivering a Net Zero future. Our decarbonisation plans will assist the Scottish Government to achieve their commitment to reduce emissions to Net Zero by 2045. Atrium supports their agenda which promotes a "greener, fairer and more equal society."

4.3 Atrium believes that everyone has the right to a high quality, affordable, environmentally friendly home. We will help deliver this by developing clear Net Zero targets, establishing credible plans to decarbonise our existing homes, seeking to only build Net Zero homes, and by managing our internal and external resources efficiently.

4.4 The organisation will seek to be consistent with the following principles in applying this policy:

- Atrium’s procurement processes will actively seek to minimise the impact on the environment and maximise any economic and/or social benefit to our customers and the communities we serve.
- To take a practical approach towards compliance with the SHQS, EESSH and forthcoming SHNZS, to ensure our customers benefit, in real terms, from any measures undertaken.
- Raise awareness of sustainability within the organisation and our customers through community benefit clauses from contract work and any wider role activity.
- To help apply the principles of sustainability to other relevant policies and working practices.
- Where practical, use environmentally friendly and energy efficient materials.
- Actively promote the principles of reduce, reuse and recycle to support the circular economy.
- Evaluate operations to ensure they are as efficient as possible and that they are able to adapt to environmental changes.

## **5.0 Sustainable Procurement Duty**

- 5.1 The Procurement Reform (Scotland) Act 2014 requires all public bodies, with expenditure levels of at least £5M in any one year, to publish a Procurement Strategy. The Procurement Strategy will state how we intend to comply with the “Sustainable Procurement Duty”.
- 5.2 We will also aim to incorporate these principles across all our procurement activity, where practical.
- 5.3 The Property Services team will report to the Sub-committee on an annual basis a full Procurement Report to demonstrate compliance with the Sustainable Procurement Duty.

## **6.0 Decarbonising Existing Homes**

- 6.1 Atrium recognises the importance of delivering a ‘Just Transition’ which must balance the decarbonisation of tenant’s homes with the financial needs of our customers.
- 6.2 Innovation will be needed to decarbonise homes and we will embrace new solutions once they have a clear and proven track record of success.
- 6.3 Atrium will develop plans showing the Net Zero journey for each of the build types across the stock. This will assist in planning for property upgrades and

will be expected to mention energy efficiency improvement works including, but not limited to,:

- External Wall Insulation at suitable property types
- Photovoltaic/ solar panel installations to be considered at the same time as roof replacements
- Replacing existing boilers with A-Rated gas combi boilers through to 2030
- Consideration for hydrogen-ready boilers to be introduced
- Further detailed consideration for low carbon heating systems installations after 2030, including electrically powered air source heat pumps

6.4 Atrium commits to undertaking a review by the end of 2027 to assess the technological advancements in the decarbonisation of the gas network, transition to hydrogen and progress on electricity pricing models, which will help inform future investment plans.

6.5 Atrium is aware of the impact that our customers, homes, staff and office have on the environment and, where possible, we will monitor our environmental impact.