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City University Estates Master Plan and SKA

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Key Drivers for Implementation

- Environmental reporting - ISO14001.
- Annual Sustainability Report.
- Carbon Management Plan.
- People & Planet Green League as a KPI
- Planning requirements.
- Part L - Consequential Improvement



Background 2010

- 2010 – Northampton Square Projects.
- 10,863 m² construction area.
- £14.6M Total development cost.

- Numerous individual projects.
- £250K- £3.4M.
- Short turnaround.



Outcomes

- Projects delivered to existing energy standards.
- Some water requirements Included.
- Few wider sustainability requirements.
- Impending legislation not fully factored in.

- A degree of sustainability reporting.
- Projects slipping through based on value (SWMP Threshold)
- Aspects being missed due to focus on Energy/Carbon/Water.
- Some resistance to implementation of measures based on perceived cost and programme implications.



2011 – How to improve monitoring and performance?

- Initial conversations with RICS.
- Initial conversations with AECOM
- Obtain an Understanding of SKA.
- What can SKA offer City.

- Upgrade existing standards.
- Expand scope of existing standards to include wider sustainability aspects.
- Consistent performance measurement mechanism.
- Support reporting within Environmental management System.



2012 – Integration of SKA within Estates Master Plan

- May 2012 Approval of Estates Master Plan
- £130M expenditure over 5 years.
- Refurbishment .
- Category B fit out.
- New Build.

- Development of standardised sustainability briefing
- Development of standardised sustainability register
- Adoption of SKA (Offices) for refurbishment and Cat B projects
- BREEAM Excellent for new build



Required documents

- Sustainability brief

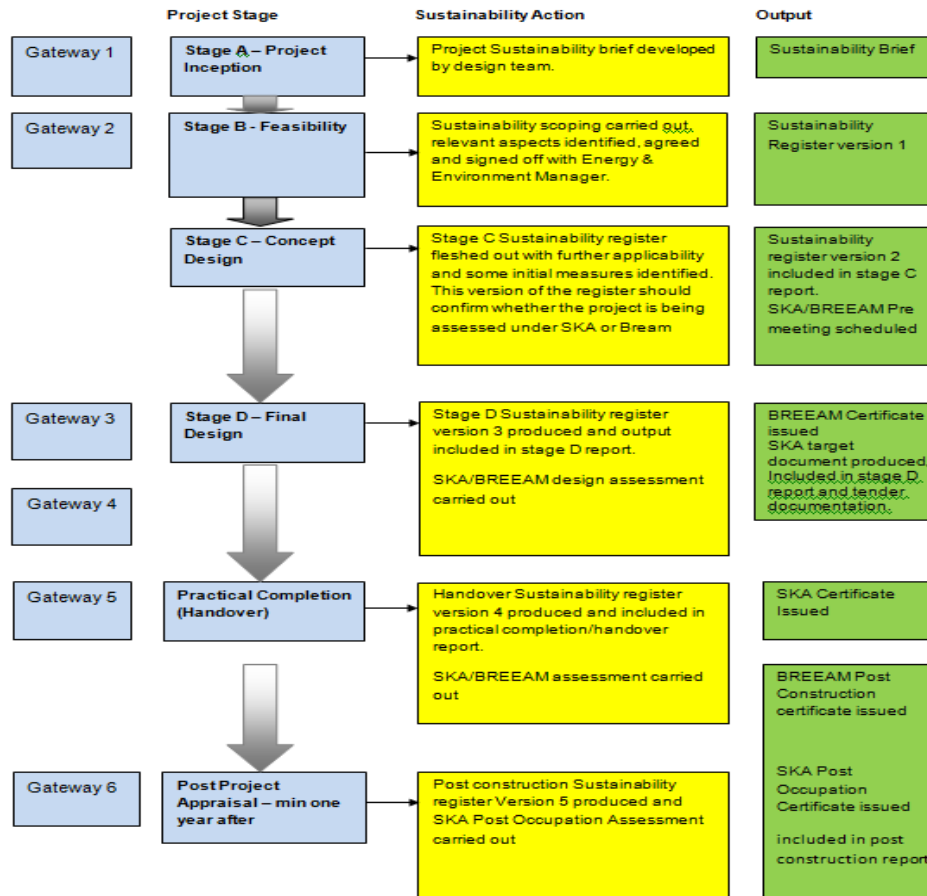
High level document identifying all environmental aspects which pertain to the project and identifying any internal or external policy or constraints which may apply.

- Sustainability register

Live document containing construction and operational objectives and targets for each identified environmental aspect and outlining sustainability measures considered to address the aspect.



Estates Strategy Sustainability process





Progress to date

- 5 projects under assessment (4 refurbishment 1 Category b fit out)
- Total value £16M
- All targeting Silver Certification
- 10,952m²

- Issues around certification and pilot projects.
- Minimum variance from office standard.
- Greater clarity needed on value of developing pilot projects.
- Greater clarity on how a sector specific SKA standard would vary from the existing office scheme.