



RICS Ska Rating

Greening HE fit-outs and minor refurb

Presentation to AUDE, 6 Feb 2013

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Sustainable estates not a solved problem



- 18% UK carbon emissions – existing stock
- Fit-out and refurb blind spot
- 97% existing buildings worldwide not labelled



RICS

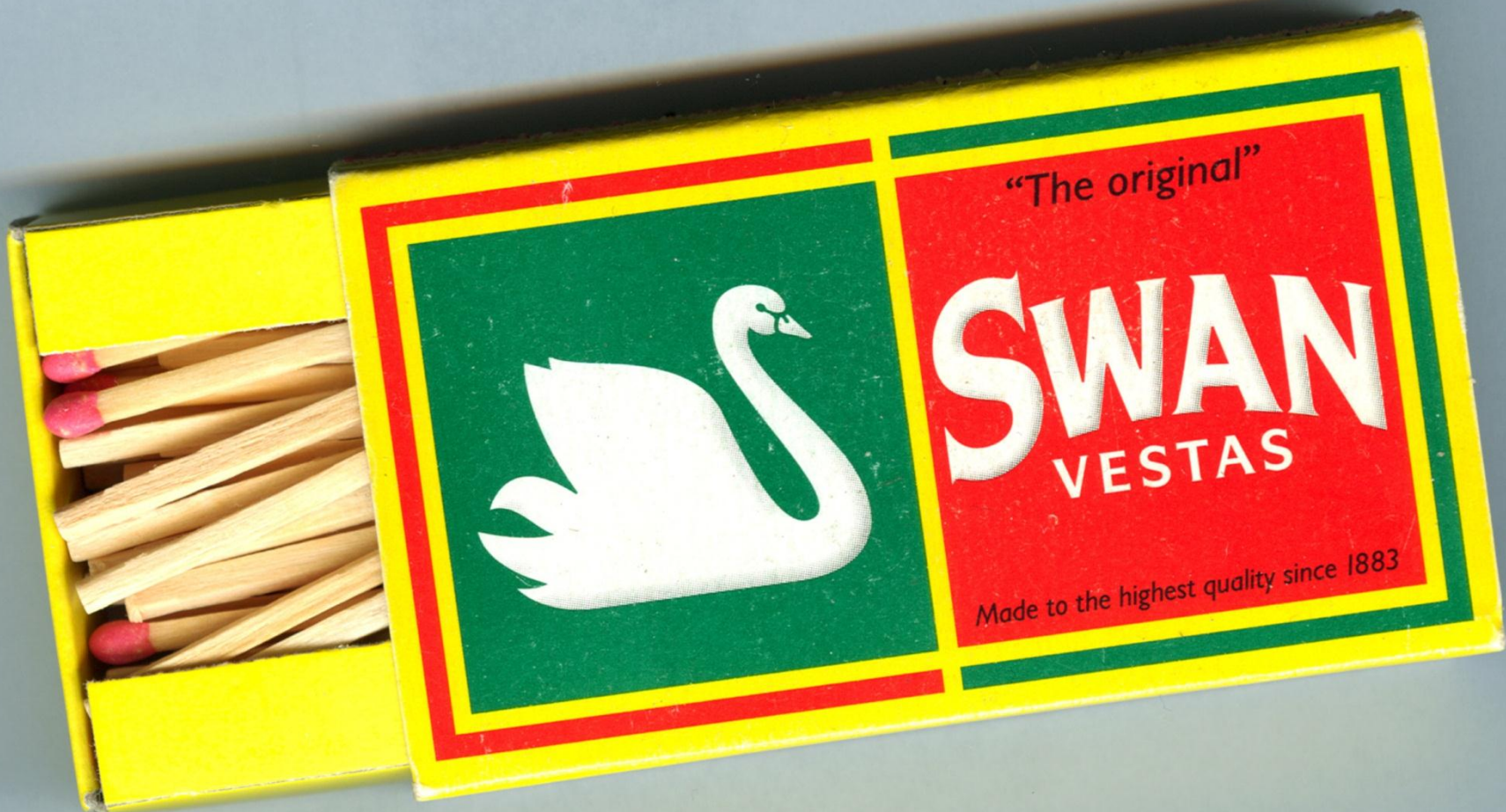
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The Ska solution



“A framework for green fit-out”

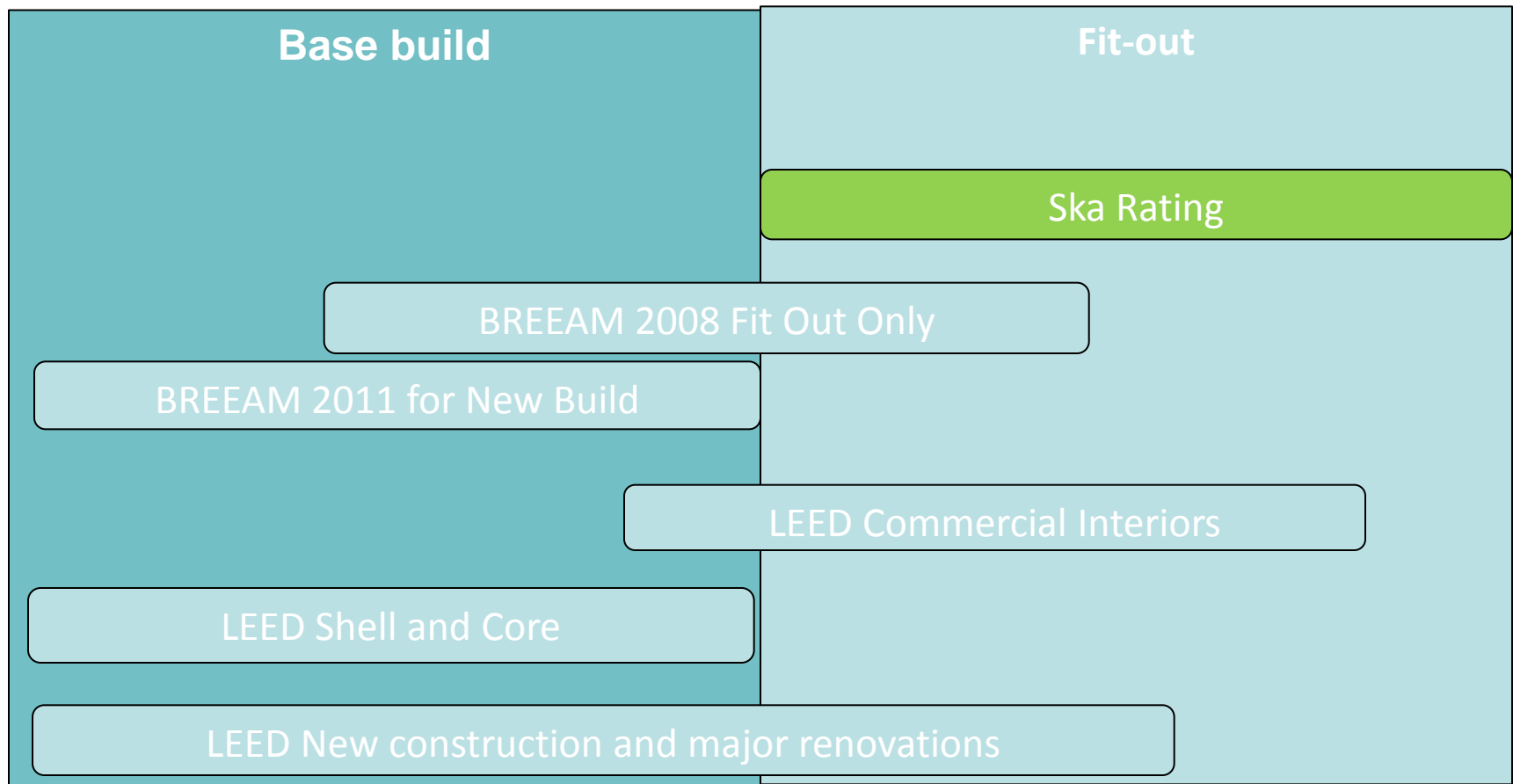
- Method for environmental assessment and certification of fit-out and refurbishment projects (non-domestic buildings)
- Not a whole building assessment method.
Rates individual projects irrespective of the base building



"The original"

SWAN
VESTAS

Made to the highest quality since 1883



System and schemes

Offices 1.1: **104** measures

Retail 1.0: **112** measures

ENERGY & CO2

WATER

WASTE

MATERIALS

POLLUTION

TRANSPORT

WELLBEING



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Lighting controllability front-of-house



Criteria

Time controls are installed which have the capability to:

- switch off display lighting after main trading hours for cleaning, restocking, etc.;
- reduce lighting levels after main trading hours where there is no separate display lighting; and
- switch to window display lighting only out-of-hours.

For window displays:

Time controls are installed which have the capability to:

- switch off window display and exterior lighting when there is no longer significant pedestrian traffic outside (e.g. late evening); or
- ensure that window display lights are always turned off during daylight hours.

Or:

Daylight controls are installed which have the capability to:

- automatically alter lighting levels in accordance with natural daylight levels for all window areas including window displays.

Scoping

This measure applies if new light fittings and/or controls are being installed, modified or replaced in retail front-of-house areas.

Assessment

At design stage: check specifications and drawings.

At handover stage: check as-built drawings, and/or carry out a site

Fit-out
Benchmark &
Assessment
Tool

Energy and CO₂

Issue

D49

ID

1

Rank

Ska Retail
Version 1.0 2012

www.rics.org/ska

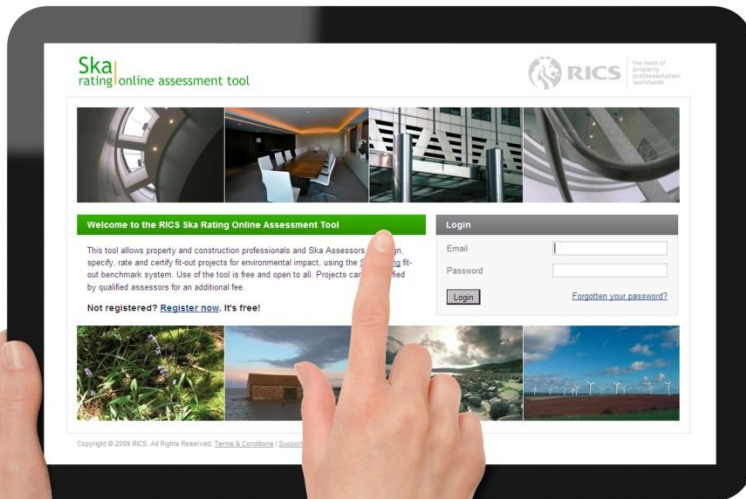
Ska Rating process



Use the free on-line tool

<https://ska-tool.rics.org>

1. Scope the project
2. Decide which measures to implement



3. Assess the concept at design stage
4. Assess the construction
 - Single: assess at the end of the handover stage
 - Volume: sample of projects
5. Certificate will be issued if the project has been assessed by an assessor
 - Gold (75% measures achieved*)
 - Silver (50% measures achieved*)
 - Bronze (25% measures achieved*)
6. Assess the project after one year of occupation (optional)

*Including gateway measures

Significant acceleration in use in 2012



- Offices launched 2009, Retail launched 2012
- 3000 users registered to online tool
- 500 projects registered (82 retail; 418 offices)
- 64 projects certified
 - 18 Gold
 - 30 Silver
 - 16 Bronze
- 200 accredited assessors
- 700 Ska Rating LinkedIn group members



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EAT SLEEP & DRINK
WHITBREAD

Who is using Ska already?



Sainsbury's

YOUR **M&S**



GE Capital



The Royal Bank of Scotland

RioTinto



中國銀行

BANK OF CHINA



Deutsche Bank

CROYDON
www.croydon.gov.uk

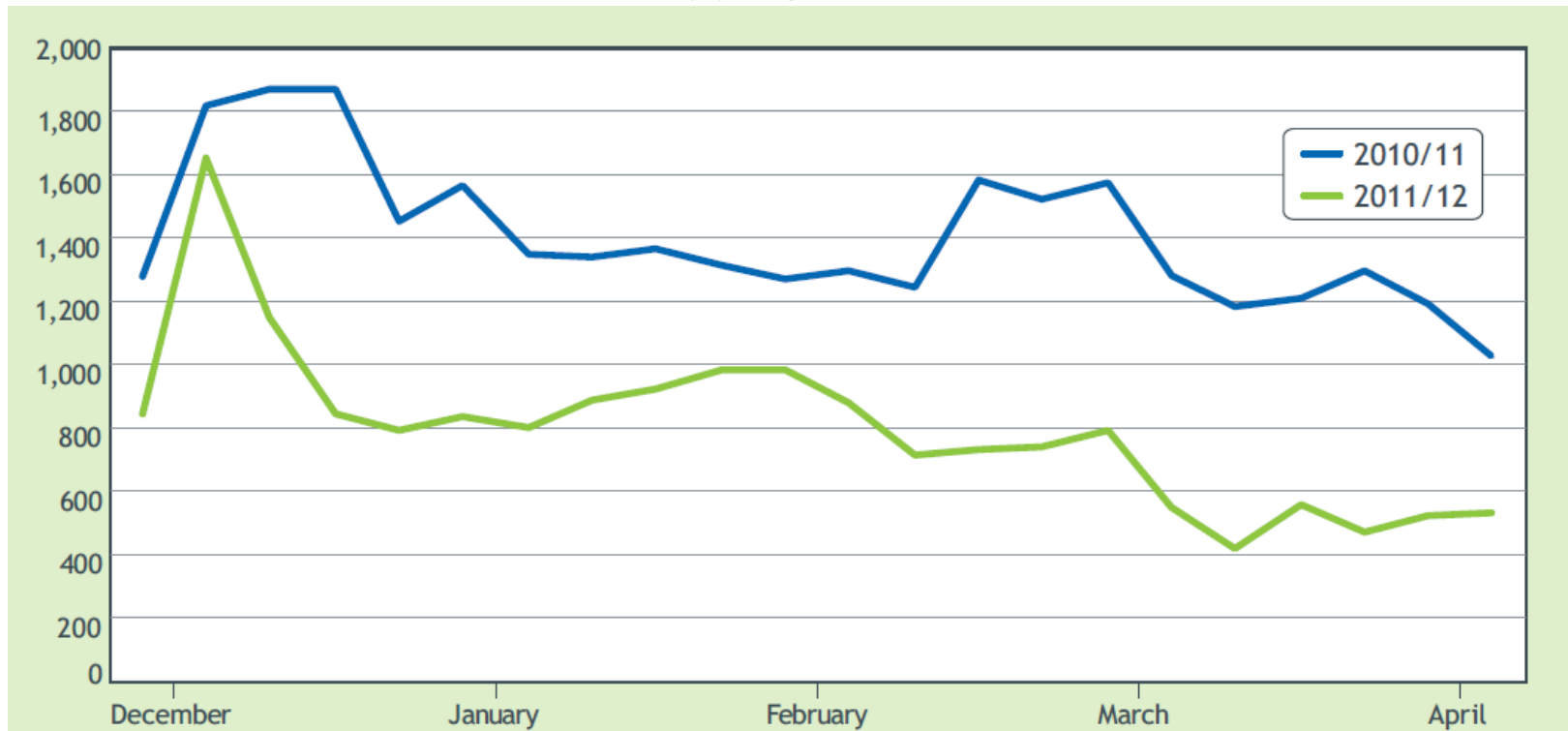


Case study: Nationwide, Oxford

Electricity consumption post Ska Gold fit out



Source: British Council for Shopping Centre, 2013



GREEN DESIGN
GUIDE 2012

KEY CONCEPTS

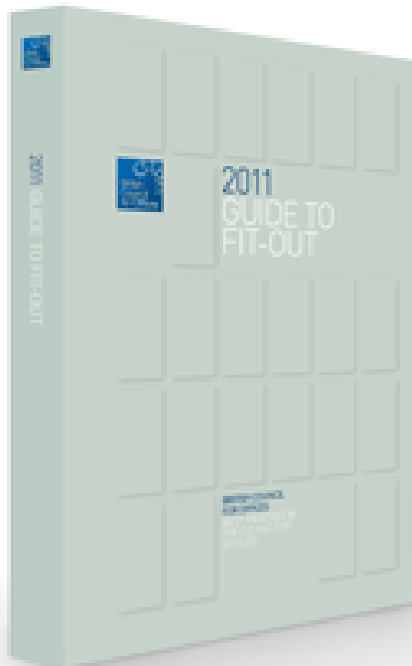
- Design for less waste on-site
- Design for re-use and deconstruction
- Design for off-site construction
- Design for using less water and energy

For materials, it's important to ask these four questions when designing and specifying for a shop:

LUSH
FRESH HANDMADE COSMETICS

Our ethics and values are usually communicated through our staff, videos, website, Lush Times and products. But our shops are our face to the world. What are we communicating through our furniture, lighting, fittings and fixtures? How can they best embody our values? This summarised guide aims to help you make a more values-based decision when planning, designing and fitting out your stores.

To achieve our green aspirations for our refits, we started using an assessment and benchmarking tool that can guide us in the right direction.



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HM Government

LOW CARBON CONSTRUCTION ACTION PLAN

Government response to the
Low Carbon Construction
Innovation & Growth Team
Report

JUNE 2011



Quality assured by RICS



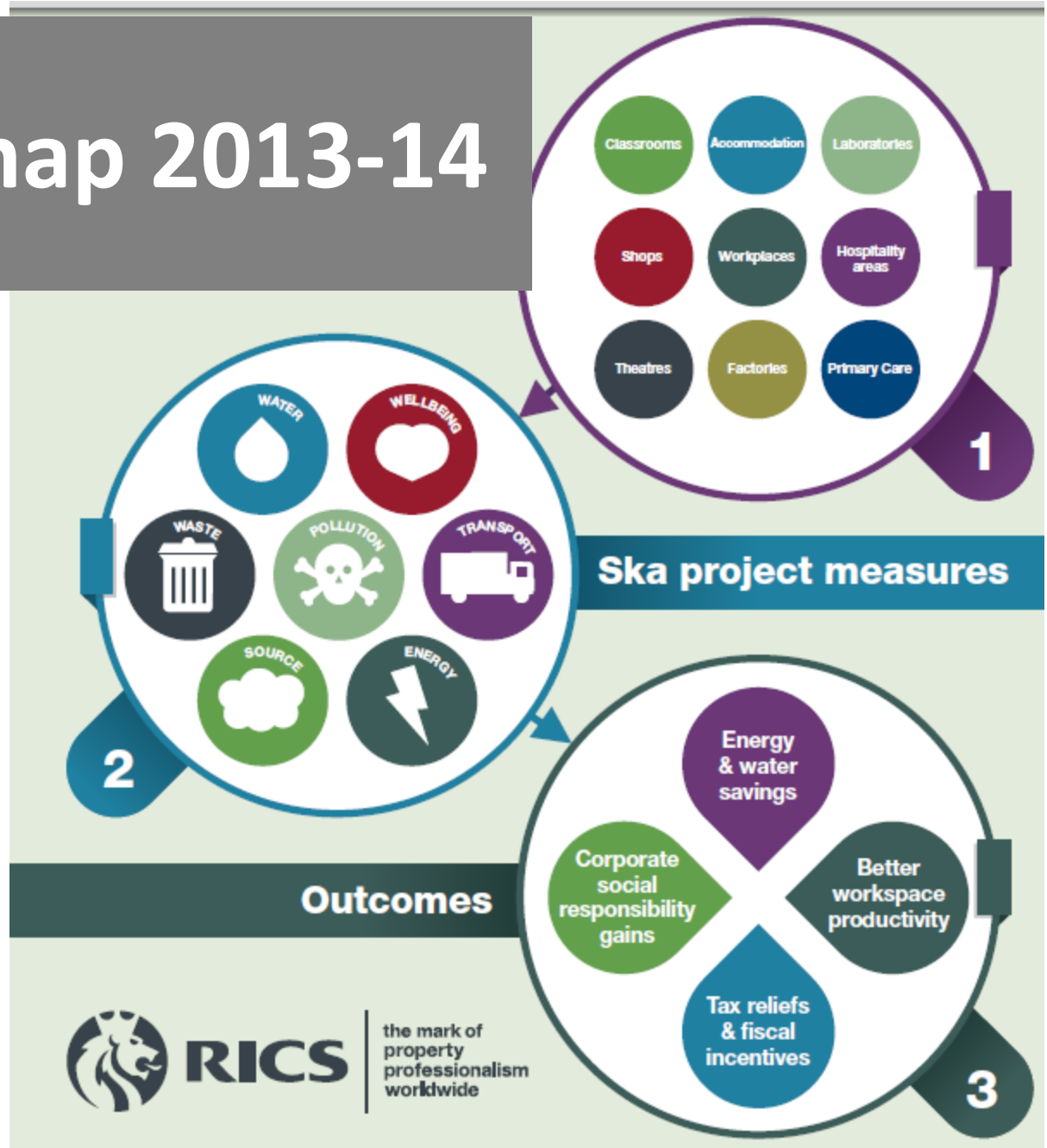
- Governance
 - Development committee
 - Technical committee
 - Public consultation process for new schemes and updates
 - New schemes - steering groups
- Software development and databank administration
- Training
- Ska Accredited Assessor scheme, register, learning compliance
- 3rd party QA of projects certified

Assessor training

- Foundations – 1 day face to face
- Assessor modules (online + exam)
 - **Ska for Retail** Assessor
 - **Ska for Offices** Assessor
- Public or in company



Ska- roadmap 2013-14



Partial solution exists for HE



- Use what's already there
- But need to tune to the needs of the sector
- Offices, admin spaces
- Café, restaurant, shop space
- ...but need to add
 - Labs
 - Lecture theatres
 - Student accomodation etc

Next steps



- First projects underway (UCL, City, Liverpool)
- Communicate the benefits via key HE groups (AUDE, LUEG etc) – raise awareness
- Pilots – lessons learned
- Call for development partners Feb 2013
- Target launch by end of 2013

Discussion