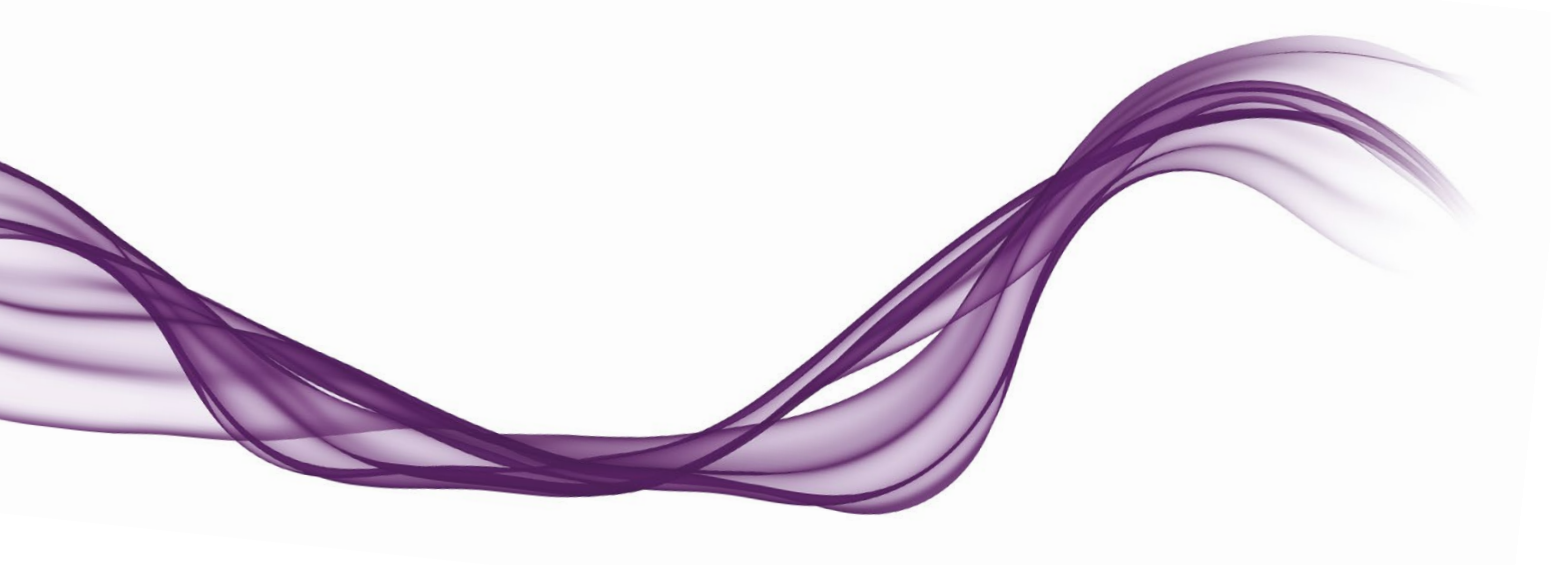


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# **Property development and refurbishment sustainability standards**











**2020/2021**










At Royal London Asset Management we aspire to lead within the field of responsible property investment. As part of this we have created a fresh set of development and refurbishment sustainability standards which we consider are market leading. The standards are

applicable to all our development and refurbishment projects and are grouped into eight new sustainability categories: energy; materials; waste; water; climate resilience; bio-diversity; health/safety/wellbeing; and community. The full list of our standards is as follows:

Sustainability theme	Ref	Sustainability standards	SDG mapping
 <p><b>Energy &amp; GHG emissions</b></p>	EG1	All new and major refurbishment projects to achieve a Building Research Establishment Environmental Assessment Method (BREEAM) Excellent and develop a pathway to achieving BREEAM Outstanding for review by Project Director.	    
	EG2	Non-residential and residential developments to reduce CO <sub>2</sub> emissions by at least 35% less than the level required by Building Regulations Part L (2013), with at least 15% achieved through a passive, fabric first approach including efficient building system designs and the remainder delivered through low and zero carbon technologies.	
	EG3	A minimum Energy Performance Certificate (EPC) rating of 'A' is targeted for all new-build development projects and a 'B' targeted for all refurbishment projects.	
	EG4	A feasibility study of low and zero carbon technologies, including district heating networks, CHP and renewables shall be undertaken for new-build projects and major refurbishment projects.	
	EG5	Undertake operational energy modelling using the Chartered Institution of Building Services Engineers (CIBSE) TM54 methodology as part of the design process.	
	EG6	All new build and major refurbishment projects at Royal Institute of British Architects (RIBA) Stage 2 through to RIBA Stage 4 to undertake an embodied carbon assessment of materials for developments, and contractors to map and monitor the footprint during the delivery phases.	
	EG7	All new build and major refurbishment projects to target a reduction in embodied carbon in construction A1-A5 to less than 600kgCO <sub>2</sub> /m <sup>2</sup> which aligns with the London Energy Transformation Initiative (LETI) 2020 recommendations.	
	EG8	External contractor to procure 100% green tariff energy for construction works.	
	EG9	Design for Performance Pilot on a major office development.	
	EG10	For all new build and major refurbishment projects an operational energy Net Zero Carbon feasibility assessment of stage B6 is to be provided during RIBA stage 2. This should clearly set out how the scheme can be readily adapted in the future to achieve Net Zero Carbon.	
	EG11	All new building and major refurbishment projects to undertake Post Occupation Evaluations 12 months after full occupation and where we still retain control of the building.	
	EG12	A target of up to 20% of parking spaces to be designated to electric vehicles with the appropriate infrastructure capacity to convert 50% of parking spaces into electric vehicle spaces in the future for all new developments and major refurbishments.	

Sustainability theme	Ref	Sustainability standards	SDG mapping
 <p><b>Materials &amp; supply chain</b></p>	MS1	All timber and timber products used in construction (including site timber) shall be from sustainable sources accredited by the Forest Stewardship Council or the Pan European Forestry Council.	  
	MS2	All new and major refurbishments to target the supply of materials with International Organisation for Standardisation (ISO) 14001 and where possible Building and Engineering Services BES 6001 Very Good certification for plasterboard, aggregates, concrete, cement, asphalt, block-work and rebar.	
	MS3	Design teams to explore modern methods of construction such as Cross Laminated Timber (CLT) or modular construction techniques during the lead up to Stage 2 design.	
	MS4	In-situ concrete specification to be targeted to contain a minimum of 30% cement replacement such as Ground Granulated Blast-furnace Slag (GGBS) or similar product where possible.	
	MS5	Suppliers outside of the EU to be checked against fair pay and labour standards.	
	MS6	All granite/stone to be sourced through ETI (Ethical Trading Initiative) accredited companies.	
 <p><b>Waste</b></p>	WS1	95% of demolition, strip-out, excavation, construction and fit-out waste by weight to be diverted from landfill.	 
	WS2	Construction Waste shall not exceed 7.5 m <sup>3</sup> /6.5 tonnes per 100 m <sup>2</sup> Net Internal Floor Area (NIFA) for new-build development projects, and not exceed 4.5 m <sup>3</sup> /1.2 tonnes per 100 m <sup>2</sup> NIFA for refurbishment projects.	
	WS3	Design out waste workshop to be held with the design team by the end of stage 2 to identify and eliminate major areas of waste (including embodied waste). This must be documented and the outcomes measured at RIBA stages following this.	
	WS4	Where bins are provided in communal or public realm areas recycling facilities shall also aim to be provided.	
 <p><b>Water</b></p>	WA1	All new-build and major refurbishment projects shall incorporate water efficiency measures and/or water recycling to reduce mains water use by 40% compared to base build.	 
	WA2	Complete a cost benefit review of Greywater and rainwater within the design for new developments.	
	WA3	Meet threshold requirements for fundamental Water Quality in line with WELL V2.	
	WA4	Reception spaces and changing rooms to have water bottle refilling stations.	

Sustainability theme	Ref	Sustainability standards	SDG mapping
 <p><b>Climate resilience &amp; adaptation</b></p>	CR1	Full flood protection review undertaken and appropriate measures implemented within design. This should allow for 1:100 year + 30% event at a minimum.	  
	CR2	Explore the opportunity for natural ventilation within developments. Where natural ventilation is being pursued the design shall limit the risk of overheating in accordance with CIBSE TM52 and appropriate future weather files.	
	CR3	For air-conditioned developments incorporate passive design measures to reduce the current cooling demand against current weather files. Design team to test proposed design solutions against future 2030 weather files and demonstrates how the building has been designed to be easily adaptable in the future using further passive design solutions.	
	CR4	Select materials for external horizontal surfaces that have a high albedo to reduce local overheating and the urban heat island effect.	
	CR5	No new residential developments to be built on Flood Zones with high possibility of flooding.	
	CR6	Landscape design to incorporate appropriate drought-tolerant and flood-resistant planting.	
 <p><b>Biodiversity &amp; habitat</b></p>	BH1	All new and major refurbishments to achieve a net gain in biodiversity.	 
	BH2	Actively consider, and where possible, incorporate bio diverse green and brown roofs on all appropriate roof space for new and major refurbishment schemes.	
	BH3	Wall shrubs and climbers to be considered within projects to provide simple green walls to provide visible green infrastructure.	
	BH4	Install appropriate habitat for native and identified species (e.g. bird and bat boxes and insect walls).	
	BH5	Assess the opportunities to incorporate occupier food growing initiatives.	

Sustainability theme	Ref	Sustainability standards	SDG mapping
 <p><b>Health, safety &amp; wellbeing</b></p>	HS1	All new-build and major refurbishment projects shall incorporate materials with lower levels of harmful emissions (e.g. low VOC content) specified.	  
	HS2	The Contractor shall be required to commit to achieving zero reportable health and safety incidents as part of the works.	
	HS3	All new-build and major refurbishment sites shall be registered under the Considerate Constructors Scheme (CCS) and the Contractor shall be required to achieve a CCS score of 40 with a minimum score of 7 achieved in each scoring section of the scheme.	
	HS4	Design team to review the feasibility of the Building Standard WELL Core 'Platinum' and Fitwel shell and core '3* Rating' on all new build developments and pursue certification for one system on all new commercial office developments.	
	HS5	Meet threshold requirements for fundamental Air Quality in line with WELL V2.	
	HS6	Active stairwells to be designed in to all developments that are aesthetically pleasing to encourage active movement within the buildings.	
	HS7	Active facades usage on ground floor spaces of commercial to promote social interaction and pedestrian activity to be encouraged on all new developments.	
	HS8	Adhere to British Council for Offices (BCO) best practice guidelines for ventilation rates.	
	HS9	Access to nature and water should be considered within the public realm and views out to nature from the building.	
	HS10	Incorporate design features into the development that promotes the 5 ways to wellbeing. Highlight how the design incorporated wellbeing features at the end of stage 2.	
	HS11	Contractors to ensure that one Mental Health First aider is present on site and this is communicated to all construction workers.	
	HS12	Shower and changing room provision to be in line with BCO best practice requirements.	
 <p><b>Community</b></p>	CO1	Contractors to support at least one community engagement activity each year, where team members give time to a project that benefits and supports the local community.	 
	CO2	New and major refurbishment development will support and promote the provision of training and skills initiatives in the local area during the construction phase.	
	CO3	Ensure consultation and engagement activities are targeted to local demographics and includes engagement with under-represented groups within the community.	
	CO4	Development and implementation of a communication plan and community monitoring plan during the design and construction phases.	

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