

SUSTAINABILITY IMPLEMENTATION PLAN 2015

Project: [Insert project name]
Project Stage: [Insert project stage]
Completed by: [Insert name / organisation]
Date: 01 June 2015
Version: 1

Target tracker:
Not achievable
At risk / further work required
On target

	BRIEF (RIBA Stage 0)	ENGAGE PROJECT TEAM (RIBA Stage 1)	PRE-CON DESIGN	PROCUREMENT	POST-CON DESIGN & CONSTRUCTION	HANDOVER / IN-USE (RIBA Stage 6 & 7)	BREEAM REFERENCE	Comments / Evidence
OWNER	Development Manager	Project Manager			Contractor	Asset / Leasing / Operations		
ACTIONS (KEY DOCS)	Set sustainability objectives in Project Brief (Brief Template)	Assess DESIGN TEAM capability (Supply Chain Survey & Capability Questionnaire) Set specific targets with design team and allocate responsibility (SIP)	Quarterly progress review against targets (SIP) Design sign-off (SIP)	Assess CONTRACTOR capability (Supply Chain Survey & Capability Questionnaire) Capture requirements in Employer's Requirements	Quarterly progress review against targets (SIP) Monthly site consumption reporting (Credit 360)	Set fit out standards required in Heads & Agreement for Lease Evaluate project outcomes against objectives and recommend future actions	BREEAM Reporting (min standard for Exc in bold)	
SIGN-OFF	Heads of Sustainability, Development, Leasing and Assets	Project Manager & Environmental Manager	Environmental Manager	Project Manager & Environmental Manager	Environmental Manager	Heads of Sustainability, Development, Leasing and Assets		

	Objectives	Targets (Design Standards & Core Targets in BOLD)	Responsibility	Progress / Comments	Employer's Requirements Reference	Progress / Comments	Outcomes / Lessons Learnt	2011	2014	
CLIMATE CHANGE	Design for future climate scenarios and weather extremes	As a minimum, the design should accommodate future temperature extremes, water scarcity, volatile weather, higher peak rainfall and higher flooding risk	Arch / MEP					-	Hea 04 / Wst 05	
	Mitigate flood risk	Achieve BREEAM surface water run-off requirements and install SUDs	Civils					Pol 03	Pol 03 / Wst 05	
TRAVEL & CONNECTIVITY	Access via a range of transport options	Promote pedestrian access & linkages	Arch					-	-	
		New bus stops / routes	Arch					-	-	
		Provide cycle facilities to meet BREEAM requirements Provide preferential parking spaces for car pool cars or vans.	Arch					Tra 03	-	
	Electric car charging infrastructure	10% of car park spaces to be provided with charging points for electric vehicles	Arch					-	-	
ENERGY & CARBON	Minimise capital/embodied energy and carbon	Prepare an embodied environmental impact (C02e) study and set actions to achieve a reduction	Hammerson					-	-	
	Minimise operational energy and carbon	WHOLE DEVELOPMENT: 25% improvement on current Part L, aspiration 50% - detailed options appraisal required	MEP				Tenant obligation	Ene 01	Ene 01	
		WHOLE DEVELOPMENT: Minimum EPC rating 'B'	MEP				Tenant obligation	-	-	
		Use real data from existing assets and CIBSE TM54 method to predict energy requirements	MEP							
	Minimise reliance on grid energy	LANDLORD AREAS ONLY: Zero net regulated operational energy consumption	MEP					-	-	
		TENANT AREAS: Engage with tenants to set an operational energy target	MEP				Tenant obligation	-	-	Set using actual consumption data, industry best practice and CIBSE TM54 method
		Agree realistic power supply (kVA) requirements with tenants	MEP				Tenant obligation	-	-	
		Install PV systems and maximise use of other low and zero carbon technologies on site	MEP					Ene 04	Ene 04	
	Optimise fabric and orientation to reduce solar gain	Arch / MEP					-	Ene 04		
	Optimise balance between maximising daylight and minimising solar gain	Arch / MEP					Hea 01	Hea 01 / Ene 04		
	Natural ventilation in malls - dynamic modelling to assess	MEP					Hea 02	Hea 01 / Ene 04		

POSITIVE ENVIRONMENTAL		All lighting to have a minimum efficacy of 70 lm/W and full automatic daylight and occupancy controls (mall, back of house and retail areas)	MEP				Tenant obligation	-	-		
		Install LED lighting in car parks	MEP					Ene 03	Ene 03		
		Connect to available district energy networks or future-proof connection if network planned	MEP					-	-		
		Capacity building for future renewable technologies	MEP					-	-		
		Identify demonstration project/initiative and collaborate with local partner(s)	Hammerson / MEP					-	-		
	Energy monitoring	Provide half-hourly sub-meters to all tenancies and major energy uses in landlord areas in accordance with Hammerson guidelines	MEP					Ene 02	Ene 02		
	Community energy initiatives	Explore community energy involvement / contribution to initiatives	MEP					-	-		
	MATERIALS	Sustainable materials in buildings and hard landscaping	80% of all materials to achieve at least one of the following: - BRE's Green Guide 'A' rating or above - best practice recycled content as per WRAP guidance - be reused - 'Cradle to Cradle' Silver or higher certificate	Arch				Tenant obligation	Mat 01	Mat 01	
		Recycled content by value of materials	Achieve an as built minimum of 20% recycled content by value for the project	Contractor					-	-	
		Optimise material efficiency to minimise environmental impact	Compliance with BREEAM credit Mat 06 commencing at Brief stage	Arch					-	Mat 06	
		Responsible sourcing of materials	100% timber to be FSC / PEFC	Contractor					Mat 03	Mat 03	
			Register project for FSC certification	Contractor					Mat 03	Mat 03	
			80% of non-timber materials to be EMS certified to ISO 14001 at extraction and processing stage or be BES6001 certified	Contractor					Mat 03	Mat 03	
		Materials manufactured and processed locally	Demonstrate ethical employment and conditions of supply chain for materials sourced from outside the EU	Contractor					Mat 03	Mat 03	
	Use building materials or products that have been extracted, harvested or recovered, manufactured, within 500 miles of the project site		Arch					-	-		
	Avoid harmful materials	Compliance with BREEAM VOC credit Hea 02	Arch					Hea 02	Hea 02		
	WATER	Minimise potable water consumption	40% reduction against BREEAM target	Arch				Tenant obligation	Wat 01	Wat 01	
Non-potable water from harvesting and recycling systems or similar to meet 100% of irrigation demands and 25% of flushing demand			MEP					Wat 01	Wat 01		
Water monitoring		All developments to install pulsed water sub-meters to all tenancies and areas of major water usage	MEP				Tenant obligation	Wat 02	Wat 02		
Water leak prevention		Install water leak detection to meet BREEAM requirements	MEP				Tenant obligation	Wat 03	Wat 03		
	Install sanitary supply shut off to meet BREEAM requirements	MEP				Tenant obligation	Wat 03	Wat 03			
WASTE	Minimise construction waste sent to landfill	Divert minimum 97% construction waste from landfill, aspiration 100%	Contractor					Wst 01	Wst 01		
		Divert minimum 99% demolition waste from landfill, aspiration 100%	Contractor					Wst 01	Wst 01		
	Minimise waste generated	Generate less than 3.2tonne per 100m2 GIFA of waste	Contractor					Wst 01	Wst 01		
		Design out waste using WRAP's Designing Out Waste Tool and Net Waste Tool	Arch					-	-		
		Prepare plan to recycle and reuse 100% of fabric materials at end of life	Arch					-	-		
	Provide facilities for best practice operational waste management	Complete ICE Demolition Protocol	Arch					Wst 01	Wst 01		
Space allocation as per BREEAM		Arch					Wst 03	Wst 03			
Adaptability in design	Use real data from existing projects to optimise operational waste management	Arch					-	-			
	Demonstrate the environmental impact of physical asset change will be minimised due to change of use and retail trends	Arch					-	Wst 06			
BIODIVERSITY	Protect and enhance site biodiversity	Positive increase in biodiversity value of site with reference to local BAP; target increase of at least 6 species	Ecologist / landscape					LE 04	LE 04		
		Install a green or brown roof	Ecologist / landscape					LE 04	LE 04		
		No negative impact on existing site biodiversity	Ecologist / landscape					LE 03	LE 03		
Implement best practice habitat management	Develop long-term management strategy	Ecologist / landscape					LE 05	LE 05			
	Set out project delivery process at outset	Project delivery workshop at project outset in accordance with BREEAM credit Man 01	Hammerson					Man 01	Man 01		

MANAGEMENT	Adopt responsible construction practices	Considerate Constructors Scheme score 40 or above	Contractor					Man 02	Man 03		
		Monitoring site impacts - energy, water, waste	Contractor					Man 03	Man 03		
	Implement effective handover and commissioning	Implement BSRIA 'Soft Landings' process		MEP					Man 01	Man 05	
		Best practice commissioning including seasonal		Contractor			Tenant obligation		Man 01	Man 05	
		Building user guide		Contractor			Tenant obligation		Man 04	Man 04	
	Labour rights & conditions	Post occupancy evaluation to be carried out 12 months after completion		Hammerson			Tenant obligation		Man 04	Man 05	
		Best practice policy in place for supply chain and no serious breach claims		Contractor					-	-	
Health and safety	Best practice policy in place for supply chain and no serious breach claims		Contractor					-	-		

POSITIVE SOCIAL IMPACTS	PLACE-MAKING	Active community & stakeholder engagement & consultation	Implement Community Framework demonstrating community involved in key decisions	Hammerson				Man 04	Man 01			
			Hold community design workshops for all shopping centre developments and major extensions by the end of RIBA Stage 2	Hammerson				-	-			
		Economic regeneration and investment	Implement strategy with defined socio-economic targets	Hammerson					-	-		
		Employment, Enterprise and skills	Implement Employment & Skills plan to meet Hammerson's targets and demonstrate improvement within 20 mile radius	Contractor / Tenants				Tenant obligation	-	-		
		Inclusive environments	Access strategy for all potential user groups - current and future	Arch						-	-	
			Set up Consultative Access Forum	Arch						-	-	
	Community safety	Implement Community Safety strategy	Arch						-	-		
	NON-RETAIL USES	Cultural use	Space in the centre for cultural use / or within public	Arch					-	-		
		Community use	Flexible space for community use	Arch					-	-		
		Start up / local enterprise space	Flexible space to sell local produce	Arch						-	-	
			Local enterprise engagement plan	Hammerson						-	-	
	ADAPTABILITY	Flexible structures in response to demographic change	Provision for ageing population and disabilities	Arch						-	-	
		Digital connectivity for variety of users and with capacity for expansion	Define Employer's Information Requirements	Hammerson						-	-	
										-	-	
	NATURAL ENVIRONMENTS	Public realm	Provision of recreational green / biodiverse amenity space	Arch						-	-	
			Provide educational / awareness raising facilities	Arch						-	-	
		Growing food	Providing facilities for growing food	Arch						-	-	
										-	-	
	BREEAM / CfSH	Achieve high BREEAM 2014 rating	Minimum EXCELLENT for shell and core Target EXCELLENT for whole development	ALL					All	All		
		Achieve high Code for Sustainable Homes rating	Minimum Level 4	ALL				Tenant obligations	All	All		
									All	All		