SUSTAINABILITY IMPLEMENTATION PLAN

Project: [Insert project name]
Project Stage: [Insert project stage]
Completed by: [Insert name / organisation]
Date: 23 July 2019
Version: 1

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

Positive Places

	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**	**Dev / Project Manager**		
ACTIONS (*REPORTING*)	*Sustainability objectives in Project Brief (Brief)*	*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*	*Quartlerly progress review against targets (SIP)* *Monthly site consumption reporting (Credit 360)*	*Lessons learned / Post Occupancy Evaluation*	*New Construction - UK 2018 - International 2016*	

	Objectives	Targets (Design Standards & Core Targets in BOLD)	Responsibility	Progress / Comments	Employer's Requirements Reference	Progress / Comments	Outcomes / Lessons Learnt		
CARBON	Achieve Net Positive position for embodied carbon emissions of the building	**Reduce 'cradle-to-gate' (A1-A3) carbon intensity by at least 25% against a measured baseline using software in accordance with BS EN 15978:2011 (i.e. IMPACT / eTool)**	LCA Specialist					**Mat 01**	
	Achieve Net Positive position for annual operational carbon emissions: emissions avoided exceed emissions generated. Minimise operational utility costs for the building and reduce exposure to energy price risks	**Achieve net zero annual operational carbon emissions using appropriate modelling tools (i.e. CIBSE TM54) including lifecycle carbon and cost analysis and key technological and management options**	MEP					**Ene 01**	
		Minimise carbon emissions from tenant's operational activities	Hammerson					**-**	
		Exceed Nearly Zero Energy Buildings compliance (regions where NZEB applies)	MEP					-	
		Maximise installation of solar PV (roof, car ports) and other low/zero carbon technologies	MEP					Ene 04	
		Local carbon offset opportunities if net zero carbon emissions not achieved through on-site measures	MEP					-	
RESOURCE USE	Net Positive for resource use: waste avoided, recycled or re-used exceeds materials used that are neither recycled, renewable or sent to landfill.	A. Reuse (including refurbish and repurpose) i. Reuse the existing asset ii. Recover materials and products on site or from another site iii. Share materials or products for onward reuse **Target - prepare pre-demolition audit and optimise reuse and recovery of waste**	Arch / Contractor					-	
		B. Design buildings for optimisation i. Design for longevity ii. Design for flexibility iii. Design for adaptability iv. Design for assembly, disassembly and recoverability **Target - Achieve BREEAM credits Mat 05, Mat 06 and Wst 06**	Arch / Struct Eng					**Mat 05 Mat 06 Wst 06**	
		C. Standardisation or modularisation (e.g. Laing O'Rourke's 'D-frame' precast concrete frame system)	Arch / Struct Eng					Mat 06	
		D. Servitisation and leasing (i.e. lighting as a service)	Arch / MEP					-	
		E. Design and construct responsibly i. Maximise use of low impact new materials **Target – prioritise the use of timber and avoid using aluminium where possible**	Arch / Struct Eng					**Mat 01 Mat 02 Mat 03**	
		ii. Maximise use of recycled content or secondary material **Target – specify concrete with minimum 50% GGBS**	Arch / Struct Eng					-	
		iii. Design out waste **Target - zero non-hazardous demolition, excavation and construction waste to landfill**	Contractor					**Wst 01**	
		Target - generate <1.9 tonnes per 100m2 GIFA of non-hazardous construction waste	Contractor					**Wst 01**	
		iv. Reduce construction impacts Target – locally source materials where possible	Arch					-	

		Target - responsibly source 100% of timber (FSC or PEFC) and 80% of non-timber materials (BES 6001 Very Good)	Contractor					**Mat 03**	
		Achieve maximum credits under BREEAM Mat 01 Life Cycle Impacts and Mat 02 Hard Landscaping and Boundary Protection	Arch					**Mat 01 Mat 02**	
		Minimise resource use impact from tenant's fit out activities	Hammerson					**-**	
		Demonstrate ethical employment and conditions of supply chain for materials sourced from outside the EU	Contractor					Mat 03	
		Specify on-site composter for food waste	Arch					-	
WATER	Achieve Net Positive position for annual water: water replenished by external projects exceeds water consumed from mains supply.	**Achieve maximum credits under BREEAM Wat01 Water Consumption**	Arch / MEP					**Wat 01**	
		Rain and/or grey water recycling to provide as a minimum irrigation and cleaning of external spaces/terraces and for flushing where possible	MEP					**Wat 01**	
		Sustainable Urban Drainage Systems (e.g. permeable paving, reduction in hardstanding, and water collection at roof/terrace level)	Civil Eng					**Pol 03**	
		Minimise water use impact from tenant's fit out activities	Hammerson					-	
		Avoid using water features in public realm areas unless operational water demand can be entirely met by harvested rainwater	Landscape					Wat 04	
		Incorporate reed beds into landscaping for a natural filtration system for greywater and rainwater	Civil Eng / Landscape					-	
		Local water offset opportunities to offset potable water consumption	All					-	
WELLBEING	Deliver a clean development that supports the good health and wellbeing of occupiers and visitors	A safe and secure building for occupiers and visitors both on site and journeying to and from site	Arch					Hea 06	
		A building that is accessible to anticipated user groups and accommodates changing using group accessibility requirements	Arch					-	
		No negative impact on local air quality compared to pre-development baseline and targets a positive improvement in local air quality	Arch					-	
		Access to open green space	Arch					-	
		On-site facilities that support positive health and wellbeing outcomes such accessible green space, co-working facilities, communal space	Arch					-	
		Meet BREEAM Hea 02 VOC criteria	Arch					Hea 02	
BIODIVERSITY	Provide urban green space	**Net biodiversity gain compared to pre-development baseline**	Landscape					LE 04	
		Planting to be drought tolerant and biodiverse	Landscape					-	
		Use harvested rainwater for irrigation and compost from on-site food composter	Landscape					-	
		Garden space for residents to cultivate	Landscape					LE 04	
TRANSPORT	Facilitate use of sustainable transport to reduce scope 3 carbon emissions	Sufficient cycle storage provision in dedicated and secure space	Arch					Tra 03	
		Dedicated space for shared cycling and car schemes	Arch					-	
		Provide electric vehicle charge points to 10% of car park spaces with sufficient capacity for another 10% in the future	Arch / MEP					-	
		Provide drop off and pick up space for mobility as a service	Arch					-	
CLIMATE RISK	Minimise exposure to physical climate risks including flood and extreme temperatures	**Design to accommodate predicted climate change to 2050**	Arch / MEP					Hea 04 / Wst 05	
		Positive impact on site flood risk compared to pre-development levels	Civils					Pol 03 / Wst 05	
SOCIO-ECONOMIC	Net Positive for socio-economic impacts - making a measurable positive impact on socio-economic issues relevant to our local communities beyond a measured baseline.	A clear placemaking strategy incorporating local community engagement and feedback that reflects the needs of the local community	Arch						
		A community engagement plan for the development that addresses issues identified as relevant to the local community.	Hammerson						
		A community engagement plan for the operational life of the asset	Hammerson						
		An employment and skills plan for construction and operation stages of the development	Hammerson / Contractor						
		Flexible space for community use	Arch					-	
		Access strategy for all potential user groups - current and future	Arch						

MANAGEMENT	Handover of a building that performs as designed	**Deliver a building with environmental performance that aligns with the design and provide a supported handover from construction to operation that complies with Soft Landings**	Design Team / Contractor						
	Post Occupancy Evaluation	Post occupancy evaluation to be carried out 12 months after completion	Design Team					Man 05	
	Adopt responsible construction practices	Considerate Constructors Scheme score 40 or above	Contractor					**Man 03**	
	Labour rights & Modern Slavery	**Best practice policy in place for supply chain and no serious breach claims**	Contractor						
	Equaliy & diversity	**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						
CERTIFICATION	Achieve highest certified rating	**Target BREEAM Outstanding (minimum BREEAM Excellent rating) or equivalent for Home Quality Mark or LEED**	ALL					All	