

Major Projects and Sustainability



**Sustainability Commission
Major Projects Team
10 March 2004**

Contents



- ⌘ Introduction to Major Projects Team
- ⌘ Context of Sustainability and Projects
- ⌘ Input of Sustainability Team
- ⌘ Stages of Projects
- ⌘ Input and influences during the project development
- ⌘ Limitations of tools
- ⌘ Project examples

Major Projects Team



- ⌘ 3 Project Managers
- ⌘ 1 Administrative Support
- ⌘ Major Projects -
 - ☒ New Central Library/Jubilee Street Redevelopment
 - ☒ King Alfred
 - ☒ Black Rock
 - ☒ Brighton Centre
- ⌘ Preston Barracks, Station Site, Shoreham Airport led by other departments in the council (eg Economic Development)

Aim is to translate the council's aspirations to practical implementation - to deliver sustainable development through regeneration

Sustainability Principles



- ⌘ Principles relate to numerous issues including, *inter alia*:
 - ☒ social (housing, health, economy, education, public realm...)
 - ☒ ethical (equalities, accessibility.....)
 - ☒ environmental (air qual, noise, resource conservation - water, energy, materials, longevity....ecology, built heritage,)
 - ☒ transport
- ⌘ Nature of the different Major Projects reflect principles to different degrees

Sustainability Team Input



⌘ Practical involvement

- ☑ Preparation of Development Brief - interpretation of local planning policies, inclusion of sustainability principles
- ☑ Evaluation Team - development of evaluation criteria and associated evaluation
- ☑ Officer Steering Group - influencing design development
- ☑ Construction and operation monitoring team

Sustainability Team Input



⌘ Advisory input

- ☒ Interpretation of council's sustainability plans
- ☒ Interpretation and applications of regional/local plans
- ☒ Interpretation and application of EU directives
- ☒ UK primary legislation
- ☒ Provision of up to date information on sustainability issues and corporate social responsibility
- ☒ Progress/changes and implications of EMAS and ISO14001
- ☒ Academic research projects including Sustainability Commission
- ☒ Other development projects in UK/overseas - lessons learnt etc
- ☒ Conservation issues (ecological, built heritage, resource conservation - water, energy, raw materials etc)
- ☒ "Developers conscience"

Stages of Project



⌘ Development Brief

⌘ Procurement

⌘ Design

⌘ Construction

⌘ Operation

⌘ Decommissioning

Development Brief



- ✧ Objective to inform market of Council aspirations - ensure integration of sustainability principles at outset - no add ons/reduce risk of sustainability principles falling foul to value engineering
- ✧ Key Players (the influencers and “influencees”)
 - ✧ Council Project Team
 - ✧ Internal Consultees
 - ✧ External Consultees
 - ✧ Market Place
 - ✧ Funders
 - ✧ Developers
 - ✧ Architects
 - ✧ Consulting teams

Procurement



⌘ Key Players:

- ☒ Client
- ☒ Market Place
- ☒ Funders, Developers, Architects, Consulting teams

⌘ Key Tools for ensuring compliance to Development Brief include:

- ☒ Evaluation criteria
- ☒ Associated weighting of sustainability issues
- ☒ Involvement of sustainability officer on evaluation team

⌘ Key Issues include:

- ☒ Experience of Bidder,
- ☒ Demonstration of understanding issues within bid
- ☒ How has the team addressed the issues
- ☒ Demonstration of commitment
- ☒ Consideration of sustainability elements not included in Development Brief

Design

⌘ Key Players

- ☒ Client/Council
- ☒ Architects
- ☒ Developer
- ☒ Funder

⌘ Key Tools include -

- ☒ Environmental Management Systems (ISO 14001) EMAS, BREEAM, Legislation, best practice, lessons learnt (application of experience), other projects/research

⌘ Key Issues include

- ☒ Contractual control - involvement of client in design development
- ☒ Reduce potential of sustainable elements falling foul of value engineering
- ☒ Compliance to Development Brief
- ☒ Materials selection
- ☒ Anticipation of decommissioning

Construction



⌘ Key Players

- ☒ Consulting engineers
- ☒ Contracting Engineers
- ☒ Design Team and Client

⌘ Key Tools include

- ☒ Tool Box talks on site
- ☒ In house/ external training in environmental management
- ☒ Ensuring understanding to transfer to other projects
- ☒ Environmental Audits - Compliance to brief
- ☒ Contract Monitoring
- ☒ Construction methodology

Planning for decommissioning



- ⌘ Reuse of materials
- ⌘ Land Assessments
- ⌘ Appropriate reuse of site
- ⌘ Changes in legislation and enforcement
- ⌘ ...
- ⌘ ...

Limitations of tools



- ⌘ BREEAM - not designed for all development types - need bespoke assessment methods for specific projects
- ⌘ Environmental Management System - only as good as plan, policies and accreditation body
- ⌘ Legislation - how it is enforced

Future Project Issues



⌘ Changing political and corporate priorities -

☒ social

☒ environmental

☒ ethical

⌘ Improvements in practice

☒ technology

☒ design development controls

⌘ Legislative changes - UK and EU

⌘ Public expectations and perceptions

Library and Jubilee Street



- ⌘ Library building built to BREEAM “excellent” standard

- ⌘ Carbon emissions from building use estimated to be 50% of a standard building

- ⌘ Sustainable features: Termodeck design allows for passive solar heating and cooling, grey water useage limits requirement for mains water.

King Alfred



- ⌘ Development Brief called for a “serious commitment to a sustainable development approach”
- ⌘ Demonstration of how it will achieve a high standard of efficiency in use of energy, water and materials
- ⌘ Sports Brief - actively seeking a highly sustainable building type and a sustainability report
- ⌘ Housing Brief - 40% affordable housing, 20% to wheelchair standards, ECO homes very good assessment rating and high energy efficiency

Black Rock



- ⌘ Development brief: “to provide an economically and environmentally sustainable development” is one of the three development objectives
- ⌘ Sustainability Team part of Evaluation
- ⌘ Highest priority weighting on evaluation criteria
- ⌘ Part of Officer Steering Group influencing design development
- ⌘ Three areas of conservation - Built heritage, nature conservation and geological

