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SUSTAINABLE CONSTRUCTION POLICY

1. SCOPE AND PURPOSE

- 1.1 This policy and related procedures are applicable to any member of BU staff, students, external contractors and other relevant stakeholders.
- 1.2 This policy and related procedures relate to any construction activities from new build, major and small refurbishments, minor works and maintenance projects (incidental minor new works and upgrades) at the University that could result in an environmental impact either within the Bournemouth University estate or beyond its boundaries and may require action to be taken to reduce that impact where practicable.

2. KEY RESPONSIBILITIES

- 2.1 Ownership of this policy sits with Sustainability Committee, which reports to University Executive Team. Implementation of the Policy is by Estates Development, Maintenance and Sustainability Teams. Monitoring of Policy implementation is by the Sustainability Committee.

3. LINKS TO OTHER BU and Non-BU DOCUMENTS

- 3.1 Bournemouth University Sustainability Policy
- 3.2 Bournemouth University Estates Development Framework
- 3.3 CDM 2015 - Pre-construction Health and Safety information
- 3.4 Bournemouth University Design Guide
- 3.5 Bournemouth University CECAP
- 3.6 Bournemouth University Energy and Water Policy
- 3.7 Bournemouth University Biodiversity Policy
- 3.8 Bournemouth University Sustainable Procurement Policy
- 3.9 BU Travel Plan 2019-2025
- 3.10 Sustainable IT Policy

Links to Non-BU documents

The following external documents have also been used to inform specific targets and requirements, notably with regard to net zero carbon buildings:

- 3.11 UKGBC – Net Zero Carbon Buildings: A Framework Definition
- 3.12 RIBA 2030 Climate Challenge
- 3.13 RIBA Plan of Work 2020
- 3.14 RIBA Sustainable Outcomes Guide
- 3.15 BREEAM New Construction 2018 and Refurbishment and Fit-out 2014

- 3.16 Ska Higher Education
- 3.16 RICS whole life carbon assessment for the built environment

Policy

4. OVERVIEW

- 4.1 Bournemouth University is a large and complex organisation and it is committed to maintaining and wherever possible, enhancing, the quality of this environment, both for people who live and work in the University and for the wider community.
- 4.2 Bournemouth University recognises that its activities have an impact upon the environment at local, regional, national and global levels and acknowledges a responsibility for the protection of the environment and the health of its members and the community.
- 4.3 Sustainability is one of the key outcomes of BU2025 strategic plan and will be delivered through the leadership and impact actions to enhance its position as a sustainable organisation and manage the environmental impact of its actions.
- 4.4 As part of this commitment the University recognises the need to improve the sustainability of its construction projects.
- 4.5 The following thresholds will be applied to projects based on their construction value:

New build/refurbishment	Standard
New Build	BREEAM 'Excellent' with consideration of achieving 'Outstanding' A whole life carbon assessment is to be completed for new build projects in accordance with the UK Green Building Council framework definition for net zero carbon to inform the design and specification, with the aim of minimising remaining carbon
Major refurbishment (£1M+)	Certificated Ska 'Gold' or BREEAM Refurbishment and Fit-Out 'Very Good' with consideration of achieving 'Excellent'
Small refurbishment (£250k - £1M)	Non Certified Mini Ska or BREEAM 'Very Good'
Minor works/Maintenance projects (£25k -£250k)	BU Design Standard

The decision to proceed with the particular scheme and rating (BREEAM/Ska) will be made following a feasibility stage cost and benefits analysis and a review between the Project Manager and Sustainability or Energy Manager.

- 4.6 This Policy forms part of BU's contribution to achieving the UN Sustainable Development Goals.

5. AIMS

The University is committed to:

- 5.1 Managing its estate to minimise harm to the environment and seek opportunities for enhancement;
- 5.2 Providing a high quality work and study environment to support the health and wellbeing of staff and students;
- 5.3 Maintaining existing buildings and infrastructure to provide world class facilities to support the business.

6. OBJECTIVES

Bournemouth University will consider the sustainability implications of building materials, construction activities and building operations, and will undertake all construction activities for new build, major and small refurbishments, minor works and maintenance projects (incidental minor new works and upgrades) in line with the following principles:

- 6.1 Specifications should consider economic, social and environmental issues;
- 6.2 Environmental risks should be identified and managed to minimise and mitigate any negative impacts and seek opportunities for enhancement;
- 6.3 The mean-lean-green philosophy should be used to inform the design, minimising the demand for resources, providing efficient strategies and deploying renewable solutions to minimise residual carbon emissions;
- 6.4 All activities should wherever possible contribute towards the University's CECAP and net zero emissions;
- 6.5 The RIBA Sustainable Outcomes Guide must be reviewed at project inception to help inform the design and delivery of the project (See links to Non-BU documents);
- 6.6 A member of the Sustainability team is to be consulted on all construction activities to advise on sustainability risks and opportunities against a broad range of social, environmental and economic issues;
- 6.7 A Soft Landings philosophy and process should be implemented assuring early stakeholder involvement;
- 6.8 A commissioning and handover process should be agreed with stakeholder engagement in line with the Soft Landings principles;
- 6.9 Facilities should be designed for flexibility where possible to allow ease of changes to use in the future;
- 6.10 Design and operation must be informed by climate change adaptation measures;

- 6.11 Incorporate the principles of Sustainable Laboratories (S-Lab), where appropriate, in the design and operation of wet laboratories to deliver energy and water savings;
- 6.12 Consideration must be given to the implementation of rainwater harvesting or grey water reuse systems when planning major or minor works;
- 6.13 All construction activities will have a suitable Site Waste Management Plan and will seek to design out waste both during construction and from the useful life of the building;
- 6.14 Contractors involved in construction projects should have an Environmental Management System, ideally certified by an UKAS or equivalent body accredited company to ISO14001:2015 or equivalent;
- 6.15 Ensure that environmental and socio economic credentials are considered in the supply chain appraisal process;
- 6.16 Promote the minimisation of waste, maximisation of recycling and re-use products and achieve a 95% recycling target and zero waste to landfill (unless there are good reasons why this is not achievable) for projects below £2M in construction value. Use the Construction Leadership Council's guidance on 'Zero Avoidable Waste in construction' guidance;
- 6.17 Consideration should be given to the use of materials with recycled content;
- 6.18 All construction activities should install nature-based solutions to preserve and enhance biodiversity where possible;
- 6.19 All construction activity will seek to avoid loss of habitat, if this cannot be avoided we will create habitat either on site or off site to achieve a Biodiversity Net Gain;
- 6.20 Minimise use of non-renewable natural resources and support the use of sustainable sources, including FSC or equivalent accredited timber;
- 6.21 Actively seek opportunities for off-site prefabrication of building elements;
- 6.22 Seek to use non-toxic materials and refrigerants with a low Global Warming Potential;
- 6.23 Give preference to local materials suppliers and sub-contractors where practicable;
- 6.24 The design of all projects must take account of the health, safety, wellbeing, accessibility and equality of the building users;
- 6.25 Encourage contractors and their supply chains to minimise the environmental impact of their transport arrangements;
- 6.26 The design of all projects must take account of active travel requirements;
- 6.27 All project leaders will engage with and clarify any special requirements with major building stakeholders to ensure they are aware of the proposed works;
- 6.28 All projects, where appropriate, are to provide and/or update a Building Users guide to educate occupants on how to use the building and training will be provided to confirm the principles of sustainable design and construction and to promote in use energy saving measures;
- 6.29 Communicate this policy to all designers and the principal contractor and enhance the awareness of our staff and our suppliers of the relevant environmental and social impacts of building works;
- 6.30 All construction activity should prioritise the use of brownfield sites wherever possible.

The following additional points apply to projects with a construction value of over £2M:

- 6.31 The provisions of this policy are intended to be minimum requirements and at the briefing and design stage of each project an options analysis is to be completed to consider the optimal sustainability strategy for the development, assessing both cost and benefit. Once the project sustainability strategy is agreed, funding for its delivery is to be protected within the project budget;
- 6.32 All new buildings should achieve an Energy Performance Certificate (EPC) rating of 'A'
- 6.33 Whole Life Costing should be considered including running and disposal costs, as well as the initial purchase price;
- 6.34 All new building's design will use the latest CIBSE weather sets and TM49 for probabilistic weather information, using Bournemouth temperature data and the BS EN 12056-3:2000 for drainage systems to take account of the impact of climate change on temperature and rainfall;
- 6.35 All projects are to achieve a 97% reuse/recycling target and zero waste to landfill;
- 6.36 All projects are to have a TM54 assessment at the design stage to estimate annual operational energy use and should achieve a Display Energy Certificate (DEC) 'A' rating.
- 6.37 All new buildings will be subject to a three-year post occupancy optimisation programme to maximise the impact on the DEC score and with the aim of maintaining a DEC 'A' at the end of this period without a detrimental impact on the building users.
- 6.38 All projects will have a post occupancy sustainability plan, including maintenance plan and seasonal commissioning.
- 6.39 A review to check the implementation and effectiveness of the Sustainable Construction Policy is to be carried out at each key stage of work.

Procedures

7. PROCEDURES

- 7.1 This Policy forms part of Bournemouth University's Environmental and Energy Management System.

General

8. REVIEW

- 8.1 Estates will communicate this Policy and its outcomes to all stakeholders and review the Policy annually and update in accordance with good practice and national legislation;

8.2 Estates projects will be audited against this Policy to validate the commitments are being met and ensure corrective and preventative actions have been taken to drive continual improvement.

8.3 If you have comments about this policy please contact sustainability@bournemouth.ac.uk

9. APPENDICES

None

10. SIGNED

Sustainability Committee.