

Owner:	Sustainability Strategy Group
Version number:	1
Date of approval:	16/11/17
Approved by:	SSG/COO
Effective date:	16/11/17
Date of last review:	November 2017
Due for review:	November 2018

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 Strategy Group, which reports to University Leadership Team. Sustainability Strategy Group has overall responsibility for implementation and monitoring of this policy. Day to day responsibility lies with the Sustainability Team, and any members of staff leading the construction works.

3. LINKS TO OTHER 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 Carbon Management Plan
- 3.6 Bournemouth University Biodiversity Policy and Action Plan
- 3.7 Bournemouth University Sustainable Procurement Policy
- 3.8 BU Travel Plan 2013-2018
- 3.9 Sustainable IT Policy

Policy

4. OVERVIEW

- 4.1 Bournemouth University is a large organisation with approximately 1,700 staff and 19,000 students. 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 The 2012-2018 Strategic Plan includes a commitment to reduce University's impact on the environment and to consider corporate social responsibility within its policies and procedures across all relevant areas. As part of this commitment the University recognises the need to improve the sustainability of its construction projects.

4.4 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'
Major refurbishment (£1M+)	Ska 'Gold' or BREEAM Refurbishment and Fit-Out 'Excellent'
Small refurbishment (£250k - £1M)	Mini Ska
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.

4.5 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;
- 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;
- 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 40% carbon reduction target by 2020;

- 6.5 A member of the Sustainability team is to be consulted on all construction activities to advise on sustainability risks and opportunities;
- 6.6 A Soft Landings philosophy and process should be implemented assuring early stakeholder involvement ;
- 6.7 A commissioning and handover process should be agreed with stakeholder engagement in line with the Soft Landings principles;
- 6.8 Facilities should be designed for flexibility where possible to allow ease of changes to use in the future;
- 6.9 Incorporate the principles of Sustainable Laboratories (S-Lab), where appropriate, in the design and operation of wet laboratories to deliver energy and water savings;
- 6.10 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;
- 6.11 Contractors involved in construction projects should have an Environmental Management System, ideally certified to ISO14001:2015;
- 6.12 Achieve a 90% recycling target by July 2018 for projects below £2M in construction value;
- 6.13 Consideration should be given to the use of materials with recycled content;
- 6.14 All construction activities should preserve and enhance biodiversity seeking to achieve an increase in net ecological value where possible, and mitigate any impact on wildlife and habitats;
- 6.15 All building materials should be specified from sustainable sources; including FSC or equivalent accredited timber, and contain less harmful chemicals, where possible;
- 6.16 The design of all projects must take account of the health, safety, accessibility and equality of the building users;
- 6.17 All project leaders will engage with and clarify any special requirements with major building stakeholders to ensure they are aware of the proposed works.
- 6.18 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

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

- 6.19 All new buildings should achieve an Energy Performance Certificate (EPC) rating of 'A';
- 6.20 Whole Life Costing should be considered including running and disposal costs, as well as the initial purchase price;
- 6.21 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;
- 6.22 All projects are to achieve a 95% reuse/recycling target;
- 6.23 All projects are to have a TM54 assessment at the design stage to estimate annual operational energy use and the expected Display Energy Certificate (DEC) rating.

- 6.24 All buildings will be subject to a three year post occupancy optimisation programme with the aim of achieving a DEC 'A' at the end of this period.
- 6.25 All projects will have a post occupancy sustainability plan, including maintenance plan and seasonal commissioning.

Procedures

7. PROCEDURES

- 7.1 This Policy forms part of Bournemouth University's Environmental 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.

9. APPENDICES

- 9.1 None

10. SIGNATURE

Jim Andrews
Chief Operating Officer
November 2017