

Sustainable Construction and Refurbishment Policy

London Metropolitan University aims to manage its estate to promote sustainability through its operations, buildings, and promoting positive environmental behaviours.

1. Scope and Purpose

The aim of this policy is to reduce the environmental impact of our construction and refurbishment projects. This policy relates to any construction activities including new build, major refurbishments, small refurbishments, minor works and maintenance projects which result in an environmental impact and may require action to reduce the impact wherever practicable. The policy will ensure that London Metropolitan University considers and reduces the whole life costs for new build and refurbishment projects. The policy will be incorporated into the University "look and feel" Design Guide.

2. Key Responsibilities

Ownership of this policy sits with the Sustainability Manager who reports to the Director of Estates for implementation and monitoring of this policy. Estates will communicate this policy with its stakeholders and review the policy annually and update in accordance with changes to legislation and good practice.

3. Targets

The following thresholds and methodology for sustainable assessment will be applied to projects based on their construction value:

Project	Standard
New build	BREEAM Excellent with consideration of achieving Outstanding
Major refurbishment (£1M +)	Ska Silver with consideration of achieving Gold.
Small refurbishment (£250k - £1M)	Mini Ska
Minor works/maintenance projects (£25k - £250k)	London Metropolitan University Standard Specification

The decision to proceed with a particular scheme or rating system will be made following a feasibility stage cost and benefits analysis. The targets for new building and major refurbishment projects will be agreed with the Head of Planning and Development.

Water

- Increased water efficiency and conservation will be included in refurbishments and new developments
- External drainage systems should take account of SUDS (Sustainable Urban Drainage Systems) requirements to help manage run-off that might otherwise cause flooding.

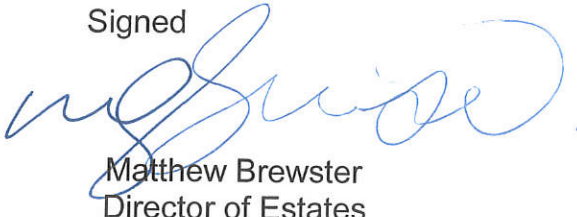
Materials

- Recycled and/or environmentally sound materials will be used
- Reclaimed material should be used during construction wherever possible.


4. Related Documentation

- Carbon Management Plan
- Environmental Sustainability Policy
- Space Temperature Policy
- Design Guide

Signed



Matthew Brewster
Director of Estates



Bill Hunt
Head of Planning and Development

Date: