LONDON METROPOLITAN UNIVERSITY

Sustainable Construction and Refurbishment Policy

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1. Scope and Purpose

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

1.2. 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. Relevant legislation

2.1. The Building Regulations 2010 (Part L)

2.2. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

2.3. The Energy Performance of Buildings (England and Wales) Regulations 2012

2.4. Environment Act 2021

2.5. The Environmental Protection Act 1990

2.6. The Climate Change Act 2008

2.7. The Energy Act 2013

2.8. The Waste (England and Wales) Regulations 2011

3. Key Responsibilities

3.1. Ownership of this policy sits with the Director of Estates. The Estates Department is responsible for the implementation and monitoring of this policy via the governance hierarchy of the Estates Strategy Steering Group. Estates will communicate this policy with its stakeholders and review the policy annually and update in accordance with changes to legislation and good practice.

3.2. The Director of Estates will report on performance in relation to this policy on a project by project basis to the Estates Strategy Steering Group.

4. Targets

4.1. The university is committed to achieving Carbon Net Zero by 2030/31 as published within our Estates Strategy. We have also set targets to increase our production of electricity from renewable sources as well as water and waste reduction targets.

4.2. To support achieving these goals, the following thresholds and methodology for sustainable assessment will be applied to projects based on their construction value:

Project	**Target Standard and Outcome**
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

4.3. The decision to proceed with a particular scheme or rating system will be made by the project sponsor following a feasibility stage cost and benefits analysis.

4.4. London Metropolitan University will consider the sustainability implications of building materials, construction activities and building operations and will undertake any work in line with the following principles:

5. Design

5.1. Consideration will be made for designing for physical and mental health

5.2. The Sustainability Manager will be consulted on all construction activities to advise on sustainability risks and possible opportunities.

5.3. Where possible designs will be flexible to allow ease of changes to use in the future.

5.4. Passive design measures will be considered at the earliest opportunity to reduce energy consumption and costs. Climate change adaption will also be more widely considered where relevant e.g. temperature and rainfall

5.5. Lifecycle evaluation will be undertaken for all major refurbishments or new builds. This will include analysis of lifecycle energy consumption and resources required for maintenance.

6. Process

6.1. The sustainability manager will be consulted on all construction activities to advise on sustainability risks and possible opportunities.
6.2. A Soft Landings approach will be implemented to ensure early stakeholder involvement with a commissioning and handover process agreed with the stakeholder.
6.3. Contractors involved in construction projects should have an Environmental Management System in place, ideally certified to ISO14001:2015.
6.4. The use of the local supply chain and labour force will, where possible, be encouraged and schemes will seek to meet the University's obligations under the Islington Anchor Institution agreements.
6.5. All projects, where appropriate, will provide a Building Users' guide to occupants on how to use the building or facility

7. Energy

7.1. All activities should, wherever possible, contribute to the University's carbon reduction target
7.2. The use of Low or Zero Carbon Technologies throughout the design is encouraged.

8. Waste

8.1. Major refurbishments should achieve a 95% recycling target.
8.2. All major refurbishments will have a Site Waste Management Plan in place which will seek to design out waste during construction and from the useful life of the building.

9. Biodiversity

9.1. The University will look for opportunities during the design and construction phases of projects to provide and protect habitats. Where appropriate a biodiversity checklist will be completed.

10. Pollution

10.1 Pollution and emissions will be considered and all parties will ensure that legislation is complied with.

11. Social Value

11.1. The University will aim to look beyond the financial cost of a contract to consider how the services we commission and procure can improve the economic, social and environmental wellbeing of our local area.

11.2. Social value will make up at least 10% of the tender evaluation for construction and refurbishment projects.

12. Water

12.1. Increased water efficiency and conservation will be included in refurbishments and new developments.

12.2. External drainage systems should take account of SUDS (Sustainable Urban Drainage Systems) requirements to help manage run-off that might otherwise cause flooding.

13. Materials

13.1. Recycled and/or environmentally sound materials will be used.

13.2. Reclaimed material should be used during construction wherever possible.