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ROYAL LONDON
ASSET MANAGEMENT

New construction and major refurbishment sustainability standards

2025

At Royal London Asset Management we aspire to lead within the field of responsible property investment. As part of this we have created a fresh set of development and refurbishment sustainability standards which capture the latest regulatory, technological and market context. The standards are applicable to our development and refurbishment projects and are grouped into nine sustainability categories: energy & carbon emissions, materials & supply chain, waste, water, climate resilience & adaptation, biodiversity & green infrastructure, health, safety & wellbeing, social value and building certifications. These standards are integrated into our investment decisions; however, do not mean our Property funds provide ESG outcomes. The full list of our standards is as follows:

Sustainability theme	Ref	Sustainability standards	SDG mapping
 **Energy & carbon emissions**	EG1	Primary Energy Demand is at least 10% reduction on building regulations for new developments. Primary Energy Demand is at least 30% reduction on the existing building for major refurbishments.	
	EG2	Undertake operational energy modelling using NABERs for offices and CIBSE TM54 methodology for other building types as part of the design process. New build and major refurbishments to target operational energy performance in line with the UK Net Zero Carbon Buildings Standard Pilot (UK NZCBS) Energy Use Intensity Limits. The project target should be set based on the expected commencement date for construction, with an appropriate margin in order to account for potential delays to the project programme.	
	EG3	For all new build and major refurbishment projects a Net Zero Carbon feasibility assessment is to be provided prior to planning. For residential, green energy tariffs to be the default upon occupation. This should set out how the scheme can achieve or be readily adapted in the future to attain Zero Carbon in line with UK NZCBS.	
	EG4	All new development and major refurbishments to have heating, hot water and cooking that is not powered using fossil fuels. In the case of Industrial and F&B Retail, design teams to avoid fossil fuel where practical for catering and commercial process loads requirements. Where gas is present within a major refurbishment clear trajectory should be set out showing how and when fossil fuels will be phased out.	
	EG5	New build and major refurbishments to target embodied carbon performance in line with the UK NZCBS Pilot Embodied Carbon Limits. The project target should be set based on the expected commencement date for construction, with an appropriate margin in order to account for potential delays to the project programme. Whole Life carbon to be reported covering A - C (excluding B6 & B7).	
	EG6	Install 100% of the metering as Automatic Meter Reading (AMR) devices on all main incoming feeds. Ensure metering data can be accessed remotely by Royal London Asset Management either through open protocol BMS system, or compliant energy management system.	

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Materials & supply chain	MS1	All new and major refurbishments to target the supply of materials (including hard landscaping) with FSC/PEFC and ISO14001 and where possible BES 6001 Very Good certification for plasterboard, aggregates, concrete, cement, asphalt, block-work and rebar.	
	MS2	Design team to review and adopt the Living Building Challenge materials Red List where possible. Where products specified do not meet this requirement, this should be flagged to the client.	
	MS3	Undertake a workshop and produce a Circular Economy Statement, by the end of Stage 3.	
	MS4	New Build developments to target 20% of the total value of construction and fit out materials derived from recycled and reused content in the products and materials used. Refurbishment projects to consider recycled and reused content where possible and report on the figure.	
	MS5	Where the use of refrigerants is necessary, limit the amount of refrigerant through system type and design, and select systems using low impact refrigerants prioritising ultra-low ‹50 GWP and no greater than 675 GWP where possible. Leak detection is to be included on systems with refrigerant charge above 6kg.	
	MS6	Pre-demolition/ Pre-refurbishment audit to be undertaken to identify opportunities for circularity and material re-use/ recycling on site or elsewhere. Where possible, opportunities identified within audit to be implemented by design team and contractor.	
	MS7	Where possible, explore the opportunity to develop material passports.	
Waste	WS1	95% of non hazardous demolition, strip-out, excavation, construction and fit-out waste by weight to be diverted from landfill and recycled or recovered for purposes other than energy generation.	
Water	WA1	All new-build and major refurbishment projects shall incorporate water efficiency measures and/or water recycling to reduce mains water use by 45% compared to the BREEAM Baseline and in line with EU taxonomy. Residential targets to target less than 100 litres/person/day. New build offices aim to achieve ‹13 litres/ person/day.	
	WA2	Review feasibility of Greywater and rainwater within the design for new developments.	

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Climate resilience & adaptation	CR1	Explore the opportunity for natural ventilation within developments. All developments to reduce overheating risks. This should include mitigation measures to reduce the risk of overheating during extreme weather years, and a strategy for occupants to deal with extreme overheating events.	
	CR2	Carry out climate change risk assessment during RIBA Stage 2 for the project and implement recommended mitigation measures. Climate Change Risk assessment to be updated at the end of RIBA Stage 4 design, reviewed at PC and provided to Royal London Asset Management.	
	CR3	No new residential developments to be built on Flood Zones with high possibility of flooding.	
Biodiversity & green infrastructure	BG1	All new and major refurbishments to maximise biodiversity net gains with a minimum of 10% in accordance with the Environment Act and DEFRA methodology and aim to follow the Good Practice Principles for BNG.	
	BG2	Assess the opportunities to incorporate occupier organic food growing initiatives.	
	BG3	All new build developments should target Urban Greening Factors of 0.4 for predominately residential and 0.3 for predominately commercial developments.	
Health, safety & wellbeing	HS1	The Contractor shall be required to commit to achieving zero reportable health and safety incidents as part of the works.	
	HS2	All new-build and major refurbishment sites shall be registered under the Considerate Constructors Scheme and the Contractor shall be required to achieve a CCS score of 40 with a minimum score of 7 achieved in each scoring section of the scheme.	
	HS3	Contractors to ensure that one Mental Health First aider is present on site and this is communicated to all construction workers.	
	HS4	Contractors (including subcontractors) to pay all employees on site with the real living wage (outside London) or London Living Wage (within London) rates.	
	HS5	Contractor to take on role of Soft Landings champion during construction, commissioning and handover.	

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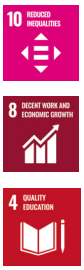
Social Value	SV1	Major new build and major refurbishment developments will support and promote the provision of training and skills initiatives in the local area during the construction phase, with a minimum of two apprenticeships or work experience students during construction, and one site visit for local schools/residents.	
	SV2	All residential projects, and developments over £20 million to utilise a Social Value Consultant to develop a social value strategy for the project in line with UKGBC 'Guide for Delivering Social Value on Built Environment Projects'. Design team to input into Social Value assessment, in addition to any other qualitative design outcomes, prior to planning and at PC. Where there is no social value consultant have a meeting/workshop to discuss the principles to identify particular design strategies would be sufficient, with teams providing commentary in the tracker.	
	SV3	Design teams to review the socio-economic needs of the area and investigate through a health impact/community impact assessment or desk-based socio-economic study. Findings to be incorporated into the Social Value assessment.	
	SV4	For residential developments design teams to consider and show how they have reduced the cost of heating for dwellings in design. Analysis to be done using the actual cost of energy Heat trust calculator.	
	SV5	All developments should support the provision of fair paid local and/or priority group employment opportunities. Where appropriate, development projects can set targets for onsite local and/or priority group employment, taking into account local policy requirements.	
Building Certifications	BC1	A minimum Energy Performance Certificate (EPC) rating of 'A' is targeted for all new-build non-residential development projects and a 'B' targeted for all refurbishment projects. Residential developments to achieve a minimum B EPC with an aspiration for an 'A' rating.	
	BC2	All new build and major refurbishment developments over 2500m² to undertake UK NABERS Design for Performance Certification, aiming to achieve a NABERS 5.5* rating for new build and 5* rating for refurbishment. Offices below the threshold and all other applicable building types listed to incorporate a NABERS UK approach (i.e. where appropriate advanced simulation modelling with sensitivity testing, a NABERS compliant metering strategy, and advanced commissioning approach). IDR conforming to NABERS process to be undertaken for Science buildings over 2500m².	
	BC3	All new and major refurbishment projects to achieve a BREEAM Excellent and develop a pathway to achieving BREEAM Outstanding for review by Project Director or strategic sustainability consultant. Residential projects to achieve Home Quality Mark (HQM) 3 Star as a minimum and set out a pathway to achieve 4*.	
	BC4	Office and science buildings over 2500m² to review feasibility for WELL or Fitwel and consider certification. Where Certification is not pursued, or the building is under 2500m², the design should consider satisfying the preconditions of WELL to allow for certification in the future.	

Contact us

For more information about our range of products and services, please contact us.

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