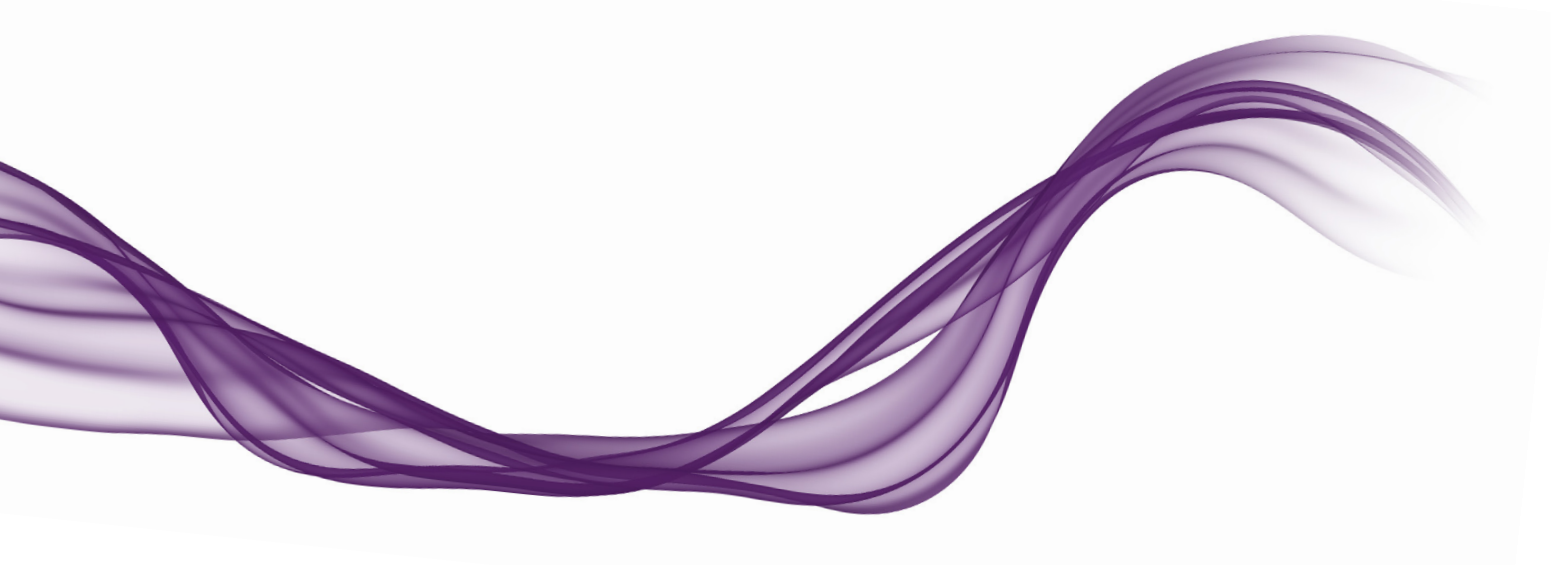


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New construction and major refurbishment sustainability standards


















2024















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. The full list of our standards is as follows:

Sustainability theme	Ref	Sustainability standards	SDG mapping
 <p>Energy & carbon emissions</p>	EG1	All developments to reduce CO ₂ emissions by at least 35% less than the level required by Building Regulations Part L (2021) or the existing building for Major refurbishments, with at least 15% (non-residential) or 10% (residential) achieved through a passive, fabric first approach including efficient building system designs and the remainder delivered through low and zero carbon technologies. Residential developments should review the feasibility to achieve a benchmark improvement over Part L 2021 of 50%.	    
	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 the following operational energy performance in line with UKGBC Net zero pathway: Commercial Office 130 kWh/m ² /yr (GIA) aiming for 90kWh/m ² /yr (GIA) Hotel: 55 kWh/m ² /yr (GIA) Residential: 35 kWh/m ² /yr (GIA) Industrial: 60 kWh/m ² /yr (GIA) shell & core Retail: 45 kWh/m ² /yr (GIA) Science: 325 kWh/m ² /yr (GIA) shell & core Student accommodation: 75 kWh/m ² /yr (GIA)	
	EG3	For all new build and major refurbishment projects an operational energy 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 UKGBC guidance.	
	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 target 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	All new build and major refurbishment projects to aim for a construction A1-A5 embodied carbon target as follows: Office 600 kg/CO ₂ /m ² Hotel 500 kg/CO ₂ /m ² Residential 500 kg/CO ₂ /m ² Industrial 600 kg/CO ₂ /m ² shell & core Life Sciences 700 kg/CO ₂ /m ² shell & core Student Accommodation 450 kg/CO ₂ /m ² Retail 550 kg/CO ₂ /m ² Whole Life carbon to be reported covering A - C (excluding B6 & B7)	

Sustainability theme	Ref	Sustainability standards	SDG mapping
 <p>Materials & supply chain</p>	MS1	All timber and timber products used in construction (including site timber) shall be from sustainable sources accredited by the Forest Stewardship Council or the Pan European Forestry Council.	  
	MS2	All new and major refurbishments to target the supply of materials (including hardlandscaping) with ISO14001 and where possible BES 6001 Very Good certification for plasterboard, aggregates, concrete, cement, asphalt, block-work and rebar.	
	MS3	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.	
	MS4	Undertake a workshop and produce a Circular Economy Statement, by the end of Stage 3, in line with GLA guidance.	
	MS5	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.	
	MS6	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 750 GWP where possible. Leak detection is to be included on systems with refrigerant charge above 6kg.	
 <p>Waste</p>	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.	 
 <p>Water</p>	WA1	All new-build and major refurbishment projects shall incorporate water efficiency measures and/or water recycling to reduce mains water use by 40% compared to the BREEAM Baseline. Residential targets to target less than 100 litres/person/day. New build offices aim to achieve < 13 litres/person/day.	 
	WA2	Complete a cost benefit review of Greywater and rainwater within the design for new developments.	
 <p>Climate resilience & adaptation</p>	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.	
 <p>Biodiversity & green infrastructure</p>	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. Urban Greening Factors of 0.4 for predominately residential and 0.3 for predominately commercial developments should be targeted.	 
	BG2	Assess the opportunities to incorporate occupier organic food growing initiatives.	

Sustainability theme	Ref	Sustainability standards	SDG mapping
 <p>Health, safety & wellbeing</p>	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 to comply with the real living wage rates and to work collaboratively with the Gangmasters and Labour Abuse Authority (GLAA) to share information that will help stop or prevent the exploitation or abuse of workers.	
	HS5	Where local average yearly external air quality levels exceed WELL fundamental Air Quality (Parts 1 & 3), ventilation systems should be designed to meet them. Buildings with specialist functions, office areas, and amenities such as breakout areas and receptions, should consider these requirements.	
	HS6	All applicable new building and major refurbishment projects to undertake Post Occupation Evaluations 12 months after full occupation, occupant health and wellbeing to be assessed as part of this. Building Evaluation Survey Use Studies (BUS) Wellbeing Survey (WELL Compliant) to be used for non-residential and HQM 11.4 to be followed for residential development. Contractor to take on role of Soft Landings champion during construction, commissioning and handover.	
 <p>Social Value</p>	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 visits for local schools/residents.	  
	SV2	In collaboration with Royal London Asset Management all residential development and other pilot projects 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.	

Sustainability theme	Ref	Sustainability standards	SDG mapping
 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 2500m ² to undertake UK NABERS Design for Performance Certification, aiming to achieve a NABERS 5* rating. 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 2500m ² .	
	BC3	All new and major refurbishment projects to achieve a Building Research Establishment Environmental Assessment Method (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 2500m ² to review feasibility for WELL or Fitwel and consider certification. Where Certification is not pursued the design should consider satisfying the preconditions of WELL to allow for certification in the future.	

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