



University of  
**Salford**  
MANCHESTER

# **Sustainable Construction Policy Statement**

**Version Number 3.1**

**Effective from 4 April 2019**

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Estates and Facilities**

<b>Document Control Information</b>			
<b>Status and reason for development</b>			
Replaces previous versions to incorporate new template and document control			
<b>Revision History: (most recent first)</b>			
<b>Author</b>	<b>Summary of changes</b>	<b>Version</b>	<b>Authorised &amp; Date</b>
R. Bennett	<i>Reviewed and updated (minor amendment only)</i>	V3.1	N/A
R. Bennett	<i>Review and updated Policy Statement [added reference to EPB, SKA Ratings and Energy Design Standard], updated University logo</i>	V3.0	Environmental Projects Board, 4 <sup>th</sup> April 2019
R. Bennett	<i>Update on new document control template</i>	V2.0	N/A
R. Bennett	<i>Document created</i>	V1.0	Sustainability Board, October 2011
<b>Policy Management and Responsibilities:</b>			
Owner:	This Policy is issued by the Environmental Sustainability Officer, who has the authority to issue and communicate policy on sustainable development.		
Others with responsibilities (please specify):	All subjects of the Policy will be responsible for engaging with and adhering to this policy.		
<b>Have you completed formal assessment with the following advisory teams:</b>			
Equality Analysis (E&D, HR) <a href="#">Equality Initial assessment form</a>	1. <i>Any policies and procedures developed as a result of this will be subject to an initial equality assessment.</i>		
Legal implications (LPG)	2. <i>N/A</i>		
Information Governance (LPG)	3. <i>N/A</i>		
Student facing procedures (QEO)	4. <i>N/A</i>		
<b>Consultation:</b>			
Staff Trades Unions via HR Students via USSU Relevant external bodies (specify)	1. <i>N/A</i>		
<b>Authorisation:</b>			
<b>Authorised by:</b>	Environmental Projects Board  Minor changes to the policy may be authorised by the Chair of the Environmental Projects Board on behalf of the Board.		
<b>Date authorised:</b>	04/04/2019		
<b>Effective from:</b>	04/04/2019		
<b>Review due:</b>	1 <sup>st</sup> April 2021		
<b>Document location:</b>	University Policy & Procedure Pages  <a href="http://www.salford.ac.uk/about-us/corporate-information/governance/policies-and-procedures">http://www.salford.ac.uk/about-us/corporate-information/governance/policies-and-procedures</a>		
<b>Document dissemination and communications plan:</b>			
Environmental Sustainability website Environmental Sustainability Estates staff induction Invitation to Tender Packages for Projects			

## 1.0 Purpose

The University is committed to managing design, construction, refurbishment and post completion occupancy of its buildings in order to reduce environmental impact, enhance the wellbeing of staff and student users of the building, minimise operating costs and comply with all relevant sustainable building legislation.

## 2.0 Scope

- This Statement applies to all members of the University community including (but not limited to): Students; Staff; Contractors and Associates carrying out work on behalf of the University.

## 3.0 Policy Statements

University of Salford through its Environmental Sustainability and Energy & Water Policy Statements for the Estates and Facilities division is committed to taking account of the environmental implications of all its operations. The University aims to ensure that the adverse environmental impacts of its actions are minimised, and opportunities for delivering environmental improvements are maximised. The University recognises the value of designing and constructing sustainable buildings.

The University recognises that sustainability is part of a high performance building design process and as such will be embedded in the process from the start and will be reviewed as part of the Project Assurance role. Clear sustainability requirements for each project will be adopted and communicated to all people involved in the design process and involving key consultants and contractors. A member of the University Environmental Sustainability Team will be consulted on all construction activities to advise on sustainability risks and opportunities.

### 3.1 Objectives:

- a. To ensure all environmental risks are assessed, managed and controlled to minimise the impact of new build, refurbishment and maintenance projects;
- b. To promote and adopt best practice for sustainable design, construction and post occupancy management within the HE sector;
- c. To align our own practices in sustainable construction with our position as a leading institution for teaching and research in the built environment and energy;
- d. To consider and reduce whole life costs for new build and refurbishment project;
- e. To maintain and develop the University in a sustainable manner to reduce costs and meet the requirements of the Campus Masterplan, ISO 14001 and ISO 50001 Environment and Energy Management Systems, and Energy, Water and Carbon Management Plan;
- f. To keep the University community informed of this policy and its application across the University estate.

### 3.2 Key Commitments

In line with its Environmental Sustainability Policy Statement, University of Salford will consider the sustainability implications of building materials, construction activities and building operations, and will undertake all construction and refurbishment activities in line with the following principles:

- a. **Meet the requirements of environmental legislation** to protect and enhance the built and natural environment, human health and wellbeing
- b. **Re-use existing built assets:** meeting our functional requirements may not require new buildings and structures so we will consider whether refurbishment and/or renovation to improve their sustainability is a better option

- c. **Whole life costs:** in delivering value for money in our purchasing decisions, we will consider the whole life costs, including running and disposal costs, as well as the initial purchase price
- d. **Specification:** we will ensure the specification for new build, refurbishment and maintenance considers social and environmental issues and consider targets for key performance indicators for sustainability, such as energy and water use and waste production
- e. **Design for physical and mental health:** buildings in both their external construction and internal ambience can promote physical and mental health. So we will consider these issues at the outset of any new build and when major refurbishment is planned.
- f. **Design for flexibility:** to allow ease of changes to use in the future
- g. **Integrate passive design features:** measures such as orientation, glazing, insulation and natural ventilation will be built in at the earliest stage to reduce lifetime costs
- h. **Design for climate change impacts:** ensure the building design takes account of predicted climate change impacts on temperature and rainfall
- i. **Use recycled and/or environmentally sound materials:** we will seek to specify the use of recycled and/or environmentally-sound materials in construction and refurbishment
- j. **Design for minimum waste:** we will seek to design out waste both during construction and from the useful life, and end of life, of the building or structure. All projects should have a Site Waste Management Plan. All new buildings will have sufficient facilities for recycling waste and storage/collection facilities for other wastes such as hazardous wastes where required
- k. **Minimise energy in construction and building use:** we will seek to minimise energy consumed in the production and transport of construction products, and will consider more energy efficient solutions in design, including passive systems using natural light, air movement and thermal mass, as well as solutions involving energy produced from renewable sources all in line with the University Energy, Water and Carbon Management Plan
- l. **Conserve water resources:** we will seek to design for increased water efficiency in building services and water conservation within the built environment in line with the University Energy, Water and Carbon Management Plan
- m. **Minimise pollution:** we will consider the polluting emissions and releases resulting from our construction and refurbishment activities, will restrict the use of hazardous substances where appropriate, and will ensure that all our activities comply with relevant legislative requirements
- n. **Preserve and enhance bio-diversity:** we will look for opportunities from the construction phase to the landscaping of buildings and estates, to provide and protect habitats
- o. **Respect people and their local environment:** we will aim to be consultative and responsive to the internal and external community in planning and in undertaking construction
- p. **Ensure all contractors/consultants are sustainability aware:** as a minimum they should have an Environmental Management System
- q. **Post occupancy management:** all new and refurbished buildings will have a post occupancy sustainability plan, including internal and external maintenance and seasonal commissioning. Metering and visibility of energy consumption by users should be considered for all new buildings
- r. **Aim to inspire and aid learning** through a sustainable teaching and learning environment, and where possible use the building itself
- s. **Implementation:** these principles will be transposed into practical rules on specific construction and refurbishment activities through the use of specifications and guides, which will be reviewed and amended over time to reflect changes in best practice

In delivering this commitment, all new building and major refurbishment projects will be assessed under formal sustainability schemes such as the Building Research Establishments (BREEAM) and Ska methodology to ensure energy efficiency and sustainability is maximised. A target for all new buildings and major refurbishments to achieve an “Excellent” BREEAM rating with a minimum of “Very Good” where they are justifiable reasons why excellent cannot be achieved. For smaller refurbishments, depending on the scale of the project, we aim for a SKA rating of Gold.

The following targets 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)	University of Salford Energy 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. As a minimum ALL projects should meet the University of Salford Energy Design Standard.

We will communicate this Policy and its outcomes to all stakeholders, and review the Policy periodically to ensure that it is up-to-date and consistent with national legislation.

#### 4.0 Related Documentation

This document should be read in conjunction with the following documentation.

“The following documents can be found on the University Policy & Procedure pages <http://www.salford.ac.uk/about-us/corporate-information/governance/policies-and-procedures> or under ‘P’ via the Staff Channel A-Z index.

- Environmental Sustainability Policy
- Energy and Water Policy
- Sustainable Procurement Policy

The following documents can be found on the Environmental Sustainability section of the Estates and Facilities website:

- Energy, Water and Carbon Management Plan
- Energy Design Standard
- Waste Management Plan
- Landscape Management Plan
- Sustainable Purchasing Procedure