Sustainable Construction Policy Statement
Version Number 2.0

Effective from 20 May 2016

Author: Environmental Sustainability Officer
Estates, Facilities and Information Technology
### Document Control Information

**Status and reason for development**

Replaces previous versions to incorporate new template and document control

### Revision History: (most recent first)

<table>
<thead>
<tr>
<th>Author</th>
<th>Summary of changes</th>
<th>Version</th>
<th>Authorised &amp; Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rebecca Bennett</td>
<td>Update on new document control template</td>
<td>V2.0</td>
<td></td>
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<tr>
<td>Rebecca Bennett</td>
<td>Document created</td>
<td>V1.0</td>
<td>Sustainability Board, October 2011</td>
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### Policy Management and Responsibilities:

**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.

### Have you completed formal assessment with the following advisory teams:

<table>
<thead>
<tr>
<th>Advisory Team</th>
<th>Summary</th>
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<tbody>
<tr>
<td>Equality Analysis (E&amp;D, HR)</td>
<td>1. Any policies and procedures developed as a result of this will be subject to an initial equality assessment.</td>
</tr>
<tr>
<td>Equality Initial assessment form</td>
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<td>Legal implications (LPG)</td>
<td>2. N/A</td>
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<td>Information Governance (LPG)</td>
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<td>Student facing procedures (QEO)</td>
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### Consultation:

<table>
<thead>
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<th>Stakeholders</th>
<th>Summary</th>
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<tbody>
<tr>
<td>Staff Trades Unions via HR</td>
<td>1. N/A</td>
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<tr>
<td>Students via USSU</td>
<td></td>
</tr>
<tr>
<td>Relevant external bodies (specify)</td>
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</table>

### Authorisation:

**Authorised by:**
University Sustainability Board
Minor changes to the policy may be authorised by the Chair of the Sustainability Board on behalf of the Board.

**Date authorised:**
TBC

**Effective from:**
20/05/2016

**Review due:**
1st October 2016

**Document location:**
University Policy & Procedure Pages


### Document dissemination and communications plan:

- Environmental Sustainability website
- Environmental Sustainability staff induction
- Fairtrade events throughout the year
1.0 Purpose

The University is committed to managing 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 Policy Statement for Estates, Facilities and Information Technology division is committed to taking account of the environmental implications of all its actions. 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 targets for each project will be adopted and communicated to all people involved in the design process and involving key consultants and contractors.

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;

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 Estate Strategy and Campus 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 economic, social and environmental issues and sets 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, including FSC accredited timber

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 will have a Site Waste Management Plan. All new buildings will sufficient have facilities for recycling waste and storage/collection facilities for other wastes such as hazardous wastes

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.

l. **Conserve water resources:** we will seek to design for increased water efficiency in building services and water conservation within the built environment

m. **Minimise pollution:** we will consider the polluting emissions and releases resulting from our construction and refurbishment activities, will ban 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 through 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. 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 checklists 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 the Building Research Establishments BREEAM 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

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

“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.

- Carbon Management Plan
- Waste Management Plan
- Sustainable Construction Policy
- Biodiversity Management Plan
- Fairtrade Policy
- Healthy & Sustainable Food Policy