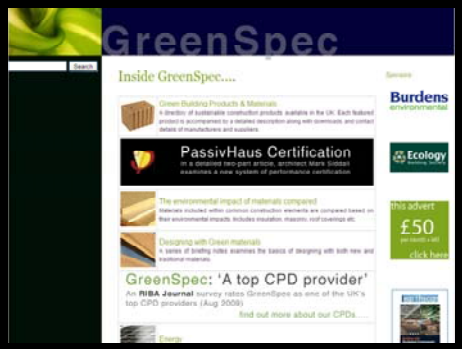

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Green Specification, benchmarking & supply chain

Green Specification & benchmarking

- Merits of approaches to procurement to ensure delivery of sustainable development

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Procurement

- Historically (and persistently) procurement suffered(s) from tendering, to do it cheapest
- Design & Build came along to help the contractor to design and build it cheaper, in familiar ways
- Management Contracting came along to make it happen faster, time usually means money

Procurement PFI and PPP

- Private Finance Initiative and Private Public Partnerships
- Were introduced to help fund projects for Public buildings and Infrastructure
- Usually to provide a facility to hold activities.
- Now Health and Schools procured

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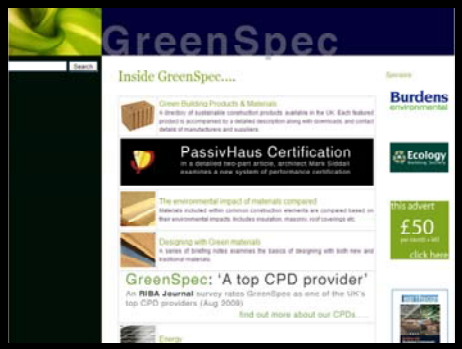
BOOT

- But BOOT was adopted
- Build Own Operate and Transfer
- Run it for 25 years then hand it back
- Includes FM Facilities Management
- Laing sold up to Laing O'Rourke
- Laing went into Property
- Reason?: Money to be made in Property maintenance



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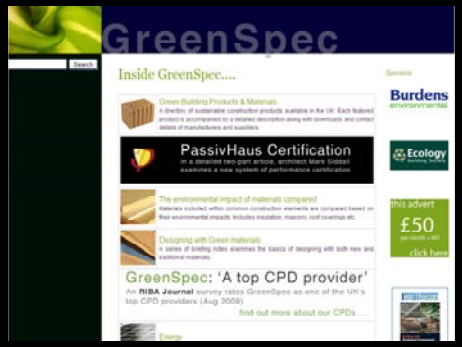
25 years

- Own for 25 years for example
  - Normal life is 60 years
  - Short life is 30 years
  - Temporary is 15 years
- Sought 25 year guarantees
- Did not change the specifications



An opportunity?

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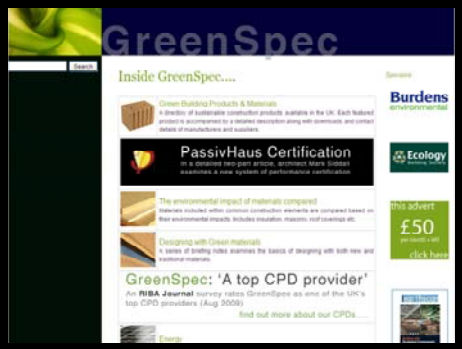
- to adopt durable materials
- Not taken



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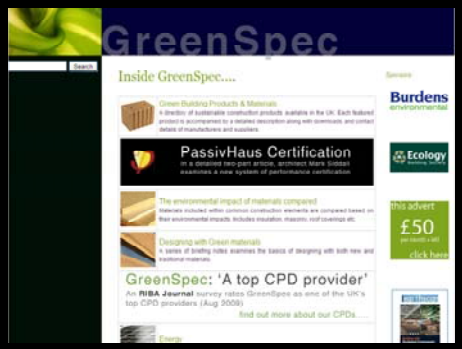
WRAP

- WRAP and PFI PPP
- Waste infrastructure
- Specification a small part of the issues
- Preliminaries statement
- Low scores



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Best Value

- Need not choose the cheapest
- Better value can be considered
- But cost inevitable a strong issue

EU Procurement

- Version 2
- Permits Social and Environmental issues to be included in contracts
- But not be used after the tender to exclude bids
- But we are incapable of managing procurement through specification

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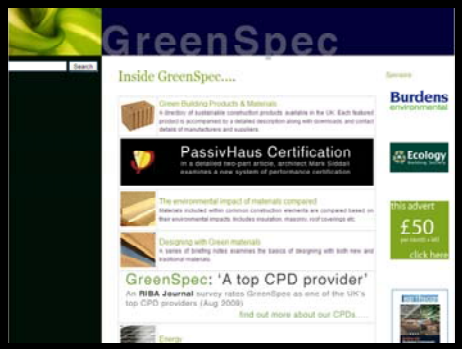
Government & Sustainability

- Recently announced their definition of sustainability now includes buildings in use.
- But no evidence seen so far
- No legislation
- No initiatives?
  - London Green Procurement Code
  - Business Link
  - Envirowise
  - Carbon Trust
  - Energy Saving Trust

Government & Sustainability

- New Build Housing: Code for Sustainable Homes
- New Build Others: soon……
- Refurbishment Housing: nothing yet
  - Urgently needs addressing
- Refurbishment Others: nothing yet
  - Urgently needs addressing



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MOBS

- DTI funding (BERR now)
- MOBS managing and occupying buildings sustainably
- www.mobs.org.uk

Legal responsibilities

- of each party
- contribute positively towards sustainable development in use
- Few and far between

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Compliance with:

- Environmental Protection
  - Duty of Care
  - SWMP
  - Waste handling
- Code for Sustainable Homes
  - Local transport and community facility: gone
  - Driving towards Zero Carbon
  - Reducing water consumption
  - Materials: 7.5% of credits
- Building Regulation
  - Almost nothing in there

Ensuring green specification

- EcoHomes
- BREEAM
- Code for Sustainable Homes
- All refer to BRE's Green Guide to Specification
- Which is neither Green nor a Guide to Specification

Ensuring benchmarking is achieved in reality

- public and private sector

Initiatives supporting sustainable development

- government initiatives
- Housing Corporation funding of projects
  - EcoHomes now Code for Sustainable Homes
    - Setting pass levels
- English partnerships
  - Provide land
    - Setting Pass levels
- HCA (HC+EP) joined forces
  - Recently invented Code 4.5 to put off Code 5 ambitions for later

Encouragement mechanisms

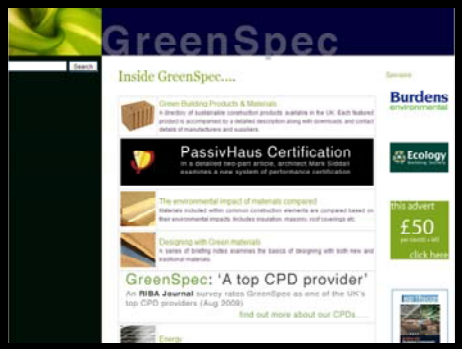
- explain the mechanisms by which sustainable development is encouraged throughout the building development process

RDAs

- Regional Development Agencies
- Fund Projects
- Occasionally set targets
- Some have assessment tools
- Toolkit-East
  - East of England
- North West has one
- Back down under legal pressure

T&CP Officers

- Calling for EcoHomes & now Code for Sustainable Homes
- BRE Green Guide:
  - A and A+ materials
- Merton Rule
  - 10 % Renewable Energy on site
- Sheffield Rule
  - (fingers crossed) Living roofs
- Uttlesborough Policy
  - Extensions permitted as long as whole house brought up to current Part L



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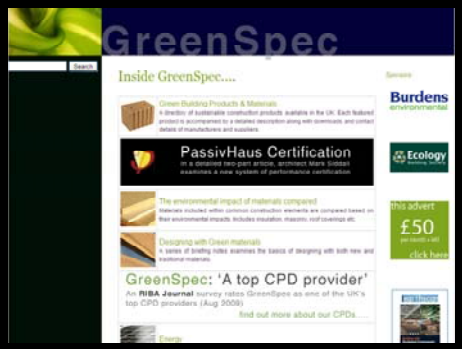
BCO

- Policing Part L (Energy)
- Failing to insist on Airtightness testing
- Failing to insist of thermal bridge avoidance



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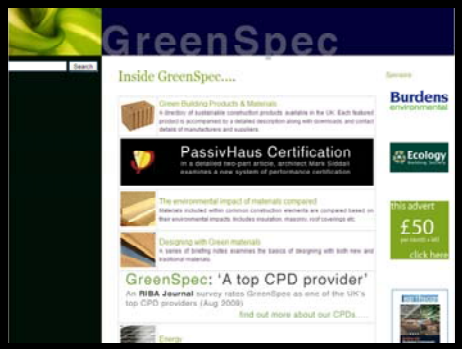
EHO

- Failing to address health of occupants
- Indoor air quality not an issue
- Could address water efficiency not just: enough WCs and taps



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FPO

- Could address water shortages in the interest in saving it for fires
- Could address smoke in fires and avoidance of materials
  - Low Smoke
  - Halogen free
  - PVC avoidance

Resource Efficiency in use

- BREW Crew
- Business Link
- Envirowise

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Sustainable Development

- explain the principles

Benefits of sustainable development

- environmental performance
- cost benefits
- productivity benefits
- user benefits
- marketing advantages

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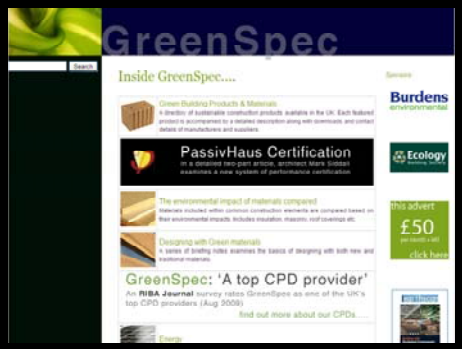

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supply chain

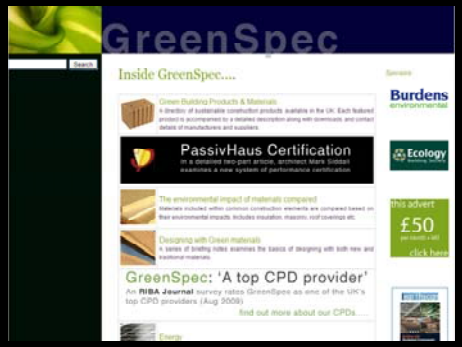
- Enabling
- barriers
- importance of thinking about this
- Supporting this during development.
- public sector and private sector routes
- supporting sustainable supply chain management.

Generally

- barriers to the adoption of sustainable construction principles
- case studies of good practice
- publicly available sources of information on sustainable procurement, performance
- interesting / innovative initiatives to support sustainable development

Community Participation

- very little on community participation in the procurement / design process so far
- Sustainable Design Practice modules
  - community / wider involvement in procurement / design
- Signs of change



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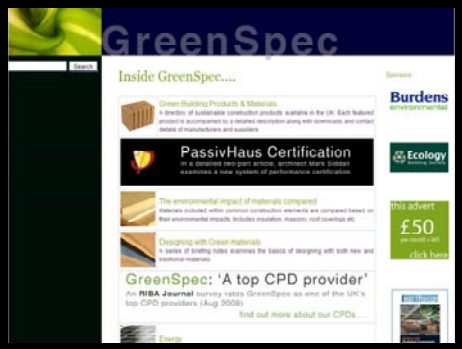
Feedback

- These files are created by generalists with a big dollop of green flavour
- These files are updated from time to time
- We are not experts so from time to time these file may get out of date or may be wrong.
- If you feel that we have got it wrong please let us know so we can put it right



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