

DRAFT SUSTAINABLE CONSTRUCTION POLICY

Introduction

This policy sets out the framework through which Stockton Council will meet the requirements of a number of national, regional and local policies that aim to achieve sustainable development. It will also help to reduce our contribution to climate change and build in adaptation to the changing climate through good design.

National Policy:

The government has confirmed a number of policy and legislative initiatives to secure sustainability in construction which include:

- Zero Carbon New Non Domestic Buildings – where all new commercial buildings are to be zero carbon from 2019;
- Zero carbon New Homes – from 2016 all new homes are to be zero carbon
- Building Regulations – amendments to the building regulations mean that new homes will have to reduce CO2 emissions from energy consumption by 25% in 2010 against 2006 requirements and 44% by 2013;
- Climate Change Act 2008 – legally binding greenhouse gas reduction targets, 80% by 2050;
- Renewable Energy Strategy – to deliver on EU targets for renewable energy generation of 15% by 2020;
- Strategy for Sustainable Construction 2008 – a joint industry and government strategy to deliver sustainability in construction;
- Water Efficiency in New Buildings – building regulations to include minimum water efficiency standards in new dwellings;
- Site Waste Management Plans – introduced in 2008 to enable effective management of waste on construction and demolitions sites and to encourage reduction and recycling of waste;

Regional Policy

The regional Spatial Strategy has a number of policies to support sustainable development for example Policy 24 Delivering Sustainable Communities - “ensuring that development has low consumption of natural resources both in construction and in operation, and incorporates embedded renewable energy generation where appropriate”.

Local Policy

Locally we have a number of policies that have been adopted to move towards sustainable development principles in particular:

- The Local Development Framework Core Strategy Policy 3 - All new non-residential developments will be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) of ‘very good’ up to 2013 and thereafter a minimum rating of ‘excellent’;
- The Climate Change Action Plan 2009 which sets out how we will reduce greenhouse gas emissions by 21% by 2020 against the 2005 baseline; it also

establishes a series of actions that we need to take in order to adapt to the inevitable consequence of climate change;

- Carbon Management Programme – sets a target to reduce carbon emissions by 25% by 2013 part of which will be delivered through better design of new building and refurbishment of existing stock;
- Sustainable Procurement and Commissioning Strategy 2009 – 2012 – “All new build and major refurbishment shall aim for at least BREEAM level ‘very good’. This shall be validated through a peer review process involving Technical Services and the Council’s consultant partners.”

Application of the Policy:

The policy will be applicable to:-

- All new build commissioned by or on behalf of the council;
- All major refurbishment of buildings owned by the council;
- Extensions to buildings owned by the council with a value of £500,000 or above;
- Highway constructions and maintenance schemes;
- Significant civil engineering projects;

Policy Delivery:

The sustainable construction policy consists of a set of criteria that are to be met by relevant projects.

To deliver the policy will require an update and refresh of the guidance currently in use by the Technical Services Division and comparable documents used by our strategic partners.

Measuring the success of this policy will be through a series of metrics which could include:-

- BREEAM assessments – pre and post construction;
- Reduction in carbon dioxide emissions from an agreed baseline;
- Use of material from the BRE Green Guide to specification;
- Application of the whole life costing approach for components of the building that have significant or long term operational costs;
- The % of recycled material used;
- Design Quality Indicators;
- CEEQUAL – the Civil Engineering Environmental Quality Assessment and Award Scheme, where appropriate.

Sustainable Construction Policy:

1. Design Quality

The council will use the Design Quality Indicator method for assessing the design quality for all new buildings.

<http://www.dqi.org.uk/website/default.aspx>

2. Building Research Establishment Environmental Assessment Method (BREEAM)

All new buildings constructed for the delivery of council services will aim to achieve a BREEAM rating of Excellent at post construction and will not fall below a Very Good rating.

<http://www.breeam.org>

3. On Site Renewable Energy

All new buildings will achieve on site renewable energy generation of 10% to mirror the Local Development Framework and associated planning policies and the need to meet targets set within the Climate Change Act 2008.

4. Zero Carbon

All commercial buildings are to be zero carbon by 2019 and all new schools to achieve this standard by 2016, in line with the code for non-domestic property. Zero carbon is to be achieved through the hierarchy of reduction in demand, on site generation of renewable energy and allowable solutions as defined by the definition for zero carbon homes and non domestic buildings.

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/1101177.pdf>

5. Recycled Content

All new build including extensions, construction and maintenance contracts are to achieve a minimum of 10% recycled material content by value of materials used.

6. Waste Reduction and Recycling

All projects requiring a Site Waste Management Plan will be required to achieve a waste reduction performance of at least 75% by weight reused, reclaimed, recycled or returned to supplier and demonstrate measures to reduce waste production.

7. Material Specification

All construction projects will utilise the BRE Green Guide to specification for building materials, especially for timber and other significant building components.

<http://www.thegreenguide.org.uk/>