

Sustainable Procurement of Building services

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Save the Children

What is Sustainable Development?

Sustainable Development meets the needs of the present without compromising the ability of future generations to meet their own needs

1988 United Nations Brundtland Report on Environment and Development

Sustainable Development refers to the triple bottom line:



- ⇒ workplace usage
- ⇒ employee retention
- ⇒ labour rights
- ⇒ human rights
- ⇒ wages



- ⇒ wages and benefits
- ⇒ labour productivity
- ⇒ job creation
- ⇒ community support
- ⇒ contractor management



- ⇒ Activity, product & service impacts on air, land, water, biodiversity and human health

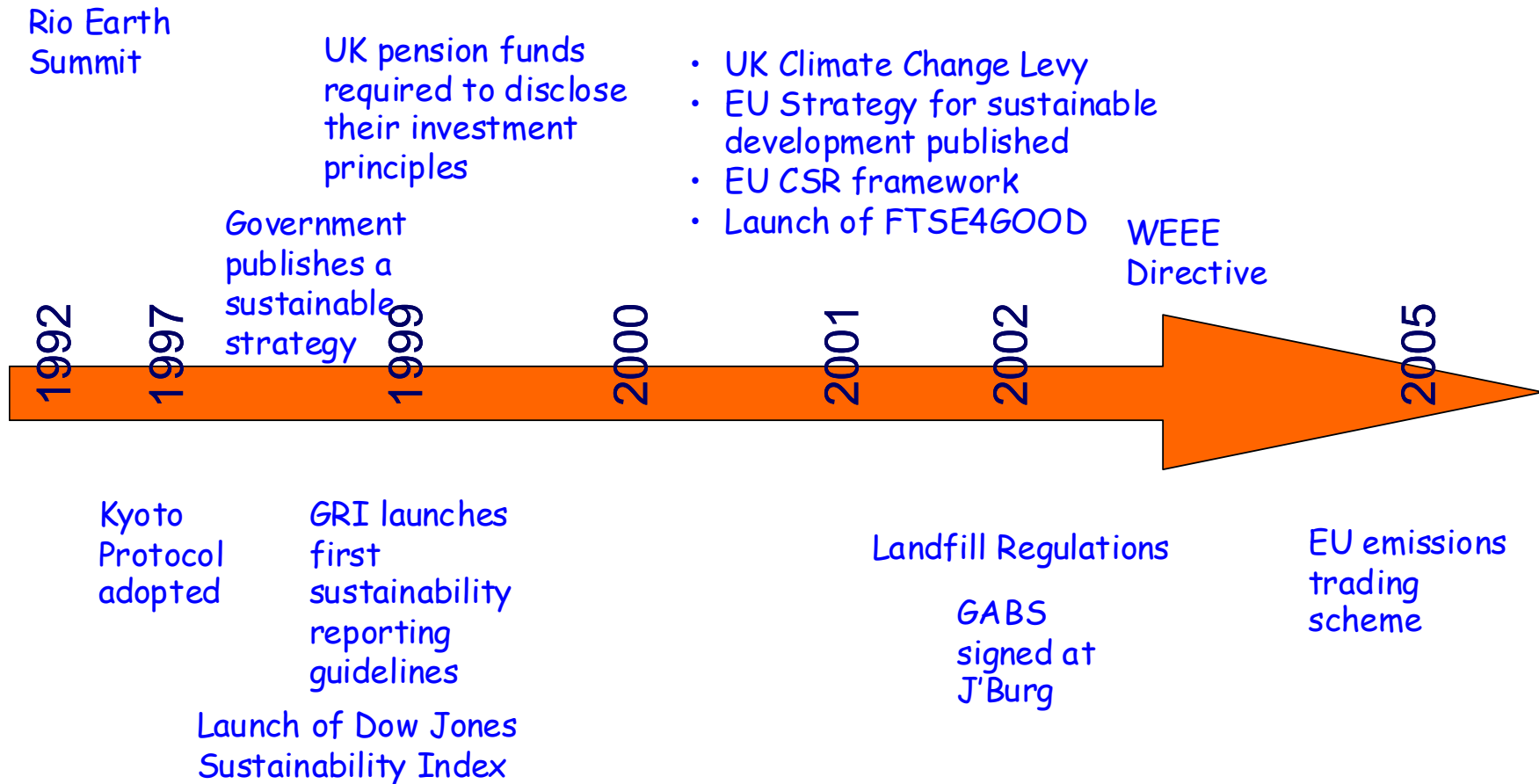
What has it got to do with buildings?

- ⇒ ~40% of energy used in the UK is in buildings and ~10% of energy used in commercial buildings
- ⇒ Buildings account for ~11% of total UK waste arisings (26% including demolition and construction waste)
- ⇒ Churn activities (changing office layouts) -increasing level of waste
- ⇒ As FMs we employ some of the lowest paid staff
- ⇒ Transport - decisions taken about office location affect commuting, business travel - congestion
- ⇒ Workplace - where most people spend most of their time, so impact on their lives. Employment conditions
- ⇒ Neighbours

Importance of existing buildings

- ⇒ Sustainable buildings agenda has tended to focus on sustainable *building*, i.e. construction
- ⇒ 2% added to building stock each year, replacement rate is lower
- ⇒ Can't wait 50+ years to achieve moderate efficiency improvements typical in new buildings (if just rely on new buildings being more efficient)
- ⇒ If property sector is to contribute to improving UK Quality of Life, must improve existing buildings and how they are managed

Why do we need to procure sustainably?



BlackLK: increasing amounts of legislation, best practice guidelines etc, leading to stakeholder expectations as well as compliance issues.

Save the Children case study

Looking at how Save the Children has tried to start incorporating principles of SD

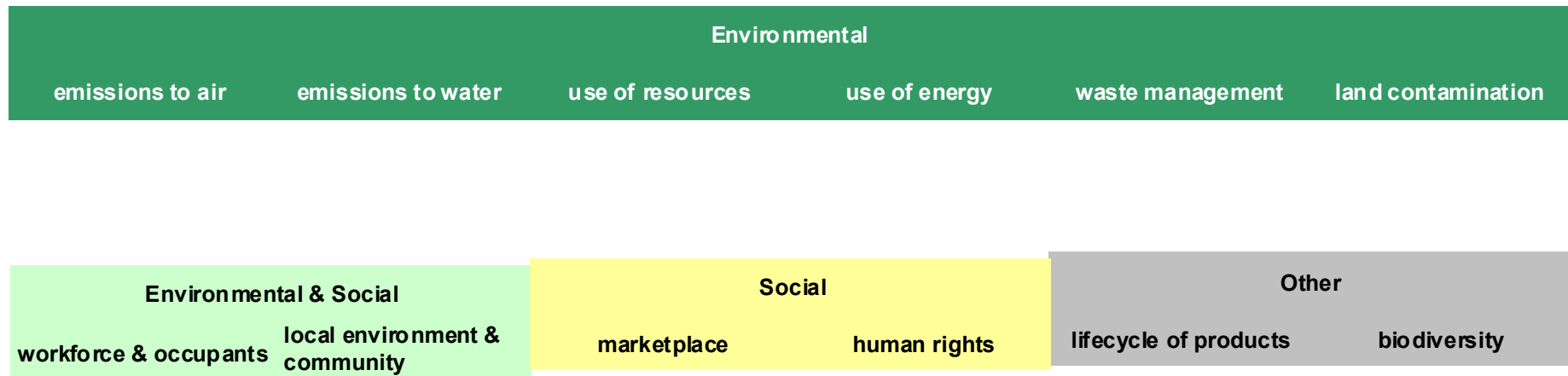
Moving to new HQ, including fitting out and new services

No corporate SD policy - anything done was without having an overall strategy on SD, although in line with organisation's mission

Used a process called Managing & Occupying Buildings Sustainably (MOBS). The development of this has been funded by DTI Partners in Innovation (PiI) programme; we worked with Johnson Controls who are one of the developers

MOBS approach

Divides the wide range of issues that can be considered down into different areas. This helps to make it more manageable, as you can decide to focus on one or more areas - bite sized chunks. There are 12 high level areas, as shown below.



MOBS approach

BlackLK: the 12 areas are then further divided

Environmental					
emissions to air	emissions to water	use of resources	use of energy	waste management	land contamination
other emissions from transport	water pollution	water use/ management	new & renewable energy	waste, careful disposal of	oil/fuel leaks
other emissions from the building		use of materials	heating fuel use	waste, quantity recycled	contaminated land management
CO2 from transport to/ from building		foodstuffs	energy use/ management	waste, quantity & types generated	
CO2 from building energy use			electricity use		

Environmental & Social		Social		Other	
workforce & occupants	local environment & community	marketplace	human rights	lifecycle of products	biodiversity
conduct	community engagement	client relations	external engagement on human rights	selection of new building materials	species
employee satisfaction	community health & wellbeing	engagement with society	legislative compliance on human rights	demolition & decommissioning	habitat
staff awareness of sustainable development	neighbourliness	peer relations	staff awareness of human rights		
equal opportunities		supplier relations			
occupant health & wellbeing					
quality of employment					

MOBS approach

Corporate Policy & Objectives

(Statement of corporate responsibility + commitment on particular issues.)

e.g. action on:

- ↘ Emissions to air
- ↘ Use of energy
- ↘ Waste management
- ↘ Employees
- ↘ Community

Site Specific Objectives

(Based on the governing corporate policy. Tailored for each property.)

e.g. address:

- ↘ CO₂ from energy use
- ↘ Energy management
- ↘ Electricity use
- ↘ Heating fuel use
- ↘ Waste generated
- ↘ Waste recycled
- ↘ Equal opportunities
- ↘ Quality of employment
- ↘ Occupant health & wellbeing
- ↘ Community engagement
- ↘ Neighbourliness

Service Brief

(Explain role of service provider in support of objectives. Outline scope and extent of role per objective.)

e.g. role includes considering:

- ↘ items under *use of energy*
- ↘ reduced air conditioning
- ↘ cooling (i.e. refrigeration)
- ↘ fans, pumps & controls
- ↘ humidification
- ↘ lighting
- ↘ energy monitoring & targeting
- ↘ DHW
- ↘ space heating
- ↘ green electricity
- ↘ on-site new & renewable
- ...
- ↘ waste reduction strategy
- ...

Service Requirements

(Tasks and activities the service provider is expected to undertake during the contract period.)

e.g. service provider will:

- ↘ benchmark CO₂ emissions and report annually
- ...
- ↘ reset air conditioning time controls to match occupancy monthly
- ...
- ↘ substitute efficient T8 (26mm diameter) fluorescent tubes for T12 (38mm diameter) tubes on replacement
- ...
- ↘ monitor and report fuel (electricity, gas, oil) use monthly
- ...
- ↘ educate key staff and occupants in energy efficiency within 3 months of appointment
- ...
- ↘ survey quantity and type of waste produced throughout the building within 3 months of appointment
- ...

BlackLK: for each area you then work through what this means in terms of the specification for the service you want

MOBS approach

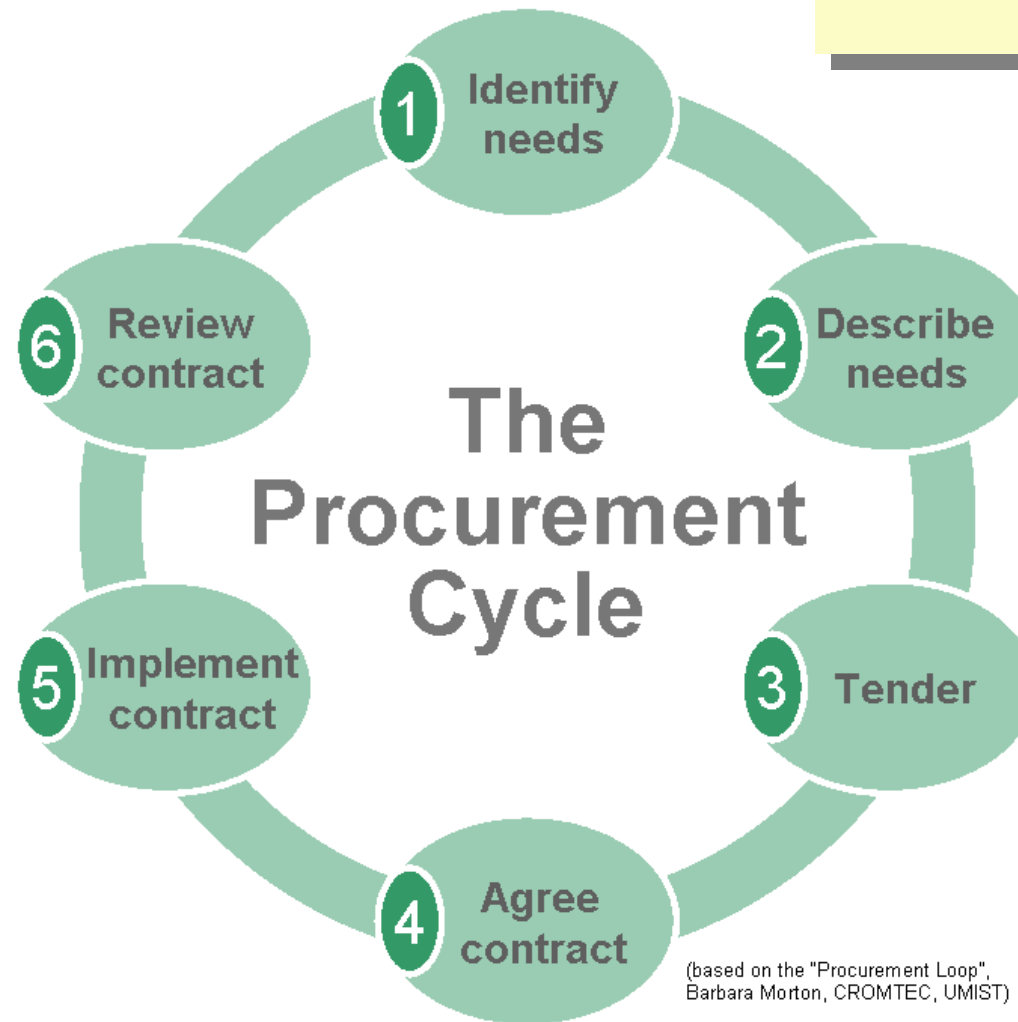
For each element, decide how committed you are to taking action/making improvements, for 0, where no action will be taken, through to those where you are prepared to incur financial costs

Levels of commitment for Objectives

- ➔ 0. i.e. No action
- ➔ No and low cost measures
- ➔ Measures meeting specified short-medium term return on investment criteria e.g. simple payback
- ➔ Measures meeting specified cost-benefit criteria (not necessarily return on investment)

Mechanism for improvement

BlackLK: description of service fits into standard procurement cycle at point 2



Save the Children case study

Decided level of commitment for objectives

Fitting out - mainly environmental factors eg materials (flooring), control systems

Tendered for waste disposal, cleaning and security

Developed a statement of our main SD aims

Expressions of interest from contractors to include how SD would be addressed

One of key factors in decision making

Issues

Obtaining information and advice; dependence on suppliers - was hard to find impartial information easily

Product suitability eg recycled carpet guarantees - the best in terms of SD would not give long enough guarantee

Suppliers' understanding of what we meant by SD
Market eg wage rates in area - all quoted low rates
Needs commitment of individuals - client and supplier

Occupier education eg waste removal

Further information

MOBS system http://environment.uwe.ac.uk/fi/obs_public.asp

- www.sustainable-development.gov.uk
- www.sustainablebusiness.com/
- www.mallenbaker.net/csr/
- www.m4i.org.uk

Any Questions?

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