Hammerson

HAMMERSON SUSTAINABILITY IMPLEMENTATION PLAN

Project:	
Project Stage:	
Completed by:	
Date:	
Version:	

Target tracker:
Not achievable
At risk / further work required
On target

NAVIGATION
Objectives and the supporting details provide the basis for the targets, the expected outputs and the standard it most closely relates to, just because it references a standard does not mean you need to seek external
The objectives and targets should be considered as minimum performance standards, if we can improve upon positions we should.
In the targets section bold text indicated a core requirement.
Select the development type to understand the specific quantitative targets in place in each area
In the response section the white cells indicate the stage this is expected to be addressed in, this is a guide and can be changed accordingly.

Objectives		Details				Development Type			Response							
		Hammerson Reference	Targets (Core Targets in BOLD)	Output	Referenced Standard	Commercial	Residential	Retail	Commencement Stage	0- Strategic Direction (is this in scope)	1. Brief	2- Concept	3- Detailed	4- Procurement and Construction	5- Handover	6- In use
ENERGY & OPERATIONAL CARBON	Achieve Net Zero position for annual operational carbon emissions: emissions avoided exceed emissions generated. Minimise operational utility costs for the building and reduce exposure to energy price risks	**C1**	**Energy Use Intensity targets (annual) of:** **Use appropriate modelling tools (i.e. CIBSE TM54: 2022 and NABERS) including lifecycle carbon and cost analysis and key technological and management options**	**Dynamic thermal energy model TM54 output** **Net Zero design report by Stage 3**	**LETI**	55 kWh/m2 GIA	35 kWh/m2 GIA	Base Build - 30kWh/m2 NLA Tenant Fit out - 60 kWh/m2 NLA	1 - Preparation and Briefing							
		C2	**NABERS Design for Performance - 6 Star Base Build Target**	**Commitment to NABERS energy target**	**NABERS Dfp**	6 Stars on Base build	Not currently applicable	Not currently applicable	1 - Preparation and Briefing							
		C3	**Decarbonising Heat - No onsite combustion**	**Zero combustion M&E design**	**-**	Required	Required	Required (exc. F&B Units)	1 - Preparation and Briefing							
		C4	Complete a HVAC model for all heat pump/chiller installations	HVAC model	-	Required	Required	Applicable only where hydraulic HVAC systems are installed	2- Concept							
		C5	**Maximise onsite renewable energy generation**		**Ene 04 & LETI**	PV and renewable heat eq. to 2no floors	100% of available roof space (Solar PV & Thermal if feasible)	Required	2 - Concept							
		C6	Future proof for flexible energy storage	Report assessing the suitable of thermal or electrical storage to match future smart grids. I.e. residential demand peaks		Required	Required	-	2 - Concept							
		C7	Minimise carbon emissions from tenant's operational activities		-	Hammerson Sustainable Fit-Out Guide	N/A	Hammerson Sustainable Fit-Out Guide	6 - Handover							
		C8	Local carbon offset opportunities if net zero carbon emissions not achieved through on-site measures (operational offset)	Gold Standard or Verified Carbon Scheme certified offsets	-	Required	Required	Required	1- Brief							
Embodied Carbon & Resource Use	Net Zero for resource use: waste avoided, recycled or re-used exceeds materials used that are neither recycled, renewable or sent to landfill.	**EC1**	**Reduce embodied carbon (Building Life Cycle Stage A1-A5 excluding sequestration) to:** **Use embodied carbon assessment software in accordance with BS EN 15978:2011 calculation methodology (i.e. One Click LCA) to monitor, report and improve embodied carbon performance**	**Embodied Carbon Assessment and options list review at Stage 2, 3, & 4**	**Mat 01**	**350kgCO2/m² GIA**	**300kgCO2/m² GIA**	**350kgCO2/m² GIA**	1 - Brief							
		EC2	**50% of materials from renewable, reused and recycled sources**	**- Demolition Harvesting Map for material re-use** **- Reuse, demolition and construction methodology**	**-**	**Required**	**Required**	**Required**	1- Brief							
		EC3	**Designing for Deconstruction - 80% materials can be reused at end of life by carrying out Circularity Report from One Click LCA or equivalent**		**Wst 06**	**Required**	**Required**	**Required**	0 - Strategic Direction							
		EC4	Create **material Passports** for materials at End of Life (e.g. O&Ms)	Material passports with end of life use scenarios		Required	Required	Required	6 - Handover							
		EC5	**Specify concrete with 100% Earth Friendly Concrete or minimum 50% GGBS**	**Feasibility study to demonstrate applicability**	**-**	**Required**	**Required**	**Base Build Only**	1 - Brief							
		EC7	Review feasibility of ground source heat pumps for project			Required	Required	Base Build Only	1 - Brief							
		EC8	Review opportunities for offsite construction (e.g. Design for Manufacture and Assembly (DfMA) opportunities) (example 'D-frame' precast concrete frame system)		Mat 06	Required	Required	Not Applicable	2 - Concept							
		EC9	Review procurement options for Electric Arc Furnace Steel	Feasibility study to identify suitability		Required	Required	Required	5 - Construction							
		EC11	**100% timber to be FSC certified (PEFC by approval only for structural timber i.e. Glulam & CLT)**	**FSC project certification on Schemes over £50m** **Insert into Employer's Requirements**	**Mat 03**	**Required**	**Required**	**Required**	3 - Detailed Design							
		EC12	**Zero waste to landfill (non-hazardous demolition, excavation and construction waste)**	**Pre-Demolition audit - Map out re-usable materials and integrate into design to minimise embodied carbon**	**Wst 01**	**Required**	**Required**	**Required**	1 - Brief							
		EC13	Generate less than 1.9 tonne of waste per 100m²	**Compliance with BREEAM 2018 NC Wst 01** **Design out waste and use of DfMA** **Waste hierarchy** **Employers Requirements**	**Wst 01**	**Required**	**Required**	**Required**	1 - Brief							
		EC14	Specify on-site composter for food waste		-	Not Applicable	Required	Not Applicable	2 - Concept							
WATER	Achieve Net Zero position for annual water: water replenished by external projects exceeds water consumed from mains supply.	**WAT1**	**Reduction in water consumption over baseline building water consumption incorporating rain and grey water harvesting.**	**Wat 01 Calculator**	**Wat 01 & RIBA 2030 Climate Challenge**	**< 10 l/p/day**	**< 95 l/p/day (2025 target)** **<75 l/p/day (2030 target)**	**Required**	2 - Concept							
		WAT2	**Sustainable Urban Drainage Systems (e.g. permeable paving, reduction in hardstanding, and water collection at roof/terrace level)**		**Pol 03**	**Required**	**Required**	**Required**	2 - Concept							
		WAT3	Major leak detection to be provided		-	Required	Required	Required	3 - Concept							
		WAT4	No water features in landscaping unless operational water demand can be entirely met by harvested rainwater	Landscaping design specification	Wat 04	Required	Required	Required	2 - Concept							
		WAT5	Incorporate interceptors into drainage plans. Where projects are connecting into natural water bodies consider reed beds for a natural filtration system for surface water	Landscaping design specification	-	Required	Required	Base Build Only	2 - Concept							
		WAT6	Local water offset opportunities to offset potable water consumption i.e. upgrading local schools sanitary ware	Employers Requirement	-	Required	Required	Required	5- Construction							
PHYSICAL CLIMATE RISK	Minimise exposure to physical climate risks including flood and extreme temperatures	**Clim1**	**Climate Physical Risk Analysis Report**	**Climate Risk Analysis Report by Stage 3**		**Required**	**Required**	**Required**	1 - Brief							
		Clim2	Design to accommodate predicted climate change to 2080 to align to building life cycle **(if 2080 not economically viable model to 2050)**	Hea 04 Output	Hea 04 / Wst 05	Required	Required	Required	1 - Brief							
		Clim3	**CRREM Risk Analysis (operational)**	**CREEM Model output report at each stage gate**		Required	Required	Required	1 - Brief							
		Clim4	**30% reduction in run off rate vs pre development. Design to reduce site flood risk to to allow for 1 in 100 year flooding events.**	**Pol 03 Credit achievement**	**Pol 03 / Wst 05**	Required	Required	Required	2 - Concept							
WELLBEING	Deliver a clean development that supports the good health and wellbeing of occupiers and visitors	WB1	Achieve BREEAM HEA 06 Credits to achieve a safe and secure building for occupiers and visitors both on site and journeying to and from site	Achieve BREEAM Credits	Hea 06	Required	Required	Required	2- Concept							
		WB2	**A building that is accessible to anticipated user groups and accommodates changing using group accessibility requirements**	**Engagement with local community groups.**	**-**	Required	Required	Required	2- Concept							
		WB3	No negative impact on local air quality compared to pre-development baseline and targets a positive improvement in local air quality	- Pre and post air quality monitoring (employers requirements) - Landscaping planting design at Detailed Design	-	Required	Required	Required	1 - Brief							
		WB4	Access to open green space	Site design drawings	-	Required	Required	Required	2 - Brief							
		WB5	**On-site facilities that support positive health and wellbeing outcomes such accessible green space, co-working facilities, communal space**	**Project specific outcomes**	-	Required	Required	Required	1 - Brief							
		WB6	Meet BREEAM Hea 02 VOC criteria	- Achieve Hea 02 credits	Hea 02	Hea 02 WELL Building Standards (full assessment not required)	Hea 02	Hea 02	1 - Brief							
BIODIVERSITY	Provide urban green space	**B1**	**20% biodiversity net gain compared to pre-development baseline with creation of a Biodiversity Action Plan (BAP)**	**Biodiversity Action Plan aligns with the local municipality BAP**	**LE 04**	**Required**	**Required**	**Required**	1 - Brief							
		B2	**Planting to be drought tolerant and biodiverse**	Biodiversity Action Plan Planting schedule at Stage 3	-	Required	Required	Required	4 - Construction							
		B3	Use harvested rainwater for irrigation	M&E design specifcation Landscaping design specification		Required	Required & use of on site compost	Required	2 - Concept							
		B4	Garden space for residents to cultivate	Landscaping Design specification	LE 04	Not Applicable	Required	Not Applicable	1 - Brief							
TRANSPORT	Facilitate use of sustainable transport to reduce scope 3 carbon emissions	**T1**	**Sufficient cycle storage provision in dedicated and secure space**	Compliance with the London Plan	Tra 02	< 500 occupants - 1 per 10 occupants	Required	Required	2 - Concept							
		T2	Dedicated space for shared cycling and car schemes		-	Required	Required	Required	7 - Use							
		T3	**For new parking provision, provide electric vehicle charge points to 10% of car park spaces with sufficient capacity for another 10% in the future**	**- Passive infrastructure includes ductwork and sufficient LV network capacity.** **- Single Line diagram**	-	**10% active EV charging**	**10% active EV charging**	**10% active EV charging**	2 - Concept							
SOCIO-ECONOMIC	Deliver positive for socio-economic impacts - making a measurable positive impact on socio-economic issues relevant to our local communities beyond a measured baseline.	**SE1**	**A clear place making strategy incorporating local community engagement and feedback that reflects the needs of the local community (e.g. public consultation)**		**-**	**Required**	**Required**	**Required**	0 - Strategic							
		SE2	**A community engagement plan for the development that addresses issues identified as relevant to the local community.**	**Community Engagement Plan by Stage 1**	**-**	**Required**	**Required**	**Required**	0 - Strategic							
		SE3	A community engagement plan for the operational life of the asset	Community Engagement Plan by Stage 3	-	Required	Not Applicable	Required	1 - Brief							
		SE4	An employment and skills plan for construction and operation stages of the development	Employers Requirements Hammerson employment and skills plan in line with S106	-	Required	Required	Required	4 - Construction							
		SE5	Flexible space for community use	Project specific target to be agreed at Stage 0	-	Required	Required	Required	0 - Strategic							
		SE6	Access strategy for all potential user groups - current and future (e.g. disability access, transport needs etc.)	- Plan - Local Disability Access Forum design presentations/feedback	-	Required	Required	Required	1 - Brief							

MANAGEMENT	Handover of a building that performs as designed - Soft Landings	**Man 1**	**Deliver a building with environmental performance that aligns with the design and provide a supported handover from construction to operation that aligns with Soft Landings**	**- Employers Requirements - Post occupancy evaluation**	**BISRIA BG54:2018**	**Required**	**Required**	**Required**	4- Procurement and Construction							
	Post Occupancy Evaluation	**Man 2**	Post occupancy evaluation to be carried out 12 months after completion	Post Occupancy Evaluation Report and Action plan	Man 05	Required	Required	Required	6 - Handover							
	Adopt responsible construction practices	**Man 3**	**Considerate Constructors Scheme score 40 or above**	**Employers Requirements**	**Man 03**	**Required**	**Required**	**Required**	4- Procurement and Construction							
	Labour rights & Modern Slavery	**Man 4**	**Best practice policy in place for supply chain and no serious breach claims (contractual obligation)**	**SEDEX Self Assessment Submission from Principle Contractor and Tier 1 sub**	**SEDEX**	**Required**	**Required**	**Required**	4- Procurement and Construction							
N		**Cert 1**	**UK Certification Targets** (subject to planning requirements)	**Pre-assessment, Design stage and post completion certification**	**All**	BREEAM 2018 - Outstanding NABERS Design for Performance (6 Star)	Home Quality Mark (UK) Passivhaus (Principles Min)	BREEAM Excellent (Shell)	1 - Brief							