

**Queen Mary University of London
Energy and Environmental Management System**

Sustainability and Carbon in Capital Projects Policy

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Environmental Policy

Operational Control

ISO 50001 Reference

Energy Policy

Operational Control

Procurement and Design

Related Documents

CD1 Environmental Sustainability Policy

CD2 Energy Policy

Operational Control

Table of Amendments

Date of Change	Previous Version Number	Changes Made	Revised Version Number
May 2016	1	Removal of Reference to Maintenance Standards	2

Sustainability and Carbon in Capital Projects Policy

Queen Mary University of London (QMUL) is one of the UK's leading research-focused higher education institutions. We undertake research, teaching and business activities which impact our sustainability and carbon performance. As such, we acknowledge an institutional responsibility to incorporate sound sustainability and carbon management principles and practices across our capital projects. This Policy is available to all staff, students, suppliers and contractors.

This Policy sets out our commitments to continual improvement in sustainability and carbon performance in capital projects. It covers planning, design, procurement, construction and fit-out and applies to new builds, extensions, and refurbishments. Coverage extends to all associated assets including (but not limited to) hard and soft landscaping, plant and equipment, office equipment and lighting. It provides a framework for Capital Projects to positively contribute to QMUL's carbon reduction target of 34% by 2020 from a 2005/06 baseline (see QMUL's Carbon Management and Implementation Plan) and improve the overall long-term sustainability of the university.

To support the implementation of this policy:

1. All replacement facilities (including plant) should deliver at the design stage an annual carbon emission reduction of at least 50% (aiming of achieving operational reductions of at least 40%). Reductions must be below that of the average emissions of existing facilities.
2. All new and existing buildings must aim to achieve a minimum rating of EPC 40(B), an energy performance consistent with achieving BREEAM Excellent.
3. All new builds or major refurbishments must include a detailed sustainability and carbon reduction review (including financial assessments) as part of the feasibility assessment. This review must be carried out by a suitably qualified person.
4. The threshold cost-benefit for projects to be a net benefit of £1000/tCO₂. Projects which do not meet this must be referred to the Estates Strategy Board for approval.
5. Deliver projects that reduce energy consumption and increase energy efficiency across the estate.
6. Maintain a zero environmental incident rate and be open to being audited to ensure compliance.
7. Demonstrate how whole-life costs and energy performance are fully considered throughout the design process including when purchasing relevant assets &/or services
8. Provide efficient buildings management controls and effective maintenance systems that incorporate monitoring of energy consumption.
9. The design of projects should consider non engineering based approaches which utilise natural lighting and heating etc. (passive solar and energy efficient design).
10. Actively seek and adopt opportunities to use renewable energy sources and incorporate low/renewable energy technologies. This can be used to offset carbon in order to meet QMUL's carbon reduction target.
11. Ensuring appropriate waste management licences are in place prior to work commencing. Monitor and measure the amount of construction waste produced and disposal method used for each project.

Estates Strategy Board acts as the primary governance body to direct, control and monitor on-going policy performance. Updates will also be provided to the Sustainability Committee and Carbon Reduction Group. The Director of Estates and Facilities has overall responsibility for the development and implementation of this policy, supported by the Estates and Facilities Directorate Capital Projects and Sustainability Teams. This Policy will be reviewed annually for ongoing suitability.

Stephen Wells
Director of Estate and Facilities