

Durham University

Sustainable Construction and Renovation Policy

Durham University is committed to maintaining and wherever possible, improving the quality of its built environment, both for the people who live and work in the University (more than 3,000 staff and 15,000 students) and for the wider community. This commitment is reflected in policies which seek to make the most effective and efficient use of all our resources, minimise pollution, comply with relevant legislation and encourage all members of the University community to develop a sustainable approach to their work and lifestyle.

Mission

Our mission is to make Durham University recognised as one of the most environmentally sustainable universities in the UK. To achieve this goal will require us to clearly demonstrate that our buildings achieve leading sustainable environmental design criteria and for us to target resources to promote sustainability to our stakeholders and occupants.

Aims

- Provide significant new and significant renovated buildings that clearly exceed environmental legislation and provides exemplars in design, operational effectiveness, low maintenance and fitness for use for occupants whilst taking into account the effect of potential future climate change on building performance.
- Adopt a “cradle to grave” approach on all significant new buildings and significant renovations whilst applying a fully inclusive whole-life costing methodology to ensure best value for money over the operational lifetime of the building.
- Aspire for all new buildings and significant major renovations to be measured zero net carbon in use buildings, this to be reflected in policies, procedures and project budgets.

Commitment

Durham University seeks to support its Carbon Management Plans up to 2020 with a commitment to minimise operational energy costs from its buildings. To that end, Durham University is committed to:

1. Ensuring that environmental sustainability is prioritised by all groups requesting new buildings or renovation to existing buildings, this to be clearly stated in each business case.

2. Ensuring all new buildings and major renovations are allocated “significant” or “non-significant” status at inception stage as defined in the “Durham University sustainable construction and renovation brief”, and based on the University’s sustainability aspirations and environmental policy. This status shall be agreed by the Director of Estates, Greenspace and Capital Planning Group. A log must be kept and updated detailing all decisions made.
3. Ensuring all project steering groups for significant projects are aware of this policy and informs UEC accordingly at the feasibility stage of the project.
4. Ensuring that all significant new buildings and significant major renovations target a minimum of BREEAM Excellent or Very Good respectively and demonstrate success with certification.
5. Ensuring all significant new buildings and significant major renovations apply a whole-life costing methodology to the project from inception to completion and in to operation.
6. Ensuring that all non-significant new buildings and non-significant major renovations will follow the relevant principles of BREEAM by achieving a SKA Gold Rating and be clearly demonstrated with project documentation.
7. Ensuring all new buildings and significant renovations prioritise good practice energy design, clearly exceeding planning and building regulations targets and taking into consideration the estimated entire energy consumption and carbon in use within any energy modelling tool used.
8. Ensuring all renovation projects set challenging carbon, energy, water, waste fugitive gases and transport reduction targets based on the existing performance of the building and clearly demonstrate this target within project documentation.
9. Ensuring the energy strategy hierarchy to reduce demand (consider Passivhaus approach to insulate the building fabric), meet end-user demand efficiently, supply from low carbon sources, supply from renewable sources, and enable energy management is applied to all new buildings and renovations from feasibility stage to completion.
10. Demonstrating to the local community that Durham University is a leading participant in designing and managing buildings sustainably.



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Director of Estates

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