



# RICS Ska Rating: Higher Education

Presentation to LUEG

June 2012

# “A framework for green refits”

Ruth Andrade, Head of Sustainability, Lush



- Standard method for environmental assessment and certification of fit-outs, refurbishments and retrofits in non-domestic buildings
- Not a whole building assessment method, it scores individual projects within buildings irrespective of the base build
- Open, transparent, flexible, low cost

# Who is using Ska already?

**CROYDON**  
www.croydon.gov.uk



**Sainsbury's**

YOUR **M&S**



**RioTinto**

**H&M**



**Deutsche Bank**



# Workplaces – by industry, for industry

- Research commissioned by Skansen managed by RICS. Lead author: AECOM
- Steering group formed 2008
- CoreNet Global Leadership award 2009; AIS award 2009
- Launched November 2009



Retail - launched Feb 2012



greenroom



Ska  
rating | lead supporter



EAT SLEEP & DRINK  
WHITBREAD

AECOM

Ska  
rating | development partner



dalen<sup>D</sup>

grigoriou interiors  
interiors | design | sustainability



gardiner&theobald

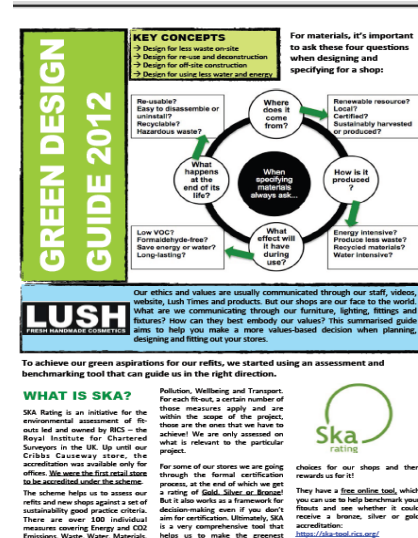
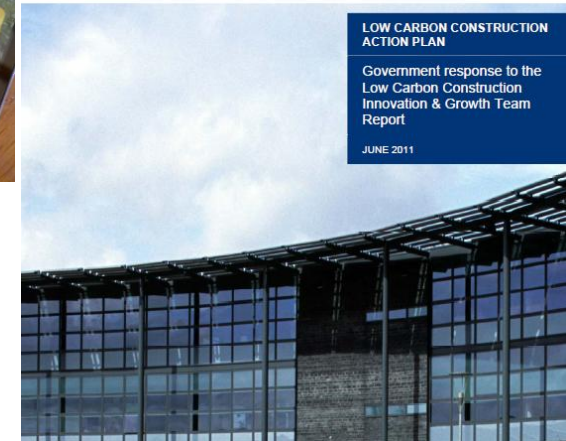
hurleypalmerflatt  
building sustainability



Skansen

# Significant acceleration in awareness Q1/Q2 2012

- 2200 users online tool
- 415 projects registered
- 47 projects certified
  - 14 Gold
  - 19 Silver
  - 14 Bronze
- 200 accredited assessors
- 650 Ska Rating LinkedIn group members





# How it works

- 112 Good practice measures – retail
- 104 Good practice measures - offices
- Energy and CO<sub>2</sub>, water, waste, materials, transport, pollution, wellbeing)

## Lighting controllability front-of-house

**Criteria**

Time controls are installed which have the capability to:

- switch off display lighting after main trading hours for cleaning, restocking, etc.;
- reduce lighting levels after main trading hours where there is no separate display lighting; and
- switch to window display lighting only out-of-hours.

For window displays:

Time controls are installed which have the capability to:

- switch off window display and exterior lighting when there is no longer significant pedestrian traffic outside (e.g. late evening); or
- ensure that window display lights are always turned off during daylight hours.

Or:

Daylight controls are installed which have the capability to:

- automatically alter lighting levels in accordance with natural daylight levels for all window areas including window displays.

**Scoping**

This measure applies if new light fittings and/or controls are being installed, modified or replaced in retail front-of-house areas.

**Assessment**

**At design stage:** check specifications and drawings.

**At handover stage:** check as-built drawings, and/or carry out a site



Fit-out Benchmark & Assessment Tool

Energy and CO<sub>2</sub>

Issue

ID **D49**

Rank **1**

**Ska Retail**  
Version **1.0 2012**

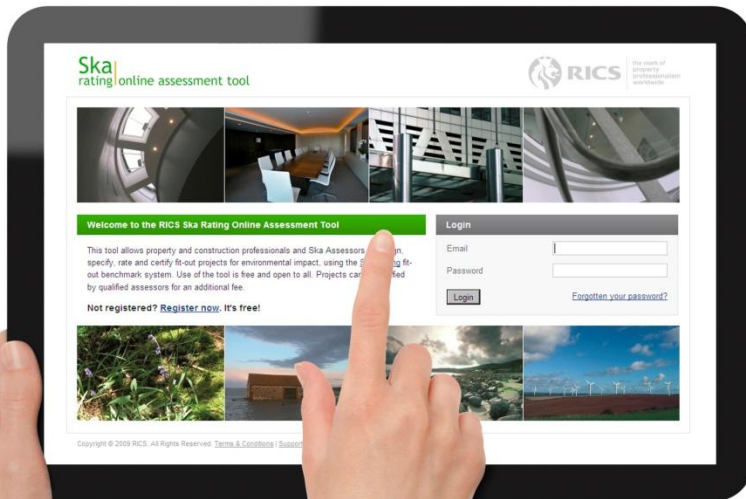
[www.rics.org/ska](http://www.rics.org/ska)

# Ska Rating process <https://ska-tool.rics.org>



## Use the on-line tool

1. Scope the project
2. Decide which measures to implement
3. Assess the concept at design stage
5. Assess the construction at the end of the handover stage
5. Certificate will be issued if the project has been assessed by an assessor
6. Assess the project after one year of occupation (optional)

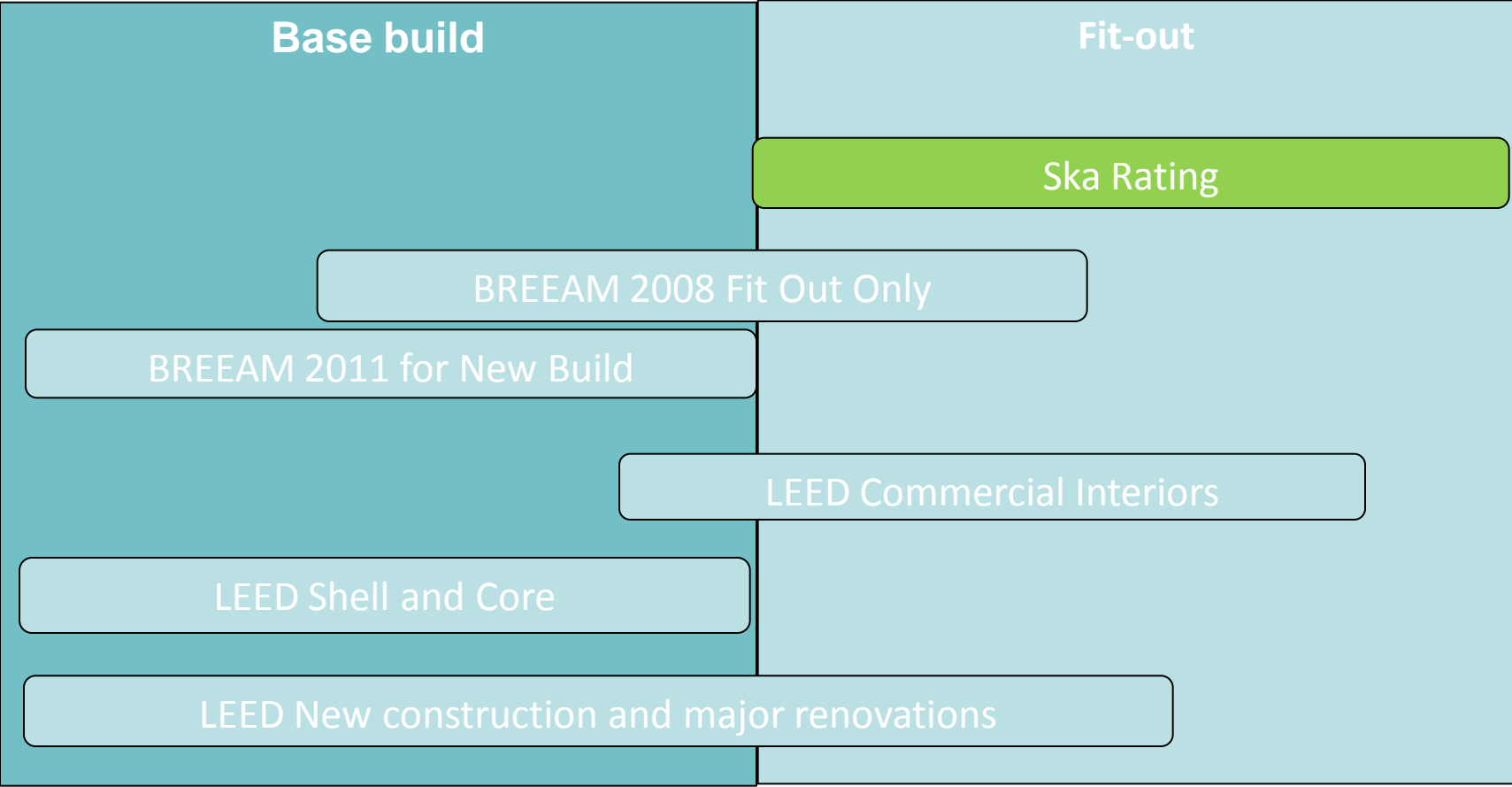




# Ska and BREEAM



| Comparison of fit out tools | Ska Rating | BREEAM Offices 2008 |
|-----------------------------|------------|---------------------|
| Flexible based on project   | Yes        | No                  |
| <€10k to certify            | Yes        | No                  |
| Free tool and guidance      | Yes        | No                  |
| Measures 100% fit out       | Yes        | No                  |
| Base build credits          | No         | Yes                 |



## Lush case study: benefits

- Lighting – all LED 25-30% energy reduction v typical store
- >80% of materials are re-used, reclaimed or A+ listed
- Water conservation
  - WCs
  - Meters
- >80% waste diverted from landfill



Cribbs Causeway, Bristol, UK



# End user business case

## Primary

- CR
- Customer engagement
- Employee engagement
- Lower energy costs
- Reduce CO2



## Secondary

- Tax benefits
- 'Off the peg' design standards

# Quality assured by RICS

- Technical committee
- Update guidance - consultation
- Software tool
- Training courses: Foundations + Offices/Retail module
- Accredited Assessor scheme and register
- Monitoring of project certification
- Lodgement and databank administration



**RICS**

The mark of  
property professionalism worldwide

# Development partner benefits

- Influence the content – make it tough!
- Demonstrate thought leadership
- CR, branding and media platform
- Pilot projects
- Discounted Training
- Employee engagement





# Call to action!



- Road test the tool
- Register projects for free (can undertake informal retrospective assessments)
- HE workshop 18 July 08:30 – 10:00, venue tbc
- Call for development partners

# Call to action

## Q&A

## Discussion