



Sustainable Construction Topic Support Network

Monday 16th June 2014

University of Edinburgh, 13:00 – 16:00 [website](#)

EAUC-UCCFS-SUSTCON@JISMAIL.AC.UK

Attendees:

Angela Dagleish	(AD)	Thomson Gray
David Somervell	(DS)	University of Edinburgh
Niall Robertson	(NR)	JLL
Hanna Plant	(HP)	EAUC
Sally Sloan	(SS)	S-Lab

1	<p>Welcome and introductions</p> <p>DS welcomed delegates to the meeting.</p> <p>DS distributed a summary handout on the RICS Ska Rating system which is available here.</p> <p>There are currently 3 key standards for monitoring, assessing and accrediting sustainable design and construction. These are:</p> <ol style="list-style-type: none">1. BREEAM2. Royal Institute for Chartered Surveyors (RICS) Ska Ratings3. Passive House. <p>This meeting is specifically looking at Ska Ratings, how they compare to BREEAM and how they can be applied for HE projects.</p>
2	<p>Review of Changes to BREEAM</p> <p>DS quickly showed a presentation on BREEAM UK new construction 2014 updates from Sarah McCarrick of BRE Global. Her presentation is available here.</p> <p>Last time BREEAM was updated was back in 2010 so they were long over-due an update. Any project registered after June 2014 will be subject to the 2014 guidelines (as detailed in the presentation above).</p>
3	<p>Introduction to current Ska Rating system <i>Sally Sloan, Ska Project Officer</i></p> <p>SS gave a presentation on the Ska Rating system, how it works, where it is at in development</p>

	<p>and next steps moving forward for supporting greater use of the Ska Rating system within HE, as part of an AUDE/S-Lab/UCL project. The presentation also included commentary from University College London who have been using the Ska Rating system. This presentation is available here.</p> <p>The online tool for Ska Ratings is freely available online. See the presentation for more details.</p> <p>The on-going HE work will have two components. For non-lab areas this will comprise materials and workshops to raise awareness, and a guide on existing Ska measures that can be problematic within HE and how this can be dealt with. S-Lab will also be developing Good Laboratory Design materials which is hoped can form the basis of a Ska Labs..</p> <p>Goodcampus.co.uk and effectivelab.org.uk websites have useful resources on good practice for Labs.</p>
4	<p><u>Group Discussion</u></p> <p>NR: his experience on Ska has been that you have to consider it and include the design team at a very early stage in the design process. The architects have to incorporate the specifications and descriptions of work. If you want to target a particular rating, you have to decide what you want to achieve at an early stage and your design may be influenced by the rating you want to try and achieve at the end of the project i.e. how far you might go with lighting, metering etc.</p> <p>A lot of the Ska Ratings is just good practice which is why with JLL and their fit-out arm (London based) use the Ska Ratings for every specifications at the start of projects, even if it is likely they may only achieve bronze. At the end of the day it is good practice for the wellbeing of the building occupants. JLL have confidence in the RICS to incorporate this and their fit-out arm is happy to drive this through all their projects. Ska is good practice, considers staff wellbeing and how people feel in the environments they work in.</p> <p>NR thinks all projects should be approached in this manner, most of the changes are at a negligible cost in the long-run to make the right decisions. However for someone only interested in the cheapest possible costs in the short-term, just wouldn't be attractive. Making good decisions does require an investment for better financial impact in the long term.</p> <p>AD: In Thompson and Grey, they have 18 staff and BREEAM has been a focus but they have not yet used the Ska Ratings. Ska is quite new, if there was a demand for it then yes, they would take it on board to use.</p> <p>The unique selling points for Ska is that you only need to focus on the criteria you are able to meet. For the financial investment, it's easier to get something out of it.</p> <p>When time pressures kick in i.e. funding to spend before end of financial year, it can take time but in general would say Ska is less time consuming than BREEAM.</p>

	<p>NR: Would tend to agree that most of the items for the office scheme should translate well to labs. However, there are still changes that need to be made. This feedback has been taken on board by SS.</p> <p>DS showed his presentation on the re-fit in planning for the Boiler House next to the Edinburgh Centre for Carbon Innovation (ECCI) at the University of Edinburgh. Presentation available here.</p> <p>DS: Ska could be considered as a professional development opportunity for individuals looking at all the opportunities available for ensuring sustainable design and construction. A good CPD opportunity.</p> <p>NR: it seems that RICS is doing more for the sake of supporting best practice and sustainability rather than BRE and BREEAM which seems as though they are doing it more for the purposes of generating an income stream (considering the relative costs between the two standards).</p>
5	<p>Close</p> <p>DS: There is an opportunities for professionals and for clients to think about new opportunities for structuring and facilitating good decision making around construction and design. Ska is another way of doing this.</p> <p>DS would welcome a cohort of institutions to come together to discuss Ska Ratings as being part of good practice across the sector.</p>
6	<p>Next Meeting</p> <p>Autumn 2014. TBC.</p>

Notes prepared by Hanna Plant (EAUC-S Scotland Project Officer)