Sustainable Construction Policy

1.0 Purpose

The University is committed to managing the design, construction, refurbishment, and post completion occupancy of its buildings in order to reduce environmental impact, enhance the wellbeing of staff and student users of the building, minimise operating costs, and comply with all relevant sustainable building legislation.

2.0 Scope

This Statement applies to all members of the University community including (but not limited to): Students; Staff; Contractors and Associates conducting work on behalf of the University.

The policy applies to the UH Group including subsidiary companies.

3.0 Policy Statements

Estates is committed to taking account of the environmental implications of all its operations. The University aims to ensure that the adverse environmental impacts of its actions are minimised, and opportunities for delivering environmental improvements are maximised.

The University recognises the value of designing and constructing sustainable buildings. The University recognises that sustainability is part of a high-performance building design process and as such will be embedded in the process from the start and will be reviewed as part of the Project Governance.

Clear sustainability requirements and targets for each project will be adopted and communicated to all stakeholders involved in the design process and involving key consultants and contractors.

All new projects should reference the University's Net Zero Action Plan, and other relevant documents such as the decarbonisation plan.

3.1 Objectives:

a. To ensure all environmental risks are assessed, managed, and controlled to minimise the impact of new build, refurbishment, and maintenance projects.

b. To promote and adopt best practice for sustainable design, construction, and post occupancy management within the HE sectors.

d. To consider and reduce whole life environmental and financial implications for new build and refurbishment projects, including embodied carbon.

e. To maintain and develop the University in a sustainable manner to reduce costs and meet the requirements of the Estates Vision 2035, and ISO 14001.

f. To keep the University community informed of this policy and its application across the University estate.

3.2 Key Commitments

In line with its Environmental Sustainability Policy Statement, we will consider the sustainability implications of building materials, construction activities and building operations, and will undertake all construction and refurbishment activities in line with the following principles:

- Meet the requirements of environmental legislation to protect and enhance the built and natural environment, human health, and wellbeing.
- Where possible re-use existing built assets: meeting our functional requirements may not require new buildings and structures so we will consider whether refurbishment and/or renovation to improve their sustainability is a better option.
- Whole life costs: in delivering value for money in our purchasing decisions, we will consider the whole life environmental and financial implications, including running and disposal costs, embodied and operational carbon, as well as the initial purchase price.
- Specification: we will ensure the specification for new build, refurbishment and maintenance considers social and environmental issues and consider targets for key performance indicators for sustainability, such as energy and water use and waste production.
- Design for physical and mental health: New building and refurbishment plans will consider how the external construction and internal ambience can promote physical and mental health.
- Design for flexibility: to allow ease of changes to use in the future.
- Integrate passive design features: measures such as orientation, glazing, insulation, and natural ventilation will be built in at the earliest stage to reduce lifetime costs.
- Design for climate change impacts: ensure the building design takes account of predicted climate change impacts on temperature and rainfall.
- Use recycled and/or environmentally sound materials: we will seek to specify the use of recycled and/or environmentally-sound materials in construction and refurbishment.
- Design for minimum waste: we will seek to design out waste both during construction and from the useful life, and end of life, of the building or structure. All projects should have a Site Waste Management Plan. All new buildings will have sufficient facilities for recycling waste and storage/collection facilities for other wastes such as hazardous wastes where required.
- Minimise energy in construction and building use: we will seek to minimise energy consumed in the production and transport of construction products, and will consider more energy efficient solutions in design, including passive systems using natural light, air movement and thermal mass, as well as solutions involving energy produced from renewable sources all in line with the University Energy, Water and Carbon Management Plan
- Conserve water resources: we will seek to design for increased water efficiency in building services and water conservation within the built environment in line with the University Energy, Water and Carbon Management Plan
- Minimise pollution: we will consider the polluting emissions and releases resulting from our construction and refurbishment activities, will restrict the use of hazardous substances where appropriate, and will ensure that all our activities comply with relevant legislative requirements.

- Preserve and enhance biodiversity: we will look for opportunities from the construction phase to the landscaping of buildings and estates, to deliver net positive gain, and to provide and protect habitats.
- Respect people and their local environment: we will aim to be consultative and responsive to the internal and external community in planning and in undertaking construction.
- Ensure all contractors/consultants are sustainability aware: as a minimum they should have an Environmental Management System.
- Post occupancy management: all new and refurbished buildings will have a post occupancy sustainability plan, including internal and external maintenance and seasonal commissioning. Metering and visibility of energy consumption by users should be considered for all new buildings.
- Implementation: these principles will be transposed into practical rules on specific construction and refurbishment activities through the use of specifications and guides, which will be reviewed and amended over time to reflect changes in best practice University of Salford Sustainable Construction Policy Statement

4.0 Minimum Standards

In delivering this commitment, all new building and major refurbishment projects will be assessed under formal sustainability schemes such as the Building Research Establishments (BREEAM).

A target for all new building to achieve an “Excellent” BREEAM rating with a minimum of “Very Good” where they are justifiable reasons why excellent cannot be achieved.

Estates should continually review and consider other schemes such as WELL standard as they develop and become further embedded in UK construction.

5.0 Related Documentation

This document should be read in conjunction with the following documentation.

- Estates vision
- Net Zero Action Plan
- Estates Decarbonisation Plan
- Sustainable Procurement UPR

Version	Date	Author	Detail
1	01/04/2023	Ian Grimes / Derek Victor / John Corbett / Nanna Blomquist	New document