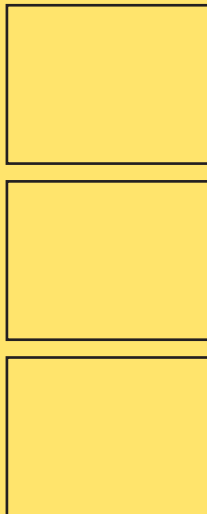


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Building a sustainable future together

2009



## Guidance Note – Building a sustainable future together

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## Summary

Sustainability in design and construction is an issue of major importance and should be provided for in the contract documents. Its incorporation can be in the printed contract conditions, a specifically drafted schedule to the conditions or in the specification or other contract documentation. Whatever means are used it is important that the sustainability requirements are contractually enforceable or at the very least provide objective measures for exercising sanctions where there is non-compliance.

The client's commitment and the early involvement of the supply chain are necessary to achieve sustainability both in the design and construction processes. Continuity is beneficial and the use of framework agreements helps to achieve sustainability objectives and continuous improvement. Sustainability requirements should be priced properly but this does not always mean including a premium.

There is a range of contractual provisions for dealing with sustainability and these vary from the generic to the specific. The selection will depend on whether or not identifiable benchmarks can be determined. Wherever practical, the sustainability objectives should be set out so that they can be assessed objectively and so performance indicators can be used in conjunction with them.

There are many published indicators and targets and it is ultimately for the client organisation to determine its approach and what targets it wishes to adopt. There is more than one way of approaching sustainability and JCT makes no attempt to prescribe specific sustainability targets.

There are many sources of information on 'green design', product selection and construction. These should be drawn upon by designers, specifiers and constructors. One means of assisting in meeting performance targets is by adopting value engineering.

The way a building is used and maintained are essential to providing sustainability.

Constructive project evaluation at various stages is important and should commence, at the conceptual design stage, with a sustainable impact assessment and finish with a post occupancy evaluation. Project evaluation may be assessed using one or a number of accredited schemes and the evaluation may be linked to a reward mechanism.

# Early Decision Points

Decide:

- The long and short term objectives you wish to achieve in terms of sustainability.
- What you must achieve in terms of sustainability i.e. legal and regulatory requirements, both project specific and general.
- Who is to take the lead in delivering the sustainability requirements. This will have a major influence on the procurement path to be followed e.g. management team, design team or construction team led.
- How to involve the supply chain in the design and construction process as early as practicable.
- Whether the providers of services and works are to be incentivised. If so, what mechanisms are to be used e.g. bonus, gain share, damages.
- What documentation is required e.g. specification, contract schedule, for the various providers and how the requirements are to be spelled out – are they to be generic provisions or specific measurable provisions.
- What items are to be provided for – consider the practicality of delivering sustainability requirements.
- Whether performance indicators are to be used, if so, which indicators and what target levels.
- The contract(s) to be used and which contract clause options related to sustainability are to be included. Insofar as it can, ensure the contract achieves certainty so that it is clear whether the requirements are fulfilled.

# Responding to Sustainability

## Introduction

- 1 The purpose of this Guidance Note is to assist management teams, design teams and the construction industry and its clients (both public and private sector) in dealing with sustainability within contracts used in the procurement of a construction project. Its specific focus is how sustainability requirements may be provided for in the contract documentation.

## Context

- 2 Sustainability has become a major issue and one that governments throughout the world are attempting to tackle. Clearly, sustainability is particularly relevant to construction, not least because the built environment is responsible for 47% of the country's carbon emissions, half of the water consumption, a third of landfill waste and a quarter of all raw material used in the economy. The Strategy for Sustainable Construction (2008) recognises its importance and that everyone involved in construction has a role to play. (The Strategy is for England, as policy for most aspects of sustainable construction is devolved.)
- 3 Because of the importance of sustainability, JCT, following preliminary discussions with a range of senior industry figures, decided to carry out a consultation with the specific focus of establishing to what extent construction contracts and particularly JCT contracts should include provisions that put requirements on contracting parties with regard to sustainability. The underlying question it sought to answer was: How should sustainability be addressed as part of a JCT Contract?

## Consultation – findings

- 4 There were 43 responses to the consultation. Responses were received from architects, consultants, lawyers, local authorities, general contractors, specialist contractors, academia and other organisations; many were collective responses representing the views of large numbers within the firm or organisation. The responses provided some diverse views, some were polarised, but common views were also apparent. It was clear that sustainability is a matter of importance to those involved in construction.
- 5 A substantial majority (84%) of those responding thought that performance could be improved through industry specific contract documentation although their view on the type of documents used to regulate such matters was split. However, a large majority of respondents either already include terms or believe there should be express provisions in the contract to govern matters of sustainability. The responses suggest that there is likely to be a continuing trend towards including sustainability provisions in contract documents but with many of them making reference to other documents.
- 6 The contract conditions are thought to play an important part but not necessarily an essential part in setting out and regulating matters related to sustainability. Around two fifths of respondents thought that the contract conditions provide the best means to do this and that such conditions should impose an obligation to comply with specific detailed requirements that are set out in supporting contract documents. Those respondents considered that provision in the contract conditions is necessary to ensure the prominence of sustainability but should not cover detailed requirements.
- 7 The views on the sustainability issues to be covered in the contract documentation (other than in the contract agreement and conditions) were wide and not restricted to environmental ones e.g. a requirement to provide for carrying out a post occupancy evaluation.
- 8 86% of respondents believe that contract clauses must be legally enforceable, with clear remedies for default, otherwise they are likely to be ignored; although it was acknowledged that other sanctions might apply. The most often stated sanction being a loss in continuity of work. Aspirational provisions to promote sustainability received limited support but there appears to be a growing feeling that the nature of contracts will change over time to embrace both legally enforceable conditions and aspirational provisions.

- 9 Although around half of the respondents thought that a lack of standards inhibit reference to sustainability in contracts or contract guidance, some 80% of respondents thought that guidance is required for dealing with sustainability in contract documentation. A distinction between general guidance (which was thought to be extensive) and specific guidance, as to how to provide for such issues in contract documentation, was apparent. A similar percentage of respondents believe that sustainability will fundamentally change the way we procure buildings. It seems that the way the supply chain interacts is a particular theme, as is the manufacture of materials used in the construction process. Of the other respondents, there was a substantial opinion that although procurement will not change fundamentally there will be changes in processes, much of it design led.
- 10 The obligations imposed on designers, constructors or suppliers have to be realistic and measurable. There is a consensus that the framing of appropriate provisions will be challenging and that achieving the correct level of detail will be crucial to success, in particular, in ensuring wherever practical, that provisions are enforceable.
- 11 **The key findings of the consultation were:**
- **there is no single solution to tackling sustainability.**
  - **there is scope for the introduction of contract provisions (on a limited scale) and for producing contract (not project) specific guidance.**
  - **sustainability provisions can be included in the contract conditions, in a schedule to the conditions or in the other contract documentation.**
  - **there is a preference for inclusion of detailed requirements in the project specification rather than the contract itself.**

## **Procurement**

### **Client leadership and the supply chain**

- 12 Sustainability objectives are best achieved when the client organisation is committed and takes the lead. The emphasis placed on clients in the Strategy for Sustainable Construction, and the Strategic Forum's targets to which the Construction Clients Group has signed up, reinforces this assertion. Clients need to look at the long term performance of the building. Equally important is the early involvement of the supply chain in the design and planning of the project in order to realise fully the sustainability objectives. The client has an important role in getting the supply chain involved.
- 13 The types of provision that are required in contracts in respect of the design and construction processes will differ and the extent of each will vary from project to project and from contract to contract.

### **Pricing sustainability**

- 14 Increasingly, clients are evaluating bids on the basis of price and quality and particularly sustainability criteria, rather than simply the lowest price. Although not all sustainability requirements carry a price premium (for example, good practice waste reduction and recovery can yield cost savings that far exceed management effort) there is evidence that some contractors are embarking upon projects without properly checking whether they can actually achieve the sustainability requirements set out in the specification. Those that do check are often failing to price these requirements properly. Only later, do they realise that they either cannot achieve the requirements or have wrongly priced them. The significance of the sustainability requirements in the specification is lost amongst all the other material that they have to deal with. The use of a contract condition or conditions should at least highlight its importance and encourage contractors to pay more attention to the sustainability requirements set out in the specification.

### **Early involvement**

- 15 One of the reasons why contractors may not be able to achieve the stated sustainability requirements, or why they are wrongly pricing them, is that they are not involved early enough in the concept or design stage to understand the objectives and what is required of them. All suppliers within the supply chain have a contribution to make in improving the project's sustainability.
- 16 Early involvement of the supply chain became increasingly important as the complexity of projects grew. Designing and planning for sustainability in the detail now required is a further complication. Early participation of the supply chain is essential. This is achievable through the use of framework agreements, by using collaborative/partnering type arrangements, two-stage or multi-stage tendering.

### **Continuous improvement**

- 17 Framework agreements and contracts for repeat projects more readily facilitate continuous improvement and offer greater scope in improving sustainability. However, improving sustainability need not be restricted to such arrangements and is a consideration for any project.

### **Design and construction – integration**

- 18 Design under a traditional procurement arrangement is dealt with under a consultancy agreement or pre-construction services agreement and consequently, it is that contract which should include the sustainability requirements that relate to design. The building contract under this arrangement is then concerned with the sustainability aspects of the construction process and only in respect of design, where a contractor's designed position is operative. By contrast, design and build contracts can embrace both the design and construction processes and can include both types of sustainability requirements.
- 19 The important factors are the way the supply chain is integrated and the way it is incentivised; these can occur in many ways but generally are achieved through effective management and leadership rather than the procurement route itself or the use of overly prescriptive processes.

### **Methodologies**

- 20 OGC's publication Achieving Excellence in Construction Procurement Guide 11 provides a 'Framework for sustainable construction' and although designed for use with the OGC Gateways, can readily assist anyone wishing to embrace the concept of sustainability and build it into their management processes. The RICS publication entitled 'A Consensual Sustainability Mode: a decision support tool for use in sustainable building project procurement' also provides useful reading on how one might approach sustainability. CIBSE Guide L: Sustainability is another helpful framework for tackling sustainability.

## **Contractual Approaches to Sustainability**

- 21 Sustainability requirements will feature principally in the employer's brief, the contract conditions and/or in the contract specification. The nature and extent of those provisions will vary depending on the procurement path, which will in turn impact on the contractual arrangement. Provision will also vary because of personal preference and different stakeholder perspectives.
- 22 There is merit in the proposition that sustainability provision generally should be included primarily within the specification and design criteria of a project and therefore included in the:
- Preliminaries
  - Preambles
  - Specification, which may include a measured works section, or
  - Schedule specifically prepared for the project

rather than in the printed contract conditions. However, given the sustainability agenda and its momentum it is likely that there will continue to be an increase in the need to make direct references to sustainability within contract clauses, as evidenced in the findings of the JCT consultation.

- 23 Those clauses may include:
- Value engineering to encourage design efficiency
  - Requirements to reduce, reuse and recycle
  - Wastage limitation
  - Energy and water saving
  - Emission reduction
  - Use of sustainable materials and products
- 24 The distribution of the requirements related to sustainability between the contract conditions, a contract schedule and the contract specification or other contract documentation is an important question to address.

Despite the general preference for including detailed provisions in the specification or bills of quantities, some users prefer to include detailed provisions related to sustainability as a schedule to the contract conditions.

- 25 JCT provides contracts to meet the needs of the procurement route chosen and the required apportionment of risk. The principal contracts for securing sustainability benefits are as follows:
- JCT Framework Agreement 2007 together with an underlying JCT contract e.g. Standard Building Contract, Design & Build Contract
  - JCT Constructing Excellence Contract 2005 and its associated Project Team Agreement
  - JCT Pre-Construction Services Agreement (General Contractor) 2008
  - JCT Pre-Construction Services Agreement (Specialists) 2008, together with another JCT construction contract for the second or subsequent stage
  - JCT Consultancy Agreement (Public Sector) 2008.
- 26 The pre-construction services agreements facilitate early involvement in the project by providing part of a staged process. The agreement comes in two versions, so that a general contractor or specialists can be engaged. In the latter case, the specialist may enter a contract with either the employer or the contractor.

## JCT Sustainability Provisions

- 27 JCT has introduced a range of sustainability provisions dealing with environmental matters, value engineering, performance indicators and monitoring. Examples of these provisions, together with proposed new clauses, are set out below.

### Sustainable development and environmental considerations

- 28 The following provision (clause 16 of the JCT Framework Agreement) is wide-ranging and general in nature. Generally, such a provision would be supported by setting out specific requirements in the form of measurable targets e.g. the level of waste reduction, and tying those requirements to performance indicators.

The Provider will assist the Employer and the other Project Participants in exploring ways in which the environmental performance and sustainability of the Tasks might be improved and environmental impact reduced. For instance, the selection of products and materials and/or the adoption of construction/engineering techniques and processes which result in or involve:

- reductions in waste;
- reductions in energy consumption;
- reductions in mains water consumption;
- reductions in CO<sub>2</sub> emissions;
- reductions in materials from non-renewable sources;
- reductions in commercial vehicle movements;
- maintenance or optimisation of biodiversity;
- maintenance or optimisation of ecologically valuable habitat; and
- improvements in whole life performance.

- 29 Clause 4.13 of the JCT - Constructing Excellence Contract is an example of a typical clause dealing with deleterious matters.

Unless expressly instructed by the Purchaser, the Supplier will not specify for use and will not use, or knowingly allow to be used, in the performance of the Services, any materials generally known to be deleterious to health and safety or to the durability of the Project in the particular circumstances in which they are used.

- 30 The environmental impact of the supply and use of materials and goods for use in connection with the construction works is another important area. This not only covers transport miles but a wide range of other issues including the despoiling of the landscape. Consequently, great care should be exercised with provisions that touch upon this area; the inclusion of 'reasonable' in the following proposed JCT clause is very deliberate.

The Contractor shall provide to the Employer all information that he reasonably requests regarding the

environmental impact of the supply and use of materials and goods which the Contractor selects.

### Value engineering

- 31 Value engineering is often directed to cost savings but it can also be used to provide improvements in sustainability. There is an incentive for suppliers to suggest changes where it helps them to meet targets and/or to receive a financial benefit from carrying out a proposed change. The following clause is part of clause 17 of the JCT Framework Agreement.

The Provider is encouraged to suggest changes to Tasks which, if implemented, would result in financial benefits to the Employer. Such benefits may arise in the form of:

- a reduction in the capital cost of the project of which the Tasks form part;
- a reduction in the life cycle and/or operating costs associated with the project;
- completion of the project at an earlier date or in a manner which will result in savings; and/or
- any other financial benefit to the Employer.

The Parties will discuss the details of any changes and any cost, time, quality and performance implications of them and will negotiate with a view to agreeing the implementation of any changes and the financial effects of them provided that such changes remain compliant with the pricing procedures set out in the Pricing Documents.

- 32 A further example of a proposed JCT clause directed at value engineering for the improvement of environmental performance is:

The Contractor is encouraged to suggest economically viable amendments to the Employer's project requirements which, if instructed as a change, may result in an improvement in environmental performance in the carrying out of the works or of the completed works.

### Performance Indicators and Monitoring

- 33 Performance indicators can play an important part in improving performance but the skill is in setting appropriate targets and in putting in place the means to monitor them. Clause 21 of JCT Framework Agreement and clauses 6.1 and 6.2 of JCT - Constructing Excellence Contract, which are set out below, are examples of provisions related to performance indicators and monitoring.

Where it is stated in the Framework Particulars that this clause applies, the Provider's contribution to progress in achieving certain of the Framework Objectives in the carrying out and completion of Tasks will be monitored and assessed by reference to the Performance Indicators stated or identified in the Framework Particulars. The Provider will provide the Employer with such information and assistance as the Employer may reasonably require in order to assess the Provider's contribution to progress in achieving the Framework Objectives.

Throughout the period of this Contract, the performance of the Supplier shall be monitored by the Purchaser and the performance of the Purchaser shall be monitored by the Supplier against the Key Performance Indicators relevant to their respective performance as set out or referred to in the Contract Particulars.

At regular monthly, or other agreed, intervals the Purchaser and the Supplier shall undertake formal reviews of each other's performance against their respective Key Performance Indicators and shall discuss any ways in which each other's performance may be improved.

- 34 The JCT has also approved the following clauses, which are related to performance indicators and monitoring, for use within its contracts:

The Employer shall monitor and assess the Contractor's performance by reference to any performance indicators stated or identified in the contract documents.

The Contractor shall provide to the Employer all information that he may reasonably require to monitor and assess the Contractor's performance against the targets for those performance indicators.

Where the Employer considers that a target for any of those performance indicators may not be met, he may inform the Contractor who shall submit his proposals for improving his performance against that target to the Employer.

- 35 The first part of the clause provides for measurable environmental and other targets to be set out or identified in the contract documents, for example the specification or a schedule to the contract conditions. This is followed by a straightforward obligation upon the Contractor to provide, as requested, any necessary information to enable the Employer to monitor and assess the Contractor's performance. Finally, there is a provision that is concerned with managing performance against agreed targets.
- 36 Because framework agreements (including provisions related to sustainability) may impact upon the underlying contract, JCT has decided that where a framework agreement applies to a particular project this should be identified specifically in the Recitals and Contract Particulars. The necessary changes will be included in JCT contracts with the publication of Amendment 2.
- 37 Any of the proposed new clauses could be imported into JCT contracts but care should be taken to ensure there is no conflict with any framework agreement that may be operative.

## Framing the Detailed Requirements

### Balancing objectives

- 38 Success in sustainability is not limited to only the environmental issues, it is about optimising performance and output by bringing together social, economic and environmental considerations and objectives. It is important to remember this when framing the detailed sustainability requirements and that what is considered the 'right balance' is likely to vary from client to client according to their perspective; consequently, there is no right answer. What is achieved in practice in terms of successful outcomes will be shaped by legislative and regulatory requirements and various stakeholders' perspectives and objectives.
- 39 When setting out the sustainability requirements it is necessary, wherever practical, to identify performance indicators which are readily measurable and to define minimum standards, good practice benchmarks and/or target levels for each of those indicators. Objective measures are important because parties who enter into contract want certainty, insofar as that is possible. BREEAM ratings, the Merton Rule and Merton Plus Rule, Site Waste Management Plans, Energy Performance Certificates, Display Energy Certificates and Constructing Excellence's Key Performance Indicators (KPI) are useful in this respect. Of particular relevance to public sector clients is the OGC Gateway Review system. Reference can be made to guidance on procurement standards published for example by WRAP (on waste and recycled materials) and the Carbon Trust and the Energy Saving Trust (on energy use in non-domestic and domestic buildings).

### Performance indicators

- 40 The concept of performance indicators in relation to sustainability objectives is useful but can be challenging to operate when working at the cutting edge of development, particularly on a one-off project basis. It is likely that clients building similar projects on a regular basis and procuring contractors to undertake repeat work will have established performance indicators which can be incorporated into a framework agreement.
- 41 Areas for possible inclusion under the heading of sustainability based on the Construction Industry Key Performance Indicators, which have the benefit of being defined, understood and offering a benchmark performance, are:
  - **waste** reduction and recovery – targets for reductions in the quantity/proportion of materials wasted in the construction and excavation processes, and for increases in the quantity/proportion of construction, demolition and excavation waste materials recovered (i.e. diverted from landfill) through reuse, reclaim, recycling or energy recovery;
  - **energy consumption** – not only the energy consumption of the completed works/facility but also energy used during the construction process and during the project's life cycle (see whole life performance);
  - **energy generation** – targets for on-site production of energy;
  - **mains water consumption** – again, not only the water consumption of the completed product/facility, but also water consumed during the construction process and during the project's life cycle (see whole life performance);

- **CO<sub>2</sub> emissions** – a goal in itself as well as a measure of success in achieving other environmental objectives such as reductions in energy consumption, reductions in use of materials from non-renewable sources, reductions in vehicle movements; and improvements in whole life performance;
- **use of materials from non-renewable sources** – an essential requirement of sustainable construction is to reduce the use of materials from non-renewable sources by increasing the use of materials that come from sustainable sources (this is particularly desirable for timber), the use of reclaimed/recycled materials and building products with recycled content and the use of materials that are readily recyclable and/or reusable at end of life;
- **commercial vehicle movements** – monitor movements to and from the site of the project for the transporting of the workforce and materials, improve logistics – setting targets for transport miles in relation to the specified materials is possible but difficult in practice and there is always the unforeseen consequence;
- **maintenance or optimisation of biodiversity** – for instance, if it is necessary to chop down an area of mixed woodland to construct part of the works the parties should endeavour to replace such area with a similar mix of species, not just an area of homogeneous conifers – this type of event is generally client led but it need not be;
- **maintenance or optimisation of ecologically valuable habitat** – a comparison of the area of ecologically valuable habitat within the total project site area at completion of the project as compared with that at the start;
- **whole life performance** – looking beyond the immediate construction process to the long term use, operation, maintenance and replacement of the project and/or project components;
- **health and safety** – targets for reducing accidents on site; and
- **training** – training to reach specified skills levels.

42 It will be a matter for the parties to agree relevant and appropriate Performance Indicators. The number of Performance Indicators used will vary from project to project and client to client. Generally, it is advisable to restrict the use of Performance Indicators to the sustainability objectives that have the greatest scope for achieving worthwhile benefits.

43 Not only should the Performance Indicators be relevant and appropriate indicators of progress in achieving the sustainability objectives, they should also be relevant and appropriate to the project being undertaken. Having agreed relevant and appropriate categories of Performance Indicators the parties will need to agree appropriate performance targets.

44 Performance requirements and performance targets have an important part to play but it is essential that they are developed consensually and where included in contracts they are not overly prescriptive, nor unrealistic. Individual users are best left to determine project targets within the longer term corporate targets that should have been established and agreed to in consultation with the whole supply chain.

45 The specific and detailed sustainability requirements should be set out in the contract documentation but if users prefer these can be set out in a schedule to the contract conditions.

#### **Value engineering**

46 One means of assisting with meeting performance targets is to adopt value engineering. Value engineering provisions could be included in contracts for any projects that provide scope for suppliers to contribute to the design solution.

47 These provisions encourage the supplier to suggest improvements in design, construction and/or engineering which, if implemented, would result in financial benefits to the Employer. If implemented the supplier shares in the resulting financial benefits to the Employer.

48 Any value engineering proposed and agreed under a JCT Framework Agreement will be implemented either by means of an amendment to the relevant Underlying Contract or by means of a written instruction issued under the relevant Underlying Contract as a change proposed pursuant to (and in accordance with) the value engineering provisions of the JCT Framework Agreement.

## **Data sources**

- 49** There are various data sources that can assist users in meeting their requirements (see later list – Sources of Information). For example, the National Green Specification (GreenSpec) is recognised by a wide range of organisations, including government, and is an informed source in respect of sustainable construction and products. It defines green materials/products as ‘A commercially available product/material (currently available in the UK) that embodies one or more positive environmental attributes or qualities that distinguish it from other products or materials in the same function category’ and provides a valuable source of information.

## **Building Use and Maintenance**

- 50** Any sustainable solution needs to take into account, not only the initial construction works, but also a building’s operation in use and maintenance, which tend to be covered through separate contracts. Sustainability objectives will be defined, modelled and executed by the design and construction team on the basis that the building is properly used and maintained. The way a building is operated and maintained are essential to delivering sustainability.

## **Project Evaluation**

- 51** In terms of the sustainability objectives it is important to measure performance in relation to the design and construction of the works and of the building in use. When determining the sustainability objectives it is important to consider how these will be measured and the consequences of meeting, exceeding or failing to meet the requirements. Sustainable Impact Assessments should be carried out on the project and these can be carried out at various stages of the project to reflect the dynamic nature of required outcomes and the solutions offered. It is particularly important to check at the design stage and prior to construction starting that sustainability requirements have been met. The first Sustainable Impact Assessment should be undertaken at the conceptual design stage. A post occupancy evaluation is also an important part of the process and for public sector clients the OGC Gateway Review previously referred to is a way of dealing with this. Consideration could be given to linking such a process to a reward mechanism.
- 52** It is important that the assessment and appraisal process is approached in a constructive manner and objective frame of mind – the aim is for the parties to learn from their experiences of working together and with others and to identify and agree ways in which progressive and sustainable improvements might be made. BREEAM, and the Code for Sustainable Homes are recognised rating systems for the evaluation of sustainable design in the UK. The US Green Building Council’s Leadership in Energy and Environmental Design (LEED) program is another example of such a programme.
- 53** The supplier’s performance might simply be measured and assessed in terms of the supplier having failed to achieve, having succeeded in achieving or surpassing the agreed performance targets or the parties may decide upon an appropriately weighted basis of scoring for under and over achievement.

# Sources of Information

The sources of information on sustainability are changing daily, so a list of such information will become quickly dated. The following is an indicative list at the date of publication.

A Consensual Sustainability Mode: a decision support tool for use in sustainable building project procurement – RICS

BREEAM – [www.breeam.org](http://www.breeam.org)

The Carbon Trust – [www.carbontrust.co.uk](http://www.carbontrust.co.uk)

CIBSE Guide L: Sustainability

Code for Sustainable Homes – Setting the Sustainability Standards for New Homes, Technical Guide, CLG

Common Minimum Standards 2006 – OGC

Constructing Excellence: Environment KPIs

Constructing for Sustainability: a guide for clients and their professional advisers – CIC

The Energy Trust

The BRE Green Guide to Specification

GreenSpec – [www.greenspec.co.uk](http://www.greenspec.co.uk)

Greenstar – [www.greenstar.co.uk](http://www.greenstar.co.uk)

ISO 15392:2008 Sustainability in Building Construction – general principles;

Timber Procurement Advice Note: January 2004 – Defra

SEEDA Sustainability Checklist

Strategic Forum in Construction's 2012 Construction Commitments

Strategy for Sustainable Construction 2008 – HMG

Sustainability - Achieving Excellence in Construction Procurement Guide No 11, 2007 – OGC

US Green Building Council's Leadership in Energy and Environmental Design (LEED)

WRAP (The Waste & Resources Action Programme) guidance and model tender/ contract clauses for waste reduction and recovery and the use of recovered materials and recycled content, available at [www.wrap.org.uk/construction](http://www.wrap.org.uk/construction)

## Article

Sustainability impact assessments: a new comprehensive framework for raising the bar beyond existing environmental assessments, Muschett, F. Douglas International Journal of Sustainable Development, Volume 3, Number 3, 4 July 2003, pp. 257-275(19)

## Glossary of acronyms

BERR – Department for Business Enterprise and Regulatory Reform

BREEAM – Building Research Establishment Environmental Assessment Method

CIBSE – Chartered Institution of Building and Services Engineers

CIC – Construction Industry Council

EAC – Environmental Audit Committee

LEED - US Green Building Council's Leadership in Energy and Environmental Design

NSSD – National Strategy for Sustainable Development

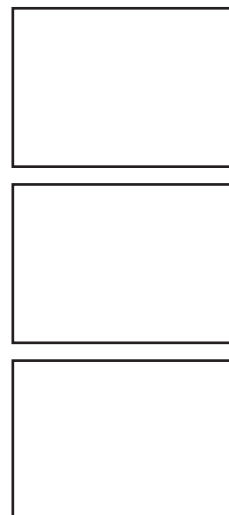
OGC – Office of Government Commerce

SEEDA – South East England Development Agency

SDC – Sustainable Development Commission

WRAP – Waste & Resources Action Programme

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