

Sustain Quality

Sustainability and
Building Compliance Solutions



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Sustain Quality

We are a friendly team of **engineers** delivering high quality sustainability and building compliance solutions with a **personal and commercial** approach.

We provide sustainability, technical and design advice, along with compliance **assessment testing** and **certification** services for the construction and property sectors.

Whether it is a **residential** or **commercial** project we can help.

Our team of **qualified engineers** is fully equipped to offer the best advice on sustainability and cost effective compliance solutions – adding value to your project from the outset.



Acoustic Assessments

Often local authorities ask for the impact of noise to nearby residential properties from a proposed commercial development or how new residential units will be impacted by existing noise from highways or train lines etc. As part of the planning permission there could be a requirement as to how the noise impact will be reduced or brought in line with the existing background noise levels.

We provide BS4142 Environmental Noise Assessment service.

As well as being required as part of a planning application, or within the conditions of consent, acoustic assessments can also include noise impact assessments, investigating nuisance complaints or compliance under BREEAM. We undertake numerous investigations in accordance with PPG24 and BS4142.

As expert noise consultants we are fully equipped to carry out full noise assessment and surveys in many situations, including:

- Site monitoring to ensure compliance with planning consent
- Acoustic testing for building regulations
- Investigation of nuisance complaints
- Workplace noise assessments
- Industrial noise assessments
- Factory noise assessments
- Noise impact assessments
- Traffic noise assessments
- Reports for planning applications



Air Quality Assessments

The National Planning Policy Framework (NPPF) requires that local authorities take into account the presence of Air Quality Management Areas and the cumulative impact on air quality from developments when making planning decisions. In London the London Councils Air Quality and Planning Guidance augment the NPPF.

In general, where a proposed development is in an area of poor air quality and/or will have a significant impact on air quality of the surrounding area (either directly or indirectly), an **air quality assessment** will need to accompany the planning application. On occasion the local authority may be prepared to consider the air quality assessment post planning, as a reserved matter.

Air Quality Assessment Services

We work with independent air quality consultants for planning and Environmental Impact Assessment (EIA) purposes.

These assessments examine the impact of both the construction and operational phases. The impacts are compared against UK air quality criteria defined within relevant air quality guidance or objectives.

The assessment may also discuss the mitigation measures that will need to be adopted. Such measures will focus on the reduction of emissions during the construction phase.



Building Information Management (BIM)

BIM is a process for creating and managing all information on a project – before, during and after construction. The output of this process is the digital description of every aspect of the built asset.

To achieve all the benefits it offers, everyone in the architecture, engineering and construction industries will have to learn to work in fundamentally new ways. The design is tested virtually, before they are built and operated for real. This model reduces errors, which improves the quality of decision-making.

The common data environment is created and it is used to collect, manage and disseminate documentation, the graphical model and non-graphical data for the whole project team. Creating this single source of information facilitates collaboration between project team members and helps avoid duplication and mistakes.

Policy

In the UK, the Government Construction Strategy published in May 2011, stated a minimum requirement for Level 2 BIM on centrally procured public projects from April 2016.

Sustain Quality offer support throughout BIM Implementation process and with on going integration to comply with the UK legislation.



BREEAM (Building Research Establishment's Environmental Assessment Method) is considered to be the world's leading and most widely used environmental assessment method for buildings, with over 115,000 buildings certified and nearly 700,000 registered. A BREEAM assessment uses measures of performance,

These measures of performance are set against well-established benchmarks, to **evaluate environmental specification**, design, and construction and use. The measures used cover a broad range of criteria (management, health and wellbeing, energy, transport, water, materials, waste, land use and ecology, and pollution).

	Schemes	
Master Planning	Communities	
Infrastructure	Infrastructure	
Buildings		New Construction
		Refurbishment and Fit Out
		In Use

We can assist you regardless the stage of your project:

- BREEAM Pre-assessment
- BREEAM design stage assessment
- BREEAM post construction



The **BREEAM In-Use** is a performance based assessment method and certification scheme for existing non-domestic buildings to mitigate the operational impacts on the environment.

We are specialists in Breeam In-Use. It is invaluable to property investors, managing agents and owners wishing to measure and manage a **building's environmental performance**.

The asset's performance is optimised through **informed management decisions**.

The BREEAM In-Use assessment

Part 1

Asset Performance:
the performance of the asset's construction.

Part 2

Building Management:
the management of the asset.

Part 3

Occupier Management:
the management of building users and services.

BREEAM In-use measures a range of criteria in each Part:

Management, Health and Wellbeing, Energy, Transport, Water, Materials, Waste, Land Use and Ecology, and Pollution.



Ecology Surveys

Often required as part of a planning application, ecological surveys identify the habitats and/or species that exist within an area at the time of the survey.

Early identification of any ecological constraints ensures that development proposals are not delayed and appropriate mitigation or compensation is incorporated into the design phase.

Purpose of ecological surveys

- The developer or applicants are aware of any ecological constraints at an early stage.
- Designed to minimise impacts on biodiversity.
- Any legally protected species (European or British) or notable species will be identified so that the development can avoid or minimise impacts on them.
- The design of mitigation and enhancement measures will be appropriate to the site and surrounding area.
- The local planning authority can consider all the relevant material considerations whilst determining an application.
- Planning applications

We can help development proposals that need to consider the impact that the building will have on the biodiversity within the site, or close to it.

A preliminary ecological appraisal may be required, typically an Extended Phase I Habitat Survey (Joint Nature Conservation Committee, 2010; Institute of Environmental Assessment 1995).

We will ensure that the appropriate information is available to determine an application.



Energy Statement

SAP, SBEM, EPC - Energy Modelling

An Energy Statement is a detailed calculation report submitted with a Planning Application that shows how a development will achieve the local authority's emissions target.

New houses or apartments blocks will each need a **SAP calculation completed**. Any building, which is not a dwelling, will require an **SBEM calculation**. These calculations should ideally happen as early a possible in the design. They lead to the **Energy Performance Certificate (EPC)**

We also provide **Energy Modelling**, which is the virtual simulation of a building that focuses on energy consumption, utility bills and **life cycle costs** of energy related items such as air conditioning, lights and hot water. It also evaluates the payback of green energy solutions.

Energy-Analysis or Energy-modelling is used to:

- Predict the monthly energy consumption and bills
- Compare and contrast different efficiency options
- Determine life cycle payback on various options
- Predict the annual energy cost
- Annual CO2 emissions

We also offer design stage and as-built EPC's.



Fitwel is the world's leading certification system that optimizes buildings to **support health**. It certifies a client's entire portfolio of real estate assets.

In the process of achieving Fitwel certification, client's can discover how their efforts are taking **occupant health** to the next level.

We can certify offices or multi-family residential properties in order to:

- Signal to employees, residents, investors, and others that wellness has been prioritised within the design, development, and operations of buildings;
- Integrate the best strategies that science has to offer to optimise health within a building;
- Ensure the company is leading the industry on the next frontier of sustainability; and
- Improve health of employees or residents as well as the surrounding community

The Certification Process follows 6 steps:

1	2	3	4	5	6
Register	Evaluate	Benchmark	Submit	Review	Certification



Fire Risk Assessment

Legislation requires a suitable and sufficient fire risk assessment to be carried out by a responsible person.

We carry out fire risk assessment according to the Fire Safety Order 2005. Our report will reassure and inform main or principal contractors about potential sources of fuel and ignition. The assessment will also establish general fire precaution including:

- Risk assessment
 - Hazards
 - People at risk
 - Evaluate, remove, reduce and protect
 - Record, plan, inform, instruct and train
 - Review
- Means of escape
 - Routes
 - Alternatives
 - Protection
 - Assembly
 - Signs
- Means of giving warning
- Means of fighting fire
 - Water extinguisher
 - Dry powder or foam extinguisher
 - Carbon dioxide (CO₂) extinguisher



Real State and Infrastructure Assessment

GRESB is an investor-driven organisation committed to assessing the environmental, social, and governance (ESG) performance of real assets globally. Investors use the GRESB data in their investment management and engagement process, with a clear goal to optimize the risk/return profile of their investments.

Every year the process starts in January and finishes in December with the:

- Aggregation and analysis of feedback
- Final amendments to the yearly Assessment
- Start of preparation for the next year Assessment year

GRESB assess the Real Estate portfolio the following criteria:



Sustain Quality offer support throughout registration and certification process.

Home Quality Mark



We are passionate about helping to create sustainably designed, quality new homes. We believe that everyone deserves to live in a home that has minimal impact on the environment, which is affordable to run and supports a healthy lifestyle.

Home Quality Mark helps house builders to demonstrate the high quality of their homes and to differentiate them in the marketplace. At the same time, it will give householders the confidence that the new homes are well-designed and built, and cost effective to run.

The HQM will do this by providing impartial information from independent experts on a new home's quality. It clearly indicates to householders the overall expected costs, health and wellbeing benefits, and environmental footprint associated with living in the home.

Developed by BRE, the Home Quality Mark is part of the BREEAM family of quality and sustainability standards.

We can carry out HQM assessments regardless of the stage of your project:

- Pre-assessment
- Design stage assessment
- Post construction assessment



LEED



Leadership in Energy and Environmental Design

LEED is a voluntary environmental certification system developed by the U.S. It covers design, construction, operation and maintenance.

Separate LEED rating systems are available for:

- Schools
- Retail
- Healthcare
- Homes
- Neighbourhood development
- New construction
- Existing buildings
- Operations and maintenance.
- Commercial interiors
- Core and Shell

Projects are assessed against a range of categories:

- Locations and linkages (transport & access to open space).
- Regional priority (local issues and priorities).
- Indoor environmental quality.
- Awareness and education.
- Energy and atmosphere.
- Materials and resources.
- Innovation in design.
- Sustainable sites.
- Water efficiency.

We can carry out LEEDS assessments regardless of the stage of your project:

- Pre-assessment
- Design stage assessment
- Post construction assessment
- Operations and Management



Ska Assessments **SKArating**[®]

SKA rating is an environmental assessment method, benchmark and standard for non-domestic fit-outs, led and owned by RICS.

SKA rating helps landlords and tenants assess fit-out projects against a set of sustainability good practice criteria. It is estimated that 11% of UK construction spending is on fit-outs and that buildings may have 30-40 fit-outs during their lifecycle.

How does it work?

The offices scheme consists of more than a hundred 'good practice' measures covering energy and CO2 emissions, waste, water, materials, pollution, wellbeing and transport.

This guidance is freely available along with an online assessment tool, which can be used informally or for formal certification using an RICS SKA rating accredited assessor. Assessments can be carried out at three stages:

- Design
- Handover
- Occupancy

We are accredited and fully qualified professionals to undertake quality assured SKA rating certification on behalf of organisations.



WELL Building Standard



WELL place **people at the heart of the design** and combines best practices in design and construction with evidence-based medical and scientific research – harnessing building as vehicles to support human health and well-being.

WELL is an independently verified, performance-based system for measuring, certifying and monitoring features of buildings that impact human health and well-being. WELL focus exclusively on the human health and wellness in our buildings and communities.

WELL Certified™ spaces can help create buildings that improve the nutrition, fitness, mood, sleep patterns, productivity and performance of its occupants.

WELL is designed to complement and work seamlessly with Green Building Rating systems, such as, LEED, STAR and BREEAM.

The WELL Concepts and Certification Levels are:

Air, Water, Nourishment, Light, Fitness, Comfort and Mind.

By placing, construction, operations and development decisions, WELL have the ability to add value to real estate assets, generate savings in personnel costs and enhance human health, well-being and experience.

Sustain Quality offer support throughout registration and certification process in order to achieve the desired outcome.



Other Services

We offer sustainability and building compliance solutions. We like to understand our partners so we can perform our services with the highest quality and most suitable approach to each organisation and project.

Our expertise can be tailored towards almost any requirement, enabling us to manage schemes of varying scale and complexity. Contact us to find out how we can assist with your requirements.

Additional services that we can offer:

- Air pressure testing.
- BREEAM Credits:
 - Ene 01 – EPC
 - Hea 02 – Indoor Air Quality Plan
 - Hea 05 & Pol 05 – Acoustic Performance
 - Hea 06 – Safety and Security
 - LE 02 – 05 – Ecology
 - Man 04 – Building user guide
 - Pol 03 – Flood Risk Assessment
 - Tra 05 – Travel Plan
 - Wst 01 – Resource Management Plan/SWMP/Pre-demolition audit
- Energy Audits and solutions to make existing buildings more carbon efficient.
- Energy efficiency and Low Carbon design advise to make new buildings perform better.
- ISO – Accreditation & Consultancy, covering ISO14001, 9001, 45001 & 27001.
- Renewable and whole site energy strategies.
- Sustainability strategy.

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