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Sustainable Construction Policy

1. Purpose

1.1 The continued improvement and development of our Estate is essential to the success of our business. Such development can have many positive impacts, including the provision of sustainability-led education to more students and the provision of healthy, accessible and inspiring places of work and study. However, the construction and operation of our buildings and infrastructure can have negative environmental impacts, including greenhouse gas emissions. This policy helps us to consider how to minimise these impacts and enhance our climate resilience.

1.2 Our buildings are about people. Alongside carbon efficiency, it is essential that we place the needs and aspirations of our students and staff at the centre of our design process. This Policy sets out the principles we will consider, to ensure that the buildings we develop or refurbish are accessible, healthy and carbon efficient, both in their construction and operation.

1.3 While in the first instance, ensuring that buildings provide spaces that meet the current needs of the University, with the flexibility to accommodate future needs, the following principles will inform our decision making:

- We will seek to consolidate our estate into geographically compact areas that are serviced by existing public transport links
- We will continue to optimise the space utilisation of our existing estate to minimise the requirement for new space
- Refurbishment will be prioritised over new build where practicable
- All new developments and refurbishments will be designed and built where possible to meet appropriate standards, e.g. standards related to energy efficiency, energy sources, space conditioning, biodiversity net gain, Well Building etc.
- We will use the most up to date guidance to ensure our buildings meet the five principles of Inclusive Design by:
    - Putting people at the heart of our design
    - Acknowledging and meeting the diversity of need
    - Enabling choice
    - Enabling flexibility to meet changing needs of its users
    - Making our buildings easy to use by everyone
- Construction and operational carbon emissions will be modelled at the early design stage and used to inform design stage iterations to minimise these emission sources.
- Recycled materials will be used wherever practicable and waste minimised on site through recycling and reuse of resources.
- Climate-change resilience will be integral to the design of all new builds and major refurbishments.
- Where feasible, fossil fuel energy sources will not be included in the design of new buildings or major refurbishments.

- Refrigerants with low/zero Global Warming Potential will be used in space conditioning systems to comply with F-gas Regulations'.
- Appropriate environmental risk assessments will be completed, with risks managed and controlled to minimise impact.
- All construction projects will be delivered using full Soft Landings approach or equivalent.
- All construction and refurbishment projects may provide a resource for students as part of our living lab activities, which will include post-occupancy building user surveying to carry forward key learning to influence future design.
- The University will provide the appropriate resource and skill level to ensure operational efficiency of the Estate is maintained.

1.4 This Policy will be reviewed biannually to ensure that it continues to be relevant and fit for purpose.

Document Details

Responsible Office: Estates and Services

Responsible Officer: Director of Estates and Services

Approving Authority: Board of Governors

Date of latest approval:

Effective Date:

Related Policies and Procedures:

Supersedes: N/A

Next review due: Autumn 2026