

dti

**DRAFT STRATEGY FOR
SUSTAINABLE
CONSTRUCTION: 2006**

A CONSULTATION PAPER

(ISSUED FOR CONSULTATION ON 2ND
FEBRUARY 2006)

Purpose and Need for the Review

The existing strategy for sustainable construction was published more than 5 years ago. That strategy is now considerably out of date due to major developments that have occurred during that time both in Government policy and within industry.

The timing is right for this review since it follows on from the publication, in March 2005 of the UK Sustainable Development Strategy which reinforces Government's overall wish to work with the industry sectors.

Key Issues and Objectives of the Review

The aim of this revision to the 2000 Strategy for Sustainable Construction, is to consider what has been achieved over the past five years and to provide an effective framework to guide future Government policies where they are relevant to construction. It indicates where government wishes to see the industry going in terms of its future development as well as indicating where businesses believe their efforts should be concentrated. It is also the hope that the strategy will encourage industry to propose a positive response to some of the big questions it faces.

Consultation Strategy Issued on: 2nd February 2006

Response By: 26th April 2006

Enquiries to: David Eggleton or David Hughes
Regulation, Sustainability and Innovation Team
Construction Sector Unit, Bay 366,
Department of Trade & Industry
151 Buckingham Palace Road
London SW1W 9SS
mailto:david.eggleton@dti.gsi.gov.uk
mailto:david.hughes@dti.gsi.gov.uk
Tel. 020 7215 1428 / 020 7215 0993

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1 INTRODUCTION

In recent years, great progress has been made in improving the sustainability of buildings and their contents through a range of initiatives. For example, a building built to the recently announced revised standards will be 40% more energy efficient than one built five years ago. For this, we have to thank changes in the building regulations. Appliances, like fridges and freezers, are more efficient than they were ten years ago. However, the position remains that more than a quarter of the UK's carbon emissions come from energy used in homes and more than half of water used in homes.

Notwithstanding these changes, there is an appetite amongst the public and the construction industry to understand what constitutes a sustainable building. They are concerned about climate change both globally and at home and recognise that without serious and sustained action, the effects will get worse. People are keen to play their part in protecting the environment.

It is against this background that the Government has opted to carry out the update of the Strategy for Sustainable Construction (2000). The earlier 'Building a better quality of life – A strategy for more sustainable construction' provided the first steps to improving standards in the industry and the basic ten themes for action still remain relevant today:

- Re-use existing built assets
- Design for minimum waste
- Aim for lean construction
- Minimise energy in construction
- Minimise energy in building use
- Avoid polluting the environment
- Preserve and enhance bio-diversity
- Conserve water resources
- Respect people and their local environment
- Set targets (benchmarks & performance indicators)

The Government believes that the time is now right to take initiatives further with a look towards 2020 and encouraging the introduction of more complex sustainability plans, for example in the fields of: 'whole life costing' of buildings; implementation of 'site waste management plans' and gaining a wider adoption of key performance indicators throughout industry.

There are two documents on which we are consulting:

- Sustainable Construction Strategy 2006: Summary
Draft of January 2006

and

- Sustainable Construction Strategy 2006: Report
Draft of January 2006

2 THE CONSULTATION - WIDER CONTEXT

The aim

The aim of this revision to the 2000 Strategy for Sustainable Construction, is to consider what has been achieved over the past five years and to provide an effective framework to guide future Government policies where they are relevant to construction. It indicates where government wishes to see the industry going in terms of its future development as well as indicating where businesses believe their efforts should be concentrated. It is also the hope that the strategy will encourage industry to propose a positive response to some of the big questions it faces.

The Strategy is being considered within a broad series of themes, which are:

- The People Agenda
- Managing the Environment and Resources (Energy, Waste, Built Environment)
- Government Procurement
- Overseas Dimension
- Initiatives
- Industry's Involvement
- The Future

Remit

The built environment is at the heart of our economy. It shapes how we all live our lives. But the manner in which it consumes natural resources means that it is responsible for some of the most serious global and local environmental change. The way we use natural resources for building and the levels of pollutants emitted and waste generated in the process of building, and in the use of buildings once occupied, are currently unsustainably high. Hence, the construction industry must embrace more sustainable forms of building and make better use of resources in their delivery.

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151 Buckingham Palace Road
London SW1W 9SS
mailto:david.eggleton@dti.gsi.gov.uk
mailto:david.hughes@dti.gsi.gov.uk
Tel. 020 7215 1428 / 020 7215 0993

3 AIMS AND STRUCTURE

3.1 Purpose and Need for the Review

The existing strategy for sustainable construction was published more than 5 years ago. That strategy is now considerably out of date due to major developments that have occurred during that time both in Government policy and within industry.

The timing is right for this review since it follows on from the publication, in March 2005 of the UK Sustainable Development Strategy which reinforces Government's overall wish to work with the industry sectors.

3.2 Key Issues and Objectives of the Review

The aim of this revision to the 2000 Strategy for Sustainable Construction, is to consider what has been achieved over the past five years and to provide an effective framework to guide future Government policies where they are relevant to construction. It indicates where government wishes to see the industry going in terms of its future development as well as indicating where businesses believe their efforts should be concentrated. It is also the hope that the strategy will encourage industry to propose a positive response to some of the big questions it faces.

3.3 Structure of the Review

The Strategy is being considered within a broad series of themes, which are:

- The People Agenda
- Managing the Environment and Resources (Energy, Waste, Built Environment)
- Government Procurement
- Overseas Dimension
- Initiatives
- Industry's Involvement
- The Future

The Strategy aims to consider the progress which has been made within the sphere of sustainable construction over the past five years, since the publication of 'Building a better quality of life – a strategy for more sustainable construction'; published in April 2000. To evaluate current practice within the industry, highlighting the best examples of these; and finally to take a 'forward-look' at potential new developments in construction best practice over the next fifteen or so years, and suggest, where possible, targets which the industry might meet and the government's vision for the industry's future.

The built environment is at the heart of our economy. It shapes how we all live our lives. But the manner in which it consumes natural resources

means that it is responsible for some of the most serious global and local environmental change. The way we use natural resources for building and the levels of pollutants emitted and waste generated in the process of building, and in the use of buildings once occupied, are currently unsustainably high. Hence, the construction industry must embrace more sustainable forms of building and make better use of resources in their delivery.

Important elements in achieving the objective of sustainable construction, are to promote buildings that:

- minimise adverse impacts on the environment during construction and in use, whilst enhancing the natural surroundings;
- enhance people's quality of life through being affordable, accessible and in cleaner, safer, greener settings;
- help to encourage productivity through being flexible for the future, built cost-efficiently and aiding people's working environment;
- take fully into account their impact on the surrounding environment by seeking to maintain biodiversity within the location and avoiding unnecessary pollution;
- wherever possible make use of modern methods of construction.

3.4 Cost Implications for Industry / Benefits

There may be significant longer term savings to industry through efficiency gains in considering and finding viable solutions to many of the topics raised in the strategy such as waste minimisation, use of renewable energy sources, self-ventilating buildings, modern methods of construction and climate change. Nevertheless, costs would be incurred in implementing some measures which enhance sustainability. This normally needs to be addressed by industry on a case-by-case basis. Most options which enhance sustainability of projects, processes and/or organisations need to be applied differently in different circumstances.

It has been conservatively estimated that potential efficiency gains of more than 30% could be made in construction and this could give potential savings of £2.8 billion to the industry each year; key factors are in improving health & safety and on-site waste minimisation.

One of the purposes of this strategy is to present in one document, existing Government policies relevant to sustainable construction. Additional regulatory impacts have therefore not been undertaken.

4 HOW TO RESPOND

4.1 How to Respond

The consultation process opened on 2nd February 2006 and the last date for receipt of responses will be 26th April 2006. Response can be made electronically and the response questionnaire downloaded via our website: www.dti.gov.uk/construction/sustain

A response can also be submitted by letter, fax or e-mail to:

David Eggleton
Regulation, Sustainability and Innovation Team
Construction Sector Unit, Bay 366,
Department of Trade & Industry
151 Buckingham Palace Road
London SW1W 9SS
Tel. 020 7215 1428
Fax. 020 7215 0846
mailto:david.eggleton@dti.gsi.gov.uk

When responding please state whether you are responding as an individual or representing the views of an organisation. If responding on behalf of an organisation, please make it clear who the organisation represents and, where applicable, how the views of members were assembled.

4.2 Additional Copies

This document, as well the two documents on which we are consulting:

- Sustainable Construction Strategy 2006: Summary
Draft of January 2006

and

- Sustainable Construction Strategy 2006: Report
Draft of January 2006

can be downloaded from DTI's website (see the link at 1 above). If, however, hard copies are needed, these can be obtained from Anne Turner either by telephoning 020 7215 0995, or writing to the address below:

Miss A Turner
Regulation, Sustainability & Innovation Team
DTI - Construction Sector Unit, Bay 366
151 Buckingham Palace Road
London. SW1W 9SS

4.3 Consultation Questions

These are contained in Annex 1 and are aimed at obtaining industry comments and contributions, to ensure that the Strategy is developing along the right track. The current draft contains much on what has been done by the construction industry over the past five years since the first strategy was produced, and references current sustainability activities. However, Government is now particularly keen to have consultees' views on the future direction they believe the industry might best take over the medium timeframe envisaged by this document.

4.4 Confidentiality and Data Protection

Information provided in response to this consultation, including personal information, may be subject to publication or disclosure in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 (FOIA), the Data Protection Act 1998 (DPA) and the Environmental Information Regulations 2004). If you want other information that you provide to be treated as confidential, please be aware that, under the FOIA, there is a statutory Code of Practice with which public authorities must comply and which deals, amongst other things, with obligations of confidence.

In view of this it would be helpful if you could explain to us why you regard the information you have provided as confidential. If we receive a request for disclosure of the information we will take full account of your explanation, but we cannot give an assurance that confidentiality can be maintained in all circumstances. An automatic confidentiality disclaimer generated by your IT system will not, of itself, be regarded as binding on the Department.

The Department will process your personal data in accordance with the DPA and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties.

4.5 Aims and Structure

A short analysis of the overall aims and structure of the Review has been included at section 3 for comment. This sits in place of a Regulatory Impact Assessment, since no new policies are proposed beyond those already announced since the last version of the Strategy in 2000. It should also be emphasised that the nature of this Strategy document is only to provide guidance to industry and Government seeks the cooperation of the construction industry with the objectives and outcomes contained in the final Strategy document. Much has been said in the past about the 'business benefits of sustainability' and we would envisage, with a high degree of confidence, that the long-term benefits of implementing the guidance will significantly outweigh any costs involved.

4.6 What happens Next?

A stakeholders' event will be held on 7 March 2006 in DTI's 1 Victoria Street Conference Centre to provide further input to this consultation process. We intend to publish a summary of non-confidential responses to the consultation on the DTI website within 3 months of the close of the consultation. The aim is to publish the final Strategy document in the Summer of 2006.

Please let us know if you wish to be notified of further developments.

4.7 Organisations Consulted

A list of those organisations and individuals, which have contributed to formulation of this consultation document, is shown at Annex C of the Draft Strategy Report. We would welcome suggestions of others who may wish to be involved in this consultation.

4.8 Code of Practice

The Cabinet Office Code of Practice on Consultation has been followed in the preparation of the consultation for this Strategy document. The complete code is available on the Cabinet Office's website, address <http://www.cabinetoffice.gov.uk/regulation/consultation/index.asp>

4.9 Comments or Complaints

If you wish to comment on the conduct of this consultation or make a complaint about the way this consultation has been conducted, please write to:

Nick Van Benschoten,
DTI Consultation Co-ordinator,
1 Victoria Street,
London
SW1H 0ET

Telephone: Nick on 020 7215 6206

Or e-mail to: nick.vanbenschoten@dti.gsi.gov.uk

ANNEX 1: CONSULTATION RESPONSE FORM

Invitation

You are invited to comment on the Government's proposals for updating the Strategy for Sustainable Construction, as contained in the two documents:

- Sustainable Construction Strategy 2006: Summary
Draft of January 2006

and

- Sustainable Construction Strategy 2006: Report
Draft of January 2006

Your views are particularly sought on the key proposals in Section 8 of the Report, covering the future. (These are repeated in the separate Summary document.) It should be noted that, although all these proposals are being consulted on as part of a package of measures, they are not mutually exclusive, i.e. one or more of them could be amended in the light of the consultation exercise.

How to respond

Comments are invited on any aspect of the consultation documents. However, to assist our analysis of responses we would appreciate it if you could complete the response form below either electronically or in hard copy. Please feel free to submit additional comments, evidence and/or supporting documentation.

Responses can be returned by post or by e-mail. The deadline for receiving responses to this consultation is 26th April 2006. All responses received before the deadline will be considered.

Additional copies of this consultation document, the response form, as well as copies of the two documents on which we are consulting:

- Sustainable Construction Strategy 2006: Summary
Draft of January 2006

and

- Sustainable Construction Strategy 2006: Report
Draft of January 2006

may be downloaded from the DTI website, www.dti.gov.uk, or obtained as hard copies from:

Miss A Turner
Regulation, Sustainability & Innovation Team
DTI - Construction Sector Unit, Bay 366
151 Buckingham Palace Road
London. SW1W 9SS

Please return your response to this consultation as soon as possible and in any event no later than 26th April 2006. Please reply direct to the DTI contact:

By e-mail:

Or by post:

Mr David Eggleton

david.eggleton@dti.gsi.gov.uk

Department of Trade & Industry

Regulations, Sustainability & Innovation Team

Construction Sector Unit

Bay 366

151 Buckingham Palace Road

London

SW1W 9SS

Response form for the consultation on the Review of the Strategy for Sustainable Construction

Respondent Details	
Name:	Please return your responses by 26 th April 2006, by post or e-mail to: David Eggleton Department of Trade & Industry Regulations, Sustainability & Innovation Team Construction Sector Unit Bay 366 151 Buckingham Palace Road London SW1W 9SS david.eggleton@dti.gsi.gov.uk
Organisation:	
Address:	
Town/City:	
County/Postcode:	
Fax:	
Email:	

Organisation type (tick one box only)

- | | |
|---|--|
| <input type="checkbox"/> Approved Inspector
<input type="checkbox"/> Architects
<input type="checkbox"/> Civil/Structural Engineer
<input type="checkbox"/> Commercial Developers
<input type="checkbox"/> Consultancy
<input type="checkbox"/> House or property developer
<input type="checkbox"/> Housing Association
(Registered Social Landlords)
<input type="checkbox"/> Other non-governmental
organisation
<input type="checkbox"/> Builder/other contractor
(please specify)
<input type="checkbox"/> Local authority –
Building Control
<input type="checkbox"/> Local authority –
Environmental health
<input type="checkbox"/> Local authority – other
(please specify) | <input type="checkbox"/> Manufacturer
<input type="checkbox"/> Trade body or association
<input type="checkbox"/> Private individual (unaffiliated)
<input type="checkbox"/> Professional body or institution
<input type="checkbox"/> Property funder
<input type="checkbox"/> Research/academic organization
<input type="checkbox"/> Specific interest or lobby group
<input type="checkbox"/> Individual in practice, trade or
profession
<input type="checkbox"/> Journalist/media
<input type="checkbox"/> Insurer
<input type="checkbox"/> Other (please specify): |
|---|--|

Please use an X in answering the following questions

Is your response confidential? Yes No

If so please explain why.

(See disclaimer on page x)

Foreword: It is appreciated that not all consultees will wish to express an opinion on every question. Where no response is given it will be presumed that consultees do not wish to contribute to the consultation on that specific matter. Where consultees strongly support particular aspects of the guidance please use the comments sections of this form to note that support.

Please note that provision is made throughout this questionnaire for you to provide additional comments. If, however you wish to provide detailed comments on any aspect of the consultation then please append additional materials and supplementary documents, clearly marked and cross referenced to the relevant questions, as necessary.

1 Do you welcome the update of the Strategy for Sustainable Construction?

Comments: Yes No

2 Do you think that the broad coverage of the key themes and sub themes is correct?

Comments: Yes No

3 Is the balance of text on issues reporting past work OK?

Comments: Yes No

4 If not, what should be changed in terms of topical content?

Comments: Yes No

5 Have we got the future targets and visions about right?

Comments: Yes No

6 If not, what else would you like to see included?

Comments: Yes No

7 Do you have any comments on the costs and benefits of the Strategy?

Comments: Yes No

8 Do you have any comments on the Business Impact Assessment (BIA)? (Bear in mind that this is “not” a regulatory document and that the benefits of implementation should significantly outweigh any disadvantages).

Comments: Yes No

10. If you are a house-builder, will you adopt and follow relevant principles of the Strategy?

Comments: Yes No

Thank you for your time

Please note:

All information in responses, including personal information, may be subject to publication or disclosure under freedom of information legislation. If a correspondent requests confidentiality, this cannot be guaranteed and will only be possible if considered appropriate under the legislation. Any such request should explain why confidentiality is necessary. Any automatic confidentiality disclaimer generated by your IT system will not be considered as such a request unless you specifically include a request, with an explanation, in the main text of your response.

Confidential responses will nevertheless be included in any statistical summary of numbers of comments and views expressed, although individuals will not be identified.

Names and addresses may be held in an electronic database of interested parties for the purpose of distributing future consultation documents on similar issues. However, any such details will not be given to any third party.

A summary of responses to this consultation will be published at www.dti.gov.uk

Paper copies will be available on request from:

Miss A Turner
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