
LSHTM Social Spaces (Phase 3D)

Ska Assessment Report (Planning input)

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Revision	Date	Author	Checked by
P01	23.05.23	Kat Ringland	n/a

1. Introduction

BDP have been appointed to carry out the Ska assessment for the development.

Ska is an environmental assessment method, benchmark and standard for non-domestic refurbishment and fit-out projects. Overseen by the Royal Institute of Chartered Surveyors (RICS), it helps landlords and tenants assess fit out projects against a set of sustainability good practice criteria. Unlike BREEAM, Ska labels fit out and refurbishment projects irrespective of the base building and provides flexible scoping, assessing only measures that are within the specific project's scope.

The Ska assessment process is broken down into three stages, with a certificate issued at project completion:

1. **Design / Planning:** At this stage the measures and issues to be assessed are identified. The client and design team then have the opportunity to prioritise which measures they wish to achieve and make decisions in relation to design, cost, programme and benefit. This sets the environmental performance standards for how the project is delivered in terms of waste, energy in use etc. Then, if the specification demonstrates that these measures are likely to be achieved, they will be reflected in an indicative rating. The design / planning stage will not be formally certified.
2. **Handover:** The handover stage involves gathering evidence from the O&M manuals and other sources to prove that what was specified has been delivered, and that the performance and waste benchmarks have been achieved. The handover stage will be formally certified.
3. **Occupancy:** Finally, there is the option to review how well the fit out has performed in use against its original brief, from a year after completion. This stage of assessment is voluntary.

The assessment is split into 9 categories, with each category consisting of a number of issues:




- Ecology
- Energy and CO₂
- Materials
- Pollution
- Project delivery
- Transport
- Waste
- Water
- Wellbeing

There are 131 good practice measures listed under the Ska Higher Education scheme (version 1.0), however, based on the scope of works, measures that are not applicable to the project or within the scope of works can be "scoped out". This reduced the number of available points, creating a fair approach to accreditation. Furthermore, 5 of these measures only apply to the handover stage assessment and are not considered at design stage (i.e. there are 126 available measures for the design stage assessment).

Following a scoping exercise undertaken by BDP Sustainability and the project team, 44 measures (including the 5 handover stage-specific points) have been scoped out, leaving a total of 87 available sustainability measures against which the project shall be assessed. It should be noted that measures are likely to be scoped in and / or out as the design progresses.

The number of points achieved will dictate the level of Ska accreditation. The requirements for each level of certification are summarised in Table 1.

Table 1 Ska accreditation (based on 87 available measures)

Level of certification and total points required	Points required
Bronze (25% of available points) 	22 (including 6 bronze gateway* measures)
Silver (50% of available points) 	44 (including 11 silver gateway* measures)
Gold (50% of available points) 	65 (including 16 gold gateway* measures)

*Gateway measures are considered “high priority” points.

In line with the University’s strong sustainability agenda, the development will achieve a Ska Silver rating.

2. Achieving Ska Silver

Following a number of design team workshops and review of project data, it is currently anticipated that the development will achieve a Ska score of 59 points (including 13 silver gateway points).

The current targeted score provides a buffer of 15 points over the minimum 44 required for Silver, further demonstrating the University’s commitment to sustainable developments. The current strategy is summarised in Table 2. For further details, please refer to the Ska assessment tracker appended to this report.

Table 2 Ska strategy

Issue	Measures in scope	Targeted
Ecology	0	0
Energy & CO2	17	4
Materials	25	21
Pollution	4	2
Project delivery	8	8
Transport	3	1
Waste	13	12
Water	5	4
Wellbeing	12	7
TOTAL	87	59

Appendix: Ska pre-assessment