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Sustainability Plan

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Introduction

The aim of this Sustainability Plan is to address the requirements contained in Clause 4.10 of the Section 106 (S106) agreement for Commonwealth House and to provide assurances that the procedures in place will satisfy S106 in relation to Clause 4.10 and requirements contained in Clause 2.28 "the Sustainability Plan".

S106 Clause 4.10: Sustainability Plan

Clause 4.10 of the Commonwealth House S106 agreement requires that a Sustainability Plan is submitted to the Council for approval prior to the Implementation date and that a post completion review is also undertaken confirming that the measures incorporated into the Sustainability Plan have been incorporated in the Property. In addition, the Council requires that the building will be managed in accordance with this Plan.

The S106 agreement defines what measures are to be included within this Plan within Clause 2.28 as shown below.

S106 Clause 2.28

Clause 2.28 of the S106 agreement for Commonwealth House requires that the development undertakes a post construction review securing the incorporation of the sustainability measures within the development during construction and its subsequent operation and occupation. This review shall

- Be based on a Building Research Establishment Environmental Assessment Method assessment with a target of achieving a Very Good, Excellent or Outstanding rating and achieving at least 50% of the credits in each of Energy and Water and 40% of the credits in the Material categories.
- Undertake a pre-Implementation review by an appropriately qualified and recognised independent verification body certifying the measures in the Sustainability Plan are achievable and satisfy the Local Authorities aims and objectives on sustainability contained within its Development Plan.

- A post construction review by an appropriately qualified and recognised independent verification body certifying the measures in the Sustainability Plan have been achieved and are maintainable.

Demonstrating Compliance

The points below demonstrate how the requirements of S106 Clause 4.10 are to be met for the Commonwealth House development:

- Pre-Implementation reviews of the measures contained the Sustainability Plan have been effectively completed as part of the design process since the BREEAM document has been constantly updated in order to ensure the results and measures set out in the submitted BREEAM document are met. The BREEAM assessment document was submitted at planning and demonstrates that the requirements for 50% of the credits in each of Energy and Water and 40% of the credits in the Material categories have been targeted and that an overall BREEAM Excellent rating is also targeted.
- In addition, an Interim Design Stage BREEAM assessment is to be completed at completion of Design which will include a review of the measures contained within the Sustainability Plan by means of an updated BREEAM assessment and site survey along with collation of evidence relating to all aspects of the building. The Interim Design Stage BREEAM assessment will be carried out by an appropriately qualified and competent person who through their qualification and membership of the BREEAM scheme is also deemed to be independent.
- A post construction review of the measures contained within the Sustainability Plan will be carried out via both the completion of the final BREEAM assessment and will contain confirmation concerning the achievement of gaining 50% of the credits in each of Energy and Water and 40% of the credits in the Material categories. The final BREEAM rating will also be confirmed and the final BREEAM certificate will be provided to the Council. The final BREEAM assessment will be carried out by an appropriately qualified and competent person who through their qualification and membership of appropriate accreditation bodies scheme is also deemed to be independent. The contractor responsible for the Commonwealth House O&M manual will include, by reference, the final BREEAM report so that that they are utilised and maintained correctly to ensure future usage is sustained.
- The final BREEAM assessment certificate is to be utilised to discharge these requirements of S106 will be provided to the Council. A full BREEAM report along with any relevant supporting information can be provided on request. It should be noted that the final BREEAM assessment will be submitted to BRE as soon as practicably possible following practical completion but that BRE can take a period to process and supply the final certificate.

Conclusion

The information contained in points above address the requirements of contained in Clause 2.28 of the Section 106 agreement for Commonwealth House and therefore adheres to Clause 4.10 "Sustainability Plan".