London School of Hygiene and Tropical Medicine Phase 3B Refurbishment

Ska assessment update report

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# Ska Assessment

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 the 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 exercise, undertaken at RIBA Stage 2, 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, currently at the design / planning stage, is split into 9 categories, with each category consisting of a number of issues (each issue is worth 1 point and, unlike BREEAM, all issues are equally weighted):

* 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 the design team have the ability to scope out measures that are not applicable to the project or within the scope of works. 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).

A scoping exercise was held with the design team to establish which measures are not applicable or within the scope of the LSHTM Phase 3B project. Of the 126 issues applicable to the design stage assessment, 18 issues have been scoped out. These were issues relevant to, for example, any retained air supply ductwork and sanitaryware fittings, external spaces, and new space heating and hot water systems.

As such there are 108 measures that require assessment. It should be noted that additional measures may be scoped out of the assessment as the project progresses. Measures may also be scoped back in.

For each level of accreditation, a certain number of high priority issues, termed ‘gateway’ issues, must be achieved. The number of measures and gateway measures required for each level of certification is summarised in Table 1.

Table 1 Minimum Ska requirements

|  |  |  |
| --- | --- | --- |
| **Level of certification and total points required** | **Number gateway measures required** | **Additional points required** |
| **Bronze (27 points)** | 7 | 20 |
| **Silver (54 points)** | 14 | 40 |
| **Gold (81 points)**  | 20 | 61 |

The development is targeting a Ska Silver rating, and, as such, a score of at least 54 points, of which 14 must be classified as high priority / gateway issues, must be achieved.

## 2.1 Achieving Ska Silver and Assessment Progress

A pre-assessment and Ska review exercise was carried out at RIBA Stage 2 to agree a route to achieving Silver certification based on the Stage 2 design and information. A further workshop was then carried out at RIBA Stage 3.

The purpose of the workshops was to:

* Introduce the team to the Ska assessment process
* Review the available points and agree a ‘route to Ska Silver’
* Assign responsibilities with regards to evidence provision at design stage

In order to achieve Ska Silver a minimum score of 54 points is required, including all mandatory points and at least 14 “gateway” points. Following the workshops and subsequent conversations with the design team, a score of 65 has been agreed. This includes 14 gateway credits. No risks to certification have been identified. In addition to the target score, a further 40 points have been identified as potentially achievable. These are issues that require further consideration, or that may incur additional costs. A route to achieving Ska Gold has also been identified, as detailed in the Ska tracker document.

The current strategy for achieving Ska Silver is summarised in Table 2 and Figure 1. For the full strategy, please refer to the Ska tracker.

Table 2 Ska strategy

|  |  |  |  |
| --- | --- | --- | --- |
| **Issue** | **Number of credits in scope** | **Number of credits targeted** | **% targeted** |
| **Ecology** | 0 | 0 | 0.00% |
| **Energy and CO2** | 21 | 8 | 38.10% |
| **Materials** | 29 | 16 | 55.17% |
| **Pollution** | 6 | 5 | 83.33% |
| **Project Delivery** | 9 | 8 | 88.89% |
| **Transport** | 5 | 2 | 40.00% |
| **Waste** | 15 | 9 | 60.00% |
| **Water** | 8 | 8 | 100% |
| **Wellbeing** | 15 | 9 | 60.00% |
| **TOTAL** | **108** | **65** | **60.19%** |

Figure 1: Ska Strategy

Following the pre-assessment exercise, the design / planning stage assessment has now commenced. The design team have commenced with issuing the relevant evidence to the BDP Ska assessor. It is envisaged that all design stage information will be provided by the end of RIBA Stage 4, following which confirmation of compliance with Ska Silver criteria will be issued..

## 2.2 Summary of Risks

There are currently no known risks to achieving Ska Silver accreditation.

# Next Steps

A Ska workshop will be held at RIBA Stage 4 to review the targets and the strategy for achieving Silver accreditation. The workshop will also serve as an opportunity to discuss any further opportunities and risks, and to outline the responsibilities of each design team member.

Further consideration will be given to the ‘potentially achievable’ credits highlighted in the Ska tracker to ensure that credits offering the greatest value to the client and building users are targeted.

It is further anticipated that the design team will begin to issue evidence with a view to completing the majority of the design / planning stage Ska assessment at the end of RIBA Stage 4. Following this, the post construction assessment will commence, following which a final certificate of compliance will be issued.

