Sustainable refurbishment guidelines

PICTON

Ensuring buildings are sustainable is fundamental to our business strategy, is expected by our occupiers and is also vital as we embark on a pathway to net zero carbon. Refurbishment works which include certification and standards are an important way in which we can meet our sustainability goals.

In partnership with our building advisers, we have implemented a sustainability focused set of guidelines for refurbishment projects with the aim of ensuring sustainability is at the heart of the design process.

These guidelines set out to assist our advisers to design and deliver space that meets our sustainability requirements as well as those of our existing and prospective occupiers.

The guidelines are customised based on the level of work required (such as new build, major and minor refurbishment, and also minor works) and reflect different aspects of a building's refurbishment project including:

– Building certification and rating

– Services, covering ventilation, lighting, heating and cooling, and building management strategies

– Structures and fabrics with consideration given to the carbon cost of building materials

– Energy and resource efficiency, covering renewable energy, green walls, and roofs

– Landscaping, including biophilic designs

– Technology, including smart building capability

– Net zero carbon asset review

– Supplier codes of conduct

There are varying levels of commitments and expectations based on the type and scope of project and each individual area has a defined set of standards and expectations at each stage of the project works.

We hope that the guidelines will provide clarity and allow for a clearly documented process that supports both our ongoing sustainability strategy and helps guide our suppliers and contractors to deliver best in class space.

New build

Designation	New building Contract value >£5M
Rationale	To deliver better value and outcomes for the owner, occupiers and communities than retaining or refurbishing the existing building
Certification/ rating	EPC A minimum BREEAM Excellent or WELL certified
Services	Bias towards natural ventilation strategy Market leading lighting systems Market leading heating and cooling efficiency Market leading monitoring/building management systems No fossil fuels
Structure	Re-use existing structure unless impractical to do so
Façade	Default to high performance façades/glazing, green walls and roofs Embedded renewable energy generation
Landscape	Comprehensive landscape/biophilia strategy to deliver market leading environment
Resilience	Resilience to changes in resource supply Resilience to changes in resource pricing Adaptable to changes in building usage and sub-division
Technology	Complete smart building capability – operational and user interfaces
Net zero – Operational	Net zero assessment required including Level 5 IES dynamic model
Net zero – Embodied	Net zero assessment required
Suppliers	All must adhere to Picton Supplier Code of Conduct

Major refurbishment

Designation	Substantial alteration to structure, M&E, landscaping; and/or Contract value >£1.5M
Rationale	To deliver improved outcomes for occupiers and enhance the building's sustainability credentials and value
Certification/ rating	EPC B minimum BREEAM Excellent (or equivalent) Fitwel certified
Services	Consider natural ventilation strategy Market leading lighting systems Market leading heating and cooling efficiency Market leading monitoring/building management systems No fossil fuels
Structure	Re-use existing building fabric unless impractical to do so
Façade	Aim for high performance façades /glazing Aim to introduce green walls and roofs Aim to introduce on-site renewable energy generation
Landscape	Comprehensive landscape/biophilia strategy to deliver market leading environment
Resilience	Resilience to changes in resource supply Resilience to changes in resource pricing Adaptable to changes in building usage and sub-division
Technology	Implement smart building systems and controls wherever possible
Net zero – Operational	Net zero assessment required including Level 5 IES dynamic model
Net zero – Embodied	Net zero assessment required if appropriate
Suppliers	All must adhere to Picton Supplier Code of Conduct

Medium refurbishment

Designation	Alterations to structure, M&E, landscaping; and/or Contract value <£1.5M
Rationale	To deliver improved outcomes for occupiers and enhance the building's sustainability credentials and value
Certification/ rating	EPC B minimum BREEAM recommended (or equivalent) Fitwel certified
Services	Appropriate ventilation systems Energy efficient lighting systems Upgrade heating and cooling system efficiency Where appropriate implement improved monitoring/building management systems Remove fossil fuels where possible
Structure	Re-use existing building fabric unless impractical to do so
Façade	Where feasible introduce energy efficient façades/glazing, green walls and roofs Investigate on site renewable energy generation
Landscape	Appropriate landscape/biophilia strategy to deliver enhanced environment
Resilience	Resilience to changes in resource supply Resilience to changes in resource pricing Adaptable to changes in building usage and sub-division
Technology	If feasible consider smart building systems
Net zero – Operational	Net zero assessment not required
Net zero – Embodied	Net zero assessment not required
Suppliers	All must adhere to Picton Supplier Code of Conduct

Minor works

Designation	Minor redecoration/repairs Contract value <£100K
Rationale	To improve the outcomes for the owner, occupiers and communities
Certification/ rating	To be appropriate to the project
Services	Remove fossil fuels where possible
Structure	Consider carbon cost of building materials
Façade	n/a
Landscape	Appropriate improvement to existing environment
Resilience	n/a
Technology	n/a
Net zero – Operational	Net zero assessment not required
Net zero – Embodied	Net zero assessment not required
Suppliers	All must adhere to Picton Supplier Code of Conduct