

SCOTTISH SUSTAINABLE CONSTRUCTION FORUM MEETING

Held on

FRIDAY 2 JUNE 2006

at

BUSINESS CENTRE, CITY CHAMBERS, EDINBURGH

Present

As per attached List

Apologies

As per attached List

<u>ITEM</u>	<u>MINUTE</u>	<u>ACTION</u>
1.0	INTRODUCTION Councillor Maureen Child welcomed the members of the Forum to the meeting. She intimated that there is a lot of encouragement and incentive to deliver sustainable construction and the deliberations of this type of Group are very important to her and the Council. Stuart Brown thanked Councillor Child for her welcome and Janice Pauwels, for arranging the venue and catering arrangements, and Edinburgh City Council for hosting the event. Stuart also extended a warm welcome to all new and existing members of the Group and was encouraged by the turnout.	
2.0	PRESENTATIONS	
2.1	<u>Janice Pauwels - City of Edinburgh Council</u> <u>Presentation - Sustainability in the City of Edinburgh Council</u> <u>Building Projects</u> Janice is currently Manager of the Sustainable Development Unit in the Department of Corporate Services, City of Edinburgh Council where she manages a team of policy staff with responsibility for developing the Council's Sustainability Policies. She previously worked for Lothian Regional Council in charge of their Environment Strategy and before then worked for Coventry City Council in charge of their Policy Division. Janice intimated that City of Edinburgh Council have a long standing commitment to sustainability and their vision is to lead the most successful and sustainable City in the Northern region. A decision was taken several years ago to rationalise buildings in the City Centre. The City of Edinburgh Council is committed to sustainable development in all new City Centre building projects. Janice stated that you cannot just specify a sustainable building. In regards to their new office accommodation they set up a sustainability working group with Developers, Council Officers, the appointed Design Team and Sustainability Consultants. There are 74 sustainability KPI's applying to all stages of the project i.e., design, construction, fit-out and operation. Each KPI was given a number and there are 14 categories of KPI's and Millers, under the agreement for lease, have to comply to the KPI's.	

Two storage tanks were installed in the basement of the building to accommodate waste water and this is accessed by the street cleansing vehicles for use in their street cleansing operations.

The Supply Chain Management KPI was quite difficult for Millers as procurement is not carried out by themselves but by their sub-contractors.

City of Edinburgh Council launched a Sustainable Design Guide in March 2005. A new clause has been incorporated into Council contracts for Consultants i.e., Consultants must start to look at the Design Guide and their policies.

Much of the work in setting KPI's/Targets has derived from their new Headquarter's project. A Management Plan requires to be put in place to allow monitoring of the KPI's.

A workbook has been developed for every project.

Janice intimated that there is a lack of knowledge with Contractors and Developers in regards to the issues of sustainability.

SB thanked Janice for her presentation and asked for any questions.

Question

Is there any local energy generation in the Headquarters ?

Answer

Yes. There are solar panels on the roof and these will supply heated water for the Canteen. The developer was quite willing to look at renewables for the building.

Question

Were there any problems with specifying the use of sustainable timber for the new building.

Answer

There was no challenge for using sustainable timber. Millers incorporated this into their requirements to their sub-contractors.

Question

Was any consideration given to using re-used recycled materials.

Answer

This was a very difficult area and they had difficulties in regards to recycled and recyclable materials. There were some minor successes. An audit is being conducted at the present in regards to same.

Question

Has the Council any initiatives to address the issues of lack of knowledge and training needs ?

Answer

They have not developed any specific issues as yet. They require to monitor the uptake of the Sustainable Guide and are to look at how their Architects use same.

Question

In regards to the HQ, have there been any areas where you have paid extra money or avoided paying extra ?

Answer

The paint used was a huge premium. The Council required to look at sustainable paint and they did manage to use this.

Question

Does the Council have a payback period for sustainability ?

Answer

They are keen to look at this across the Council and are looking at getting the Finance Department involved.

Question

Does the Council have any plans for looking at CHP Heating ?

Answer

Some projects are being considered for CHP heating. Are looking at district heating at the Leith Docks.

Question

Would the Council's most sustainable option not have been to use an existing building?

Answer

Possibly. Discussions are taking place in regards to this.

**2.2 Mark Catchlove - Herman Miller
Presentation - Village Green - Herman Miller's Environmentally
Award Winning New International HQ**

Mark is the UK Marketing Director of Herman Miller, an international company helping people create great places to work, learn and heal. He has 25 years experience in the office furniture industry which has been used to conduct seminars covering main aspects of the workplace across the UK. He was responsible for founding the Workplace Intelligence Unit, established to collect and develop leading edge thinking on all facets of today's workplace.

Mark stated they did receive a Tender for the new City of Edinburgh Council Headquarters but did not have ISO:14001 at the time. Mark reiterated that attaining this accreditation is very beneficial in regards to sustainability.

They have corporate values and these are the things that matter to them i.e.,

- Engaging with suppliers/clients to ensure exactly what they require
- Foundations
- Curiosity and explanation
- Relationships with clients and suppliers
- Design
- Transparency
- Performance
- Inclusiveness

Herman Miller get staff involved in Management decisions
They build in design classics which are built to last.
They develop products which have a high percentage of recyclables.

Herman Miller's Brief for Village Green was as follows: -

They wanted to realign the workplace with "the things that matter"; implement their research into new office landscapes; ensure the workplace reflected its function, not hierarchy; design the building to achieve high environmental ratings; design a building that would last; engage the users in dialogue throughout the process; create a building people look forward to working in and visiting.

Achieved BREEAM Excellent and LEED Gold

The Environmental result was :

A building with natural ventilation
Computer controlled climate control system that adjusts airflow through the building
No air conditioning used
Low carbon dioxide build-up

Numerous sustainable initiatives have been used in the project in regards to in-door environmental quality; energy and transport; water, technology, collaboration, choice and freedom.

Question

Did the BREEAM process have an impact on your programme ?

Answer

This was on board from the start. It was built into the programme.

Question

Are your new HQ's completely open plan or do you have individual offices ?

Answer

It is completely open plan with some areas slightly more open plan than others. There are some large cubicles. There has been a decision to build 3 offices because of privacy issues.

Question

Do people work at the same work stations every day ?

Answer

No, there is a mixture - it is about choice.

Question

Were raised floors used in regards to the wireless network.

Answer

Yes.

2.3 Dr Fionn Stevenson - School of Architecture, University of Dundee Presentation - Post Occupancy Evaluation: Developing Effective Strategies.

Fionn is the Reader in Architecture at the School of Architecture, University of Dundee. She is also Director of the Ecological Design Group and has been carrying out research in Sustainable Construction for 18 years in Scotland. She has widely published work on sustainable housing, bioregional approaches to sustainable construction, and ecological construction products and materials. She is an Assessor for the Royal Incorporation of Architects in Scotland Sustainable Design Accreditation Scheme. She was most recently involved in developing post occupancy evaluation and feedback as an essential part of sustainable design.

Fionn intimated that one of the most pressing things we require to do is to receive feedback on building projects. This is a voluntary activity in the construction industry at the moment.

No one likes to receive bad news, especially about themselves but we all want to learn from experience.

You need team play to achieve effective feedback and you require to think about Post Occupancy Evaluation (POE) at the start of a project. It is not enough to evaluate your building after a year, this is a quinquennial process.

The economic advantages of POE include :-

- Reduces clients future costs
- Reduces whole life environmental impact
- Maximises value of property profiles
- Reduces future liability of clients
- Minimises maintenance costs
- Increases design know how

There are several approaches to POE of which the key ingredients are people and building performance. This is based on what you can afford and what is most appropriate.

POE was carried out in 3 projects i.e.,

- Rural Housing in Aberdeenshire
- Housing in Perthshire
- Small Healthcare building in Dundee (Maggie Centre)

They all had different POE lessons -

Rural Housing in Aberdeenshire - Lessons Learned

- Trouble-shooting takes a lot of time
- Quick wins by talking to tenants directly
- needed expert to combine evaluative methods
- open questions provide unexpected findings
- Everyone has a different view on both the building and results

Report No 48, in regards to this project, is available on the Community Scotland Website -

www.communitiesscotland.gov.uk

Housing in Perthshire - Lessons Learned

- Weekly log sheets devised were very useful

- Need to remind residents to complete this weekly
- Monitoring equipment requires to be unobtrusive
- Difficult to screen out variables in failed testing

Report in regards to this project can be found on :

www.archarchitects.com

Small Health Care Centre in Dundee (Maggie Centre) - Lessons Learned (Questionnaire Used)

- Sensitive client - careful reporting needed
- Health professionals are people rather than building focused
- Questionnaire is limited - interviews provide rich detail
- Best to avoid the term "Sustainability" - adverse reaction

An internal and external report will be required.

Fionn intimated that you should try to carry out POE's and keep them in the public domain. The best way to achieve this is to acquire funding; encourage your client to let you publish results; add these to the UK and world database. If you cannot get your results published use the "Chatham House Rules".

If you require further information on POE visit the following website. You require to register to gain access to the website but this is free of charge.

www.useablebuildings.co.uk

SB thanked Fionn for her presentation and asked for any questions.

Question

What is the cost of carrying out a POE ?

Answer

The first study cost £5,000
 The second cost £100,000 (research project)
 The Third cost £15,000

For a POE which does not require monitoring this should range between £5,000-£10,000.

In terms of saving cost, the first scheme had two critical issues i.e., acoustics and condensation. There has been a cost increase in installing fans but this has benefited the tenants' health. This depends on the building.

Question

In regards to PPP - POE, is it correct to say you get more accurate feedback of the building from Teachers, Pupils and users of the building as time goes on ?

Answer

Yes - this is probably the case.

2.4 Donald MacBrayne - Scottish Water Waste Services Presentation - Deerdykes Composting and Organics Recycling Facility

Donald is Waste Services Manager for Scottish Water Waste Services and he is responsible for the creation and growth of Scottish Water's Waste management business. He is a Chartered Chemist and has 20 years of experience in the Water

and Waste Industry with previous roles as a Trainee Chemist, Pollution Control Officer, Business Manager and a Business Development Manager.

Donald reported on the drivers for change and why we are actually getting into composting today.

Scottish Water Waste Services first started looking at the issue of composting to try and acquire a source of carbon. Historically, the UK has a very poor record on recycling.

The National Waste Plan Target for Scotland is to recycle or compost 25% of waste by 2006; 28% by 2010 and 55% by 2020.

Drivers for recycling or composting are:-

Financial

- Landfill tax (£21/tonne from 1 March 2006 progressively rising by £3/year)
- Landfill Directive will increase gate fees at remaining sites

There are stricter standards for using landfill sites and Legislation is also changing etc

Environmental

- PPC
- ISO14001
- CSR Targets
- Government policy (10% recycled content)

They re-used existing site infrastructure e.g.,:

- Buildings
- Tanks
- Roadways
- Drainage

Re-use of on-site product reduced

- Landfill costs/delivery costs
- Aggregate tax/delivery of new product
- Resource costs

Waste wood from concrete shuttering composted.

Grey water scheme.

The site is approximately 12½ acres.

It takes approximately 12 weeks to generate compost.

In Vessel composting was introduced in 2006.

Regulations stipulate that waste is treated at temperatures of 60° for 2 consecutive days - twice.

Composting is used as an alternative to Fertilizer, topsoil, peat. They are using compost for regeneration projects.

Scottish Water recycled one of their plants to create a state-of-the-art composting facility.

Donald intimated that Scottish Water would be very interested in hearing from anyone carrying out a housing project.

Their compost is a very sustainable product and information in regards to same can be found on the WRAP website:-

www.wrap.org.uk

All

Future Legislation/Drivers -

- Landfill Tax is increasing
- Scottish Executive plan to require at least 10% recycled content (by value) in publicly procured construction projects.
- Private Sector to follow ?

Next Stage at Deerdykes

- Increasing Composting Capacity at Deerdykes – sub soil arisings (clay) gone to cap closed landfill.
- PPC authorisation for Deerdykes
- New markets for Pod
- Additional sites
- New treatment services

For further information visit the following websites :-

www.scottishwater.co.uk/compost

www.wrap.org.uk

SB thanked Donald for his presentation and asked for any questions.

3.0 MINUTES OF MEETING HELD ON 24 FEBRUARY 2006

The minute of the previous meeting held on 24 February 2006 was accepted as a true record.

4.0 MATTERS ARISING

4.1 Chair of SSCF

Only one nomination received. Stuart Brown intimated that John Porter proposed Rob Pedersen, City Architectural Services Officer, Dundee City Council, who is John's successor. Stuart Brown seconded this. This was agreed. There were no further nominations from the floor.

4.2 Membership Update

It was noted there are now 211 members representing 93 organisations. This has risen by 10 since February 2006.

4.3 Funding

It was noted that the Scottish Executive are willing to set aside funding of £5,000 to the Forum this year. Stuart suggested we look to other bodies for funding. This will be placed on the next Agenda.

4.4 Website Update

Presentations from this meeting will be placed on the website when these are received from Presenters. Stuart asked members for any further information for the website. Anyone wishing information placed on the website should forward this to Yvonne at -

yvonne.mchugh@dundeecity.gov.uk

ALL

4.5 Targets 2006/07

Questionnaire - John Porter distributed a revised questionnaire to members prior to the meeting. **Stuart Brown asked members to ensure as many of these as possible are returned as this is a useful tool when applying for funding.**

4.6 New Initiatives

SB asked for any new initiatives.

Mike Winter from the Transport Research Lab suggested the Forum expand its membership to include Engineering and infrastructure. He feels that funding could be increased if this were put into practice.

He felt the Forum is an excellent channel for dissemination of information in regards to events etc.

SB intimated that a meeting would be held in the Scottish Parliament on Thursday 15 June 2006 in regards to Sustainable Housing in Scotland.

Stuart also intimated that a demonstration in regards to a Solar powered boat would be held on Sunday 4 June and anyone interested should speak to him after the meeting.

5.0 **ANY OTHER BUSINESS**

None.

6.0 **FUTURE PRESENTATIONS/SPEAKERS**

SB stated the next meeting will be held in Dundee on the 8 September 2006 and that several speakers had been suggested. These are as follows :-

- Garry Bell - Brand & Rae
- Bryan Bennett - Michelin Tyre Company - Wind Turbines
- Mike Winter - TRL
- Mike Grieves
- Helen Donnelly - Envirocentre (Glasgow Meeting)

7.0 **DATE OF NEXT MEETING**

The next meeting will be held on **FRIDAY 8 SEPTEMBER 2006** in Committee Room 1, 14 City Square, Dundee.

Please Note : Copies of the presentations will be available shortly on the SSCF Website - www.sscforum.org.uk

Where it is not possible to place a Presentation on the website this can be made available on disc and anyone wishing a copy should contact Yvonne in the first instance at yvonne.mchugh@dundeecity.gov.uk

SB Thanked the Speakers once again for their Presentations and also City of Edinburgh Council for hosting the event.

Stuart Brown thanked everyone for attending.

Distribution

Distribution

All Forum Members
Councillor Julie Sturrock
Director of Support Services
Chief Executive
A Anderson, ECPD
Councillor Jill Shimi
Ken Laing
Mike Galloway
Anne Wilson

cc Councillor George Regan
Councillor Fraser McPherson

**N.B. PLEASE FORWARD ANY AGENDA
ITEMS FOR NEXT MEETING**

SB/YM
13 June 2006

SCOTTISH SUSTAINABLE CONSTRUCTION FORUM

FRIDAY 2 JUNE 2006

BUSINESS CENTRE, CITY CHAMBERS, EDINBURGH

LIST OF ATTENDEES

	NAME	<u>LOCAL AUTHORITY/ ORGANISATION</u>
1	Stuart Brown (Chair)	Dundee City Council
2	Yvonne McHugh (Secretary)	Dundee City Council
3	Doug Duncan	Mansell
4	David Baxter	North Lanarkshire Council
5	Kris Leitch	Scottish Water
6	Hazel Carnegie	Aberdeen City Council
7	Iain Connelly	Fife Council
8	Courtney Peyton	Thirdwave Limited
9	Ken Smith	Scottish Executive
10	Peter Davidson	Dundee City Council
11	Sandy Dawson	Clackmannanshire Council
12	Frank Cowie	Falkirk Council
13	George Hay	East Lothian Council
14	Derek Nelson	Forestry Commission Scotland
15	Linda Sheridan	BRE, Scottish Executive
16	Amanda Waugh	Glasgow city Council
17	Mandy Wilkinson	Excel Building Solutions
18	Dr Mike Winter	Transport and Research Lab
19	Andrew Marnie	South Ayrshire Council
20	Brenda Roddy	Falkirk Council
21	Gordon Carswell	DRS, Glasgow Council
22	Helen Donnelly	Envirocentre
23	Alastair Smillie	The Moray Council
24	Andy Kidd	Dundee City Council
25	Alan Mackie	Dundee City Council
26	Mac Roberts	Dundee City Council
27	Gordon Wallace	Dundee City Council
28.	John Rathjen	Sustainable Dev, Scottish Executive
29	Trevor Smith	Aberdeen City Council
30	Hugh Muschamp	Lothian & Edinburgh Environmental Partnership
31	David Banks	Tayside University Hospitals Trust
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SPEAKERS

	<u>SPEAKERS</u>	
	Janice Pauwel	Edinburgh City Council
	Fionn Stevenson	Dundee University
	Mark Catchlove	Herman Miller
	Donald MacBrayne	Scottish Water Waste Services

