

## European Programme Capital Build Requirements and Standards

This document briefly details mandatory and guideline requirements for capital build projects and development within EU Programmes 2007 - 2013.

Specific information on BREEAM Accreditation and its application within the EU Programmes can be found in separate guidance.

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Developments should meet the following requirements which form part of the SWRDA mandatory conditions of investment and our requested guidelines for sustainable development.

SWRDA reserves the right to amend this list with time and have tried to indicate when known changes may occur in the lifetime of the development:

SWRDA mandatory requirements for commercial buildings

1. Comply with all relevant and current primary legislation of the United Kingdom and the European Union
2. Only designers and contractors who have met the competency requirements of the Construction Design and Management Regulations 2007 shall be used. Their competencies shall be assessed using the SWRDA competency assessment or similar approved version in accordance with the Regulations and ACoP.
3. Deliver the OGC Common Minimum Standard 2005 as agreed in the Local Authority Version of 2006, to specifically include: ([http://www.ogc.gov.uk/construction\\_procurement\\_common\\_minimum\\_standards\\_for\\_the\\_built\\_environment.asp](http://www.ogc.gov.uk/construction_procurement_common_minimum_standards_for_the_built_environment.asp))

All Construction projects should be carried out in accordance with the best practice principles set out in the OGC Achieving Excellence in Construction initiative.

Procurement strategies and contract types should support collaborative working

The appraisal of procurement options and the selection of the preferred project scheme must take account of whole life value for money.

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Clients are to pay all monies due promptly and in any event within the contractually required timescales.

Clients are to have in place systems to collect and analyse health and safety performance data for all projects on which they have a duty of responsibility.

Clients are to include within all their contracts involving construction that their scheme is registered with a suitable site management scheme such as the Considerate Constructors Scheme and to comply with the appropriate Code of Practice.

Clients are required to include a contract clause requiring that all members of their supply teams who are workers or regular visitors to a construction site are registered on the Construction Skills Certification Scheme (CSCS) or are able to prove competence in some other appropriate way.

An appropriate environmental assessment process such as BREEAM or CEEQUAL appropriate to the size, nature and impact of the project must be carried out on all projects.

All timber or timber products including timber used for temporary works are to be purchased in accordance with the Governments timber policy.

Any new procurement project must fall into the upper quartile of energy performance for the building type, except where specific operational requirements prevent this.

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#### SWRDA guidelines for commercial buildings

1. The SWRDA funded projects shall ascend the Carbon Escalator as follows - pending validation by SWRDA Executive expected early 2008:

1. Low carbon from 1 January 2008 to 31 December 2010 - 44% improvement in carbon dioxide emissions compared to BR Part L 2006 TER,

2. Carbon neutral from 1 January 2010 to 31 December 2011 - 100% improvement in carbon dioxide emissions compared to BR Part L 2006 TER,

3. Zero carbon from 1 January 2012

2. The site should meet or exceed the requirements of the draft Regional Spatial Strategy Policy RE5 with regard to on site renewable energy generation. If this document is not adopted then a similar standard is to be agreed.

3. The site should be designed to achieve the highest viable levels of adaptability to meet the demands of climate change

4. To meet the aspirations and targets of the Sustainable Construction Strategy 2008 (draft circulated in November 2007 for consultation) expected in spring 2008 - <http://www.berr.gov.uk/consultations/page40642.html>

5. The development is to undertake a feasibility study to evaluate the commercial viability of the following (where not included in any relevant BREEAM accreditation process):

1. Provision of a private district supply system to be administered by the estate management company. This supply system is to include the distribution of ICT, power and heat.
2. Provision of a private waste reuse / recycling / treatment system
3. Provision of spatial needs, infrastructure and technologies to enable the future installation and integration of photovoltaic and solar thermal equipment
4. Provision of onsite / off site / remote energy generation at a macro and micro scale
5. Establishing an Energy Supply Company (ESCo) or Multi Utility Service Company (MUSCo)
6. The development is to have a strategy for its long term management
7. All main contractors will register their projects with the Considerate Constructors Scheme at commencement of the works. They will achieve an overall target score out of 40 of the following based on date of commencement: 2008 - 32, 2009 - 34, 2010 - 35, 2011 - 36 and 2012 - 37. They will achieve a minimum of 3 in all categories. (<http://www.considerateconstructorsscheme.org.uk/howto/index.html>)
8. When master planning and assembling planning documents the delivery team will undertake an assessment using the Sustainability South West checklist at gateway decision making points. (<http://www.checklistsouthwest.co.uk/>)
9. Upon its launch in 2008, projects viability to meet the BREEAM standard of outstanding is to be assessed and this new target to be adopted if considered viable. It is expected that the target shall be to achieve the "outstanding" rating from 1 January 2014 onwards.
10. The procurement of all contracts to comply with the SWRDA sustainable procurement policy, which is expected in spring 2008
11. The complete development is to have a site waste management master plan (SWMMP) and each project is to have a SWMP in compliance with the SWMMP. The primary aim should be the diversion of waste away from landfill into onsite or off site uses.
12. The development is to be assessed at each gateway stage using a SWRDA or similar approved Environmental Management System

13. The development is to be assessed at each gateway stage using a SWRDA or similar approved Project Risk Management System
14. The SWRDA funded projects are to be reported using a SWRDA or similar approved cost plan format
15. Whole Life Value assessments are to be carried out at each gateway decision stage for projects. Upon its publication (expected spring 2008) whole life value assessments shall be to the standard as prescribed in the new ISO standard ISO 15686-5 (full title is Buildings and Constructed Assets - Service Life Planning - Life cycle costing).
16. Each project shall be the subject of a post construction and occupancy reviews to include a metering and monitoring strategy. The results of the reviews shall be made available to the Development partners with a view to publicising best practice gleaned.
17. Upon its publication expected summer 2008, the development will achieve a level of performance to meet the targets of the Code for Sustainable Buildings - level to be advised. It is expected that a tiered level with increasing target will be employed.
18. The procurement of works and materials are to comply with the requirements of the BRE Green guide - expected 2008. The development will make opportunities for the supply of materials and labour from local sources. The targets expected are of the order of:
  1. 65% of bulk materials from within 50 miles of the site
  2. 25% of bulk materials from reclaimed or recycled sources
  3. 100% of all timber from certified sources
19. The development should aim to maximise the opportunities for increasing biodiversity and ecology. Specific measures and targets to be discussed.
20. Each developer / main contractor is to make provisions for local training opportunities. Specific measures and targets to be discussed.
21. The development is to deliver a public art strategy, a community engagement strategy to incorporate inclusive design principles, a local food strategy,
22. Each developer of contractor is to pledge their support to the Future Foundations Charter to ambassador level

23. The developer will participate with the Agencies in the Forward Commitment Procurement Model to secure innovative solutions cost effectively and in a way that can help to future proof the development.
24. The ICT process adopted will embrace best practices to ensure the site infrastructure can support the demands placed upon it by external Clients. All infrastructures will be based upon industry standards to ensure all networks and systems can be upgraded as and when necessary in order that it can remain at the forefront of technology

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SWRDA aspirations for residential development, if present, in addition to those for commercial buildings

BRE - The Code for Sustainable Homes - Incorporating

BRE - Eco Homes (Excellent)

Minimum Standards being in relation to CSH energy/Carbon standards for residential units based on date of submission of building regulations application:

(1) From 1 January 2008 to 31 December 2009, Code Level 3, being a 25% energy/carbon improvement;

(2) From 1 January 2010 to 31 December 2010, Code Level 4, being a 44% energy/carbon improvement; and

(3) From 1 January 2011 to 31 December 2013, Code Level 5, being a 100% energy/carbon improvement; and

(4) From 1 January 2014 onwards, Code Level 6, being a zero carbon emissions home

ACPO - Secured by Design Criteria

HHA - Lifetime Homes

CABE - Building for Life Award (Minimum Silver)

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Further Information:

Please note this is draft, interim guidance and is subject to change and amendment at any time. For further information please contact the South West Regional Development Agency Secretariat:

Building regulations and standards V1 June 2009

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