



Cardiff Waterside
the bay for business



Cardiff Waterside - Sustainability Agenda 2008

sustainability

introduction

The pressures upon owners, occupiers and users of buildings to consider sustainability are increasing rapidly. We are all beginning to think about sustainability as a part of everything we do.

Cardiff Waterside is proud of the fact that Caspian Point 1 & Caspian Point 2 have both achieved a BREEAM Excellent rating. It is part of the design ethos, for new buildings being master-planned, that they should also seek to achieve the best environmental credentials. As we are all aware, our neighbour, the Welsh Assembly Debating Chamber is one of the greenest buildings in the country.

Against this background, Cardiff Waterside are therefore adopting a responsible approach to the Environment, and are proposing that the Estate Management team drive a consensus between us all, to achieve a sustainability agenda for 2008 and beyond.



Making an Assessment

As part of this exercise, we have looked at the existing Estate in conjunction with Arup, using their sustainability tool SPeAR®. Arup have developed SPeAR® as a design tool to enable organisations to assess, demonstrate and improve upon the sustainability of their products, projects or the organisation's performance at a point in time. It is an instrument that is capable of illustrating and optimising the underlying issues associated with sustainability, namely economics, social, natural resources and environment. The preliminary SPeAR® assessment we have carried out on the Estate, is attached herewith. We propose reviewing this document on a regular basis, and believe that we need to address the following as an example of appropriate areas.

Health & Wellbeing (Internal and External).

This is considering how we all deal with producing a healthy environment to occupy. This will include monitoring the quality of the air and the use of natural daylight within buildings, as well as health & safety issues associated with cleaning and maintenance.

Energy & Resultant CO2 Emissions.

This is something we are looking to address through maintenance contracts, setting on-going targets for energy reduction and co-ordinating regular feedback.

Transport

We are aware that a number of our tenants do have green travel plans in place at the present time and believe the effectiveness of such initiatives can be improved by looking from an Estate-wide perspective.

Water Use.

Whilst there are basic facilities in place through metering, we also want to investigate a more proactive approach to reduce water use across the Estate.

Waste Management

Recycling is a key area that can be addressed at a number of levels and we would propose to work with the various suppliers on the Estate, and our tenants, to improve upon recycling initiatives.



Procurement

The sourcing of materials across the Estate, together with procurement strategies, can assist with a sustainable and ethically beneficial Estate-wide strategy. Through the existing service charge, the Estate itself is responsible for procuring over £900,000 of services and products each year. By forming an Estate-wide strategy with everyone's support our buying power should enable us to achieve ethically sourced and sustainable products, at a cost effective rate.

Bio-Diversity

Given the existing site environment, this may be harder to achieve, but targets can be set and reviewed and we are currently working with a Landscape Architect to develop proposals.

What Would This Cost?

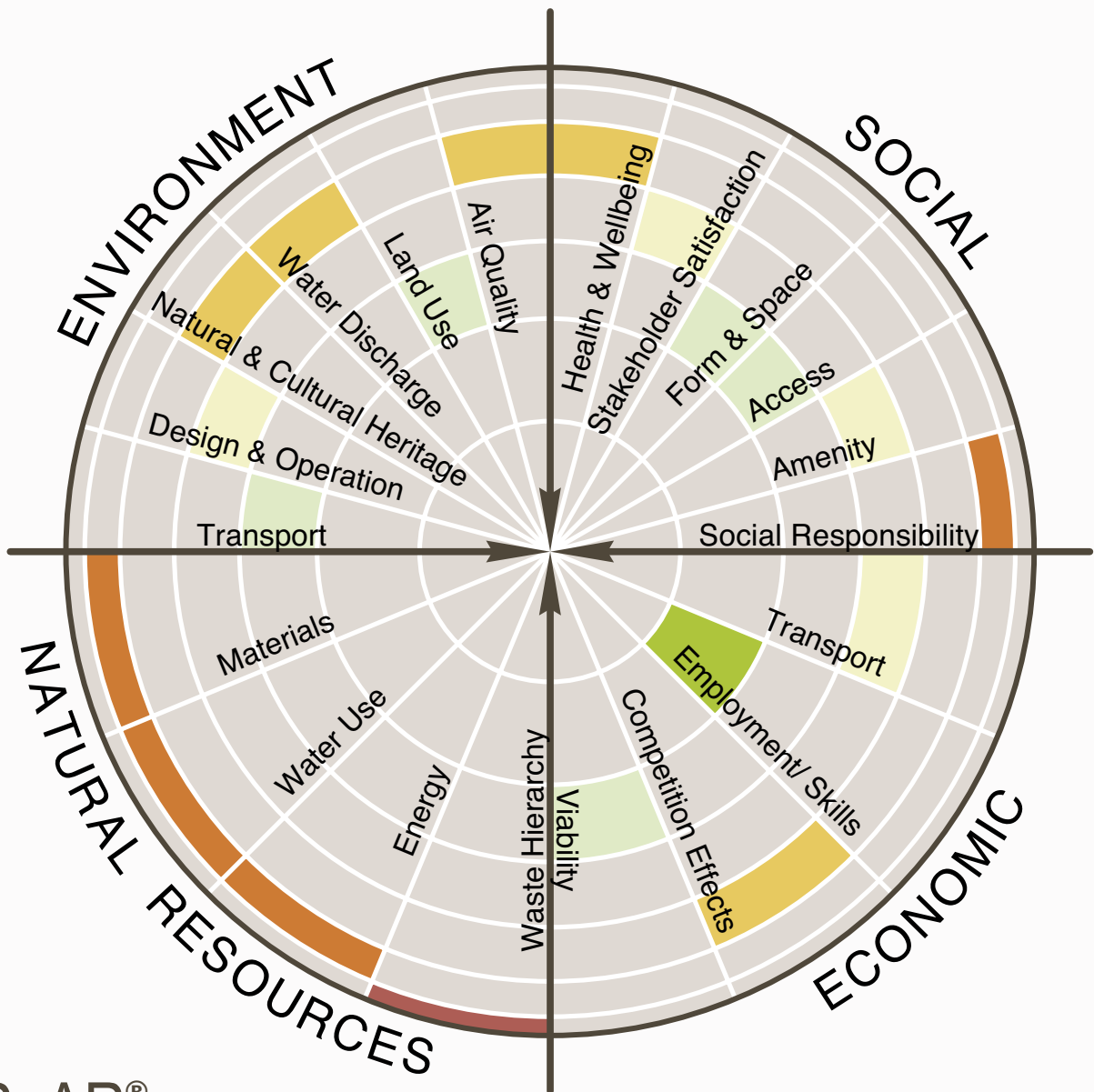
The aim will be to work together with commitment and support to try and achieve as many of these targets without any material impact upon the service charge across the Estate.

What Next

Being able to achieve our sustainable environment will need acceptance and support across the Estate, and we propose that tenants are able to nominate Green Champions who can assist in driving this policy forward. We would wish to formulate an action plan in conjunction with the Green Champions and the provision can only be achieved through setting targets and having regular reviews, which we communicate across the Estate.

We propose discussing this at our Tenants' Meeting and we hope to achieve sufficient interest to be able to move forward to the next step. We will need to move forward with representation from the Estate and the tenants, as Green Champions. It is proposed this committee can then come up with a strategy to cover the above points and begin to move towards producing a sustainable agenda for next year and beyond.





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