Nearer to Zero: Central London
8th July 2014
LSE Saw Swee Hock Student Centre
Bespoke = Problems?
• Overall – 86.45%

• Highest scores
  • Management (100%)
  • Transport (100%)
  • Water (100%)

• Lowest scores
  • Health & Wellbeing (60%)
  • Materials (66%)
  • Waste (62%)

• 8 Innovations
  • 3 Exemplary
  • 5 True Innovations
Concept Design & Planning
Detailed Design

Specification & Design

What the customer said
What was understood
What was planned
What was developed
What was described by the business analyst

What was documented
What was deployed
The customer paid for...
How was the support
What the customer really needed
### Procurement

#### New Student Centre BREEAM Package Responsibility Matrix - Rev A

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| BREEAM Clause

#### Management

- Man 1
- Man 2
- Man 3
- Man 4
- Man 5
- Man 6
- Man 7
- Man 8
- Man 9
- Man 10
- Man 11
- Man 12

#### Health & Wellbeing

- Hea 1
- Hea 2
- Hea 3
- Hea 4
- Hea 5
- Hea 6
- Hea 7
- Hea 8
- Hea 9
- Hea 10
- Hea 11
- Hea 12
- Hea 13

#### Energy

- Ene 1
- Ene 2
- Ene 3
- Ene 4
- Ene 5
- Ene 6
- Ene 7
- Ene 8
- Ene 9
- Ene 10
- Ene 11
- Ene 12
- Ene 13
- Ene 14
- Ene 15
- Ene 16
- Ene 17
- Ene 18
- Ene 19
- Ene 20

#### Transport

- Tra 1
- Tra 2
- Tra 3
- Tra 4
- Tra 5
- Tra 6
- Tra 7

#### Water

- Wat 1
- Wat 2
- Wat 3
- Wat 4
- Wat 5
- Wat 6

#### Materials

- Mat 1
- Mat 2
- Mat 3
- Mat 4
- Mat 5
- Mat 6
- Mat 7

#### Waste

- Wst 1
- Wst 2
- Wst 3
- Wst 4
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- Wst 14
- Wst 15
- Wst 16
- Wst 17
- Wst 18
- Wst 19
- Wst 20

#### Land Use & Ecology

- LE 1
- LE 2
- LE 3
- LE 4
- LE 5
- LE 6

#### Pollution

- Pol 1
- Pol 2
- Pol 3
- Pol 4
- Pol 5
- Pol 6
- Pol 7
- Pol 8

A Building User Guide

1. A Building User Guide that contains the information described under the 'User Guide Contents' heading (see additional guidance) has been developed.
2. The guide is relevant to the non-technical building user and appropriate to the stakeholder(s) that will occupy the building.

Site Investigation

- Obtain & issue report as produced for design stage
- Obtain & issue report as produced for design stage
- Obtain & issue report as produced for design stage

A copy of the site investigation report.

Proposed development

Sensitive buildings/sites in proximity

A copy of correspondence with the Relevant Body.

OSB
- OSB
- OSB
- McGee Macai
- McGee Macai
- SES
- ODT
- ODT
- ODT

**Note:** This table outlines the responsibility matrix for the New Student Centre BREEAM Package, detailing the allocation of tasks and responsibilities among various departments and stakeholders. It includes specific actions, such as transport to and from site, monitoring water consumption, and implementing best practice policies related to pollution and energy consumption. The matrix also specifies the credit criteria for BREEAM, ensuring that all tasks are tracked and documented appropriately.
Construction & Commissioning

- Quality Management
- CDP training
- Manage VE
- Osborne & Sustainability
  - EMS
  - Sustainable timber policy
- CCS score 36 or higher (CCS changed)
  - Grey water flushing to site toilets
  - Decorative hoardings
  - News letter drops
Lessons Learnt

Could do better;
• CO2 arising from site – limited evidence
• Biodiversity records

1. Robust specification & drawings
2. Don’t pay lip service
3. Tie in your supply chain
4. Innovation - Target exemplary
5. Pick your team