

Sustainable Construction and the Green Deal

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Overview

- The global built environment is responsible for **up to 40%** of global energy consumption.
- Half of the housing stock in the UK alone is more than 50 years old and one fifth is more than 100 years old.
- It is estimated that more than **80%** of the UK building stock that will exist in 2050 has already been built – the existing stock is the main challenge in reducing carbon emissions from the built environment.



CIOB view

- Energy efficiency and retrofitting is vital – BUT good maintenance and repair work on buildings in the first instance minimises energy wastage. This also increases the durability and longevity of a building's fabric, yielding further long-term benefits in terms of retention of embodied carbon.
- Crucial to close the gap between design intent and 'as-built' carbon emissions calculations – an area requiring much more dedicated research.
- The use of regularly updated, simple-to-understand building operations and maintenance manuals for building end-users – help them understand technology and their energy usage.
- Extension of Display Energy Certificates to commercial buildings.
- A commitment to science and engineering-based learning in schools and universities.



Waste Management

- Effective waste management begins at design stage. The emerging role of Building Information Modelling (BIM) introduces a raft of benefits e.g. can negate abortive and wasteful re-work, or can lead to procuring more precise quantities of materials. BIM can make a huge impact towards reducing waste at the design and procurement stages.
- The Government's efforts in terms of reducing our dependency on disposal to landfill are laudable.
- But there is a need for a robust mechanism – perhaps as part of the Regulatory Impact Assessment process, that considers the impact on landfill policy when new legislation is being considered – for example the Sustainable Drainage Systems (SuDS) standard could actually increase our dependence on landfill.



Green Deal

- Support principles of the Green Deal, but there is a lack of long-term structural or permanent incentive(s) for consumers to actually take up a Green Deal, particularly in private market.
- A large number of consumers lack the knowledge and/or motivation to make their property more energy efficient.
- Consequential improvements could have played a big part, but have now been dropped – what else is there to guide the Green Deal into place?
- Crucial to develop the appropriate range of skills to deliver the Green Deal from apprenticeship level onwards.



Our role as a professional body

- Educate our members on the environmental agenda through courses, upskilling, CPD and our **Carbon Action 2050** initiative, which pulls together practical actions that those operating in the built environment can take to reduce carbon emissions.
- Our new **Education Framework** for accredited university courses ensures sustainability is a key ongoing theme, not just optional modules.
- As a member of the **Society for the Environment** we are able to award the Chartered Environmentalist (CEnv) qualification.
- Report our own environmental performance to the **Global Reporting Initiative (GRI)** standard and encourage others to do the same.
- Work with our **Chartered Building Companies & Consultancies** (mainly SMEs) to educate and highlight opportunities for work e.g. Green Deal.



You can find us at:-

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