

## **LAMBETH COUNCIL'S SUSTAINABLE CONSTRUCTION POLICY**

### **1.0 First Principles**

- 1.1 Lambeth Council, under its Environmental Charter, is committed to taking account of the environmental implications of all its actions. The Council aims to ensure that the adverse environmental impacts of its actions are minimised, and opportunities for delivering environmental improvements are maximised, in the context of the 'Best Practicable Environmental Option' concept.

### **2.0 Key Commitments**

- 2.1 In line with its Environmental Charter, Lambeth Council will consider the environmental implications of building materials, construction activities and building operations, and will undertake all construction and refurbishment activities in line with the following principles:
- 2.2 **Re-use existing built assets:** meeting our functional requirements may not require new buildings and structures. We will consider whether refurbishment and/or renovation to improve their sustainability is a better option.
- 2.3 **Whole life costs:** in delivering value for money in our purchasing decisions, we will consider the whole life costs, including running and disposal costs, as well as the initial purchase price.
- 2.4 **Use recycled and/or environmentally sound materials:** we will seek to specify the use of recycled and/or environmentally-sound materials in construction and refurbishment, including FSC accredited timber.
- 2.5 **Design for minimum waste:** we will seek to design out waste both during construction and from the useful life, and afterlife, of the building or structure.
- 2.6 **Minimise energy in construction and building use:** we will seek to minimise energy consumed in the production and transport of construction products, and will consider more energy efficient solutions in design, including passive systems using natural light, air movement and thermal mass, as well as solutions involving energy produced from renewable sources. In delivering this commitment, all projects will be assessed under the Building Research Establishments BREEAM<sup>1</sup> methodology to ensure energy efficiency and sustainability is maximised.
- 2.7 **Conserve water resources:** we will seek to design for increased water efficiency in building services and water conservation within the built environment.
- 2.8 **Minimise pollution:** we will consider the polluting emissions and releases resulting from our construction and refurbishment activities, will ban the use of hazardous substances where appropriate, and will ensure that all our activities comply with relevant legislative requirements.

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<sup>1</sup> The Building Research Establishment Environmental Assessment Method (BREEAM) provides a comprehensive tool for analysing and improving the environmental performance of buildings from design through to management. Conceived as a tool to encourage a market for more environmentally friendly buildings, it is now widely accepted and used both as a property specification tool, a design tool and as an environmental review tool in environmental management strategies. The method covers a range of standard building types with assessment being carried out by a network of registered assessors. BRE are also able to use the methodology to carry out one-off assessments of other buildings.

2.9 **Preserve and enhance bio-diversity:** we will look for opportunities through the construction phase, to the landscaping of buildings and estates, to provide and protect habitats.

2.10 **Respect people and their local environment:** we will aim to be responsive to the community in planning and in undertaking construction.

### **3.0 Implementation**

3.1 These principles will be transposed into practical rules on specific construction and refurbishment activities through the use of Sustainable Construction Checklists, which will be reviewed and amended over time to reflect changes in best practice.

3.2 We will communicate this Policy to all stakeholders, and review the Policy periodically to ensure that it is up-to-date and consistent with national legislation

3.3 Lambeth Council's Planning and Development Control department will also encourage local developers to carry out construction activities in line with the Sustainable Construction Checklists.