

# Building a sustainable future

A practical approach





## Understanding your sustainability objectives

Pellings approach to meeting clients' sustainability objectives is based on delivering affordable and long term solutions.

We will assist you to cost-effectively meet the following sustainability objectives:

- Reduce energy costs for building owners and occupiers
- Meet statutory requirements with the most efficient solutions
- Improve your stock for long term gains and energy saving
- Meet your internal environmental targets using measured improvements
- Win awards to evidence your sustainability achievements.

Our considerable experience, using our multi-disciplined approach, enables us to guide you towards achieving these aspirations.

Our advice is pragmatic and focuses on delivering value for money and long term solutions with real benefits for owners and occupiers of buildings.



## Understanding Government initiatives

Government led initiatives are a key factor in the development and adoption of sustainable and low energy technology. If understood early, these can provide opportunities in terms of both quality and cost. However as always, the potential risks must also be understood.

We are continually investing in our understanding and expertise with regard to Government initiatives, and we share this knowledge openly with our clients. As experts in this area, our advice means that our clients are able to capitalise on these opportunities.

Examples of initiatives on which we offer expert advice are as follows:

- The Green Deal
- Feed-in Tariffs
- Renewable Heat Incentive
- Initiatives with regards to energy saving and carbon reduction
- Technology Strategy Board funding.



## Enhancing existing buildings

Making significant improvements to the long term sustainability of existing properties is a challenge for our clients.

Pellings regularly work on refurbishment projects introducing a full range of sustainable solutions to our clients. We were involved in the BRE 'Rethinking Refurbishment' project. We advocate a 'Value Carbon' technology approach to ensure that the costs of installation, maintenance, replacement and disposal are considered as part of the design specifications.

Our detailed knowledge of the whole life performance of materials and components developed through extensive experience and research helps our clients make the right choices, and attain a healthy 'return on investment' for retrofit programmes.

Improving the sustainability of existing buildings often means working with occupiers, and we are extremely experienced in working collaboratively with a wide range of stakeholders to deliver agreed outcomes.

Our experience includes involvement in the first retrofit project in the UK to be certified to the PassivHaus EnerPHit refurbishment standard, an ultra low energy house that requires little energy for space heating or cooling.

*"Congratulations! This project certainly is one of the most advanced worldwide; you've done a great job" Wolfgang Feist, founder of PassivHaus, about the 100 Princedale Road refurbishment.*



## Delivering new energy efficient assets

Pellings new build projects comply with all Government sustainable requirements such as Code for Sustainable Homes, BREEAM, and relevant Building Regulations, as a minimum. We add value throughout the design process, the selection of materials, construction techniques, and operational methods, leading to higher sustainable standards, and more valuable and efficient assets for our clients.

Pellings BREEAM and Code assessors offer insight during the entire design process on orientation, structure, insulation, airtightness, high performing sustainable materials, and building services. Consideration of these at the design stage enables high levels of sustainability to be achieved with minimal effect on whole life costs.

We deliver low and zero carbon technology that ranges from solar thermal and photo-voltaic panels, to district heating and Combined Heat and Power plants. We advise on the appropriateness and potential value on a scheme-by-scheme basis, and if implemented, we assist clients in ensuring building users understand technology implemented. This ensures that the buildings operate at maximum efficiency and value for money is achieved.

*The Barking Enterprise Centre was awarded an International Green Apple Silver Award for sustainability.*



## Moving towards zero carbon

Pellings take responsibility for remaining at the forefront of development in sustainability in order to provide the best advice to our clients. The Code for Sustainable Homes rating system will continue to shape house building practice in the future as the deadlines set by government and the HCA to meet the higher Code levels edge closer. BREEAM targets and Building Regulations continue to advance, and will again drive construction towards the ultimate target of 'zero carbon'.

We have in the past worked with clients to improve individual aspects of the sustainable performance of a building, for example energy efficiency. Though this may not increase the final building's rating, it assists in delivering clients' wider objectives such as:

- Providing long-term utility bill savings for buildings
- Helping housing providers tackle fuel poverty.

We understand that working towards zero-carbon developments is a long term objective for many of our clients. The cost of achieving higher sustainability ratings must balance comfortably with factors such as the final rental/sale price, and the savings on utility bills. From the outset of a project Pellings work with clients to achieve an appropriate sustainability target for the building in use. Working in this way, our experience is continually developing and we move closer to creating cost-effective zero carbon buildings in partnership with our clients.



## Accreditations and awards

Pellings ISO 14001: 2004 accreditation provides us with a framework to ensure we operate in an environmentally responsible manner, and support our clients in their own aspirations.

We have accredited BREEAM, Code for Sustainable Homes, EPC and SKA assessors, who are available to offer independent advice at any stage of a construction project.

We are committed to halving waste to landfill and using materials efficiently, this is demonstrated by our membership of the Government backed Waste and Resources Action Programme (WRAP).

We undertake award winning projects and cutting-edge research. Over recent years, our projects have been recognised extensively in national sustainability awards.

We are dedicated to sharing knowledge. Our accreditations and project experience ensure we are up to speed with the latest industry developments. We share this intelligence regularly with clients at workshops and within communications.

*Greener Homes for Redbridge, a pilot seeking to refurbish 20 street properties to achieve high sustainability levels, won or was runner up in three national sustainability awards.*

*100 Princedale Road, the first PassivHaus retrofit project in the UK, won three national sustainability awards.*

## About Pellings

### Key contacts

Pellings is a leading integrated property and construction consultancy operating throughout the housing, education, healthcare, civic, leisure and commercial sectors. We provide architecture, building surveying, cost consultancy, employer's agent, health & safety, interior design, one-stop consultancy, professional services, project management, sustainability advice and town planning consultancy to clients throughout the UK.

This experience gives us a complete overview of the design and construction process and an ability to approach problems from alternative directions and deliver schemes to meet and exceed our clients' expectations. To find out how we can help you please contact our senior team:

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