

DTI 'Strategy for Sustainable Construction'- consultation events

FACILITIES MANAGEMENT

1. SUMMARY

Sustainability is becoming an increasingly important issue for Government, professional institutes and the business community in general. However it is not always appreciated that it is the members of the facilities management profession who are at the forefront of the delivery of sustainability in terms of its impact on the selection, operation and management of properties. Research on the knowledge and usage of sustainability practices and principles by professional facilities managers in the UK, the barriers that prevent increased implementation and the support required to bring about change was commissioned by the Sustainability Forum and the British Institute of Facilities Management reporting in summer 2006.

In light of the increased desire from Government and industry to provide a more sustainable built environment, this research has provided an insight into the key role played by the facilities management profession in delivering this. It has been asserted that until very recently, most of the emphasis in terms of sustainable development has been on new buildings, although the vast majority of the building stock in the UK is made up of existing buildings.

A series of measures will need to be implemented to raise the profile for facilities managers to present information and develop tools on sustainable facilities management to implement sustainability measures by those who influence the management and performance of the existing building stock.

- develop a series of Case studies and Proofs demonstrating tangible benefits and value covering a range of facilities and sectors;
- Share good practice and quick wins across peers, and recognised organisations providing a useful catalogue of initiatives for implementation;
- Provide a centralised web-based knowledge portal for the Facilities Management community throughout the building lifecycle;
- Develop and integrate sustainability into professional competencies and skills using the skills matrix into Asset Skills will be a priority.
- KPIs will be developed through the building lifecycle, led by FM, to capture environmental, social and economic principals;

Other aspects to be considered are:

- The need for FM managers to be consulted at the design stage is of paramount importance in order to design out maintenance
- The need for intelligent data sets from permanent and temporary sensors to inform building need can reduce maintenance costs and enable long term planning and budgets according to building need rather than subjective non-robust data informing an out of date maintenance planning system that relies empirically on non intrusive surveyors opinion

The **role of the client and Government is critical**, whether an owner or investor, to enable FMs to utilise those skills, metrics and case studies.

- Development of more innovative procurement packages to enable longer term returns to be made;
- Engagement with the supply chain through specifications to substantiate Corporate Reports, Internal Briefings and maintain brand image;
- Government has a role to lead by example in the drive to implement sustainability measures as the largest landowner and landlord. The ability to set specifications and drive the FM industry forwards should not be underestimated.
- Government to ensure clients are required to demand sustainable buildings through a range of fiscal and punitive measures;
- To engage the FM community an awards programme and recognition scheme between the FM industry and government will provide an incentive and the ability to reward good practices;

- FM is a recognised profession, though as a relatively new area it does cross over into many other aspects of the building lifecycle
- The need for FM managers to be consulted at the design stage is of paramount importance in order to design out maintenance
- The need for intelligent data sets from permanent and temporary sensors to inform building need can reduce maintenance costs and enable long term planning and budgets according to building need rather than subjective non-robust data informing an out of date maintenance planning system that relies empirically on non intrusive surveyors' opinion.

1. VISIONS AND METRICS

Many of the metrics provided by FMs are captured through existing practices including utility consumption, waste and employee satisfaction and reported through their individual routes.

There are two gaps which exist:

1. Overall Facility Performance - to be measured through a LEED-EB or existing building BREEAM type standard capturing environmental, employee, community and marketplace issues.
2. Involvement of FM at the front end facility stages to provide an operability assessment against needs and requirements. This will also close the existing performance gap between detailed design and operation.

2.1. Metrics

Proposed vision	Source of vision	Associated metric	Maturity
Building Logbooks for effective operation of buildings		All Govt. procurement and 20% of commercial new build by 2010	Legal requirement and template developed
Post Occupancy Evaluations (POE)		20% of all facilities by 2010 with more than 50 workstations	Well developed methodology
Energy Performance Certificate	EPBD	Extended to all properties over 500 ft2 by 2010	Legal requirement in development
Facility Performance Assessment		100% of facilities over 1,000ft2 by 2015	Well known basis to start from

3. CURRENT POSITION

Building Logbook:

Currently a legal requirement to provide information on the engineering requirements of a facility, though not mandatory for existing facilities. The extension of the legislation to incorporate existing buildings and to increase the scope of the logbook taking into account the whole operation of the facility – waste, water, service provisions – to become a building handbook.

Post Occupancy Evaluations: <http://www.wbdg.org/design/fpe.php>

The extension of POE to be performed on existing buildings, rather than just new and refurbished, to determine occupant satisfaction and performance.

Energy Performance Certificates:

<http://www.est.org.uk/housingbuildings/localauthorities/newsitems/EPClaunch/>

The extension of the EPC for existing facilities above a threshold size applicable to public and private sectors to encourage the rapid shift towards incorporating energy efficiency measures and the incentives to deliver them. Reports confirm that 20% of facilities energy can be mitigated by no and low cost actions down to the employer.

Facility Performance Assessment: <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=221>
<http://www.breeam.org/offices.html>

The requirement to perform an operational assessment on a regular basis (5 years) to determine overall performance of the facility and bade similar to the EPC.

TARGETS AND MECHANISMS

The workshops will consider the following aspects in relation to the targets set out above.

TARGET	Which industry sector or client body would need to drive / own this	What can the industry / sector do voluntarily without intervention / support from Government	MECHANISMS How can Government enable / facilitate / accelerate this change
Building Logbooks for effective operation of buildings All Govt. procurement by 2010			
Building Logbooks for effective operation of buildings 20% of commercial new build by 2010			
Post Occupancy Evaluations (POE) 20% of all facilities with more than 50 workstations by 2010			
Energy Performance			

Certificate Extended to all properties over 500 ft2 by 2010			
Facility Performance Assessment 100% of facilities over 1,000ft2 by 2015			