



The Green Apple Reception for Environmental Responsibility in the Built Environment



The Green Organisation

Roger Wolens

I will talk for just a few minutes on...

1. How BE Awards came to be a standalone event;
2. How we are pro-active on the BE front-
Eg: LIFE+ bid;
Putting together a team of builders, architects, etc to save buildings at risk

Already in negotiations with a couple of councils...

Looking at the possibility of incorporating a social enterprise to create jobs for brickies, leccies, chippies, plasterers, etc

3. We have been invited to contribute to the Green Deal dialogue consultation
4. All of this creates opps for some of our audience, so please introduce yourselves if you are interested in getting involved.



Alumet

Slide 1 – Sustainability in the built environment (Emma please add the RETA logo to the bottom right of the presentation)

Good afternoon Ladies and Gentlemen. It is an absolute honour to be invited to speak to you today in what proves to be interesting times in the low carbon economy.

My name is Darren Gardner, Business Development Manager for Alumet who this year celebrates its 20th year in business. We are very proud to be Green Apple Award winners 2010 and 2011 for our work in the sustainability agenda that covers everything from creating an eco garden at our site in Southam, to achieving ISO:14001, to our purchasing policies ensuring materials are sourced from sustainable supply chains and the creation of our new business Alumet Renewable Technologies Ltd which supplies and installs renewable technology as well as being the only UK manufacture of Solar PV mounting brackets.

Alumet, in partnership with Coventry City Council also helped form the Renewable Energy Technology Alliance (RETA) a supply chain group which I chair. RETA pulls private and public sector stakeholders together in order to develop the low carbon economy and create much needed jobs in the midlands area through supporting businesses to grow and helping them diversify into new markets.

Slide 2 (Renewable Energy Market) Emma, please could you add the spitfire and Britsol brands to the slide?

This is something we ourselves have done. We were established in 1992 as a contractor in the façade sector specialising in solutions such as curtain walling, solar shading, rain screens etc. In July 2010 we diversified into the Renewable Energy Technology market and turned over circa £12m in our first trading cycle, creating over 25 jobs and supporting local supply chains along the way.

Now in 2012 we continue to invest in the future as we look to become a leading sustainable building contractor with a vision of achieving a £100m turnover within 5 years.

It is this sort of vision and innovation that has enabled us to build a sustainable business. Moreover this is exactly what the British economy needs if we are to achieve economic growth particularly through businesses partnering with the public and 3rd sectors to create jobs. This is something we are enormously proud of particularly through our involvements in RETA who have helped create over 150 jobs in the Renewable Energy sector in Coventry & Warwickshire alone.

Slide 3 (People Development) (Emma please take out the Business in the community logo and insert the Investors in people logo, and Coventry City Council)

Yet without good people we would not be able to achieve what we have so far. Vision, innovation and entrepreneurship by itself will not deliver economic growth. People make the difference. Alumet is an investor in people business which supports the local economy in employment and skills development.

We set-up the Alumet Renewable Technology Training centre which supports local installers on how to install renewable technologies, as well as working with further education colleges to support students in their learning.

There is a skills gap in the low carbon economy that needs addressing. Clearing with the advent of green deal we will need more domestic and non domestic energy assessors. There is a need for more building physicists and there is a need for a specific renewable energy apprenticeship scheme. This is something we are working on with the National Apprenticeship Service, Coventry & Warks LEP, RETA businesses and a collection of colleges to deliver.

Due to these skills gaps there is a massive opportunity to create further jobs particularly brilliant if we can connect these to the youth unemployment agenda and we are working with local authorities to try and connect our own vacancies with those who are unemployed.

Yet we need government clarity about major industry concerns over the Feed in Tariff and assurance of commitment to schemes such as the Renewable Heat Incentive and Green Deal if we are to create the jobs numbers we need to.



Clarity, assurance and action will firm up market confidence and ensure there is sustainable demand for companies such as ours to supply against.

Slide 4 – Community Green Initiative

Enterprise and community development go hand in hand so we have a major opportunity to not only innovate but also to participate in the development of community. We are the 1st SME in Coventry & Warwickshire to be a member of “Business in the Community” and we are attempting to transform Southam into the first “sustainable town” in the UK through the promotion of sustainability at our open days with David Bellamy to providing advice to organisations on energy and carbon reduction.

Through our “community green scheme” we donate 10p per watt to community organisations such as schools, voluntary organisations and faith groups which often bridges funding gaps and/or provides match funding to EU grant funded programmes.

Funding is just one element in supporting communities. There is something powerful about working with a school to assist with an installation, assist with funding, as well as inspiring staff, children and parents to engage with the technology itself, contribute to the curriculum, inspire them about what can be done in their own homes and even make a career choice.

Slide 5 - “5 year plan – Green Deal”

So the past twenty years has been a journey that has seen us grow from a contractor in the façade market employing 4 people to our vision of being a leading sustainable building contractor particularly as we look to green deal opportunities.

Our vision though extends beyond our own balance sheet, to one that supports communities to become more sustainable, and to play our part in the development of the low carbon economy.

With appropriate government support on issues such as skills development, business support and clarity / commitment over schemes such as the FIT, RHI and Green Deal we look forward to the next twenty years, and are confident that companies such as ours and those involved in RETA will continue to innovate and play our part in growing the economy.

Thanks very much for listening and we are available to answer any questions you may have during the networking sessions.

We look forward to working with you.



Land Securities

Speech from Robert Noel:

Land Securities is the largest publicly quoted real estate business in the UK and owns approximately 29 million sq ft of commercial property in London and around the country.

In London, our buildings range from the world famous Piccadilly Lights in the West End to the relatively new One New Change, next to St Paul's. In the regions, we were part of the consortium that built the new Bullring in Birmingham and we are currently building Trinity Leeds, the largest speculative retail scheme currently being built in the UK.

Closer to Westminster, we own, and are developing, nearly 1.5 million sq ft in Victoria to deliver a ten year vision to create a thriving commercial and vibrant destination for this part of the West End.

We are big investors in the UK, in UK infrastructure and in UK jobs with over 14,000 people employed in completing our £1.7 billion committed development programme alone.

Commercial property is estimated to account for around 18% of the UK's carbon dioxide emissions, and we have been acutely aware of the need for action for some time. We were the first in our sector to have in-house energy teams, and the first to have dedicated environment teams.

We are committed to tackling the issue and have an ambitious target to reduce our carbon emissions by 30%, by 2020.

Everyone assumes that the solution is simple – just set some targets for buildings and wait for technology to find a long term solution. The trouble is that only about one or two per cent of the building stock is renewed each year, so this isn't going to get us there – do the maths.

Even if you accept that carbon emissions can be mitigated by on-site renewable energy technologies, the reality is that for many commercial buildings it is not possible to have on-site renewables that meet anything like all the energy demand. On a typical urban office building, even if you were to clad it entirely in solar panels, they would provide significantly less than 10% of the energy requirements of the building.

Nor can technology deliver an overnight solution. We know, because we have tried and tested technologies for a number of years. Our recent development at One New Change, close to St Paul's Cathedral, features Europe's largest hybrid ground-source energy system - 38 km of pipes. This is no one-off, over many developments we have seen new technology work well, and not so well, and through that learning we were able to put a world leading system into a half a million sq ft building in the heart of London.

For technology to really start playing a part we need investment and that throws up another issue that needs to be understood. The UK market has yet to establish the commercial incentive for low carbon buildings. As the market's largest player we have yet to see any evidence that being green drives a tangible return, as no one has showed a desire to pay a premium, even a small one, for a carbon friendly building. For office occupiers all that really happens is that a regulatory level of carbon performance is required before a building is considered for occupancy.

So, the issue is not without problems. However, I'd like to leave you with three suggestions....Common measurement, Consistency and Behaviour



We should seek to end the confusion of too many different measures and the debate about which measure is the most important. My business experience tells me that what you can't measure you can't manage. Can we please agree sensible common measures to be used by all, and against which we are all judged. This will require leadership. For building use, we believe that Display Energy Certificates are a good measure and, in the absence of legislative leadership, we have voluntarily introduced them to all the office buildings we control. This is founded on the basis that how a building is used has a bigger influence on carbon reduction than how it is designed.

Likewise, the zero carbon definition has generated more hot air in debate than it will ever solve. You still haven't given one, so we have moved on, accepted reality and defined our own Ultra Low Carbon target which my teams are now working towards. Our definition is ambitious, but realistic. It incorporates embodied carbon and acknowledges that true on-site zero carbon just isn't a realistic ambition, particularly in urban areas.

Common measures allow a differentiation between good and bad, give us a baseline on which to build plans for improved performance, and perhaps most importantly, this forces everyone to stop talking and start acting.

2. Consistency

Scotland and England measure Energy Performance Certificates differently - maybe that's a sign of other things to come!

Local authorities produce city management plans dictating different types of energy use and generation, as often as not, blind to the engineering and economic feasibility.

Inconsistency increases risk and cost

Consistency brings certainty and that allows us all to build business models that encourage technologies and solutions. Look, for example, at the positive effect Building Regulations have had. The consistency of their targets and the clear timetable on which they change mean we are able to challenge all our teams and their new buildings to deliver over and above the set level.

3. Behaviour

Perhaps the most important thing needed is behavioural change. We do not currently hold people accountable for their actions. The fact is that the most efficient light bulb in the world is still wasting energy if it is left on in an empty room. We estimate that a conscious change in behaviour in the workplace could reduce carbon emissions by 20% overnight. Think about that when compared to the current replacement rate of outdated building stock, for example. Unfortunately behavioural change has proved slow to catch on, so we need to force it. This must be based on a polluter pays principle, because then nobody has the excuse to opt out. We build energy efficient buildings - but if someone chooses to occupy them inefficiently there is nothing we can do. Under the original Carbon Reduction Commitment plans, rewarding good behaviour and penalising bad aligned goals and interests. But it has changed. CRC is now a tax on the provider. We need leadership to admit it is now a tax, tax the energy consumed and then everyone will be forced to work together to find a way of using less.

These small steps will make a big difference in delivering change - and for everyone outside Government and Local Government will be understood and acted on.



Lafarge

Power Point presentation from Stuart Wykes, Managing Director, Aggregates:

Minster, Lords, Ladies, & gentlemen, it gives me great pleasure to be here this evening on behalf of Lafarge. Especially, at the very beginning of 2012 which I know is going to be an extremely exciting year in many, many ways.

Having listened with tremendous interest to the 3 previous speakers I am acutely aware of two things:

- Firstly just how much ambition, drive and commitment, just in this room alone, there is towards creating and building a more sustainable Britain.
- But, also just as importantly, that I'm the only thing now keeping everyone from enjoying what is no doubt a well earned drink.....
.....So, I'll keep my comments relatively brief.

THANKS FOR BRINGING TOGETHER

Firstly, however, I do want to say thank you to the Green Organisation for hosting this reception and bringing together a group of like-minded people who care passionately about creating a more sustainable world. But importantly, bringing together like-minded people who, actually, can collectively make a real difference.

THANKS FOR THE AWARD AND OUR COMMITMENT TO INNOVATION

Secondly, I also want to say thank you to them for awarding Lafarge with a Green Apple Award and an International Green Hero, last year. Although this award itself was in recognition of the environmental performance of one of our concrete products, Extensia™ which helps reduce CO2 emissions on construction sites, it was really recognition and reward for the effort Lafarge puts into research, innovation and the constant drive to push the boundaries of what's possible, meet new demands of new customers and meet new challenges, like the environmental challenges we face today, and the environmental challenges we often face with many of our products....concrete, aggregates, cements....

BALANCING THE NEEDS OF ENVIRONMENT WITH THE ESSENTIAL NEED FOR MATERIALS

As a heavy building materials company, extracting natural resources from the earth, balancing the needs of the environment with the needs of our modern world is what we've had to become experts in doing. So not only have we become experts in product innovation, now holding over 850 product patents for new building materials, we've also become expert land managers. We are now responsible for managing 20,000 hectares of one of our scarcest resources, land, through a critical life-cycle.

- Extracting natural resources >
- Gradually restoring the land >
- Creating new, vibrant, biodiverse habitats >
- And recycling the land, leaving it often in a better condition, into another use, a new habitat for wildlife or perhaps creating a valuable lasting amenities for the local community >

We do this, as sustainably as possible, while also creating essential end products that help to contribute to our built environment and our every day infrastructure – roads, railways, schools, hospitals and, of course, homes.

ANOTHER SIGNIFICANT CHANGE – UNDERSTANDING THE POWER OF OUR PRODUCTS

Over the last four 5 years our business has been going through another significant change. We've been really understanding the power this R&D gives us in terms of understanding how the innovative products we create can be used to contribute to, and, ultimately, transform the built environment and the way in which we design, and use the buildings in which we live, and work.

KNOWLEDGE BASED ON EXPERIENCE

We've also learnt this by being involved in retrofitting social housing, by being involved in developing new social housing and through our partnership with the University of Hertfordshire's Centre for Sustainable Communities.



We now understand what is really possible and how we can use our expertise, passion and product knowledge, to combine with sustainable architectural design and high quality construction to create new building construction solutions, that answer the enormous challenge the industry faces in reducing the consumption of fossil fuels in buildings. To meet that challenge, working in partnership with SEArch Architects, we've now developed (pause)..... a fossil fuel free house!

FOSSIL FUEL FREE LIVING - WATERFORD
We've designed these fossil fuel free homes, into 2, 3 and 4 bedroom styles into a small residential development in Hertfordshire. We call it the Waterford Hamel and subject to Planning Approval, we believe we've created a catalyst for positive environmental change in the industry. A commercially viable, replicable and scalable model of how the industry can meet the Government's target to build all new homes to be 'zero carbon' by 2016. In fact, these homes go beyond this zero carbon performance level and will lead to near zero-energy bills for occupants.

This development will be a working model demonstrating how it is that homes can achieve greater levels of autonomy in terms of energy generation, water consumption, waste management, and food production without relying on finite fossil fuels.

Empowered with this innovative fossil fuel free building solution, low impact, commercially viable, living is possible now...Jerry.....

**Speech from Jeremy Harrall,
SEArch Architects:**

Lafarges' Waterford Hamel is going to deliver ,...beyond zero carbon
The Waterford Hamel will afford the opportunity to live a virtually fossil fuel free lifestyle

The Waterford Hamel, I like to think, is to live the dream. Please, ladies and gentlemen, join me for a moment in that dream.

Your walking around your new home, all the principle rooms face south, there's large expanses of glass and there's no need for artificial lights during the day. Now, recline in your favourite chair, bask in your naturally heated home, free heat, heat harnessed from the sun, maintaining 22c night and day, winter and summer.

**Open up your energy statement, it says,
nothing due.**

Prolong your dream a little longer.
You're breathing in fresh air. Yes, fresh air in your own home. it's naturally ventilated.
You've just been living the dream in Lafarges Waterford Hamel, the next generation of homes for the UK housing market.

Some of this dream is already a reality.
The residents of the earth-sheltered social housing scheme, Unity Gardens, in the South Holland District of Lincolnshire, have for three years now, lived free of Energy bills and free of heating bills, here fuel poverty is a distant memory .

After these presentations, please introduce yourselves to some of the UGs' residents who are here this evening, Jo and Andy Thompson, Claire and Clive Gillett, Steve and Barbara Holmes.

Real people, real homes, real evidence this is the reality of The Waterford Hamel.

Thank you.

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