



## **REPORT OF BEFS WORKSHOP**

### **THE PRIMARY ROLE OF A SUSTAINABLE BUILT ENVIRONMENT**

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## INTRODUCTION

The purpose of the workshop was to gather information from stakeholders in the built environment sector to feed into the drafting of the Scottish Sustainable Development Strategy. The workshop took place at the Scottish Parliament on the morning of 20 June 2005, was organised by the Built Environment Forum Scotland's Sustainable Development Working Group and was attended by Members of BEFS and practitioners able to speak from various areas of the sector.

The Scottish Executive gave an overview of how the government is developing its Strategy, a genuine desire for informed input from the built environment sector and a time frame for delivery. A copy of the presentation made is attached. At its heart, and in line with the UK Sustainable Development Framework, the Executive has set six key themes around which the Strategy will embrace. How the built environment sector was driven by and could contribute to these issues formed the underlying structure for the day's discussions. These are:

1. Sustainable consumption and production - achieving more with less, reducing environmental impacts, improving business competitiveness and breaking the link between economic growth and environmental damage
2. Climate change and energy - making changes to how we generate and use energy and other activities which release greenhouse gases and drive climate change
3. Natural resource protection and environmental enhancement - protecting and enhancing the environment to ensure a decent environment for everyone
4. Sustainable communities – creating communities which embody the principles of sustainable development at the local level
5. Learning to live differently – developing awareness, understanding and engagement and seeking to help and encourage people and organisations to make more sustainable choices
6. Delivery - targets and indicators, accountability and governance

Further to evolving discussion around these issues, four parallel workshop sessions sought answers to the following questions posted by the Scottish Executive:

- What is working well in terms of sustainable development practice in Scotland?
- What is working less well – where is further support from the Scottish Executive needed?
- What are the critical things that need to happen to enable sustainable development in Scotland?

Mindful of the complexity of the issues and the answers even within the constraints of looking solely at their application to the built environment sector, workshop groups were broadly structured around commonality of professional experience and interests. These were as follows:

1. New Design and Planning
2. Finance and Development
3. Construction and Delivery
4. Historic Resources

Participants were requested to constrain their discussions to within the limits of their defined groups and their own areas of experience. Although frustrating on many levels this decision was taken in order to get the most focussed and detailed discussions from each group, while avoiding unnecessary overlap and making the most use of the time available.

The report which follows is an unbiased record of what was said in each of the four groups. Minor editing and structuring has only been made by BEFS-SDWG in the interest of clarity and has in no way prioritised issues beyond that done by the groups themselves.

The points listed below were raised as part of an information gathering exercise and should not be taken to represent the views of BEFS or its Members.

At the conclusion of the event, gratitude was expressed for the time and knowledge given so freely by participants and BEFS-SDWG committed both to publishing this report on its website and to using the outputs gathered as the basis for developing its future workplan. It is hoped that attendees found the event of genuine benefit, will remain interested in the work of BEFS and may in future wish to contribute to the tasks undertaken by the SDWG which will continue to focus on practical actions it can champion and lead in creating a more sustainable Scotland.

## GROUP THEME: NEW DESIGN AND PLANNING

### Working Well – identification of specific methodologies/approaches/examples

Integrating Sustainable Development into Planning Process:

- *Highland Council* has developed guidance to support a statutory requirement (to be in place from 2006) for the inclusion of an SD design statement in all planning applications.
- *CECHQ* has included SD issues as part of tender and design process for new HQ in Edinburgh city centre, despite only committing to long-term tenancy rather than acting as owner.

The use of renewable sources of energy is increasing:

- Specification of solar water heating for a new school swimming pool and use of geothermal heating.
- *Green Islay* – this example promotes the industry and community working together. Swimming pool uses waste heat from commercial activities. The local brewery re-cycles their heat promoting energy self-sufficiency.

Energy conservation/reducing energy consumption:

- Key aspects: insulation; efficient heating; reduce water consumption; reduce energy consumption – design for passive energy sources.

Design issues:

- Desire to design to take care of sun and light and natural ventilation.
- Ventilation is a key aspect.
- Healthy buildings - potential for saving on health care services.
- Quality of life issues – buildings that are ‘a joy to be in’.
- The idea that local identity might not be unconscious; that the vernacular is provided by limited and available skills and may be a conscious choice of local practice, materials and their innovative use. Architects use critical regionalism vs. vernacular architecture: local identity, local materials, local timber.

Materials:

- Requirement by a local authority of specification of 75% FSC timber over totality of volume.
- *Greenpeace campaign* for use of sustainable timber has publicised the need to use sustainable timber; highlighted anomalies in government policies; generated a great deal of debate.

Re-cycling/re-use:

- Specifying the re-cycling of c.75% of all construction waste by contractors.
- *WRAP*: re-cycling aggregates and metals.
- Re-use of inner city buildings and sites (brownfield sites and buildings that are now redundant): planners encouraging re-use through Listed Building legislation and discouragement of sweeping demolition.

Awareness of issues:

- amongst key parties (client, consultant, developer, authority) through the media and through design references.

Good practice – project examples:

- *Crown Street Gorbals*: innovative scheme - dramatic turn around of a community stakeholder involvement and model for inner city improvement. The project involved

- extensive stakeholder involvement and consultation. Why not mainstreamed? Revisit this scheme.
- *Accreditation scheme for sustainable design (RIAS)*: This scheme run by the Royal Incorporation of Architects in Scotland encourages: higher standards of design; innovative design; creates a requirement for information to check.
  - *Energy Design Advice Scheme (EDAS)*: This scheme put those needing advice in touch with those who could provide best practice, thus having minimum impact on timescales in terms of disruption. It provided fee support at the early stage of design and subsidised further work; low/no risk. Cumulative energy savings from EDAS to 2008 £17million. Problem: centralising within the Carbon Trust has caused EDAS to lose its identity.
  - *Deanburn Primary School, Bo'ness*: makes use of grey water harvesting for toilets; living roof; wind turbine (more as a demonstration).
  - *Falkirk development of 4 new NPPD schools*: discussed how to build sustainability into design of buildings; agreed to go for BREEAM rating at 'very good' for each school; attempted to get representatives from all relevant sections of council including head teachers of other schools with expertise of building management; prioritised no cost/ low cost initiatives to reduce likelihood of these aspects being removed. Problem - remit didn't consider management aspects.
  - *HAG housing competitions 1995 – Scottish Homes*: made huge differences in terms of innovation for little additional finance.
  - *Dundee City Council*: procurement driven by quality as well as cost.
  - Dundee is working on a *demonstration house* that will be open for three years to illustrate energy efficiency, examples of renewables, biodiversity etc.
  - *Glencoe Visitor Centre*: National Trust for Scotland with Gaia: good team, experienced, reasonable budget, acceptance of some LCA, time, reasonable fees, reasonable acceptance of risk.
  - *The Gaia concept of humanity's relationship with the Earth* as a sustainable development model.
  - *'Design for deconstruction'*; SEDA paper: gives examples for reusability and designing out future waste rather than generic advice.
  - *BedZED, Hackbridge, Sutton*: Housing Design Awards 2000 (winner of Sustainability Award and Most Promising Scheme). 'Formed up' delivery - but very expensive. Costs could have been lower without major reduction to scheme.
  - *1980's in Glasgow*: there was work on many buildings that were not great architectural pieces, but had value and were worthwhile to re-use.

## What is needed?

Integration of Sustainability as a philosophy:

- If sustainability is not to fail, it needs to be more than a mechanistic box tick: it needs to be a complete philosophy. The Scottish Parliament draws on the relationship between the crag, the building and the town. The evolution of an architecture that gives meaning

- of our relationship to the land of Scotland, and is not separate from the relationship to the climate – that is the standard aspect of ‘energy conservation’.
- Need to make sustainable approach integral: get away from the tick box culture’ sustainable building is not self contained – its about making places.
  - Partly a matter of confidence to integrate sustainable approach from design through to delivery.

#### Planning for places that enable sustainable lifestyles:

- Need to develop planning and taxation processes to ensure the integrity of built environments. People that live and work in an environment (from the city with its institutions to a village with its shop and bar) that fulfils their daily needs will expend less energy in transit (requiring infrastructure etc). Cities are more sustainable than scattered sprawl - dense urban living uses fewer resources.
- Planning is, in its original form, profoundly anti- urban, anti- integrity, based on a post war model of zoned environments linked by traffic. We have tried to skew this a bit towards integrity – but we actually need to re-write it.
- The planning process has a framework of zoning written into it. Fundamentally this is alien to sustainability as it retains different sectors with resultant increase in carbon costs associated with the transport of people and food. Reducing these would reduce our ecological footprint. There is a need to reconfigure the planning system towards a system based on integrity of the built environment rather than zoning. We need property taxation that encourages diversity of use and occupancy, rather than being based on blocks/zoning.
- Garden centre in Morningside, Edinburgh, is good because it is walk-able. However, today this would not be allowed planning permission because of increased traffic in the areas and would be forced to locate out in the Edinburgh belt past the ring road which automatically requires transport.
- Investment in reliable and safe transport: canals, waterways, bullet train – Edinburgh/Glasgow should be one integrated centre. Trains haven’t got any faster in the past 40yrs – people choose to fly instead. Give us integrated transport. This will help facilitate sustainable economic growth.

#### Integration of Sustainability into existing regulatory frameworks:

- Need legislation to ensure sustainable issues are addressed by developers: for example through building control and grant funding bodies including the Lottery.
- Requirement for use of accredited professional on publicly funded buildings: need a pan-professional accreditation (not just for architects).
- Need stronger requirements to demonstrate that sustainability issues have been considered: How? Regulation through planning, building warrant? More Local Authorities could make sustainable development a planning requirement however they would need comfort and guidance from the Scottish Executive that this would hold at a public enquiry.
- Need to incorporate sustainability requirements into existing regulatory framework. Much potential to develop the building warrant system to incorporate the mechanistic responses to sustainability. New regulations are NOT required – additional regulations pull people off in different directions.
- Enforcement of regulations: there are regulations but there is limited enforcement. There is a lack of monitoring to ensure that developers and builders are meeting the standards they say they are. Regarding housing insulation, it is easy to cut corners: in one instance noted, a housing developer hadn’t put in insulation and this was only picked up by chance when a different project used the houses for a project on thermal imaging.
- National schemes: the option to bypass the normal planning process for schemes of national importance needs to be rethought and stringently assessed against sustainable development priorities.
- PPP projects have sustainability built into the brief but it is not being delivered. Why is this the case? If the development agrees with what is in the relevant PAN (Planning Advice Note) or Scottish Planning Policy Guidance, it is taken that nothing more is required to be delivered.

- The planning system has to kick in to regulate these changes - if its voluntary people won't buy in. Currently corners are being cut.
- European Regulations for energy performance of buildings: problem is there is no level set to meet – the level is set by each country.
- Develop a footprint: make buildings meet the footprint standard – how do you make this happen?
- Legislation brings the worst practice up to a required level, but it is an impediment to good practice.
- Litigation: fears associated with risk can be overcome by testing and looking at design in detail.

#### Best practice/standards:

- Suggest a local authority sustainability award scheme: that could apply across different topics, but include design and construction of own buildings and encourage sustainable approach in local developments. Should not be limited to a COSLA initiative. Must be high profile and totally inclusive.
- Need to overcome the fact that the best buildings are overlooked (the good buildings you won't remember, the bad ones you won't forget).
- Sources of renewable materials need to be documented; documentation should be provided by the contractor.

#### Funding/finance:

- Local government practice should be exemplary - central funding required to enable this.
- The Scottish Executive should make the incorporation of sustainable design and construction practice a requirement of funding to local authorities; example: PPP/ NPDO initiatives.
- Change the VAT rules: currently VAT is applicable on alterations, maintenance and repair work but not on new build - this encourages demolition.
- Need to understand the true cost of resources across the board and to develop a level playing field. For example there is no tax on airplane fuel – air travel thought as a 'good'.
- Need to be wary of 'gimmicks' which can add costs for limited return.
- Taxation system should support, rather than squeeze out, small businesses from city centre locations.

#### Whole life costing and procurement:

- Real consideration of life cycle costs against implications of materials.
- Procurement issues: need life cycling costing – invest now to gain later.
- Need to encourage partnering processes (having the end user as a partner in the process).
- Need to develop an evidence base for rating buildings in monetary terms: for example: healthy buildings can be linked to lower level of sick leave with resultant financial saving.

#### Energy:

- Regulation of energy consumption: changes required to Building Regulations.
- Need to value the embodied energy value of existing buildings. Need to encourage architects to design for longer life buildings: 100 yrs +.
- Important to understand the value of existing buildings (not simply 'heritage' buildings) – need to adopt an intelligent attitude to existing buildings.
- 50% of CO<sup>2</sup> emissions are from existing building stock; have to tackle them in terms of energy use, insulation.

#### Design buildings that are upgradeable/reusable:

- *Bishopbriggs*: Wimpey Ville! What will people think of these Legoland townscapes in 50 years time? Good/bad/indifferent?
- What will we say in 50 years time of the buildings we're putting up now? Look back to the 1950's what do you think of those buildings. Are these buildings re-useable, up-

gradeable? Many of these buildings can't be unstitched to update them –what choices do they provide? To demolish and rebuilt?

- *Craigmillier, Edinburgh*: solid sound buildings that may have required upgrading, insulation, the exteriors upgraded and the general environment improved with community development, BUT instead buildings have been demolished and replaced with buildings of no integrity that can't be updated. Where is the wisdom in this?

#### Re-cycling:

- Re-cycling still uses energy, therefore need to design for re-cycling.
- Re-cycling of plastics is problematic.
- Waste, particularly that coming from construction and demolition, is a big issue for Scotland.

#### Education/skills:

- ...of clients: provide information for clients.
- ...of professionals: Architects, Planners, Urban Designers, Interior Designers. Schools of architecture, engineering, acoustics, landscape, planning, could assemble group exercise over the year of course work to better integrate understanding at an early point. Could use a building to educate the architects? Learn from a building in terms of sustainability and use that as a model for the future? Rate the performance of the building.
- ...of people: people are not aspiring to the greener option, commute and travel to work seen as inherently good.
- Education has improved over the years and is getting better. More still required but how can we educate? Envisioning – a sustainable and better future not a restricted one. A shift in thought from citizen 'rights' to citizen 'responsibilities'. This future is better than that which we have.

#### Public awareness/information:

- Public awareness of sustainability: problems with defining sustainability. BREEAM example provides a starting point.
- Public education on sustainability through demonstration projects.
- Public/community awareness: increase promotion on the benefits of sustainability, re-cycling, energy efficiency.
- More accessible information/guidance required on: life cycle costs, sustainable sources of materials, long term issues. Scope for possible co-ordination of sources of information through organisations such as BEFS?
- Scope for a Think Tank where people can 'post' ideas and opportunities, for example: 'We have waste heat – do you want it?' 'We want re-cycled stone – do you have it?' Also broader issues relating to process - what worked, what didn't. Could help shape ideas.

#### Monitoring:

- POE – Monitoring of new buildings: need to know what has worked and admit when things do not work.

#### Cultural Change:

- What is sustainability? Sustainability can end up being more about the framework than making good buildings. There is a change of culture needed rather than further requirement. Need cultural shift rather than focus on satisfying requirements.
- There are different concepts of sustainability - what does it mean to different people? The principles are good but what is it actually saying? WHAT exactly is good practice and what is bad? The word in general is abused and applied too much. People understand what it means but the word at the moment is 'trendy'.
- Concept of sustainability is nebulous - fundamentally it is about energy. What exactly are we trying to achieve by being sustainable? 'Ecological footprinting' looks at all aspects.
- Definition: a Gaelic word -Dualchas - meaning "inheritance" a spiritual relationship with the land. Those people who had to wrestle a living out of the land and sea it had a

- spiritual / heritage context; that reverential attitude an awareness of what you have inherited and a level of responsibility. Owned in common not by the individual.
- What does a sustainable future mean for people living in towns? A better future. Need to develop the aspiration of liveable communities.
- Important to acknowledge that we live in a consumer society, with comfort blanket lifestyle, where people may be resistant to change. Perception is that people will be inconvenienced by adopting a more sustainable lifestyle, or that it would be difficult. Should be asking people to change behaviour in a way that they can manage rather than imposing and telling them.
- Wider collaboration should become a matter of course in every project.

#### Leadership:

- Local Authorities must lead by example. Need to ensure that Local Authorities can demonstrate they are considering sustainable construction and design for own buildings, for example must meet minimum BREEAM rating. Use of Sustainable Scotland Network.

#### Joined-up Government:

- General policy audit required: of all government departments, agencies and public bodies so that there is consistency in terms of sustainable policies.
- Currently there is a lack of cross-departmental working in the Scottish Executive in relation to sustainability issues. Sustainability should be incorporated into all initiatives.
- Policy on Architecture & Design: implement this.
- Need consistent policy.
- Need for joined up thinking within Local Authorities between planning, building standards and finance.

#### International Dimension:

- Scotland is a drop in the ocean, what is its international context? Compare to Cairo which has poor sustainability.
- The Developing World works differently; emulating our economic growth may not be best.

#### General:

- Small actions make change.
- Currently there is a lack of commitment to try hard enough to make sustainable development work.

### **Critical Things**

1. Need to reconfigure the planning process to enable a more integrated built environment.
2. Sustainability needs to be integrated into existing regulatory frameworks and enforced accordingly.
3. Need to create buildings of integrity that are re-usable and up-gradeable.
4. Need to shift towards procurement processes that are driven by quality as well as cost, as opposed to cost alone.
5. Need for clear definition with hard facts and to consolidate our understanding of good and bad practice, so that every action provides an opportunity to improve.
6. Need education of professionals, clients and end-users; people through all ages.
7. Need for changes in behaviour. Who should lead this – Government?
8. Key priority is to improve the energy conservation of existing buildings.

## GROUP THEME: FINANCE AND DEVELOPMENT

### Working Well – identification of specific methodologies/approaches/examples

#### Making places through regeneration:

- Creation of mixed-use redevelopments, 24 hour environment:
- *Quartermile* and *Granton Waterfront*.
- Rebuilding of *central Manchester*: walking city, offices, retail, public open spaces, inner city housing, restaurants, leisure. Manchester now has a vibrant inner city area.
- *Sheffield City Centre*: redeveloped from heavy industrial. New tram system, cohesion between universities, retail – pedestrianisation of central core.
- *Oxford*: banning car in city centre, establishment of park and ride system.
- *Gateshead*: regeneration of former industrial areas. Community development by Wimpey; a brownfield site with re-cycling facilities and family areas. Also looked at use of solar powered lighting, signs, and pay and display.

#### Energy:

- Increasing evidence of projects introducing wind turbines as pilot schemes within the built environment.
- Increasing use of heat pumps in projects.

#### Materials:

- Good work with prefabrication, for example, *timber frames* and larch timber panel systems.
- Setting up of organisations such as the *Scottish Stone Liaison Group* to explore availability of resources.
- Use of newspapers for insulation.
- Continued use of traditional materials in more modern applications, for example, stonework, slates, copper and lead.

#### Re-use of existing buildings:

- Redevelopment of buildings from the Scottish Civic Trust *Buildings at Risk Register*, for example regeneration of *Maryhill public buildings* – baths etc. This is facilitated by the development of [www.buildingsatrisk.org.uk](http://www.buildingsatrisk.org.uk) as a resource base.
- Work carried out by expanding *Townscape Heritage Initiatives* in places such as Wigtown and Kirkcaldy. Schemes are working well.
- Setting up of new *City Heritage Trusts* and national resources to fund the re-use of buildings.
- Demographics is a key issue – the current housing stock is no longer fit for purpose.

#### Joint working:

- Setting up of *BEFS* to bring people together.
- Co-operation between developers and planners; this tends to work best at the local level.

#### Good practice – project examples:

- Urban regeneration/brownfield development: *Crown St, Old Town Masterplan - Glasgow Townscape Heritage Initiative*.
- *Slateford Green* (Canmore Housing Association): flagship development.
- *Findhorn Community*: eco village carrying out principles into practice.
- Housing Association activity: *Kincardine O'Neil, Gokay Deveci* (sustainable small scale project).
- Also other excellent projects undertaken by architect *Gokay Deveci* at Robert Gordon University.

- *Raploch Regeneration Project, Stirling*: example of large scale partnership project.
- *Norton Park, Edinburgh*: re-use of building, community involvement.
- *Historic Assynt*: community land buy out followed by setting up of a Building Preservation Trust to consolidate three buildings. Use of green heating in the kirk and local materials in kirk and castle work. Work with Scottish Natural Heritage to deliver pathways in SSSI.
- *STIR network*: Connections, 'Back to work group': acquired redundant greenhouses from Scottish Borders Council and found space on an industrial estate. Set up a baby industrial symbiosis project.
- Edinburgh is promoting *car pooling/car clubs*.
- Example given of pilot scheme which introduced a wind turbine on an existing development to provide electricity for communal lighting. Also to be introduced for stair lighting in *Broomhouse, Edinburgh*.
- *Slateford Green, Edinburgh*: flagship project for Dunedin Housing Association: a car-free development with communal areas to support local community development.
- Example given of a project which incorporated *shared garden* with allotments, re-cycling facilities etc. Sustain local community feeling – provision of gardening tools etc.
- Work carried out by *Fyne Homes, Canmore Housing Association, Kingdom Housing Association*, have incorporated principles of sustainable development within briefs (for example use of waste products and techno logics).
- Examples of flagship projects with *communal facilities*.
- *Sustainable Urban Drainage*: house builders are implementing this.
- *Lothian 2020 Vision*.

## What is needed?

### Planning/infrastructure:

- Larger-scale regeneration schemes will only work if there is adequate economic activity and population in an area.
- For schemes to succeed, need a strong Local Planning Authority with cohesion between regulating authorities, developing authorities and availability of resources.
- Need to develop open places - good examples in Scotland are hard to find.
- Re-use of existing buildings should be integrated within a master plan.
- Communities should be involved in all phases of project development.
- Infrastructure: need to develop integrated public transport system.
- The new town model should be revisited, assembly of land and supporting infrastructure.
- Need to improve the management and maintenance of places.
- Need policy for Sustainable Urban Drainage Systems.

### Land availability:

- Green belt land: development on green belt doesn't create sustainable communities. Need to learn from the Danish experience where land was leased land near to transport corridors and developed for housing. Cannot build on outskirts of Edinburgh but can build between towns.
- Re-use of land needs to be looked at. Clean land is required – separate funding should be available for the decontamination of land.
- Public land could be transferred for housing.

### Funding/finance:

- Lending criteria – are not sufficiently forward looking.
- Lack of funding and knowledge as far as historic buildings are concerned.
- Struggle to fund restoration work.
- Developers won't do certain things if it is going to push the budget out.
- Need to redirect funding and resources towards the re-use of existing buildings and re-use of building materials.

- Is money being wasted because of the way the construction industry is run?
- All funding of historic buildings should be channeled through one agency.
- Suggestion that there be no VAT on ecologically friendly products.

#### Life cycle costing:

- Need to consider life cycle costs, decontamination.
- Need to adopt a long term view of investment – currently the focus is on short term gain.
- Need for whole life costing.

#### Procurement and Delivery:

- A sustainable project would be procured in a collaborative manner, supported by systems (planning, funding, communities) of delivery, evaluated and learnt from to pass on lessons, enjoy 100% satisfaction from users and all stakeholders involved in the process, and be part and parcel of an overall strategy and procurement programme.

#### Design:

- Continental Europe has a lot of good exemplar projects, however ideas/construction techniques from abroad may not necessarily work well with the Scottish climate. Gradual evolution of ideas can achieve a better result.

#### Materials:

- Scarcity of materials: timber/stone/slate.
- Currently, it is cheaper to bring in materials from overseas than using local materials. Granite bought overseas is cheaper than buying locally sourced granite – this works against adopting a sustainable approach.
- Need to learn from past mistakes – some houses built within the last 20 years are starting to fall into disrepair due to use of inappropriate materials.

#### Re-use of existing buildings:

- Better to re-use existing buildings or build new?
- Making an old building sustainable – does it stack up? A romantic view – should old buildings be maintained?
- Preserving buildings doesn't always work.
- Need to recognize the value of listed buildings and link this in with broader policies.
- Need national strategy for dealing with historic buildings at risk.
- In re-using an existing building; ideally the idea for the new use should come from within community, rather than parachuted in or imposed by outside organisation. Local people should be involved during the process to allow input and generate a sense of engagement. On completion, management of the building should be delegated to a local group.

#### Re-cycling:

- Lesson to be learnt from Denmark and Holland.

#### Education/skills:

- Needed for all – consumers, developers etc.
- Skill level is not high enough.
- There are not enough people with traditional building skills to sustain the historic built environment into the next generation and beyond.
- Need to invest in training in traditional building repair and maintenance skills to ensure future care of current historic buildings.
- Training systems required for sustainability.
- Good practice in historic building regeneration should include training/skills exchange/apprenticeships in any physical development work on historic buildings, using local materials and local trades/craftspeople.
- Need increased resourcing to ensure the availability of qualified persons to achieve sustainability: conservation officers, planning officers, apprentice stonemasons etc.

#### Cultural change:

- Consumer barriers to change: people want to use their cars, people want to use lots of power from electrical goods.
- Too much focus on built in obsolesence.
- Need to consider relative values of land vs buildings.
- The private sector is not moving forward.

#### Information:

- Lack of exemplar projects in Scotland.
- Need to develop our understanding of value.

#### Leadership:

- Perceived lack of political will.
- We need more joined up agencies and stronger government.

#### General:

- Evolutionary approach, take steps so things will be done with purpose.

### **Critical things**

1. Need to adopt life cycle costing and 'eco-footprinting'; to place buildings within the broader context; their location relating to infrastructure and so on.
2. Need to link together quality and cost factors in procurement processes.
3. Need to recognise community issues.
4. Need to improve regulation through the existing framework.
5. Need joined up political will and thinking.
6. Education required for all – public, communities, professionals, developers.
7. Need improved cohesive master planning.
8. Need to build multi-functional buildings and design for de-construction and re-use of materials.
9. Need to recognise the value of the existing building stock.
10. Need to plan for demographics: look at demand rather than supply.
11. Need to develop the supply of local materials within Scotland.
12. Need to encourage consumer buy-in for sustainable environment.
13. Need to develop the supply of clean, decontaminated land.
14. Need to design and maintain for the local environment and gather information on good and bad practical experiences, in different parts of Scotland.

## GROUP THEME: CONSTRUCTION AND DELIVERY

### Working Well – identification of specific methodologies/approaches/examples

#### Planning system:

- Roll out of *Strategic Environmental Assessment*.
- Many good minor and major development projects at BAA: incorporated SEA into process. Contractors built for the long term.

#### Planning for long-term use of accommodation:

- *Avian 2006 Games, Doha, Qatar*; temporary accommodation for athletes during games; became medical city following games – adaptable to long-term use. This approach avoided the construction of temporary buildings.

#### Use of standards and targets:

- BREEAM, Eco houses: Incorporate higher insulation at early design stage to reduce running costs over the long term.
- Setting design targets, for example BREEAM minimum rating of Excellent, very good etc: *Lauder College, North Glasgow College*.

#### Energy Performance:

- The trade off between aesthetics and energy efficiency can be a problem, however this will improve once the *Environmental Performance Buildings Directive* comes in next year (this will require an Energy Performance Certificate for buildings >1000m<sup>2</sup>).
- Feasibility studies for appropriate renewable energy sources: *Woodham Colliery Museum, Falstone Tea Rooms*.
- Grant funding for alternative energy sources has allowed inclusion in certain projects: *Lauder College, Falstone Tea Rooms*.

#### Water conservation:

- Water leak surveys driven by Scottish Water Policy.
- Use of SUDS in low risk pollution areas.

#### Materials:

- Some cities are reusing old materials gained during demolition.
- Opening of quarries: *Cullalo Quarry* provides the best possible material for Craighleith sandstone (original Craighleith quarry has been built over).
- Use of reclaimed steel frame considered at *Newcastle College*.
- *Turner Crescent, Methil* – use of recyclable materials.

#### Good practice in social housing sector:

- High insulation standards, local training schemes, timber built system housing, recyclable materials used in new build, development with long term perspective.
- *Millennium projects in Social Housing* – many good projects that promoted technological development. Need to roll this knowledge out.

#### Education/skills:

- Current work within further education colleges to implement training programmes.

#### Awareness raising through networks:

- The *Higher Education Partnership for Sustainable Development (HEPS)* has been successful in raising awareness. *Scottish Universities Network for Sustainable Development*. HE and FE are major agencies for change.
- *Lauder College, John Wheatten College*.
- *Business Environment Partnership*: successful at the scale they are at, and in particular working with existing premises. Initiative needs to be scaled up, but also mirrored in other sectors and more upstream, for example public buildings and house building.

Research:

- Apply good research to provide solutions: nano technology; water technology in 3<sup>rd</sup> world, fuel cell technology. *St Andrews prize for Environment*.

**What is needed?**

Planning system:

- Need an effective planning process to drive standards for the built environment. Need application of standards for example: BREEAM; basic Environmental Impact Assessment for planning purposes.
- Need to upgrade the planning system: to ensure 'best environmental practice' is openly endorsed and upheld by professional bodies (architects, civil engineers, construction partnerships).
- Implementation of Environmental Assessment (European Directive).
- Planning regulation: need stronger regulation through the planning system to preserve sustainable approaches within projects in the face of cost cutting.

Planning/building regulations/standards:

- Need to increase insulation standards, make renewables compulsory, and require environmental statements from developers.
- Need to plan to minimise travel-to-work, travel-to-school requirement. Need enhanced public transport with good modal inter-linking (cf woeful UK performance – first class in Western Europe).
- The planning process must take the lead in implementing on sustainable development.
- With regard to Environmental Impact Assessment, the private sector can see the benefits, but at the end of the day it comes down to money.
- Apply high standards for new build.
- Need to ensure use of sustainable design checklists by all designers, to embody the principles in every project as far as possible.
- Need to insist on contractors having the ability to deliver on sustainable development targets.

Funding/finance:

- Need to encourage use of whole life costing (for example as a condition of grant).
- Need funding for whole life costing in capital projects – new and refurbishment.
- Need to measure impacts to inform future decisions, for example measure the financial payback of energy efficiency.
- If the private sector is to implement SED they will need to pass the costs on to the customer. Profit margins will be affected. We also have to ask, what does the client want? We need to educate them but how do we do it?
- There is a need to inform the client that in the longer term this will be the most cost effective approach.
- Clients might be more willing to incorporate sustainable methods if they could see the cost savings over the longer term.
- Sustainable methods are more likely to be cut out of a project.
- The client often reverts back to a basic cost with higher running costs in the long term.
- Treating the capital cost as the critical cost is the wrong way to look at it.
- Link sustainability to funding requirements: grant support should be subject to clear criteria for sustainable development.
- Need clever funding solutions to kick start sustainable improvements in transport, waste and energy.
- There are currently no sources of grant funding to cover SUDS, Rainwater Harvesting.
- Suggest tax breaks for re-cycled materials.

- Grant Support (EST for example): need continuation of schemes and increased level of support to match demand. If applications are not successful this is discouraging. Need to guarantee grant support if criteria are met.
- Insurance: could make maintenance a requirement, along with appropriately skilled labour and use of durable materials. Need to generate interest amongst insurance companies.

#### Domestic Energy Conservation issues:

- Rehabilitation or Rebuild? Need to consider relative energy efficiencies.
- Limitation (turnover of the housing stock); 20% replacement every 40 years?
- Could use of the Scottish House Condition Survey to determine priorities.
- Constraints; building regulations need to be updated; Society of Mortgage Lenders.
- To encourage renewable energy for domestic housing, need to: remove constraints on micro-generation, provide political endorsement and professional support, increase reliability of suppliers, establish systems for maintenance and back up for domestic users, develop an approved list system.
- Need regulation of energy conservation (insulation of timber frame favoured).
- Low CO<sup>2</sup> or no CO<sup>2</sup> energy technology for domestic heating.

#### Examination and investigation of energy flows:

- Need development of energy analysis by architects, civil engineers and the construction industry. Revisit the work of the Watt Committee on Energy (1994).

#### Supporting new technologies/innovative projects:

- Geothermal heat source: problems with servicing and maintaining heat pumps and with tariffs on pump use.
- Problems with specialist companies failing: ongoing maintenance/servicing problematic due to a lack of availability of contractors.
- Sustaining custom built schemes: difficulties of sustaining integrated heat/electricity local schemes of local problems encountered with design, maintenance of custom built schemes: *community housing association in Lochgilphead*.

#### Designing for the long term - housing:

- Need development of 'long life, low energy, loose fit housing for sustainable communities' – on all major construction projects and all social inclusion projects.
- Need to address inadequacies of existing housing - major rethink required by Scottish Executive. Publish priorities on 5 yearly cycle.
- Need to encourage use of more adaptable design in order to avoid full scale refurbishment as buildings change use during their life-span, for example, create housing which can be adapted for wheelchair use.
- Need to design to accommodate demographic changes.
- Design for the very long term.
- Life Span of buildings increase when good locations generate successful communities, maintenance/refurbishment affordable, flexible, and buildings are responsive to local climate.

#### Water and waste:

- Re-cycling and use of waste water: need targeted applied research and improved water management.
- Install effective waste management facilities in buildings.

#### Materials supply:

- Need greater awareness of companies/sources for reclaimed materials.
- Need to create markets for soft-stripped equipment, fixings – recovery from demolition.
- Materials imported from abroad (where labour is exploited) compete with locally produced materials. Need to counter the fact that contracts are driven by price alone.

- Need to ensure materials are fit for purpose and that price is not the sole determining factor.
- Need to re-use construction materials.
- Need to kick-start the supply chain to deliver on sustainable development.
- The supply chain is critical; for example a local source is necessary for biomass fuel.

#### Maintenance and upgrading:

- Need to encourage effective design to minimise maintenance in a cost effective way.
- Lack of maintenance is a serious problem.
- Need enforcement of maintenance.
- Importance of existing buildings (stop loading environmental burden onto new build, social housing).

#### Education/skills:

- ...for decision-makers: provide better quality information to decision-makers to enable them to drive clear and effective policy that will deliver sustainable development.
- ...for professionals and construction sector: educate professionals on aspects of sustainable development.
- Need to assess requirement and availability of skills, and develop skills and knowledge and understanding: for professionals, clients, developers, construction sector, end users. Colleges are failing to meet the needs of the industry, for example, there is a lack of engineers, quantity surveyors, architectural technicians. We need to quantify the skills required (institutes and trade associations to articulate their needs to funders and universities) and set up programmes (including local labour training initiatives) to meet these needs. Could provide a Guidance Manual that would be applicable across professional disciplines – there is a need for a common standard.
- Need to increase emphasis in education on work with existing buildings.
- Need for much greater support from funding councils to support, guide and facilitate FE and HE as major agencies for change in Sustainable Development curriculum, research, estates and institutional management.
- Limited expertise leads to over-design: example given of a case where solar heating provided too much hot water. Reference made to high servicing costs at *Ove Arup HQ, Birmingham* – due to design problems with heating and ventilation.

#### Awareness raising:

- Need for more awareness raising amongst the general public. For instance, it's very difficult to find out energy ratings of homes, even new ones. The property market could be a conduit for this type of information, making energy efficiency a selling point. This would need to be broadened out to all buildings (if non-domestic) to delivery it properly.
- New/extending businesses to think about how they work, for example build in home-working into business plans (less commuter daytime ghettos).
- Need to carry research through to reality.
- In HE and FE sector: need for more champions to support change.
- Recognition that the built environment has huge financial benefits derived from tourism.
- Quick wins to be made from deliverable staff awareness to effect cultural change – this is low cost or no cost.
- We need to change the image of sustainable development and make it an essential feature in new building.

#### Joint working:

- Need to develop partnerships to drive improvements and synergies between shareholders. Develop social partnerships as part of new developments, either via planning gain or policy commitments.
- Use partnerships between private and public sector to drive long term benefit.

#### Information/monitoring:

- Need better monitoring and measurement of impacts – this should be made a requirement by the Scottish Executive. Must be easy to implement and allow for benchmarking.
- We have to have more evidence at our disposal and not to depend on anecdotal evidence.
- Good information will help support financial case for sustainable development.
- There needs to be evidence; reports, studies, that prove that a sustainable approach is the cheaper way in the long term.

#### General Points:

- Joined up thinking to make things work long term.
- Basics – getting the basics right.

#### **Critical things**

1. Need to design for longer life spans of buildings, low maintenance, adaptable use and ultimately de-construction.
2. Need to encourage the use of whole life costing to promote the fact that high initial capital outlay can result in lower overall running costs.
3. Need to facilitate renewable energy for domestic heating.
4. Need to incorporate sustainable approaches into the design of buildings. Currently there are many deficiencies because Sustainable Development is cosmetic.
5. Need to ensure supply of local appropriate materials and creation of markets for materials re-use.
6. Need to ensure the long-term availability of contractors and suppliers to maintain new sustainable methods of working.
7. Need to develop sustainable development skills and knowledge within the construction sector.
8. Need to educate clients on whole life costing and longer term gains of adopting a sustainable approach.
9. Need for greater enforcement/compulsion and promotion to adopt sustainable approach in all construction projects. To what extent should there be intervention? Enforcement and compulsion would need to be carefully marketed. Make use of financial incentives as well.
10. Need to recognise the importance of maintenance and repair work (new build is only ½ of the construction spend).
11. Need leadership/championing from the Scottish Executive on Sustainable Development - we need to have concrete proposals that everyone can follow through on.
12. Need monitoring and information to support the financial case for sustainable development.

## GROUP THEME: HISTORIC RESOURCES

### Working Well – identification of specific methodologies/approaches/examples

Good Practice - Project examples:

- Buildings on *East Silvermills Lane, Edinburgh*: re-furbished from a blond brick-faced block of 1960's and redesign of openings to a more stylish and useful building, still modest but holds scale.
- *Loch Lomond National Park Visitor Centre*. Highland initiative to grow and use local native timber in building construction.
- *Housing Association Development, Isle of Barra*: Built from locally sourced materials. Architect - Ben Tindall.
- *Dualchas*: pioneer designs for landscape locally-compatible contemporary houses for the north Highlands.
- *Norton Park, Edinburgh*. Sustainable re-use of an existing building. Case study 127 (EEBPP).
- Forestry Commission: *grants for afforestation* and management. Wood fuel officer to commence work in central belt to look at wood fuel supply chain.
- *Cibge Guide*. Energy efficient services in historic buildings.
- *Lanarkshire Biomass*: Partnership to install wood fuel boilers, currently in public buildings. First six sites min. generate 883 tonnes of carbon emissions savings per annum. Desire to form a company and extend customer base. Profits going back into energy savings / reseed, etc.
- *Lanarkshire Greening Framework*, which is leading to sustainable natural heritage study. Components: audit of land for new uses; case study of eco schools as a methodology to for schools to use; pilot projects with wood fuel boilers.
- *Central Scotland Forest Trust*. New planting of timber for conversion into wood fuel as well as local building material.
- Integration of historic environment issues into key policies: *Passed to the Future* (Historic Scotland policy for the sustainable management of the historic environment).
- *Strategic Environmental Directive* (and EA tool).
- *Heritage Lottery funding*: supports community involvement in planning process, for example, excavation by local group with professional archaeologists on the island of Uist, Shetland, of an eroding prehistoric settlement.
- *Retrofitting of SUDS*: this approach is working in the US. Reference made to the fact that Glasgow is under threat of future flooding, but work can be done with the existing drainage framework. Further information available from SNIFFER.
- *Land Reform Act*: unlocking the opportunity for communities to take local ownership of land and traditional buildings.
- *Loch Lomond & Trossachs National Park*: is linking together policy and community involvement in recognising different values associated with the historic environment. 'Special Landscape Qualities' and 'Community Futures' Programmes.
- *Shorewatch*: SCAPE Trust scheme gets communities involved with their own local archaeological heritage at threat from coastal erosion.
- *Adopt-a-Monument scheme*: Council for Scottish Archaeology scheme encouraging community involvement with historic environment.
- *Recording graveyards / gravestones*: (SCSC) – community involvement.
- *Leith Docks development framework*: (City of Edinburgh Council), urban recreation.
- *Quayside Mills, Leith*.
- *Craigmillar urban design framework*: (City of Edinburgh Council), work in progress.
- *Use of lime* in building has become a cottage industry.
- Value of the historic environment is recognised. Examples given of how urban design and redesign can highlight how areas are unique and have particular significance/value.

#### Examples from Australia:

- Designs of new buildings are run through software for environmental assessment, test for energy efficiency (geared towards minimal standards and standard developer design for mass housing market. (NB – this software is similar to Scotland’s Standard Assessment Program).
- Growth in home design based on access and individual need. Building design for ‘whole of life’ of occupation. Education of consumers necessary to create demand.
- High charges on the dumping of commercial rubbish has led to more private enterprise in waste management.
- Driven by drought problems, more work is being done to establish better ways of how to redirect waste water in Australia.
- All new homes and buildings must have dual flush toilets installed, following amendments to legislation.
- Possible legislation for grey water re-cycling, however high costs are currently prohibitive.
- Waste management initiative near Sydney included offering smokers on beaches film canisters for their cigarette butts, thereby avoiding having them swept into the sewage system or the ocean. Use of plastic bags is frowned upon in urban Australia.
- Portable antiquities scheme – encourages reporting of archaeological finds by members of the public, that would otherwise remain unrecorded.

#### What is needed?

##### Standards and legislation:

- Need legislation to increase minimal standards.
- Need legislation to create demand in the private sector.
- There is current legislative opportunity through Planning Bill to improve the situation for historic environment and environmental interests.
- Need to improve/amend the current planning legislation and guidelines and create formal linkages between built and natural heritage in order to prioritise assets and enable appropriate use of historic buildings and landscapes.
- Standardise best practices - a lot comes down to resources.
- Develop obligations relating to the historic environment within the broader built environment context.

##### Funding/finance:

- Improve VAT regulations with regard to refurbishing buildings.
- Regulate VAT on new build and refurbishment.
- Push (through Westminster) for removal VAT on repairs to listed buildings to enable repair work to compete financially with new build, alteration work.
- Promote life cycle costing over short-term economic decisions.
- Provide industry research allowances to measure activity.
- Provide funding to target specific industries for example: university research allowances, school education programmes.
- Rebates to reward innovation and energy efficiency.
- 100% grants for wood fuel boilers.
- Need to ensure that grants and subsidies to the agriculture industry embody sustainability conditions – for example encouraging the re-use of redundant agricultural buildings that contribute to landscape quality and rural heritage.
- Continue to provide funding and support for programmes like Shorewatch and similar community based schemes. Shorewatch to be a permanent feature of the management of coastal heritage.
- Need increased funding for the examination of archaeological / built heritage sites that are threatened by coastal erosion. There are thousands of sites at risk, and many of these will be lost, unrecorded, without funding (as happened during the January storm in

- the Western Isles). At present no organisation or authority has a statutory obligation to work on eroding sites and Historic Scotland's budget is spread thin.
- Need full funding for the compilation of a list of priorities for archaeological sites that are threatened, especially from climate change / coastal erosion. This will include assigning value to the sites, so that difficult decisions on which sites to save and which to lose can be made. Currently there is no statutory budget to work on the sites that have been identified as historically or naturally significant.
  - Need to provide support and funding for local museums and museum officers to set up a Scottish Portable Art Scheme.
  - Need to encourage social enterprise and ensure that funding is not diverted from this by the Local Authority.

#### Whole life costing:

- Investors to take into account value over the life of the building.
- Need to develop a funding and investment framework that encourages use of appropriate (including traditional) techniques and technologies. Long-term benefits to be promoted over short term gains, for example through government funding to promote the use of lime mortar in buildings over cement.
- Restructure financial regimes (where possible and promote it at Westminster where not), to focus on whole life costs and benefits, especially in relation to achieving best value.
- Need increased focus on management / revenue issues to improve care for the built environment.

#### Energy:

- Emphasis has been on electricity and not heat. The focus needs to move to the sustainable generation of heat, especially domestic. Need to strengthen the building regulations on energy efficiency.
- Should promote and reward innovation for energy efficiency.
- Need to encourage more ways to incorporate passive qualities of historic buildings rather than integrating additional services.
- More support to specialist contractors to help individual home-owners to undertake energy conservation and/or energy micro-production.

#### Design:

- Support contemporary designs to fit the landscape.
- Encourage architects that work within their local area.
- Possible legislation, and public education, regarding accessible design.

#### Water reduction:

- Multi-pronged approach - promote innovation and good design, legislation and rating systems, rewards, targeted research, public education.

#### Materials:

- Use of timber in buildings has in the past been constrained by the insurance industry. Need to encourage change in view on positive aspects of timber cladding, etc.
- Need to encourage and support the sourcing of local materials.
- Building refurbishment should use low toxic materials.

#### Recycling/re-use:

- Re-cycling to become civic duty: in the UK still seen as an "option" unlike in other European countries.
- Citizens duty on re-cycling. Need duty on Local Authorities to uplift illegal dumping on farmland.
- Need to facilitate and promote the re-use of redundant buildings within the landscape setting.
- Need to support and encourage the re-use of historic buildings and landscapes, for example through grants and training.

#### Education/skills:

- Need to develop and promote innovation amongst the professions.
- Need education of professionals to promote inclusive design for all.
- Need public education to create demand in private sector.
- Examples of best practice (of which there are many) should be better promoted.
- Develop skills for conservation (job creation).
- Increasing pressures are being placed on Local Authorities over implementing EU and Scottish Executive legislation, with no commensurate increase in staff resourcing. Need for elements of legislation to become statutory and for Conservation and Archaeology Officers to become mandatory at the local government level.
- Shortage of architects and landscape architects in Local Authorities.
- Local Authority Planners lack the range of detailed knowledge to cover and promote relevant sustainable approaches effectively. Lack of appropriately qualified staff to plan for the conservation areas of the future.

#### Public awareness and information:

- Make information on contractors with environmental credentials more readily available to homeowners.
- Encourage the public to choose green options that would also save them money, such as handing out samples of energy efficient light bulbs.
- Suggest a concept along the lines of selling “affordable warmth” to homeowners.
- Need to promote public awareness.
- Suggest a ‘Free light bulbs for all’ Programme.
- Need to build in labelling for energy, toxicity, demountability, etc.
- Enable greater public perception and awareness of the historic environment – initiatives should accommodate social benefit as well as environmental advantages.

#### Community involvement:

- Noted that some listed buildings have been “consumed” by local authorities who may not have a use for them anymore. Legislation could help local communities take ownership of the buildings for community use.
- The public should be encouraged to record historic finds. A portable antiquities scheme is not yet in place in Scotland. This would require liaison officers to work with community members.
- Recognise the importance of the historic environment in social and economic sustainability terms and provide mechanisms (resources, policies, guidelines etc) to make the historic environment relevant to communities (value, use, etc).

#### Research:

- Research, support and promote examples of good practice in the sustainable management of the historic environment and demonstrate values associated with the historic environment in modern life.
- Need to map the energy efficiency of goods to inform consumers and increase efficiency in the market.
- Requirement for building performance data. Energy, toxicity, demountability, air quality, transport implications. All to be declared as per white goods.
- Need to understand the impact of global warming on weather patterns and hence the impact on coastal erosion and property.

#### Identifying and understanding the historic environment resource:

- Listing systems exist, but they are not comparative or complete and there is no coordination.
- Need to cross-reference between bodies that hold information on historic environment assets.

- Need more work on assessing and assigning values to historical sites in order to prioritise repair and maintenance work.
- Need formal mechanism to record historic buildings.
- Need coastal zone management strategies and list of sites under threat.
- Need for Local Authorities to produce coastal management strategies – which must include a full inventory of the historic environment along with assessment of the threat (from development or erosion).
- Invest in research, survey, and identification/designation (at national and local levels) work, to help prioritise where needs / resources should be directed.

Joined-up working across Government:

- Improve cross-developmental work between historic, environmental and planning sectors, both rural and urban.
- Ensure/improve cross-departmental working between SEERAD, Architecture Policy Unit, Architecture + Design Scotland and Scottish Natural Heritage.
- Give SNH a more positive role in encouraging appropriate / sustainable rural design (cf Countryside Agency in England and the Countryside Commission), in harmony with the Policy on Architecture and its sustainability content.
- Scope to integrate with natural environment priorities eg bat boxes at eaves.

Policy issues:

- Use of key policy frameworks to integrate local information.
- Integrate historic environment and natural environment directives.
- Link policy and community involvement to consider long-term quality of life aims.
- Policy framework needs to prioritise the re-use of existing fabric over demolition and replacement, (this has not been the case at Edinburgh Royal Infirmary).
- Need historic environment issues to be identified and integrated into key policies.
- Integration of policy (there is plenty of good policy).
- Need a national policy for wind farm siting – this should be in harmony with the Policy on Architecture.
- Need to integrate policy to ensure delivery (may involve clarification, and/or hard decisions) following good (or ideally best) practice.
- Need to ensure the inclusion of archaeological issues into coastal strategies: that archaeological sites and monuments are protected, or at least not damaged, during coastal protection works.
- Integrate historic environment into Executive policies across the board including duty on public bodies to take the historic environment into account, to mirror that for biodiversity.
- An integrated landscape policy should include the historic environment.
- Develop 'Passed to the Future' (Historic Scotland's Sustainability Policy).
- Some good recommendations but these are not implemented or co-ordinated.

Need to engage third sector:

- Another mechanism for educating people.
- Use of grants to drive third sector.

**Critical Things**

1. Need to improve asset management: Need ways of compiling the information on cultural and natural sites of significance in a more accessible and workable manner along with further evaluation of sites to enable prioritisation. Need mechanisms to enable benchmarking to help direct funding towards priorities.
2. Need a duty of care towards the historic environment (historic buildings, landscape, archaeological sites) (akin to duty in relation to biodiversity). The existing built

environment represents a considerable resource – it would take 600 years to replace half the building stock.

3. Need proper resourcing (funding and staff) of Local Government to ensure effective implementation of legislative requirements. Archaeology and Conservation Officers to become mandatory posts in Local Authorities.
4. Need to engage the third sector via small-scale programs.
5. Need to integrate policy: There are good policies in place but they are not integrated.

## BEFS Workshop on Sustainable Development Strategy 20/06/05 - Attendance List

Courtney Peyton	Convener - BEFS SDWG; Thirdwave Ltd
Malcolm Fraser	Architecture + Design Scotland
Laura Norris	Association of Preservation Trusts - Scottish Committee
Robin Burley	Built Environment Forum Scotland
Jo Robertson	Built Environment Forum Scotland
Chris Stuart	Built Environment Forum Scotland
Sue Evans	Central Scotland Forest Trust
Richard Atkins	Chartered Architect
John King	David Adamson
Stuart Brown	Dundee City Council
John Porter	Dundee City Council
Helen Howits	Dunedin Canmore Housing Association
Roddy Yarr	St Andrews University
Brenda Roddy	Falkirk Council
Douglas Cochrane	Halifax/Bank of Scotland
David Fenwick	Halifax/Bank of Scotland
Lesley Macinnes	Historic Scotland
Alan Lundmark	Homes for Scotland
Sean O'Reilly	Institute of Historic Building Conservation
John Lawson	Institute of Field Archaeologists - Scottish Group
Chris Morgan	Locate Architects
Sarah Jane Brazil	New Lanark World Heritage Site
Fiona Kelso	RMJM
Gus MacDonald	Royal Incorporation of Architects in Scotland
Stephanie Hanna	Royal Incorporation of Architects in Scotland
Steven Tolson	Royal Institution of Chartered Surveyors in Scotland
John Gerrard	Rural Scotland
Tom Dawson	SCAPE Trust
Katinka Stentoft	SCAPE Trust
Linda Sheridan	Scottish Building Standards Agency
Jane Nelson	Scottish Civic Trust
Emily Postan	Scottish Executive
Jon Rathjen	Scottish Executive
Misia Jack	Scottish Federation of Housing Associations
Geraldine Johnson	Scottish Higher Education Funding Council
Graeme Cook	Scottish Parliament
Robin Harper MSP	Scottish Parliament
Victoria Collison-Owen	Scottish Redundant Churches Trust
Alan McKinney	Scottish Stone Liaison Group
Nigel Somner	Somner MacDonald Architects
Lori McElroy	The Lighthouse Trust
John Francis	UNESCO Adviser
Chris Landorf	University of Newcastle, Australia
Stephen Izatt	Waterfront Edinburgh
Sandra Newberry	Note-taker
Alison Chisholm	Note-taker
Sophia Lennard	Note-taker
Leasa Signal	Note-taker