**Product / Service:** Estates Capital Projects

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|  | **Negative Impacts / Risks** |  | **Positive Opportunities** |
| **Environmental** | * Use of raw materials e.g. wood (deforestation – loss of biodiversity / natural habitat (human / animal) / climate change / pollution from extraction & manufacture)
* Energy / water use during work (natural resources)
* Noise, dust pollution and other discharges as a result of the work
* Potential to damage biodiversity at site
* Vehicle fuel & emissions (carbon impact) – frequent deliveries of building materials
* Disposal of packaging from building materials – landfill impact
* Waste from materials being replaced / excess materials (e.g. old windows, carpets) – landfill impact
* Potential for hazardous waste resulting from work e.g. asbestos
 | * Consider wood free alternatives / recycled wood / reclaimed wood (depending on use) / FSC accreditation (promotes responsible management of forests) / avoid the purchase of exotic (particularly endangered) woods
* Consider sustainable materials e.g. recycled paint
* Energy efficient equipment (e.g. EnergyStar)
* Consolidated deliveries to reduce vehicle fuel & emissions
* Low CO2 delivery vehicles
* End result may improve sustainability credentials of site e.g. replacing windows with more energy efficient options, dual flush cisterns to save water, better mechanical & electrical systems, better waste management
* Attainment of BREEAM accreditation
* Recycling schemes available for many materials e.g. windows, carpets
* Site waste management plans: prompt consideration of reusing / recycling / recovering / disposing options
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| **Social** | * International supply chains in respect of building materials (potential for issues such as child labour / poor pay & working conditions / health and safety breaches)
* Working conditions of supplier staff (health & safety / long hours / unsocial hours / low pay)
* Disruption at site e.g. noise, dust, diversions, wheelchair access, parking & security
* Health & safety risks at the site and in the vicinity
* Frequency & timing of deliveries to site – congestion & noise impacting residents
 | * Job creation in rural communities in sustainable forestry
* Supplier staff - local employment / living wage
* Apprenticeship opportunities
* End result may improve sustainability credentials of site e.g. asbestos removal, wheelchair access
* Staff/students/local community benefit from an improved environment
* Consolidated deliveries to reduce congestion & noise
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|  | **Negative Impacts / Risks** |  | **Positive Opportunities** |
| **Economic** | * Desire to frequently update offices / labs – may result in unnecessary work
* Sustainable design / equipment, and more robust / durable products may be more expensive upfront
* Potential duplication of purchases across multiple sites - disconnected orders / multiple delivery charges
* Poor estimating or inventory management of materials may result in over-ordering / leftover stock / high storage costs
 | * Modern facilities attract new students / research groups – new funding
* Opportunity to lower maintenance & operating costs by introducing more sustainable site design / equipment, and more robust and durable products
* Rationalise suppliers & deliveries
* Reduce waste through effective estimating & inventory management / redistribute over-orders internally
* Local supply base – benefits local economy & job market
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**RELATED PROC HE:** WZ