**Product / Service:** Estates Capital Projects

|  |  |  |  |
| --- | --- | --- | --- |
|  | **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 |
| **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 |

|  |  |  |  |
| --- | --- | --- | --- |
|  | **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 |

**RELATED PROC HE:** WZ