



Going for “Green”

Sustainable Building
Certification Statistics Europe
Status May 2011



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Sustainable Building Certification Statistics Europe

Foreword

Investors are increasingly recognising the importance of the environmental performance of their real estate portfolios both in terms of long-term financial performance, image and reputation and there has been a lot of talk about the usefulness of sustainability certificates in mainstreaming the uptake of so-called 'green' buildings across Europe. Markets have witnessed a dynamic proliferation and spread of new certification systems as well as further development and expansion of existing ones.

Against this background, members of RICS Professional Group Sustainability recently carried out a statistical pan-European survey between four different certificate issuing organisations: **DGNB**, **BREEAM**, **LEED** and **HQE** regarding both currently certified commercial buildings as well as buildings registered for certification. Aim of the survey and subsequent publication launched in Germany in May 2011 was to provide market participants with an objective overview of the state-of-play in the growing market for sustainability certificates. This adapted English language version is designed to make the survey findings available to a wider European RICS membership base. Given the fast-paced nature of this market segment, the group plans to carry out regular updates which will help to monitor future market developments.

So how much impact have sustainability certification systems had on markets and where? There are of course sustainable buildings that are not certified, but the survey showed that sustainability certificates as measurable indicators of performance are firmly rooted in the real estate market and, as such, enjoy a growing market acceptance. Even if it is likely that not all buildings registered for certification will conclude the often long-winded process of certification, the figure of more than 2.000 registrations across Europe gives a good idea of the volume of projects currently in the pipelines of developers and certifiers.

The survey illustrated that the development of sustainability certification in Europe is certainly buoyant with regional preferences for individual systems that may have the potential to develop into standards before long. In terms of geographical spread and preferences, it is only logical that countries with a national certification system should prefer their local ones. Decisions are often determined by investors looking for cross-border comparability of their real estate assets. An US investor is more likely to opt for LEED certification of projects in Spain or Poland whilst his/her British counterpart is more likely to choose BREEAM in the same location. Even when investing abroad, it seems often to be a case of feeling more at home with the certification system of the country of origin than with others. However, there are also those who choose double certification conscious of the fact that the building may need a good local market image in addition to an international one.

Although the figures for 2009/2010 may be impressive, one should not forget that in comparison with the total building stock we are still talking about a small percentage of new construction projects. But this could soon change in view of new options to have also existing buildings included in certification, (i.e. those not subject to new construction works).

With all these different systems commercially vying for market dominance, it remains to be seen whether we are going to witness the emergence of one international system dominating the market in the near future. Whatever the future will bring, whether this be a harmonised European building label or the prevalence of one existing system over others, from an investor's and property professional's point of view it will be crucial to create greater comparability, transparency, coordination and consistency.

Brussels and Frankfurt, July 2011

Certified Commercial Buildings in Europe

Status May 2011



DGNB	Source/Status DGNB Marketing 15 March 2011
LEED	Source/Status www.gbci.org 16 March 2011
BREEAM	Source/Status www.breeam.org, Martin Townsend 28 February/17 March 2011
HQE	Source/Status www.certivea.fr 29 March 2011

Commercial Buildings Registered for Certification in Europe

Status May 2011



DGNB	Source/Status DGNB Marketing 15 March 2011
LEED	Source/Status www.gbci.org 16 March 2011
BREEAM	Source/Status www.breeam.org, Martin Townsend 28 February/17 March 2011
HQE	Source/Status www.certivea.fr 29 March 2011

Case Study DGNB: Krankenhaus Süd, Cologne, Germany



Kranhaus Süd in Cologne, Germany was awarded the quality hallmark 'Gold' of the DGNB (Deutsche Gesellschaft für Nachhaltiges Bauen) in October 2011.

It was acquired by Deka Immobilien GmbH, Frankfurt in April 2010 for around 65 million € for the Open Fund Deka-ImmobilienGlobal.

The innovative architectural design of the office building is reminiscent of historic loading cranes and is based on the first prize of the 1992 design competition 'Ausbau Rheinauhafen', a redevelopment project for the old harbour of Cologne.

As a new landmark in this area, the project also visibly symbolises Cologne's commitment to waterfront urban development.

The building received particular praise for its ecological and economical qualities, such as the use of renewable energy and the use of construction materials with a high recycling potential.

Cooling and heating is provided by a geothermal underground borehole and the box-type window cladding allows for energy-efficient natural ventilation of offices on all floors.

Source: DGNB Marketing

Case study LEED: Lintulahti Office Building, Helsinki, Finland



The Lintulahti office building in Helsinki was the first office project in Europe to receive a Platinum LEED (Leadership in Energy and Environmental Design) certification in the autumn of 2010. It is also registered with the European Union's Greenbuilding Programme, a voluntary initiative aimed at improving the energy efficiency of non-residential buildings in Europe.

Situated on the edge of Helsinki's Kalasatama eastern harbour redevelopment project two kilometres northeast of Helsinki city centre, the building occupies a former brownfield site that had previously been occupied by a petrol station. Around 5.500 tons of soil containing lead and zinc, and 1.400 tons of soil contaminated with hydrocarbons and lead had to be removed prior to the building's construction.

As an energy efficient office block it is supplied with renewable electricity sourced from hydroelectric and wind power stations and efficient district heating and cooling. The building has been designed to reduce the heat island effect and light pollution. Alongside locally sourced environmentally responsible construction materials, regionally-recruited construction workers were used for the building. The 21.6 million € project was constructed by Skanska Finland for Skanska Commercial Development Finland, a subsidiary of Skanska Commercial Development Nordic.

Source: http://skanska-sustainability-case-studies.com/pdfs/51/51_Lintulahti_v002.pdf

Image: <http://www.hausinvest.de/fileadmin/bilder/hausinvest/immobilien/gross/147660/147670.jpg>

Case study BREEAM: Lion House, Alnwick, United Kingdom



The Lion House project, the first certified office in the UK to be awarded the BREEAM (Building Research Establishment Environmental Assessment) 'Outstanding' rating is a flagship ultra low emissions office designed to achieve exemplary standards of sustainability and environmental performance, demonstrating the Department for Environment, Food and Rural Affairs' (DEFRA) leadership in embracing and delivering sustainability.

Exceeding current building regulation standards, the new Lion House office block is highly efficient, comfortable for building users and has a low environmental impact. For this reason Lion House has also received the OGC Special Award for Government Sector Achievement in 2010 and won the BREEAM Awards 2008 for the Offices category. In addition, it is the first office building in the UK to achieve an EPC rating of A+.

The project was awarded additional credits for the innovative use of real time performance feedback to building users via a 'traffic light system' to benefit the buildings energy use/efficiency and user comfort levels. The 'traffic light' system is mounted on central ceilings throughout the offices to inform occupants when windows may be open in natural ventilation mode and when mechanical ventilation is operating.

Both the facilities management team and building users were involved from inception to completion through the different construction stages to ensure appropriate management of the building and its technologies in subsequent use.

Source: http://www.bbesl.com/news/505_award-winning-defra-lion-house

Image: http://www.wateractive.co.uk/images/dynamic/webDefra_Lion_House_Alnwick_jpg_med_res_jpg.jpg

Case study HQE: Bouygues Head Office, Paris, France



Meeting HPE (Haute Performance Énergétique) high-energy-efficiency criteria, the Bouygues head office at 32 Avenue Hoche, Paris, was granted NF Bâtiments Tertiaires en Exploitation – Démarche HQE (Haute Qualité Environnementale) certification¹ in October 2009, making it the third private-sector building in France to be certified and the first office building in Paris to receive HQE certification with 12 of the 14 targets graded ‘high performance’ or ‘very high performance’.

The Bouygues head office was one of the pilot schemes used to develop the new NF Office Building Operation Certification – HQE Approach reference framework. Through its subsidiary Élan (a service company specialised in project management), Bouygues had been working on this framework since 2007 together with Certivéa, the certification subsidiary of the French building research establishment Centre Scientifique et Technique du Bâtiment (CSTB). Certification of its new head-office building was the logical conclusion to the environmental approach implemented by construction firm Bouygues right from the start of design, through to construction and handover.

Under the terms of the certification, the building is subject to yearly audits to ensure that the good practices adopted are maintained.

Source: www.worldconstructionnetwork.com

Image: www.wikipedia.com



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