

Development Sustainability Principles Update 2022

Our purpose in action: net zero and beyond

Our business has updated certain criteria within the Development Sustainability Principles (DSP) to align with our Purpose and Values, with a key shift being around our **critical net zero targets**. This interim document is issued to reflect those enhanced standards to ensure we meet net zero, as well as across a number of other new priority areas. It should be used in conjunction with the 2019 DSP across projects of all sizes and to cross-reference projects that are in progress.

A full update of the DSP is coming soon.

Key net zero targets

Embodied Carbon Target:
< 500 kgCO₂/m².

Operational Energy Target:
Energy Use Intensity of 70 kWh/m² (GIA)/year

See notes under Net Zero Targets section for details on asset types and extent of works

Net Zero



- **A whole Life Carbon (WLC)** assessment, in accordance with RICS standards, must be conducted at RIBA stages 2 to 6 of the project with embodied carbon, operational energy and WLC targets agreed with the sustainability team.
- **Embodied Carbon Target:** < 500 kgCO₂e/m².
- **Operational Energy Target:** Energy Use Intensity of 70kWh/m² (GIA)/year (whole building energy - for base build and tenant energy only see UKGBC guidelines)
- **Conduct technical assessment** to show compliance with EPC-B.
- **Renewable energy** - confirm that onsite options are being explored.

Notes:

- The WLC assessment must inform design specifications to ensure that the EUI and embodied carbon targets are met. If projects are unable to meet these targets a gap analysis must be provided, to enable wider business decisions to be made on the project relating to our net zero ambition and cost of carbon. This should include details on % reductions vs baseline for each asset.
- These targets are for office type buildings, targets must be reviewed for other building types.

Accessibility



- The project must comply with our new TCE inclusive design principles, prepared by AccessAble and representing best practice beyond compliance.
- In addition to the technical and design requirements, the review of designs by experts and those with lived experience should take place throughout all projects.

Bio-diversity



- In FY23 TCE project teams should work with the Sustainability team to identify and confirm sites where we could achieve a 25% biodiversity net gain by 2030 - above the existing 15% target.

Employment and skills



- The project team should complete and implement an agreed employment and skills plan in collaboration with their supply chain and agreed with The Crown Estate's Sustainability team (template provided here).