

# Planet Mark Real Estate *CERTIFICATIONS*

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### Our commitment

We believe that every building, house or development should have a positive impact on society and the environment; with a clear purpose in meeting the needs of the communities it serves.

It should radically reduce whole life carbon, maximise energy efficiency to reduce unnecessary costs and waste, produce a place to enable healthy and happy living, and be built to stand the test of time.



**Steve Malkin**  
CEO and Founder

**Charlotte Bowles**  
Sustainability Consultant,  
Real Estate

## The Built Environment



Together, building and construction is responsible for 39% of global carbon emissions. Operational emissions alone (from energy used to heat, cool and light buildings) account for up to 28%. As a result, a new definition of business leadership in the built environment is being driven. Developers and construction companies, such as Prologis UK, are choosing to deliver projects that are in-line with global targets, to assist with the ambition of reaching 100% net-zero emissions buildings by 2050.

Globally, embodied carbon is responsible for 11% of annual greenhouse gas emissions. As understanding in operational efficiencies increases, the influence of embodied carbon emissions over the next 40 years will become increasingly significant.

We cannot meet the needs of our growing population, and the needs of our planet without also mitigating embodied carbon emissions. Decarbonisation opportunities in the built environment are approximately equivalent to reduction opportunities in agriculture, industry, energy supply and forestry combined.

Despite this, today, less than 1% of buildings are net zero.

At Planet Mark, we believe that truly great buildings go beyond compliance; they make society better, add value to the local community and contribute to economic prosperity.

Our Real Estate Certifications are a set of unique programmes, which require the measurement and reduction of a building's whole-life carbon emissions, engagement of the supply chain and the inclusion of the local community. The programme then helps communicate your commitments to society and the environment.

The next nine years will play a pivotal role in determining whether we can prevent irreversible damage from climate change. By choosing Planet Mark you can ensure your developments are not just fit for purpose throughout a rapidly changing time for climate and society but leave behind a sustainable legacy of their own.

We hope you will **join us.**

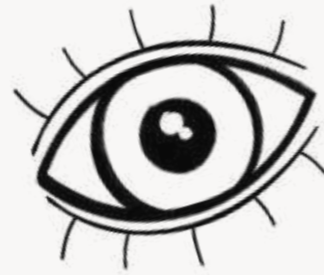


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Steve Malkin  
CEO and Founder



# Our vision.



## Empowering change for a *BRIGHTER* future

Our Real Estate Certifications follow the Planet Mark three-step process:



### 1. Measure

We measure your whole-life carbon emissions in relation to a notional baseline.



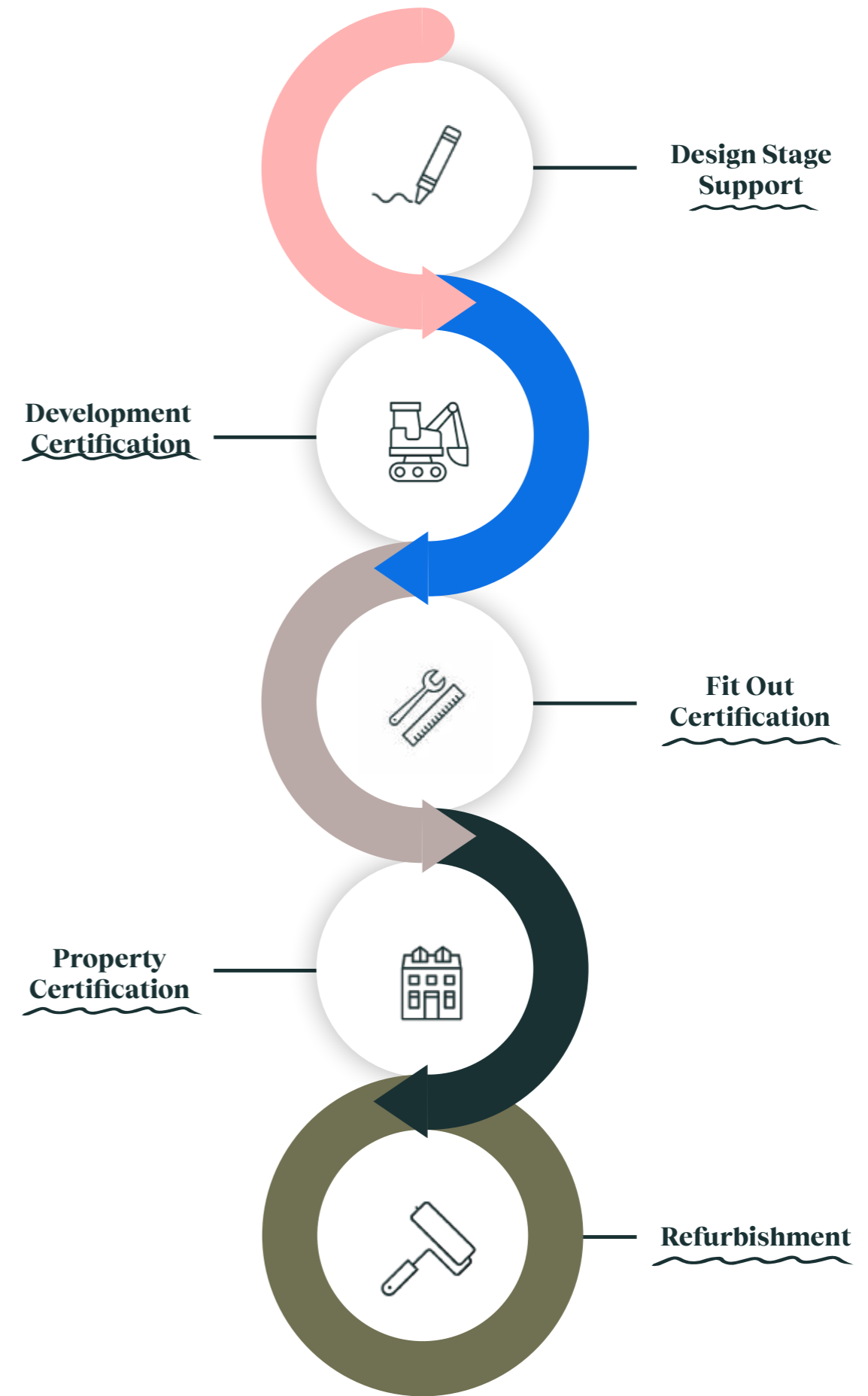
### 2. Engage

We engage your stakeholders to raise awareness of sustainability.



### 3. Communicate

We champion all of your success from across society and the environment.



# A unique *PROCESS*

Our Real Estate Certifications are relevant to properties at all stages of their life-cycles.

On average, our members reduce 26% in whole life carbon emissions.

## ■ Design Stage Support:

There are significant carbon reduction and wider sustainability opportunities during the design stage of a development. Our Design Stage Analysis will promote meaningful early engagement and facilitate the exploration of low carbon design solutions, which can be implemented within the design to help create more sustainable developments and communities.

## ■ Development Certification:

Planet Mark Development Certification requires the measurement and reduction of a building's whole-life carbon emissions. This is quantified through a Life Cycle Assessment (LCA) of the development, which is conducted by a Planet Mark approved LCA consultant. Third party verification from Planet Mark adds rigour to the LCA calculation and provides a clear, digestible breakdown of your carbon footprint.

## ■ Fit Out Certification:

The Planet Mark Fit Out Certification requires the measurement and reduction of embodied and operational carbon of the material and design decisions. The LCA is conducted by a Planet Mark approved LCA consultant and provides a clear, digestible breakdown of your fit out carbon footprint against a notional baseline.

## ■ Property Certification:

Our Property Certification quantifies a development's ongoing operational carbon footprint and sets annual reduction targets.

In doing so, we help you to engage and upskill staff onsite in sustainability and running their buildings more efficiently. We also support with communicating sustainability commitments and achievements to landlords, tenants and GRESB.



**Charlotte Bowles**  
Sustainability Consultant,  
Real Estate

**We will work together to create buildings that future generations will recognise for pushing boundaries at this critical moment for us and the planet.**

## Design Stage Support

Our vision is of a built environment is one that is fully decarbonised. This must include both embodied and operational carbon. As operational carbon reduces through grid decarbonisation and more efficient plant usage, the relative significance of embodied carbon increases in the lifecycle of a building. It is essential therefore, to ensure that a culture of sustainable consciousness is embedded at every stage of building development.

Consideration of embodied and operational carbon at design stage can facilitate greater material efficiency. Key decisions about materials are made at this stage, which will determine the embodied carbon hotspots.

The Design Stage Workshops will allow architects, designers and developers to consider the embodied carbon impacts of various design and material choices before a design is finalised, and make an informed decision based on cost, durability, performance and carbon. This aligns with RIBA stages 1 – 3.

The outputs will provide the opportunity and an informed basis on which to source low embodied carbon alternatives that will benefit the building, its occupants and the environment across the life cycle of the building.



## Development Certification

Any new development can have a significant impact on the environment, communities, and the people that it serves. At Planet Mark we think that those impacts should always be positive. By helping embed sustainability from the outset, the programme supports BREEAM assessment and provides points towards the Considerate Constructors Scheme.

Planet Mark Development Certification requires the measurement and reduction of whole-life carbon emissions, engagement of the supply chain and the inclusion of the local community. In this way every building from its design through to its operation can combat climate change, support biodiversity and contribute to the society that it serves.

The Planet Mark Development Certification requires the measurement and reduction of a building's whole-life carbon emissions for Royal Institute of British Architects (RIBA) stages 4 – 6.

## Fit Out Certification

The Planet Mark Fit Out Certification requires the measurement and reduction of embodied and operational carbon of the material and design decisions. The LCA is conducted by a Planet Mark approved LCA consultant and provides a clear, digestible breakdown of your fit out carbon footprint against a notional baseline. Third party verification from Planet Mark adds rigour to the LCA calculation.

The certification of the fit out of a building will follow Planet Mark's three step process of measurement, engagement and communication. In this way we will measure the whole-life carbon savings in the fit out, engaging stakeholders through the process and communicating the achievements to create a legacy for others to follow.

Where the Fit Out Certification is applied after Development Certification, a cumulative report will be provided, bringing together the base build and fit out carbon impacts and reductions.



## Property Certification

Operational emissions for a new commercial building account for 40%-50% of total lifetime emissions. By achieving the Planet Mark Property Certification, you can ensure the building is run as efficiently as it is designed.

The Property Certification quantifies a development's ongoing operational carbon footprint and sets annual reduction targets. In doing so, we help you to engage and upskill employees in the facility in sustainability and running their buildings more efficiently. We also support with communicating sustainability commitments and achievements internally and externally.

Planet Mark's Property Certification requires twelve months of historical data to produce a meaningful and reflective carbon footprint for the property. For new buildings, Planet Mark can provide immediate engagement and communications support while twelve months of data is being collected. This will help set up data collection systems, and support resources to prepare for the first year's certification.



# Going BEYOND

## Achieve net ZERO carbon

**Net zero carbon is an urgent and essential step in tackling the climate crisis.**

In order to avoid the worst impacts of climate change and achieve the goals set out in the Paris Climate Agreement, we must work together to achieve net zero carbon emissions by 2050. Our approach aligns with the UKGBC's Framework for Net Zero Carbon Buildings by ensuring that impactful efforts are taken to reduce both operational and construction related carbon impacts and only the residual emissions are offset.

Combined, building and construction is responsible for 39% of global carbon emissions. With operational emissions alone accounting for up to 28%.

A full definition of net zero, therefore, must include both embodied emissions from materials, sourcing, and construction, as well as operational emissions from maintenance, repair, deconstruction, disposal and end-of-life.

Together, operational, and embodied emissions are known as whole life carbon emissions, and net zero status should reflect this holistic approach. Our certification aligns with the UKGBC's framework for Net Zero Carbon (NZC) Buildings by measuring and reducing whole-life carbon emissions, at every stage. Our team will support you through the offsetting of residual emissions by providing expert advice on mitigation options, to help the development achieve UKGBC Net Zero Carbon status.



### Join the race to net zero

By pledging to become net zero, you can ensure your building represents the greatest level of commitment to sustainable development in the sector, is highly energy efficient, and, where possible, is powered from on-site and / or off-site renewable energy sources.





Together we  
are a force  
for *GOOD*

**800+ certified  
organisations\***

\*Figure includes full list of organisations and new developments certified since inception of Planet Mark.



# Empowering *CHANGE* for a brighter future.

**Join our movement for change**  
in this crucial Decade of Action

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