

An introduction to Planet Mark's Development Certification



INTRODUCTION

Sustainability and the built environment

Every building should positively impact society and the environment, with a clear purpose in meeting the needs of the communities it serves. It should radically reduce embodied and operational carbon, maximise energy efficiency to reduce unnecessary costs and waste, enable healthy and happy living, and be built to stand the test of time. When those goals are achieved, people, businesses and the planet all benefit.

Development Certification

We have designed a **comprehensive sustainability certification for buildings**, specifically for the construction industry

Our Development Certification lays secure foundations for more sustainable change within the sector, leading to genuine innovation, tangible action and material impact.



Development Certification logo

Sustainability within the construction industry today

Despite admirable environmental progress in the industry, building and construction together are still responsible for around **40% 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 outlined. Globally, embodied carbon is responsible for 11% of annual greenhouse gas emissions. As the understanding of operational efficiencies increases, the influence of embodied carbon emissions over the next 40 years will become increasingly significant.

The need and desire for change: We will only meet the needs of our growing population and the needs of our planet by

mitigating embodied carbon emissions. Decarbonisation opportunities in the built environment are approximately equivalent to reduction opportunities in agriculture, industry, energy supply and forestry combined.

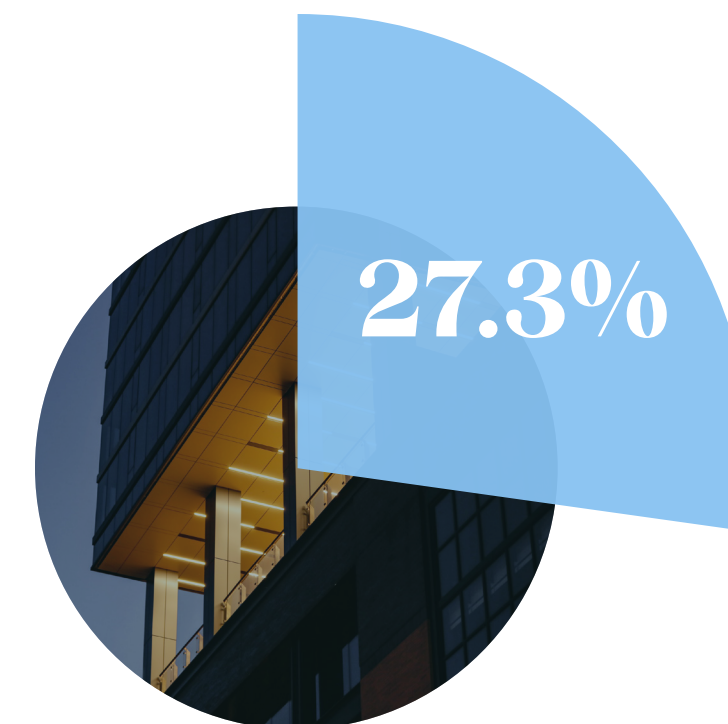
Despite this, less than 1% of buildings in the world today are net zero. That's why our Development Certification focuses so strongly on embodied carbon emissions.

Several companies are already starting to take action. Planet Mark certified developer Prologis UK, for example, is choosing to deliver projects that align with global targets to assist with the ambition of reaching 100% net-zero emissions buildings by 2050. As a Planet Mark member, Prologis has seen a 43% reduction in emissions in 2022 alone.

While changes are being made, the sector must continue to pursue radical innovation.

Building operations

The GHG emissions arising from all energy and water consumed by an asset in-use, over its life cycle



Building direct & indirect

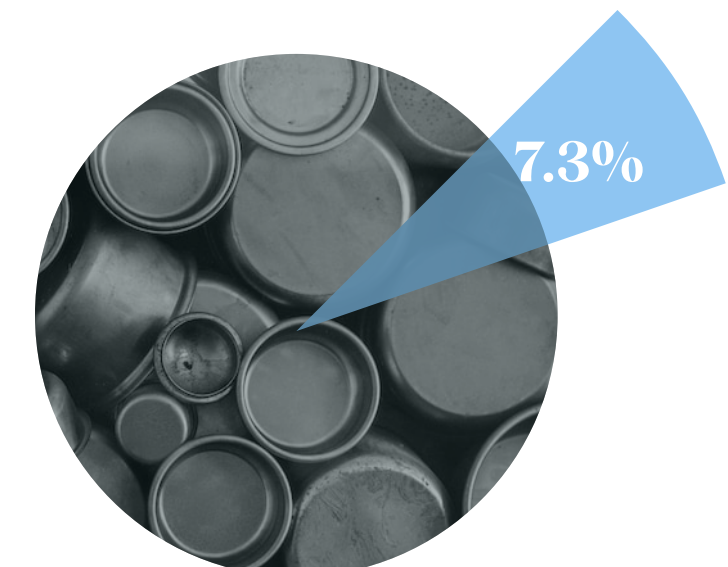
Cement, iron, steel, aluminium



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Infrastructure direct & indirect

Cement, iron, steel, aluminium



“ Together, building and construction are responsible for around 40% of global carbon emissions. ”

DEFINITIONS

Whole-life carbon

The sum total of all asset related greenhouse gas emissions and removals, both operational and embodied over the life cycle of an asset including its disposal.

Embodied carbon

The total GHG emissions and removals associated with materials and construction processes throughout the whole life cycle of an asset

Operational carbon

The GHG emissions arising from all energy and water consumed by an asset in-use, over its life cycle.

Life cycle assessment

A methodology for assessing environmental impacts associated with all the stages of the life cycle of a product, building, process, or service. Can be referred to as a Whole Life Carbon Assessment.

Planet Mark's Development Certification

Truly impressive buildings go beyond compliance; they improve society, add value to the local community and contribute to economic prosperity. Our Development Certification tackles all of these issues with both experience and authority.

With our unique certification process, your business will achieve the following:

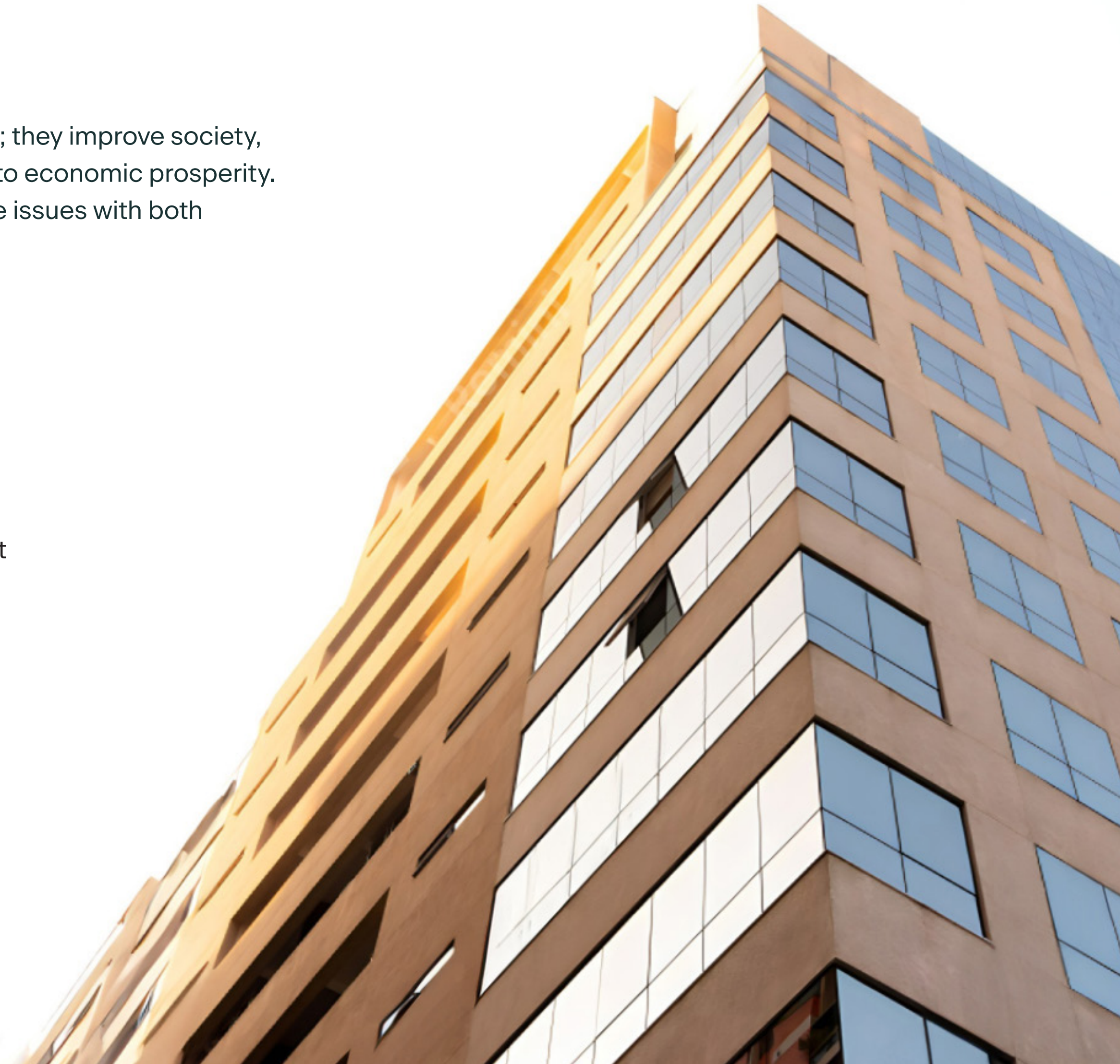
- | As-built LCA and verification
- | Certification report and certificate
- | Net zero carbon building guidance and support
- | Community and supply chain engagement

Our actions today will be pivotal in determining whether we can prevent irreversible damage from climate change tomorrow. By choosing Planet Mark, you will ensure that your developments leave a sustainable legacy amidst a rapidly changing policy landscape.

Our Development Certification is a unique programme aimed at developing buildings that meet that vital criteria.

This comprehensive programme requires the measurement and reduction of a building's whole-life carbon emissions, supply chain engagement and provides the opportunity for local community inclusion.

The Certification also ensures that your business communicates your commitments to society and the environment with authenticity, transparency and honesty.



Our Development Certification follows a **three-step process**:



1. Measure

We measure and third-party verify your whole-life carbon emissions, providing certification against credible and ambitious carbon limits.



2. Engage

We engage your stakeholders and local community to raise awareness of sustainability.



3. Communicate

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



The details

WHAT WE DELIVER



We believe that truly great buildings go beyond compliance.



Lara Shear
Head of Built Environment Sales

LCA Assessments

Planet Mark Development Certification requires measuring and reducing a building's whole-life carbon emissions. This is quantified through a Life Cycle Assessment (LCA) of the development, which a Planet Mark-approved LCA consultant conducts.

Third-party verification from Planet Mark adds rigour to the LCA calculation and provides a clear, digestible breakdown of your carbon footprint.

Whole-life carbon emissions

The Planet Mark Development Certification also entails measuring and reducing a building's whole-life carbon emissions for RIBA Stages 4 - 6, as well as supply chain engagement.

By helping embed sustainability from the outset, the programme supports net zero targets, BREEAM assessments, provides points towards the Considerate Constructors Scheme and much more.

Carbon limits per m²

Additionally, we require developments to fall within carbon limits per square metre rules. These have been meticulously calculated from data analysis of publicly available industry studies, data and benchmarks and data from completed Planet Mark Certified Developments. These limits vary depending on the type of buildings being developed. For instance, residential houses have a different carbon limit than offices and other structures. Using all of these approaches, every building, from its design to its operation, will combat climate change and contribute to the society it serves.



Engaging with your supply chain is equally crucial, especially within the construction sector

Within our engagement programme, we co-host meetings and post-completion presentations to educate your stakeholders, display transparency and bring people together through a shared, sustainable goal.

These vital engagements will also help cultivate innovative ideas and lay the groundwork for future change.



Optional School Certification and Engagement Programme with the **Eden Project**

While not a requirement, we encourage clients to take up our optional services. One of these is a school certification in collaboration with the Eden Project.

We will collect a given school's emissions data, calculate a carbon footprint and arrange expert sustainability workshops for teachers and students.

This work will make a considerable difference in supporting carbon reductions locally and inspiring the next generation, all while helping schools elevate their own sustainability journey.

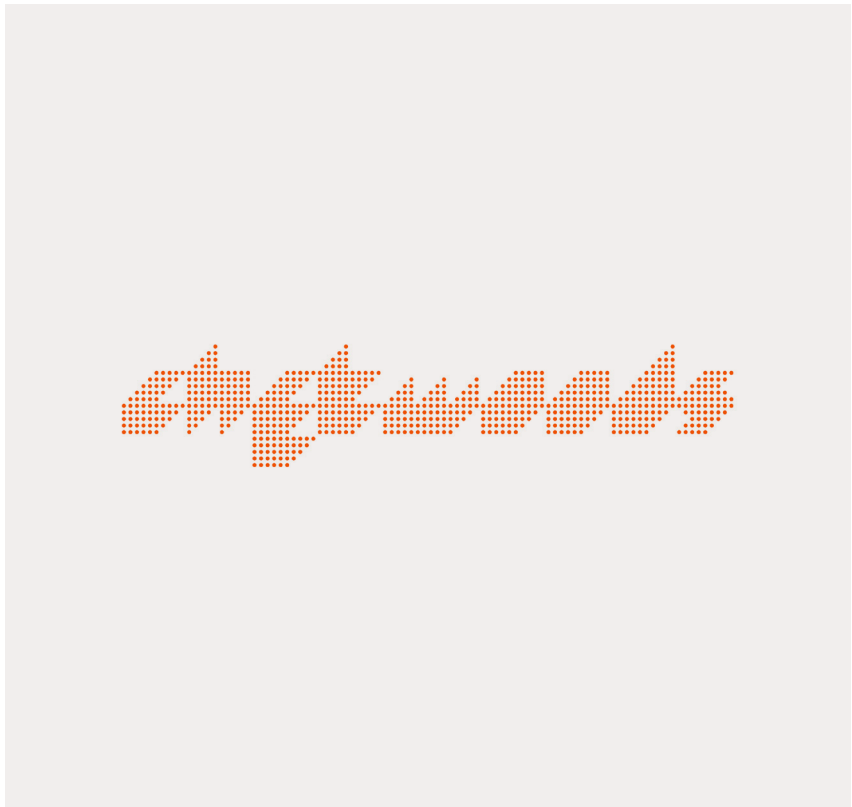


Build up your sustainability with Planet Mark's Development Certification

All developments have the potential to have a significant impact on the environment, communities, and the people they serve. We passionately believe that those impacts should always be positive and tangible. Our Development Certification is the result of that enduring belief in the power of authentic change, innovation and leadership.

Get in touch with us today and make your construction business fit for a greener, more sustainable future.

Join our movement for change in this crucial Decade of Action



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