RIBA Plan of Works
Hawkins\Brown Net Zero and Circular Overlay

The brief
Clear measurable targets tied to the Vision

Planning
Sustainability statement for planning

Tender & mobilisation
Clear documentation for performance and monitoring

POE and beyond
Reporting and circular maintenance regimes

0	1	2	3	4	5	6	7
Strategic definition	**Preparation & brief**	**Concept design**	**Spatial Coordination**	**Technical design**	**Manufacturing & construction**	**Handover**	**In use & future**
Things to do							
• Advocate for RIBA 0-1 actions, early design workshops and integrated thinking • Use site research to justify passive solutions to reduce long term on-site energy • Explore the site and surroundings to identify material sources	Agree the metrics and KPIs including (but not limited to) • Energy Use Intensity • Upfront embodied carbon • Life cycle embodied carbon • On-site renewables • Water usage • % by mass of re-used or recycled material • % of building Design for Disassembly • Third party accreditations	• Agree the analysis methods to meet the defined RIBA Stage 1 metrics and how the data will feed into design decisions • Hold workshops including Material Efficiency and Circular Economy opportunities review	• Optioneer key dimensional parameters, material choices and balance different environmental impacts and cost. Lock in key outline specification criteria • Continue iterative analysis and embedding the long term adaptability strategy and resilience thinking	• Continue to push material efficiency and re-use measures • Focus on key risk areas to low energy outcomes including thermal bridging and fabric performance • Align technical specifications and design for all disciplines with the Net Zero and Circular Economy brief and KPIs • Develop Material Passports as required	• Bring the constructing team on the journey and utilise their knowledge • Integrate monitoring processes • Align construction design with the brief and KPIs • Involve the FM team and users in the detailed design of controls • Consider the emissions released by the wider supply chain involved in materials and systems production	• Support the project owners, managers and tenants and users in providing aftercare • Understand if things are working as intended • Collect positive stories and learn from constructive feedback • Hold a team and occupant/ resident celebration event • Bring the facilities management team and maintenance supply chain into the design ethos and champion stewardship	• Quantitative analysis of performance during POE • Optimisation where required • Ensure FM team have material passport data and understand maintenance regimes
Objectives							
• Agree Net Zero Carbon definition • Specialist surveys/ audits • Full site research and analysis • Match the budget • Include key analysis activities in the design programme and consultant appointments	• Define measurable Net Zero Carbon and Circular metrics • Coordinate other measurable regenerative, sustainability and social value metrics alongside • Review and complete site research and specialist surveys - maximise retention or re-use strategies	• First set of analysis to review performance against KPIs • Report against agreed measurable regenerative, sustainability and social value metrics. Highlight challenges and agree solutions • Monitor performance against agreed certifications	• Regular, dedicated workshops to discuss progress and ongoing issues • Analysis to confirm performance of planning submission against measurable KPIs • Highlight risks and agree solutions • Monitor performance against agreed certifications	• Tender documentation dedicated to the metrics, KPIs, material passports and certifications agreed supported by the analysis results to evidence • Integration of sustainable and regenerative outcomes and practices into the contractor assessment and interview	• Monitoring of energy, embodied, WLC Circular Economy and outcomes as construction progresses including the impact of any proposed changes • Contractual agreement of as built and in-use performance • Full seasonal commissioning, training and handover	• Building User Guides, training and handover • As built material passports, whole life carbon analysis • Responsive feedback process • Agree responsibility for data is monitoring and reporting • Optimisation of in-use systems • Agreement of POE processes	• Undertake and record POE data • Establish long term monitoring a and reporting regime • Ensure all material, product and system suppliers are recorded
Questions to ask							
How can we tie building performance and material efficiency into positive narratives in order that they will be safeguarded as the design progresses?	How can we ensure a balance between low carbon, circular strategies and long term performance/ upfront operational cost?	How can we use analysis techniques as a design tool, not just a reporting tool? Can we allow time for feedback and reflection to improve the design?	How can we build upon what we learnt about community needs and create a meanwhile use to test those uses?	Is there sufficient time to resolve technical and safety challenges as well as NZC and CE KPIs? Can we be open to local suppliers and manufacturers?	How can we reduce construction emissions as well as those related to the completed project? Can we embed a partnership approach to solving challenges?	Can we partner on a long term basis to provide ongoing support as the building is used, maintained and adapted?	Can we optimise this design further? What can we learn for the next project?
Setting NZC and CE objectives			NZC and CE objectives in procurement		Delivering, monitoring & measuring		Optimised and efficient