Mandatory and Optional Project Environmental Standards

Client & Partner Briefing Note

SCAPE GROUP

Document Control

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The SCAPE Group of companies

The SCAPE group of companies is designed entirely to create value.

Our services include actively managed construction, consultancy, civil engineering and utilities frameworks for the public sector and beyond; innovative and iconic design solutions and bespoke property services on behalf of Nottinghamshire County Council.

Context & purpose

These Mandatory & Optional Project Environmental Standards should be read in conjunction with SCAPE's Environmental Sustainability Policy.

These standards are designed to offer clients and project delivery teams routes to identify the outcomes-focussed project objectives that enable our Frameworks to deliver the decarbonisation of the UK's built environment, promote the reduction of waste and increased materials circularity while encouraging a wider focus on environmental sustainability and enhancement during every phase of a project's lifecycle.

While recognising that every project is unique and will have embedded client ambitions and objectives, we must also recognise that our Frameworks are embodiments of our own sustainability aspirations, and our supply chain partners are selected on both their alignment with and capability to deliver against them. These standards represent those we believe are required as a minimum on projects to deliver a sustainable future.

Should a client's sustainability aspirations for project delivery be greater than ours, those will take precedence. And vice versa. Greater than or equal to will always apply.

Sustainability considerations are continuously evolving. These standards will be regularly reviewed and updated, and we will engage our partners via our Contractor Sustainability Group to further evolve them to ensure they reflect industry best practice.

As part of our Policy commitments and future compliance-based refinement of them, the SCAPE Group audit team will sample projects randomly and assess how reporting of the requirements of these Standards are implemented across projects delivered through SCAPE's Frameworks, and we will respond where required elements are not being met.

Application

These Standards apply to all projects delivered via Scape Construction Frameworks commencing from 01 November 2025. Projects of less than £5million value are exempt from embodied carbon reporting requirements, but can report voluntarily if they wish. All projects must implement PAS 402: 2025 waste standards regardless of value.

What's new in Version 3

Since the first publication of our 'Recommended Standards' in 2020, we have reflected on how the initial Standards were applied and measured. There have been lessons learned, together with the introduction or amendment of some industry-leading codes and standards:

- the Carbon Reduction Code for the Built Environment (Issue 4, Feb 2025)[1]
- the RICS Whole Life Carbon Assessment for the Built Environment (2nd Edition), fully implemented from July 2024[2]
- the Construction Leadership Council's 'Five Client Carbon Commitments, most recently published in March 2025[3]
- trends and emerging standards in building construction, notably the Net Zero Public Sector Buildings standard in Scotland which was refreshed in 2023[4]
- the importance of effective performance reporting relating to construction waste, as specified by a revised PAS 402: 2025, now incorporating recycled aggregates and climate resilience measures[5]
- the alignment of carbon management in buildings and infrastructure projects through singular application of PAS 2080: 2023[6]
- the 2025 SKA Rating Scheme, the environmental assessment standard specific to the fit-out sector[7]
- Evolution of the BREEAM Infrastructure Scheme[8]
- legislative requirements for assessing and delivering Biodiversity Net Gain (BNG) across the UK including devolved responsibilities and local factors such as planning policies and Urban Greening Factors (UGF)

Such evolution in standards and performance requirements has seen us respond and adapt to implement these drivers in our new Standards, ensuring our continued alignment with the requirements of our Champion status under the Carbon Reduction Code.

Standards References

1 Carbon Reduction Code | Cambridge Centre for Smart Infrastructure and Construction
2 Whole life carbon assessment (WLCA) for the built environment
3 5 Client Carbon Commitments — Construction Leadership Council
4 Net Zero Standard
5 PAS 402:2025 | 28 Feb 2025 | BSI Knowledge
6 PAS 2080:2023 | 30 Apr 2023 | BSI Knowledge
7 https://www.skarating.org
8 BREEAM | Sustainable Building Certification

Our Standards

Building projects

Mandatory

Subject	Standard	Methods / Options	Reporting to SCAPE
Carbon Management Verification; PV > £5m (see Guidance)	PAS 2080: 2023 A1-A3 (embodied) A4-A5 (construction) To be included	RICS Whole Life Assessment OneClick LCA CarboniCa BCIS Life Cycle Evaluator Other proprietary software	A1-A3: any stage; contractor choice A4-A5: project completion
Carbon Management	PPN 06/21	Carbon Reduction Plan	Annually, once your CRP has been updated
Carbon Management	Carbon Reduction Code	Commit your organisation to the most relevant stage of compliance with Code requirements. There are three stages; Pledger, Signatory and Champion. See Reference 1 above.	Upon confirmation of acceptance to the level of compliance applied for.
Waste & Resource Management	PAS 402: 2025	See Guidance	Project completion (no monthly reporting)
Biodiversity **(Developer responsibility)**	Planning conditions or legal requirements relevant to project location in UK	See Guidance	N/A Only included in this document for legal compliance purposes.

Optional

Subject	Options
Carbon Management Verification; PV < £5m	As per Mandatory process; completely voluntary.
Carbon Management	Carbon Reduction Code: Promote the Carbon Code within your supply chain and encourage adoption.
BREEAM New Construction	Consider achieving a rating for your project under the Scheme. See Guidance and Reference 8 above.

Civil Engineering & Infrastructure Projects

Mandatory

Subject	Standard	Methods / Options	Reporting to SCAPE
Carbon Management Verification; PV > £5m (see Guidance)	PAS 2080: 2023 A1-A3 (embodied) A4-A5 (construction) To be included	RICS Whole Life Assessment OneClick LCA CarboniCa BCIS Life Cycle Evaluator Other proprietary software	A1-A3: any stage; contractor choice A4-A5: project completion
Carbon Management	PPN 06/21	Carbon Reduction Plan	Annually, once your CRP has been updated
Carbon Management	Carbon Reduction Code	Commit your organisation to the most relevant stage of compliance with Code requirements. There are three stages; Pledger, Signatory and Champion. See Reference 1 above.	Upon confirmation of acceptance to the level of compliance applied for.
Waste & Resource Management	PAS 402: 2025	See Guidance	Project completion (no monthly reporting)
Biodiversity **(Developer responsibility)**	Planning conditions or legal requirements relevant to project location in UK	See Guidance	N/A Only included in this document for legal compliance purposes.

Optional

Subject	Options
Carbon Management Verification; PV < £5m	As per Mandatory process; completely voluntary.
Carbon Management	Carbon Reduction Code: Promote the Carbon Code within your supply chain and encourage adoption.
BREEAM Infrastructure	Consider achieving a rating for your project under the Scheme. See Guidance and Reference 8 above.

Refurbishment & Retrofit Projects

Mandatory

Subject	Standard	Methods / Options	Reporting to SCAPE
Carbon Management Verification; PV > £5m (see Guidance)	PAS 2080: 2023 A1-A3 (embodied) A4-A5 (construction) To be included	RICS Whole Life Assessment OneClick LCA CarboniCa BCIS Life Cycle Evaluator Other proprietary software	A1-A3: any stage; contractor choice A4-A5: project completion
Carbon Management	PPN 06/21	Carbon Reduction Plan	Annually, once your CRP has been updated
Carbon Management	Carbon Reduction Code	Commit your organisation to the most relevant stage of compliance with Code requirements. There are three stages; Pledger, Signatory and Champion. See Reference 1 above.	Upon confirmation of acceptance to the level of compliance applied for.
Waste & Resource Management	PAS 402: 2025	See Guidance	Project completion (no monthly reporting)
Biodiversity **(Developer responsibility)**	Planning conditions or legal requirements relevant to project location in UK	See Guidance	N/A Only included in this document for legal compliance purposes.

Optional

Subject	Options
Carbon Management Verification; PV < £5m	As per Mandatory process; completely voluntary.
Carbon Management	Carbon Reduction Code: Promote the Carbon Code within your supply chain and encourage adoption.
SKA Rating	Consider achieving a rating for your project under the Scheme: • SKArating for Offices v2.0 Environmental • SKArating for Retail v2.0 Environmental • SKArating for Higher Education v2.0 Environmental See Guidance and Reference 7 above.
BREEAM Fit Out & Refurbishment	Consider achieving a rating for your project under the Scheme. See Guidance and Reference 8 above.

Guidance

Carbon Management Verification

SCAPE does not directly align itself with or endorse any one professional industry body or software provider over others. We have undertaken a comprehensive review of existing standards and approaches, and we believe those indicated represent a reasonable starting point for consideration of delivery methodology. Where partners do not hold PAS certification, it is the responsibility of each to assess and choose the most appropriate method of reporting to satisfy our requirements while aligning with the core principles of PAS 2080: 2023.

A1-A3 represents the embodied carbon of materials used in relation to their extraction, processing and production and use on a project. This can be reported at any stage of the project, from pre-construction onwards. Contractors are not expected to produce a verified PAS 2080 report, or spend the associated fees; it is simply referenced to indicate the principles on which the assessment of embodied carbon should be aligned to.

Please note that exemption from A1-A3 reporting exists for projects only where approved by Director of Frameworks or the Executive Leadership Team.

A4-A5 represents construction phase emissions i.e. your construction carbon footprint. This will normally be reported at project completion.

We are pleased to have been able to contribute to the development and content of carbon management industry standards in collaboration with our industry-leading delivery partners and our respected peers referenced above.

Waste and Resource Management

The PAS 402: 2025 (publicly available) standard addresses the verification and reporting standards needed for waste management and waste hierarchy outcomes on projects. Each project will ensure the following:

Project Waste Management

- Resource management companies servicing SCAPE projects must ensure that the site receiving your project waste has either achieved, or is working towards achieving, certification to the PAS 402: 2025 resource management performance standard. Those companies and/or sites working towards certification must achieve it within 6 months of appointment to the project.
- Waste Management Brokers cannot be certified to PAS 402: 2025. If you engage a brokered service, you must stipulate that your appointed partner should comply with point (i) above.
- You cannot change a resource management partner after 6 months simply to avoid PAS 402 certification status requirements.
- Resource management companies/sites servicing projects of greater than 1 year duration must demonstrate annual recertification to the Standard.
- PAS 402: 2025 requirements are applicable to all projects regardless of value.
- One-off exemptions from PAS 402: 2025 requirements could be permitted under certain geographical limitations such as islands or extremely remote areas. Requests for exemption should be discussed with us prior to project commencement.
- Information on PAS 402: 2025 can be found on the Green Compass website, Green Compass | A New Direction for waste management
- The PAS 402: 2025 Standard can be downloaded free of charge from the BSI website, PAS 402:2025 | 28 Feb 2025 | BSI Knowledge

Project Waste Data

- Verified data for each project must be reported, including tonnage, types of waste as well as recovery and recycling rates.
- Reports shall be submitted upon project completion, not on a monthly basis.

Project Waste Performance KPI

- Waste intensity will be reported for each project in terms of tonnes/100m2 GIFA (building and refurbishment), or tonnes/£100k Project Value for Civil Engineering & Infrastructure projects. Reported upon project completion, not on a monthly basis.

Construction Waste Portal

- Completed project waste data must be uploaded to Construction Waste Portal. Should another proprietary software system be used for data management during construction, e.g. Smartwaste or your waste management partner's own data system, project data should be transferred from that system to Construction Waste Portal via API. Construction Waste Portal documentation can be accessed at CWP | API documentation

BREEAM

BREEAM is used to specify and measure the sustainability performance of buildings, ensuring that projects meet sustainability goals and continue to perform optimally over time.

A BREEAM assessment uses recognised measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use. The measures used represent a broad range of categories and criteria from energy to ecology. Each category focuses on the most influential factors, including reduced carbon emissions, low impact design, adaptation to climate change, ecological value and biodiversity protection.

Integrating sustainability measures at the earliest possible stage of a project using the BREEAM framework enables reduced life cycle costs and increases in asset value, building user experience and health, corporate image and CSR requirements, and risk mitigation.

BREEAM Infrastructure

BREEAM Infrastructure is an internationally recognised evidence/credits-based sustainability assessment and rating methodology managed by BRE. The methodology covers all types of civil engineering, infrastructure, landscaping and public realm projects, and has also been expanded to include fixed term maintenance contracts.

The methodology contains eight core categories covering thirty sustainability issues. There are five assessment types, including Whole Project, Design only and Construction only, with every assessment recognising and promoting the attainment of high economic, environmental and social performance across all aspects of civil engineering, including design and construction. Assessments range from Outstanding to Pass, determined by the quality of evidence presented in each category. Evidence is subjected to a stringent verification and ratification process which ensures the integrity and validity of each rating achieved.

Website and contact reference is provided in the References section.

BREEAM Fit Out & Refurbishment

The BREEAM Refurbishment and Fit-Out standard has been created to enable the assessment of sustainable refurbishments and fit-out of existing buildings that aspire to reduce the environmental impact caused during the refurbishment and fit-out process.

There is flexibility to incorporate a range of refurbishment and fit-out project types, with specific criteria for historic buildings addressing restrictions to standard refurbishment and fit-out options.

Early adoption of the standard, can be used to minimize the environmental impacts created by refurbished and fit-out projects. The performance benchmarks reward improvements to the poorest performing buildings, while also recognising those that perform well.

SKA Rating

SKArating helps client, design, construction and supply teams in the built environment deliver interior fit-out projects sustainably. The system and methodology integrate a set of industry agreed good practice measures into daily project delivery. Founded on practical good practice measures and an open-source tool, the SKA process not only helps you to set practical goals at the start of the project, but also helps you to monitor and to get awarded at the end for delivering against the target. This consistent, industry led approach, is designed to help support systemic change in the fit-out process.

The SKArating system measure projects across a range of criteria including Energy & CO2, Materials, Pollution, Project Delivery, Transport, Waste, Water and Wellbeing.

Website and contact references are provided in the References section.

BIODIVERSITY (Developer Responsibility)

Consultancy guidance on Biodiversity Net Gain delivery is available through the SCAPE Professional Services / Consultancy Framework.

England

Biodiversity Net Gain (BNG) is a legal requirement under the Environment Act 2021. It focuses on ecological value, using Biodiversity Metric 4.0 to measure changes in habitat type, condition, distinctiveness, and location. The goal is to leave biodiversity in a measurably better state than before development - with at least a 10% uplift, maintained for 30 years.

Urban Greening Factor (UGF), by contrast, is a planning policy tool. Most notably required in London under the London Plan (Policy G5), it measures how much green infrastructure is included on a site; green roofs, rain gardens, trees, and permeable paving etc. Each surface type is assigned a score, and the aim is to reach a minimum overall target (typically 0.4 for residential and 0.3 for commercial developments).

The key difference is that UGF is about how green a site looks and functions in urban terms, while BNG is about how biodiverse it actually is. For example, a sedum roof may contribute to UGF but offer little value under BNG. Conversely, a native hedgerow or restored grassland could score well for BNG without significantly impacting the UGF.

In many London boroughs, both BNG and UGF apply, and they need to be considered side by side. One doesn't replace the other - and a high score in one doesn't guarantee success in the other. Other local authority areas are also now trialling the Urban Greening Factor.

Scotland

Scotland is not subject to the mandatory requirements of BNG as required in England, however Policy 3b of the National Policy Framework (NPF4) requires any development which is subjected to Environmental Impact Assessment requirements to achieve significant biodiversity enhancements.

The Scottish Government Biodiversity Guidance provides information on implementing NPF4 policies which support improving biodiversity. The guidance has been prepared with advice provided by CIEEM, the RTPI, Heads of Planning Scotland, the Improvement Service and NatureScot. Guidance is available on the NatureScot website, Search | NatureScot

Wales

The Welsh Government has adopted a 'net-benefits for biodiversity' approach which has similar intent to BNG, but does not use a metric-based calculation. Instead, it puts the emphasis on proactive consideration of biodiversity and wider ecosystem benefits within a placemaking context early in the design process. The aim is that the planning system will encourage the use of high calibre ecological expertise and early discussions with planning teams to design developments on a case-by-case basis that positively impact ecosystem resilience.

Northern Ireland

Public bodies are obligated to conserve biodiversity and improve the natural environment within Northern Ireland. The Department of Agriculture, Environment and Rural Affairs (DAERA) is currently developing proposals to deliver these objectives. The Office for Environmental Protection (OEP) is responsible for monitoring DAERA's progress towards delivery of proposals and improvement of the natural environment in Northern Ireland.