

# International Sustainability Alliance

Leading the way to a sustainable built environment



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- Impending environmental legislation impacts **dramatically** on international real estate (eg eco-labelling of buildings)
- 40% of carbon emissions come from the built environment – and as buildings are generally inefficient, small changes can bring **major improvements**
- Only 1-2% of buildings are renewed each year – existing stock is by far the biggest **challenge** and **opportunity**

## What is the ISA ?

- The **International Sustainability Alliance (ISA)** is a new initiative from **BRE Global**, bringing together a global network of real estate leaders (developers, owners, occupiers and investors) who understand the business imperatives in taking a lead in creating a more sustainable built environment
- BRE Global is part of the BRE Trust, a registered charity. Planned activities will include research directed by ISA into the sustainability of the built environment
- ISA will do this by contributing data to the world's largest and most comprehensive property database owned by the BRE Trust. This will enable members to create environmental strategies for their real estate, and begin to make the link between environmental and financial performance

## Who is it for ?

- Occupiers
- Investment funds
- Asset managers
- Property owners
- Managing agents
- Developers



## What will ISA provide ?

- A. Access to a comprehensive property environmental database
- B. CSR and regulatory compliance reporting
- C. Tracking emerging green legislation and influencing the development of sound environmental law
- D. Third party data certification - open to all robust standards
- E. An opportunity for investors, landlords, owners & occupiers to work together towards a single solution
- F. Making it easier to link environmental and financial performance
- G. Research into environmental and sustainable solutions

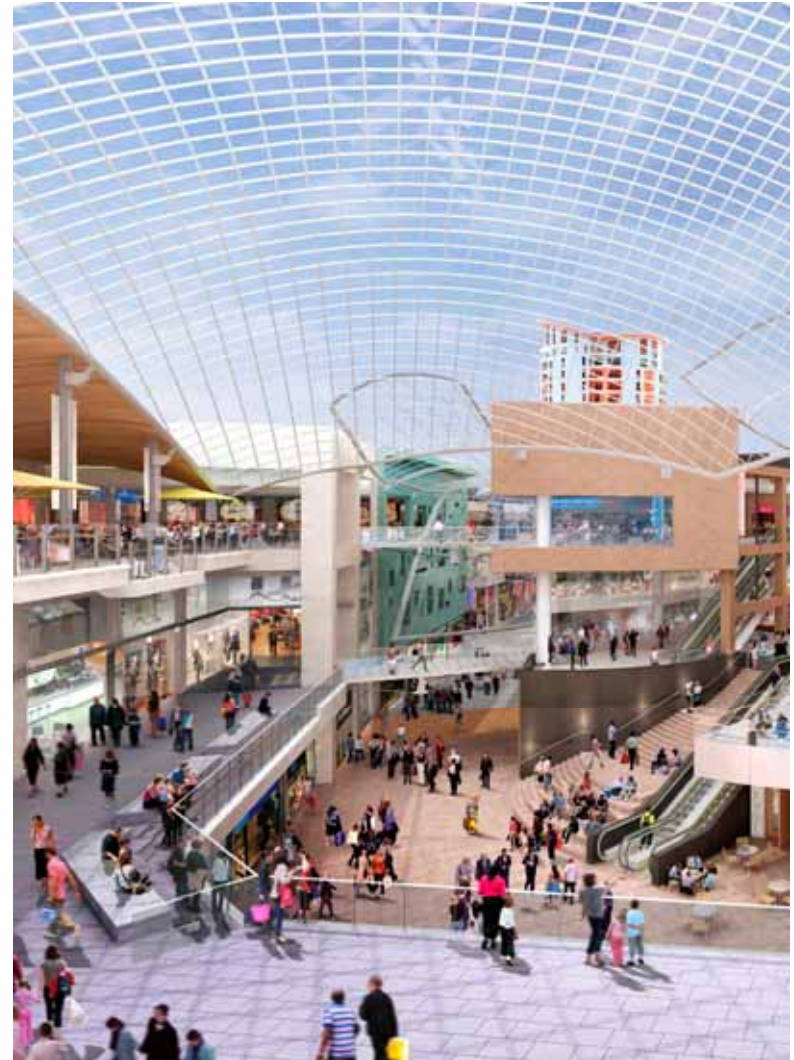
## A. Benchmarking

- Members will have access to the world's largest sustainability database securely and confidentially hosted by BRE Global
- Enabling an organisation to assess both its absolute impact on the environment at individual building level and relative to whole sector portfolios
- Test strategies to achieve optimal returns
- Establishing KPIs and consistent metrics that cross national boundaries



## B. CSR Reporting

- Enabling members to produce accurate and verifiable CSR reporting
- A key issue for organisations who are putting environmental and/or carbon targets into both general annual reports and dedicated sustainability reports
- ISA allows members to monitor progress on a regular basis to show improvements



## C. Tracking legislation and lobbying

- Helping members' prepare for emerging green legislation
- Lobbying for sound regulation, based on factual, evidence-based science that will really improve the environment
- With a dedicated Brussels office and targeted campaigns for key pieces of legislation - focussed on the areas members believe are important
- Able to influence positively on the issue of environmental labelling



## D. Certification

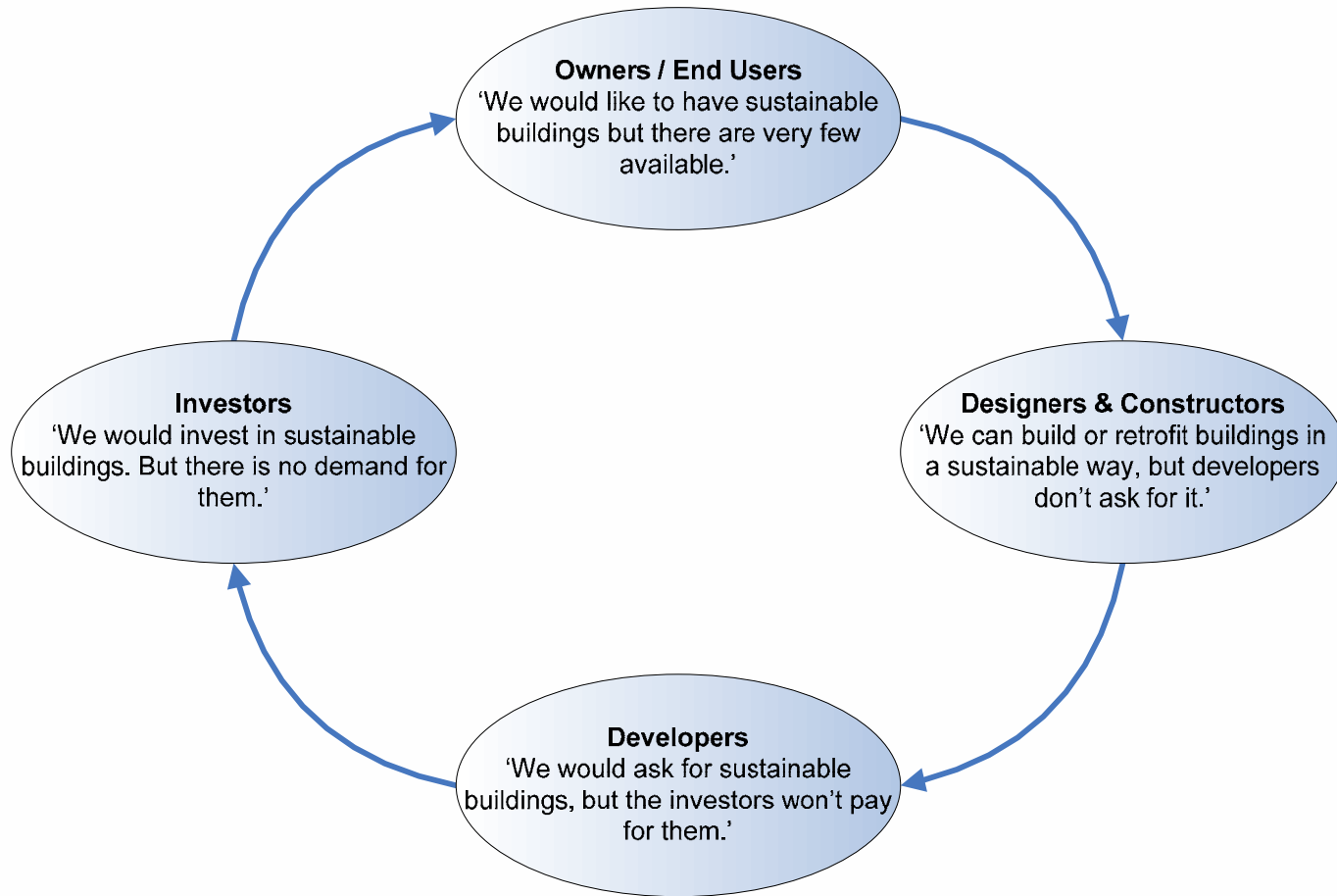
- ISA will provide a route to straightforward **low cost, third party certification**
- Using international standards such as BREEAM or those relevant to the host country (eg LEED, HQE)
- Through five easy steps
  1. Register assets on database
  2. Provide data on your assets against the KPIs
  3. Self assessment
  4. Data verified in accordance with certification standards
  5. Final certification provided by independent third party auditor



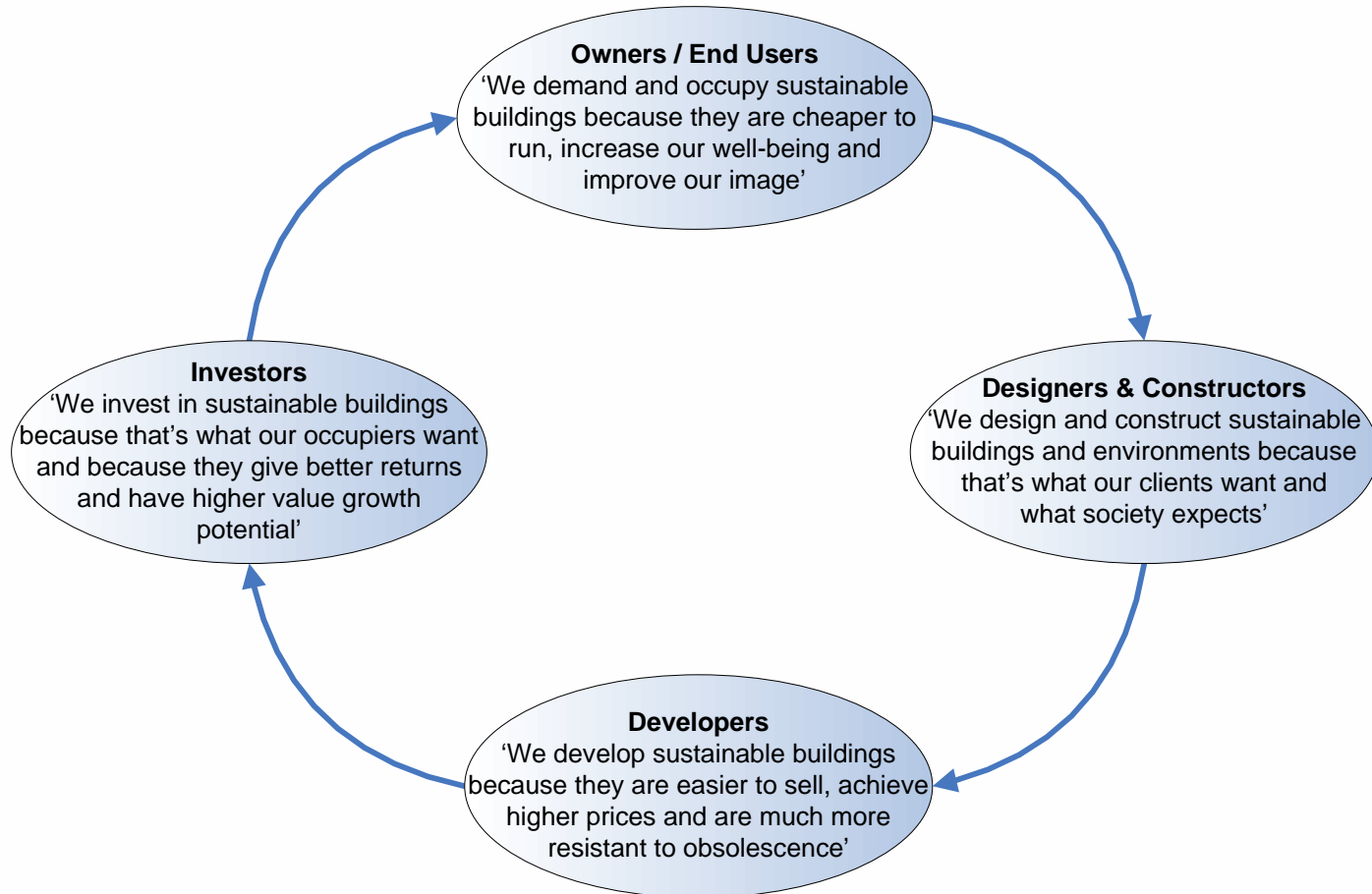
## E. Landlords and tenants working together

- Bringing all parties together into a single database
- Allowing everyone involved to work towards a sustainable solution
- For retail, office, industrial developments, infrastructure etc
- Breaking the link in the circle of blame .....





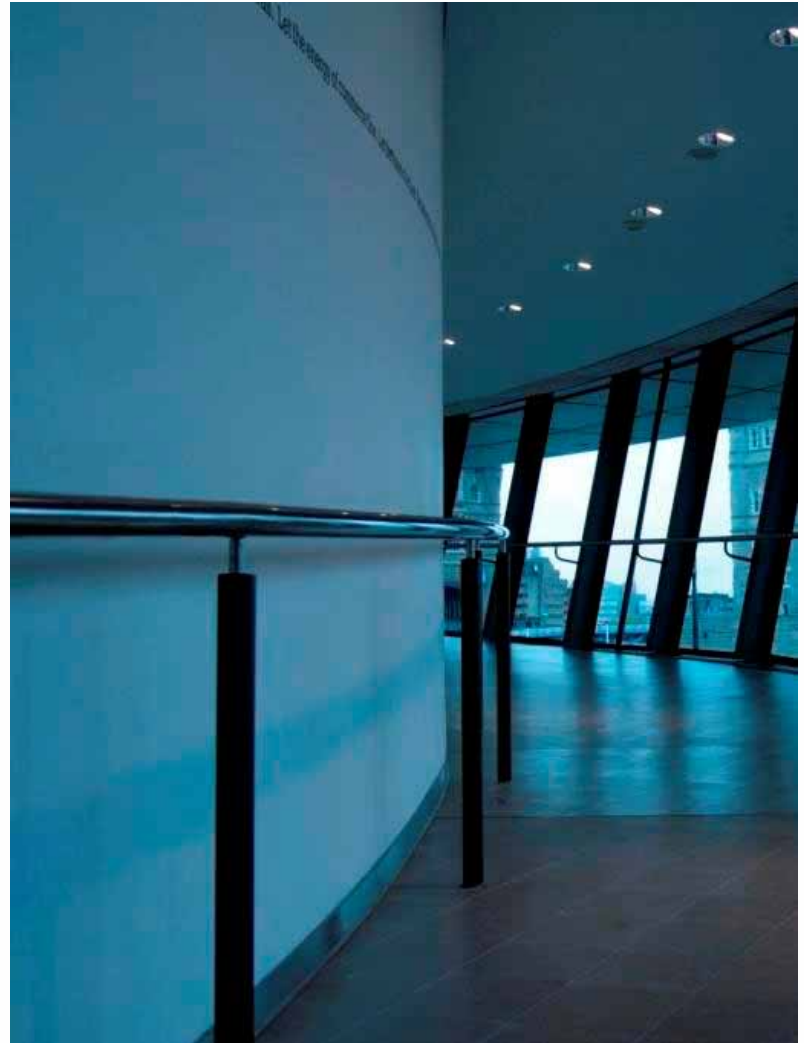
Source: Cadman 2000, The Vicious Circle of Blame



Source: FIBRE 2008 - Breaking the Vicious Circle of Blame

## F. Making it easier to link environmental and financial performance

- So that financially sound real estate strategies can be created
- Supporting business strategies whilst demonstrating the added value of a corporate sustainability strategy
- Linking to other financial property indices




## G. Research to inform lobbying and demonstrate value

- Benefiting from BRE Global's world leading research and using this to inform and influence regulation
- Sound, evidence-based and independent
- With priorities set by members



# Registration of Asset Details



**INTRODUCTION**

**INSTRUCTIONS**

**ASSET DATA DEFINITIONS**

## ISA - ASSET REGISTER

### BASIC ASSET DETAILS

This form allows you to view the data extracted from your PM system. You can now add or delete any assets and change any information if required. Please review your list of assets and add any information required which was not available in your system. This form allows for up to 200 assets.

Click here when finished: SECTION COMPLETED

To fill in the information, click on the cell and either enter your answers or select from the drop down options. For definitions and additional clarification point your mouse over any of the question labels. For further help click here: [Asset Data Definitions](#)

Highlighted cells require mandatory information

Asset Details		Asset Dimensions		Asset Type	Activity						
Asset Reference	Address		Please fill in below the different asset dimensions:		Select the type of asset from the options below:	Enter the area of each of the following functions that contact BRE for guidance.					
Building 16	Address Line 1	Building 16		Asset width (external) (m)	10.5	Courts	Treatment Area		Data centre		
	Address Line 2	Bucknalls Lane		Asset length (external) (m)	54			Assembly hall / Lecture theatre		Display and Public Areas	
	Address Line 3			Floor to floor height (m)	3.5			Bathroom		Dry Sports Hall	
	Address Line 4			Number of floors above ground	2			Bedroom		Eatig / Drinking Area	
	Address Locality	Garston		Number of floors below ground	0			Car Park		Fitness studio	
	Address Town	Watford		GLA (m <sup>2</sup> )	1134			Cell		Fitness Suite	
	Address County / Province	Hertfordshire		NIA (m <sup>2</sup> )	990			Changing facilities with shower		Food Preparation	
	Postcode / Zip code	WD25 9XX		Total Area of hard landscaping (m <sup>2</sup> )	0			Circulation	100	Check in	
	Address Country	UK		Total Area of soft landscaping (m <sup>2</sup> )	1500			Classroom		Office	
	Address Line 1			Asset width (external) (m)	0			Treatment Area		Data centre	
Address Line 2			Asset length (external) (m)	0	Assembly hall / Lecture theatre			Display and Public Areas			

Ready Calculate

# Web Portal - facilitates all steps to certification

You are logged in as: Tom Saunders - Portfolio Owner

You are here: [List of Portfolios](#) » [new portfolio](#) » WAREHOUSE 1

Scoring BMD

Asset : WAREHOUSE 1  
 Asset Type : Light Industrial workshop  
 Country : Belgium  
 Building reference number : AST00001538  
 Year : 1990 - 1994

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1. Asset Score ★ ★ ★ ☆ ☆ ☆ ( 51% )

2. Building Score ★ ★ ★ ☆ ☆ ☆ ( 44% )

3. Organisation Score ★ ☆ ☆ ☆ ☆ ☆ ( 23% )

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KPI	Description	Score
KPI 1	<u>Building CO2</u>	45.28 kgCO2eq pa per m2
KPI 2	<u>Transport CO2</u>	Insufficient Data

Tasks

- [View Score](#)
- [Online Questionnaire](#)
- [Download Questionnaire](#)
- [Upload Questionnaire](#)
- [Submit Assessment](#)

# International Sustainability Alliance

Participants in this rapidly growing and influential group



REDEVCO



unibail·rodamco



LEADING THE ENERGY CHANGE



## Join ISA

There are three types of membership :

- **Founder Members** : Set the strategic direction of the organisation, as well as the nature and content of the Key Performance Indicators (KPIs) and benchmarks. Benefit from the full membership package.
- **General Members** : Have access to the KPIs and benchmarking facilities provided by ISA, can use the lobbying service and gain access to the research outputs, events and marketing package.
- **Associate Members** Available to universities, professional institutes, trade bodies, Green Building Councils and scheme operators. This provides access to historic benchmarking material for research purposes.

## Conclusions

- Enabling the real estate sector to **meet and exceed environmental targets**
- Focusing on existing stock – **by far the largest opportunity**
- **Independent** research programmes
- **Influencing** legislation and supporting your CSR strategy
- Providing a **low-cost** route to certification
- Developing the **link** between environmental and financial performance
- Allowing owners and occupiers to **work together**
- An opportunity to be in at the beginning to influence this premier benchmarking club – **leading the way for global real estate**

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[www.internationalsustainabilityalliance.org](http://www.internationalsustainabilityalliance.org)