

Overview

Well-being of Future Generations (Wales) Act 2015 RIBA Directory																			
Theme											RIBA Stage		Well-being Goals						
Procedures / Strategy	Finance	Community / Users	Materials	Transport / Infrastructure	Energy	Water	Waste	Pollution	Ecology / Landscaping	Climate Change	No.	Description	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales
	3	2	3	2	1	1	1	1	1	2	2	0 Strategic Definition	15	14	7	8	7	6	15
	6	2	2	4	4	6	2	1	0	5	0	1 Preparation and Brief	23	22	11	15	7	6	23
	1	1	2	5	3	6	1	1	2	1	2	2 Concept Design	18	18	18	9	6	5	18
	5	2	1	4	1	6	1	1	2	1	1	3 Developed Design	20	18	11	13	8	3	19
	7	1	3	1	0	7	2	1	2	1	0	4 Technical Design	16	16	13	14	6	3	17
	3	7	5	2	1	0	1	3	1	1	0	5 Construction	20	12	12	12	5	4	13
	4	1	2	1	2	3	1	1	0	1	1	6 Handover and Close Out	14	12	10	12	5	4	12
	1	3	5	1	1	2	1	1	2	2	2	7 In Use	16	12	7	12	7	7	13
	6	4	2	6	2	0	0	2	1	2	0	8 End of Life	25	7	2	0	1	1	8
Theme Total =	36	23	25	26	15	31	10	12	11	16	8	Goals Total =	167	131	91	95	52	39	138



RIBA Stage - 0 - Strategic Definition

Well-being of Future Generations (Wales) Act 2015 RIBA Directory												
Area of Work				Well-being Goals							Evidence	
Objectives	Metric	Type	Responsibility	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales	Location	Ownership
Procedures / Strategy												
Right project / location for a school	Strategic case outlining options with costs/risks/benefits	Pupil projections, building condition surveys	Client	X	X	X	X	X	X	X		
PM to think of act at each area within RIBA stages	Goals workshop	Completed workshop spreadsheet	Client	X	X	X	X	X	X	X		
Review feedback from previous projects	Lessons learnt document	Document	Client / (G)SL Lead									
Finance												
Consideration to capital, life cycle, and maintenance costs (technology / materials - CO2 / recycle etc)	OBC	Report	Client	X	X					X		
Consider using Social Profit Calculator to predict social value (GVA and wellbeing factors of school employees / pupils / community users)	Social Profit Calculator	Calculator	Client	X				X	X			
Community / Users												
Stakeholders consulted on proposal	Engagement sessions	Confirmatory emails / minutes	Client				X	X	X	X		
Identify community initiatives / supply chain for community benefits to work with during programme	Engagement sessions	Completed workshop	Client	X			X	X				
Consider what kind of community facilities would be beneficial for area (e.g. WI / baby massage / gardening club / social enterprise space / community café etc)	Engagement sessions	Completed workshop	Client	X		X	X	X	X			
Materials												
Consider alternative methods of design and materials for efficiency (e.g. MMC)	Strategic document	Report	Client	X	X					X		
Consider lifespan and impact of components (e.g. longer life - circular / shorter life - reusable + recyclable)	Assessments	Report	Client	X	X					X		
Transport / Infrastructure												
Research whether sustainable transport measures available in area	Travel Plan	Workshop / report	Client		X	X	X			X		
Energy												
Consideration to capital, life cycle, and maintenance costs - previous projects	Lessons learnt document	Document	Client	X	X					X		
Water												
Consideration to capital, life cycle, and maintenance costs - previous projects	Lessons learnt document	Document	Client	X	X					X		
Waste												
Consideration to previous projects to set targets	Lessons learnt document	Document	Client	X	X					X		
Pollution												
Consideration to previous projects to set targets	Lessons learnt document	Document	Client	X	X					X		
Ecology / Landscaping												
Consideration to previous projects to set targets	Lessons learnt document	Document	Client	X	X					X		
Consider priority habitats within region (to protect if identified on site)	Surveys	Workshop / report	Client		X	X	X	X	X	X		
Climate Change												
Plan carbon offsetting methods (e.g. tree planting)	Surveys / examine best practice / calculate estimate emissions	Workshop / report	Client	X	X	X	X			X		
Consider whether 'zero carbon' will be aim of project and if so define methodology	Strategy	Workshop / report	Client	X	X	X				X		

	Theme Total =
Procedures / Strategy	3
Finance	2
Community / Users	3
Materials	2
Transport / Infrastructure	1
Energy	1
Water	1
Waste	1
Pollution	1
Ecology / Landscaping	2
Climate Change	2

Goals Total =	15	14	7	8	7	6	15
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RIBA Stage - 1 - Preparation and Brief

Well-being of Future Generations (Wales) Act 2015 RIBA Directory												
Area of Work				Well-being Goals							Evidence	
Objectives	Metric	Type	Responsibility	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales	Location	Ownership
Procedures / Strategy												
Sustainability Champion appointed: - need to determine who this Champion is and their responsibility within the project.	Business case	Appointment of Sustainability Champion is noted and minutes of reviews they convene held.	Client	X	X	X				X		
Sustainability Champion set targets	Sustainability targets report	Report	Client	X	X					X		
Project delivery stakeholders meet to identify roles / responsibilities / contributions	Engagement event	Confirmatory emails / minutes	Client				X	X	X			
Security specialist appointed	Appoint	Contract	Design Team	X				X				
Security specialist complete Security Needs Assessment and set recommendations	SNA	Document	Design Team	X				X				
Set up sustainable procurement plan	Procurement strategy	Document	Client	X			X			X		
Finance												
Identify local spend potential (client / consultant)	Community benefits strategy	Document	Design Team	X			X	X		X		
Fair Payment	Public Bank Account	Confirmatory emails / documents	Client	X			X					
Community / Users												
Identify opportunities to work with local organisations / supply chain on CBs	Engagement sessions	Confirmatory emails / minutes	Design Team	X	X		X			X		
Third party stakeholders consulted by party independent of design process	Engagement sessions	Confirmatory emails / minutes	Design Team				X	X	X			
Materials												
Identify and evaluate appropriate materials for local vernacular / resources	Assessment and plan for material availability in region	Workshop / report	Design Team	X	X	X			X			
Set material carbon targets achievable within project (e.g. Low or Zero)	Procurement strategy	Document	Design Team	X	X					X		
Plan new building with deconstruction and reuse/recycling of materials in mind	CDM principal designer	Design options	Design Team	X	X					X		
Consider circular economy potential of materials: - where possible use recycled materials (insulation newspapers / jeans etc) in construction and identify which materials from deconstruction of existing building/s can be reused/recycled	Procurement strategy	Document	Design Team	X	X					X		
Transport / Infrastructure												
Consider active transport potential in design	Travel plan	Document	Design Team		X	X	X			X		
Transport assessment / plan (e.g. opportunity to use a community transport scheme)	Travel plan	Document	Design Team	X			X	X		X		
Proximity to local services (shops / medical etc)	Travel plan	Walking distance mapping	Design Team	X			X	X	X			
Local infrastructure for waste, water and energy considered (inc. heat networks, partners)	Sustainability plan	Site plan indicating opportunities developed by design team for review (e.g. identifying renewable or district energy opportunities)	Design Team	X	X					X		
Energy												
Minimise fossil fuels needed for electricity	Energy targets	Document	Design Team	X	X	X	X			X		
Minimise fossil fuels needed for heat	Energy targets	Document	Design Team	X	X	X	X			X		
Identify energy storage potential	Stage 1 report	Document	Design Team									
Decarbonisation strategy determined	Target (% improvement determined). Strategy on-site / off-site	Strategy documented, signed and agreed by client team and project team.	Client	X	X	X	X			X		
Set key performance targets	EPC rating A or for refurbishment pledge to secure a DEC rating of C	Pledge agreed and signed by client and project teams.	Client	X	X	X	X			X		
If refurb - review of current provision and identify efficiencies to be incorporated in extension / refurbishment	Desk Study	Arch & MEP desk study of energy efficiency / sustainability opportunities	Design Team	X	X	X	X			X		
Water												
Sustainable Urban Drainage proposal	SUDs planning	Submissions to SABs, consultation documents and meeting minutes.	Design Team		X	X				X		
Water in use	Target consumption to be agreed	Design statement of intent.	Design Team		X					X		
Waste												
Identify and evaluate facilities in future building for operational recyclable waste	SUDs planning	Submissions to SABs, consultation documents and meeting minutes.	Design Team	X	X					X		
Ecology / Landscaping												
Strategy to minimise negative impacts upon ecosystem during preparation and construction (wildlife / soil / water etc)	Strategy work from principle: avoid -> mitigate -> compensate -> enhance -> manage	Document	Design Team		X					X		
Identify ways to enhance ecosystem provision in final product	Desk Research	Document	Design Team		X	X	X			X		
Ecologist appointed	Appoint	Contract	Client	X	X							
Ecologist site visit and recommendations to enhance ecology	Ecology Report	Ecology Report	Design Team		X	X			X	X		
Local biodiversity expertise sought	Identify species of local biodiversity importance	Ecology Report	Client	X	X				X	X		

	Theme Total =
Procedures / Strategy	6
Finance	2
Community / Users	2
Materials	4
Transport / Infrastructure	4
Energy	6
Water	2
Waste	1
Pollution	0
Ecology / Landscaping	5
Climate Change	0

Total =	23	22	11	15	7	6	23
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RIBA Stage - 2 - Concept Design

Well-being of Future Generations (Wales) Act 2015 RIBA Directory												
Area of Work				Well-being Goals							Evidence	
Objectives	Metric	Type	Responsibility	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales	Location	Ownership
Procedures / Strategy												
Safe access	Health & Safety strategy developed	Stage 2 report	Design team			X		X				
Finance												
Cosider life cycle costings of materials / elements including maintenance (capital vs operational assessment)	LCC Report (Elemental)	Report	Design team	X	X		X			X		
Community / Users												
School stakeholders consulted on design	Engagement session	Confirmatory emails / minutes	Client				X	X	X			
Material efficiency consultation with stakeholders	Engagement session	Confirmatory emails / minutes	Client	X	X		X					
Materials												
Identify and evaluate potential use of low or zero carbon materials / construction	Stage 2 report	Report	Design Team	X	X	X			X	X		
Identify and evaluate supply chain for materials (transport / extraction / manufacture)	Procurement strategy	Document	Design Team	X	X	X			X	X		
Identify and evaluate use of low or zero plastic materials / construction	Procurement strategy	Document	Design Team	X	X	X				X		
Identify and evaluate use of low or zero waste materials / construction (inc. MMC - off-site but local / standard sizes in design to avoid on-site waste)	Procurement strategy	Document	Design Team	X	X	X				X		
Identify and evaluate portential design for reuse / deconstruction	Stage 2 report	Report	Design Team	X	X	X				X		
Transport / Infrastructure												
Public transport accessibility	Travel plan	Document	Design team	X	X	X	X	X		X		
Proximity to amenities	Travel plan	Document	Design team	X			X	X	X			
Set out transport plan/measures	Travel plan	Document	Design team	X		X		X		X		
Energy												
Identify and evaluate energy storage opportunities (possible need to increase plant size)	Stage 2 report	Report	Design team	X								
Visual Comfort considered (daylighting / view out)	Stage 2 report	Report	Design team			X	X					
Thermal Comfort modelling	Modelling	Report	Design team			X	X					
Identify passive design solutions	Minimum % reduction in predicted building energy demand	Report	Design team	X	X	X				X		
Analysis of free cooling solutions	Modelling	Report	Design team	X	X	X				X		
Feasability of local low or zero carbon energy sources	Minimum % reduction in CO2 emissions	Report	Client	X	X	X				X		
Water												
Flood risk and surface water run off potential considered	SUDS	SAB approval	Design team	X	X	X	X			X		
Waste												
Pre-deconstruction audit of construction waste management (on-site construction of new build / deconstruction of any existing buildings)	Procurement strategy	Document	Design team	X	X	X				X		
Pollution												
Minimising sources of air pollution (building ventilation / site selection)	Air pollution strategy	Document	Design team		X	X				X		
Consider availability of previously developed land and contaminated land	Strategic case	Document	Client		X					X		
Ecology / Landscaping												
Space for nature' embedded within design (reflect local needs / priorities)	Landscape strategy	Document	Client		X	X	X	X	X	X		
Climate Change												
Climate change adaptation strategy appraisal for structural and fabric resilience	Risk assessment and modelling	Risk assessment and modelling	Design Team	X	X	X				X		
Building specific functional adaptation strategy	Recommendations to facilitate adaptation	Document	Design Team	X	X					X		

	Theme Total =
Procedures / Strategy	1
Finance	1
Community / Users	2
Materials	5
Transport / Infrastructure	3
Energy	6
Water	1
Waste	1
Pollution	2
Ecology / Landscaping	1
Climate Change	2

Total =	18	18	18	9	6	5	18
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RIBA Stage - 3 - Developed Design

Well-being of Future Generations (Wales) Act 2015 RIBA Directory												
Area of Work				Well-being Goals								
Objectives	Metric	Type	Responsibility	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales	Location	Ownership
Procedures / Strategy												
PAC process	Consultation/ drawing and reports	Consultation	Contractor	X			X	X	X	X		
BIM modelling	NWD / IFC files	Model file	Design team / Contractor	X	X							
Building Regulations Part L assessment	Building control review	Sign off from building control	Design team / Contractor									
Review sustainable procurement plan	QS review	Sign off from QS	Client	X			X					
Review procedures for H&S, security, safe and healthy surroundings	CDM principal designer review	Sign off from CDM principal designer	Contractor			X	X	X				
Finance												
Life cycle costings of materials appraised	LCC Report (whole cost)	Report	Contractor	X	X					X		
Cost appraisal 'Welsh pound'	% spend within Wales target	Cost Plan / CSA Report	Contractor	X			X			X		
Community / Users												
School stakeholders consulted on design and have access to decision makers	Weekly / monthly engagement sessions	Confirmatory emails / minutes	Client				X	X	X			
Materials												
Development and implementation of materials strategy (efficiencies)	Specification / schedules	Spec and eg WRAS	MEP / Contractor	X	X					X		
Material selection on the BRE green guide rating	RIBA spec	Spec/drawings	Architect	X	X		X			X		
Material efficiency consultation with stakeholders	Engagement session	Confirmatory emails / minutes	Design Team	X	X		X					
Design for disassembly and adaptability embedded	End user guide	Document	Design Team	X	X	X	X			X		
Transport / Infrastructure												
Set out transport plan/measures	Travel plan	Document	Design team	X		X		X		X		
Energy												
Low or zero carbon renewables selected	Specification	Report	Design Team	X	X	X				X		
Minimise fossil fuels needed for electricity	Test design against modelling assumptions, deploy suitable renewable technology	Report	Design Team	X	X	X	X			X		
Minimise fossil fuels needed for heat	Test design against modelling assumptions, deploy suitable renewable technology	Report	Design Team	X	X	X	X			X		
Decarbonisation strategy integrated into design	Design complies with targets set	Decarbonisation targets monitored as design progresses	Client / Contractor / Design Team	X	X	X	X			X		
Key performance targets set	TM54 workshop	Results of TM54 workshop and analysis	Client / Contractor / Design Team	X	X	X	X			X		
Development and implementation of energy strategy (efficiencies)	Specificaiton / schedules	Spec and eg WRAS	MEP	X	X					X		
Water												
Development and implementation of water strategy (efficiencies)	Specification / schedules	Spec and eg WRAS	MEP	X	X					X		
Waste												
Development and implementation of waste strategy (efficiencies)	Specification / schedules	Spec and eg WRAS	MEP / Contractor	X	X					X		
Pollution												
Design to embed considerations to reduce night time light pollution	Specification / schedules	Spec/drawings	Design Team	X	X			X		X		
Design to embed considerations to achieve satisfactory indoor air quality and acoustic performance	Specification / schedules	Spec/drawings	Design Team		X	X		X		X		
Ecology / Landscaping												
Development and implementation of ecology strategy (focus on maximising positive opportunities and minimising damage)	Specification / schedules	Report	Design Team		X	X	X	X	X	X		
Climate Change												
Environmental standards set	Specification / schedules	Report	Client	X	X	X		X		X		

	Theme Total =
Procedures / Strategy	5
Finance	2
Community / Users	1
Materials	4
Transport / Infrastructure	1
Energy	6
Water	1
Waste	1
Pollution	2
Ecology / Landscaping	1
Climate Change	1

Total =	20	18	11	13	8	3	19
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RIBA Stage - 4 - Technical Design

Well-being of Future Generations (Wales) Act 2015 RIBA Directory											
Area of Work				Well-being Goals							
				A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales	
Objectives	Metric	Type	Metric								Location
Procedures / Strategy											
Healthy engagement with planning department to understand wider priorities	Engagement session	Confirmatory emails / minutes	Contractor / Planning Consultant	X			X				
WELL Building standard - performance based system, measuring features of the built environment impact human health and well being.	WELL Building Standards	Standard	Contractor / Design team	X		X		X		X	
Construction and H&S strategy	PD Assessments / H&S Plans	Report / assessment	Contractor	X	X	X	X			X	
Compliance and evidencing in design and construction	Design / Installation	Drawings and Building Control sign off/reporting	Contractor		X		X			X	
Third party submission (fire regulations)	Fire Officer review	Confirmatory emails / minutes	SWFS	X						X	
Part L Doc (EPC / air tightness / thermal mass / renewables)	Submission to Building Control	Report	Design team / Contractor			X	X				
Secure by Design	Police review	Confirmatory emails / minutes					X	X	X		
Finance											
Life cycle costings of materials accounted for in decisions	LCC Report (component)	Document	Contractor	X	X					X	
Community / Users											
Specialist sub contractor/consultants engaged to review implementations on acoustics/lighting/sports provisions	Consultant review / recommendations	Reports / design review minutes	Contractor / Design team			X		X			
School stakeholders consulted on design	Weekly / monthly engagement sessions	Confirmatory emails / minutes	Client				X	X	X		
Material efficiency consultation with stakeholders	Engagement session	Confirmatory emails / minutes	Client	X	X		X				
Materials											
Development and implementation of materials strategy (efficiencies)	Specification / schedules	Spec and eg WRAS	MEP	X	X					X	
Energy											
Development and implementation of energy strategy (efficiencies)	Specification / schedules	Spec and eg WRAS	MEP	X	X					X	
Minimise fossil fuels needed for electricity	Test design against modelling assumptions, deploy suitable renewable technology	Model	Design Team	X	X	X	X			X	
Minimise fossil fuels needed for heat	Test design against modelling assumptions, deploy suitable renewable technology	Model	Design Team	X	X	X	X			X	
Decarbonisation strategy integrated into design	Design complies with targets set	Decarbonisation targets monitored as design progresses	Design Team	X	X	X	X			X	
Key performance targets	TM54 workshop held	Results of TM54 workshop and analysis	Design Team	X	X	X	X			X	
Visual Comfort embedded (daylighting / view out)	Design drawing	Drawing	Design team			X	X				
Thermal Comfort embedded	Design drawing	Drawing	Design team			X	X				
Water											
Development and implementation of water strategy (efficiencies)	Specification / schedules	Spec and eg WRAS	MEP	X	X					X	
Development and implementation of SUDs	Specification / schedules	SAB approval	Design team	X	X					X	
Waste											
Development and implementation of waste strategy (efficiencies)	Specification / schedules	Spec and eg WRAS	MEP	X	X					X	
Pollution											
Design to embed considerations to achieve satisfactory indoor air quality and acoustic performance	Specification / schedules	Report	Design team		X	X		X		X	
Develop on-site pollution mitigation strategy	Strategy developed	Report (list of mitigation / control measures)	Contractor	X	X	X				X	
Ecology / Landscaping											
Space for Nature embedded in design	Landscape drawing	Drawing	Design team		X	X	X	X	X	X	

	Theme Total =
Procedures / Strategy	7
Finance	1
Community / Users	3
Materials	1
Transport / Infrastructure	0
Energy	7
Water	2
Waste	1
Pollution	2
Ecology / Landscaping	1
Climate Change	0

Total =	16	16	13	14	6	3	17
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RIBA Stage - 5 - Construction*

(*See stage 8 if demolishing existing building)

Area of Work				Well-being of Future Generations (Wales) Act 2015 RIBA Directory									
				Well-being Goals									
Objectives	Metric	Type	Responsibility	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales	Location	Ownership	
Procedures / Strategy													
CLOCs	Certificate	Certificate	Contractor			X							
As Constructed' information	Stage 4 report	Document	Contractor	X									
Zero Defects	Maximum acceptable levels	Snagging report	Contractor	X			X			X			
Finance													
Jobs created (NEET / LT unemployed - sustainability of jobs)	Person weeks per £m investment	Job offer letter / confirmatory emails / professional development record	Contractor	X		X	X			X			
Training (including graduates, work placements, pupil placement)	Person weeks of training per £m investment (included in above)	Training offer letter / confirmatory emails / professional development record	Contractor	X			X	X	X				
Apprentices	Number of places provided	Apprentishp offer letter / confirmatory emails / professional development record	Contractor	X			X		X				
Spend in Wales	% of construction value spent in Wales	Order forms / financial records	Contractor	X				X					
Welsh subcontractors	% of subcontractors with Welsh postcode	Order forms / financial records	Contractor	X			X	X					
Workforce from Wales	% of workforce with a Welsh postcode	Employee postcode details	Contractor	X		X	X			X			
Fair Payment	PBA	Confirmatory emails / documents	Client	X			X						
Community / Users													
Pupil interactions / hours donated	Number of pupil interactions per £m and Number of hours donated per £m	Monitoring forms / workshop documents	Contractor	X			X	X					
Community initiatives (delivered in response to needs identified in initial stages)	Number of community initiatives per project	Assistance offer letter / confirmatory emails / social media / financial record	Contractor		X	X	X	X					
Supply chain engagements	Number of supply chain engagements per project	Monitoring forms / workshop documents	Contractor		X		X			X			
Prepare building user guides and training schedules (information required for handover, asset management, future monitoring and maintenance)	Building User Guide	Document	Client / contractor	X			X		X				
Material efficiency consultation with stakeholders	Engagement session	Confirmatory emails / minutes	Client / contractor	X	X		X						
Materials													
Minimise carbon cost of construction	Identify and implement efficiencies	EE & EC materials	Contractor	X	X	X				X			
Installation of certified products	Green guide A / A+	Materials list	Contractor	X	X	X				X			
Transport / Infrastructure													
Minimise carbon cost of transport to site	Identify and implement efficiencies	No. of vehicle trips / distance to site / fuel use	Contractor	X	X	X				X			
Water													
Minimise water use to and on site	Monitor consumption (BREEAM benchmark)	Meter readings	Contractor	X	X					X			
Waste													
Minimise on site waste through strategy implementation	CEMP	Document	Contractor	X	X	X				X			
Minimise waste to landfill	% waste diverted from landfill	KPI document	Contractor	X	X	X				X			
Monitor how materials / products not sent to landfill are being reused / recycled	CEMP	Document / supply chain map	Contractor	X	X	X				X			
Pollution													
Minimise pollution from site (mitigation strategy measures)	CEMP	Document	Contractor	X	X	X				X			
Ecology / Landscaping													
Implement mitigation measures to protect natural assets	Protection of all natural assets identified for preservation	Site reports	Contractor		X	X			X	X			

	Theme Total =
Procedures / Strategy	3
Finance	7
Community / Users	5
Materials	2
Transport / Infrastructure	1
Energy	0
Water	1
Waste	3
Pollution	1
Ecology / Landscaping	1
Climate Change	0

Total =	20	12	12	12	5	4	13
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RIBA Stage - 6 - Handover and Close Out*

(*See stage 8 if demolishing existing building)

Well-being of Future Generations (Wales) Act 2015 RIBA Directory												
Area of Work				Well-being Goals							Evidence	
Objectives	Metric	Type	Responsibility	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales	Location	Ownership
Procedures / Strategy												
As Constructed' information updated	BIM model	Cobie, IFC, documentation	Client	X	X	X	X	X		X		
WG toolkit	Met grant conditions	Complete online	Client / End user	X	X	X	X	X	X	X		
Latent defects resolved	Snagging reported and resolved	Reports	Contractor	X		X	X					
Evaluate success of project delivery	Review process for good practice / lessons learnt (e.g. costs, design, time, H&S)	Workshop / report	Client / Contractor				X					
Finance												
Fair Payment	PBA	Confirmatory emails / documents	Contractor	X			X					
Community / Users												
Material efficiency consultation with stakeholders	Workshop and guide	Confirmatory emails / minutes	Client / Contractor / End user	X	X		X					
Building User Guide developed and distributed	Workshop and guide	Confirmatory emails / minutes	Client / Contractor / End user	X	X		X			X		
Materials												
Maintenance handover guide	Handbook	Document	Client / Contractor / End user	X						X		
Transport / Infrastructure												
Verification of transport emissions	Construction transport emissions met conditions / targets	Report	Contractor	X	X	X				X		
Travel plan and sustainable transport	Travel plan	Document	Client / End user	X	X	X	X			X		
Energy												
Key performance targets	EPC issued - submeters installed	EPC issued to client team and accepted	Contractor	X	X	X	X			X		
Energy systems training and handover	Walk-about with staff, training care taker	O&M Plus additional support through snagging 12 months	Contractor	X	X	X	X			X		
Achieve BREEAM	BREEAM certificate awarded	BREEAM Certification	Client / Contractor	X								
Water												
SUDs used as teaching resource	Building user guide	Document	Client / Contractor / End user	X	X	X	X	X	X	X		
Waste												
Waste management practices	Building user guide	Document	Client / Contractor / End user		X	X				X		
Ecology / Landscaping												
Eco committee in place / green flag status	Certificate	Certificate	End user		X			X	X	X		
Climate Change												
Climate change adaptation plan	Building user guide	Document	Client / Contractor / End user	X	X	X	X	X	X	X		

	Theme Total =
Procedures / Strategy	4
Finance	1
Community / Users	2
Materials	1
Transport / Infrastructure	2
Energy	3
Water	1
Waste	1
Pollution	0
Ecology / Landscaping	1
Climate Change	1

Total =	14	12	10	12	5	4	12
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RIBA Stage - 7 - In Use

Well-being of Future Generations (Wales) Act 2015 RIBA Directory												
Area of Work				Well-being Goals							Evidence	
Objectives	Metric	Type	Responsibility	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales	Location	Ownership
Procedures / Strategy												
WG toolkit (Brighter Spaces)	Welsh Government 'Brighter Spaces' Toolkit	Complete online	Client	X	X	X	X	X	X	X		
Finance												
Actual maintenance cost	% reduction ongoing costs comparison with baseline	Financial reports	Client / end user	X			X					
Added value of building	Lessons learnt document / 'Brighter Spaces' toolkit	Complete online	Client / contractor / FM	X								
Income generation	Income covers cost of maintenance	Bookings / finance reporting	End user									
Community / Users												
Educational attainment	% achieving expected level	Annual results	Client	X			X	X	X			
Post occupancy survey	Pupil / staff satisfaction	Interviews / POE reports	Client / SL Champion				X	X	X			
Community use of recreation / meeting facilities	Bookings increase / 'Brighter Spaces' toolkit	Sign in sheets / confirmatory emails	End user	X			X	X	X			
Special events held (possible link with twinned schools / towns)	Bookings increase / 'Brighter Spaces' toolkit	Bookings / confirmatory emails	End user				X	X	X	X		
Legacy of community benefits	TR&T longer term employment, longevity of wider community benefit	Surveys	Client	X			X	X	X			
Materials												
Maintenance ongoing	Maintenance requirements met	Receipts of works / monitoring forms	Client / end user	X			X					
Transport / Infrastructure												
Ensure transport strategy in place	Travel plan	Document	End user	X	X	X				X		
Energy												
Key performance targets met (minimise electricity and heat from fossil fuels and overall energy use)	Seasonal commissioning undertaken - sub-meters for renewables / individual rooms	Annual reports from meter readings (kWh/a)	Client / contractor	X	X	X	X			X		
Training and handover	Training with end-users - making use of their feedback and behaviour change advise so operating building as design intended.	End user feedback and training	Client / end user	X	X	X	X			X		
Water												
Monitoring water use	Brighter Spaces' Toolkit	Complete online	Client / end user	X	X					X		
Waste												
Monitor use of facilities for separate recycling	Lessons learnt document	Document	Client / end user		X	X				X		
Pollution												
Monitoring of soil and water quality	Lessons learnt document	Document	Client / end user	X	X					X		
Monitoring of air pollution (indoor and outdoor)	Lessons learnt document	Document	Client / end user	X	X					X		
Ecology / Landscaping												
Monitoring of biodiversity	Lessons learnt document	Document	Client / end user	X	X					X		
Maintenance and use of outdoor areas	Lessons learnt document	Document	End user / FM	X	X	X	X	X	X	X		
Climate Change												
Monitor building resilience to climate change	Lessons learnt document	Document	Client / end user	X	X		X			X		
Carbon offsetting (site / borough / Wales)	% carbon from construction absorbed by tree planting	Calculate number and size of trees at milestones (10 / 25 / 50 years) against carbon cost of construction data	Client		X	X				X		

	Theme Total =
Procedures / Strategy	1
Finance	3
Community / Users	5
Materials	1
Transport / Infrastructure	1
Energy	2
Water	1
Waste	1
Pollution	2
Ecology / Landscaping	2
Climate Change	2

Total =	16	12	7	12	7	7	13
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RIBA Stage - 8 - End of Life (Current Building)

Well-being of Future Generations (Wales) Act 2015 RIBA Directory												
Area of Work				Well-being Goals							Evidence	
Objectives	Metric	Type	Responsibility	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales	Location	Ownership
Procedures / Strategy												
Standardise manufacturers list across the Authority so that in decommissioning site A, plant may be deployed to sites B and C etc.	Decommissioning plan	Document	Client / contractor	X	X							
Flexible design limits demo		Report	Client	X								
Decommissioning manger appointed	Appoint	Contract	Client	X								
Finance												
Shell and core assets mapped	Audit of assets	Report	Client	X								
Community / Users												
Community use of existing asset mapped	Workshops and desk research	Report	Client	X				X	X	X		
Materials												
Maximise materials able to be reused	Tonnes of materials reused	Material logs	Contractor	X	X					X		
Maximise materials able to be recycled	Tonnes of materials recycled	Material logs	Contractor	X	X					X		
Monitor legacy of building / materials (aim to reuse building in first instance)	Decommissioning plan	Document	Client / contractor	X				X	X	X		
Transport / Infrastructure												
Transport analysis	Asset mapping	Report	Client	X	X	X	X			X		
Waste												
Conduct deconstruction survey and responsibly reuse / upcycle / dispose products and materials	Decommissioning plan	Document	Contractor	X	X	X				X		
Pollution												
Risk assessment of old building pollutants (e.g. asbestos)	Pollutant assessment	Report	Contractor	X	X	X				X		
Ecology / Landscaping												
Mitigate negative impacts upon ecology	Ecologist assessment	EIA	Client / contractor	X	X					X		

	Theme Total =
Procedures / Strategy	3
Finance	1
Community / Users	1
Materials	3
Transport / Infrastructure	1
Energy	0
Water	0
Waste	1
Pollution	1
Ecology / Landscaping	1
Climate Change	0

Total =	12	7	3	1	2	2	8
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RIBA Stage - 8 - End of Life (New Building - 60~ years)

Well-being of Future Generations (Wales) Act 2015 RIBA Directory												
Area of Work				Well-being Goals							Evidence	
Objectives	Metric	Type	Responsibility	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales	Location	Ownership
Procedures / Strategy												
Standardise manufacturers list across the Authority so that in decommissioning site A, plant may be deployed to sites B and C etc.	Decommissioning plan	Document	Client / contractor	X								
Flexible design limits demo		Report	Client	X								
Decommissioning manger appointed	Appoint	Contract	Client	X								
Finance												
Review projected value of building in use to verify and confirm	Met expected value	Post completion assessment	Client	X								
Lease kit - e.g. LED hire services (only example not TB+A recommendation, others offer similar)				X	X					X		
Shell and core assets mapped	Audit of assets	Report	Client	X								
Community / Users												
Community use of existing asset mapped	Workshops and desk research	Report	Client	X				X	X	X		
Materials												
Maximise materials able to be reused	Tonnes of materials reused	Material logs	Contractor	X	X					X		
Maximise materials able to be recycled	Tonnes of materials recycled	Material logs	Contractor	X	X					X		
MEP - from MEP point of view by Stage 8 (anticipated to be 60 years +) all plant is likely to have been renewed and replaced	Decommissioning plan	Document		X								
Transport / Infrastructure												
Transport analysis	Asset mapping	Report	Client	X	X	X	X			X		
Waste												
Conduct deconstruction survey and responsibly reuse / upcycle / dispose products and materials	Decommissioning plan	Document	Contractor	X	X	X				X		
Ecology / Landscaping												
Mitigate negative impacts upon ecology	Ecologist assessment	EIA	Client / contractor	X	X					X		

	Theme Total =
Procedures / Strategy	3
Finance	3
Community / Users	1
Materials	3
Transport / Infrastructure	1
Energy	0
Water	0
Waste	1
Pollution	0
Ecology / Landscaping	1
Climate Change	0

Total =	13	6	2	1	1	1	7
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