

FEASIBILITY

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	Date completed
RIBA Stage - 0 - Strategic Definition													
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										
Socially responsible procurement (for schemes >£2M construction value)	WG Code of Practice for ethical employment in supply chains	Document	Client	X			X			X			
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 - include a review of Active Travel options .	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			
NZC aspirations identified and clearly incorporated into the brief. NZC, Passivhaus certification / principles	Strategic document	Report	client	X	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			
RIBA Stage - 1 - Preparation and Brief													
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			
Future pedagogy flexibility - digital curriculum, AI,													
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			
Consider embedded carbon of building sub-structure, structure and materials.	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, electric vehicle infrastructure , active travel opportunities)	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 Waste Management Plan for the new facilities	Submissions to SABs, consultation documents and meeting minutes. Document	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			

DESIGN

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RIBA Stage - 2 - Concept Design													
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			
Embodied carbon of materials	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			
Site & building as a learning resource - SUDs, water cycle	SUDS provision, weather station, aspects of building identifited as teaching resource	SAB approval and school input	Design team & school	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			
RIBA Stage - 3 - Developed Design													
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	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			
Consider embedded carbon of building sub-structure, structure and materials.	Specification / schedules	Specification / schedules	Design Team	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			
Site & building as a learning resource - SUDs, water cycle	SUDS provision, weather station, aspects of building idenfitted as teaching resource	SAB approval and school input	Design team & school	X	X					X			
Waste													
Development and implementation of waste strategy (efficiencies)	Specification / schedules	Spec and eg WRAS	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			
Edible playgrounds opportunities co-ordinated with SUDs solutions	Design and specifications	Drawings	Design team		X	X	X	X					
Climate Change													
Environmental standards set	Specification / schedules	Report	Client	X	X	X		X		X			
RIBA Stage - 4 - Technical Design													
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 Assesments / 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		
Transport / Infrastructure												
Consider embedded carbon of building sub-structure, structure and materials.	Specification / schedules	Specification / schedules	Design Team	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		

CONSTRUCTION

Area of Work				Well-being of Future Generations (Wales) Act 2015 RIBA Directory							Evidence		
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RIBA Stage - 5 - Construction*		(*See stage 8 if demolishing existing building)											
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			
Socially responsible procurement (for schemes >£2M construction value)	WG Code of Practice for ethical employment in supply chains	Document	Client	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 perservation	Site reports	Contractor		X	X			X	X			

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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			