Building the Environmental Capacity of the Surveyor

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Key words: sustainability, development, environment, contaminated, land, surveyor, capacity.

SUMMARY

The floods of June 2007 created wide spread damage and there has been increased focus as to how these are affecting the appraisal of property from all perspectives at a local, regional and national level.

There is increasing evidence of the environmental damage affecting real estate appraisals and the challenges for the surveyor or how to integrate other professionalisms into core business activities.

The UK professional services market recognizes these issues and the RICS has tried to integrate a number of initiatives into core work of chartered surveyors through the SiLC and Society for the Environment Projects.

There is much to do for the profession as a whole and changes to appraisal methodology go a long way to reflect this. What tools are there to assist the surveyor in the market place and in the front line recognize and assess the impacts upon real estate.

Through the medium of case studies this paper will demonstrate how environmental capacity of the surveyor is being greatly enhanced.

Surveyors are facing a new challenge – that of embracing the practical implications of sustainability. What does this mean for each of the wide variety of disciplines that make up the surveying profession.

The clients of the surveying fraternity expect that the profession will provide them with the most relevant, appropriate and up to date advice which in the current market includes all aspects of sustainable developments. Although climate change is currently occupying a prominent position as a government industry driver, successful sustainable development considers the ‘triple bottom line’ of environmental economic and social issues’.
Sustainability is making sure all of our businesses, public services, national resources, economy and commuters have the capacity to continue in the future. While we are adept at thinking about their future financial sustainability and investing in economic resources, our society has been less successful in looking after the human, social and environmental resources that we rely on. One of the solutions is to consider how sustainable development is best thought of as a process for growth that understands investing and maintains not just financial resources but human, social and environmental resources all at the same time.

The issues for the property professional are that sustainability must be considered throughout the property life cycle. The interrelationships of the 5 phases of the property life cycle are critical to achieving sustainable built environment by considering the consequences of the decisions in relation to the three pillars of sustainability as well as the impact decisions will have on other phases of property life cycle and it is possible to develop a better frame work for decision making.
The property lifecycle

- Greenfield / Estate management
- Planning and procurement
- Demolition and remediation
- Occupation and use (including refurbishment)
- Construction
### Impacts of sustainability on the property lifecycle

<table>
<thead>
<tr>
<th>Property lifecycle stage</th>
<th>Social</th>
<th>Environmental</th>
<th>Economic</th>
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<tbody>
<tr>
<td>Greenfield/Estate</td>
<td>A safe, secure integrated development, rural regeneration, public</td>
<td>Maintain and enhance natural amenity and biodiversity</td>
<td>Improved land and asset values, stimulate local investment, intrinsic value and non tangible assets of open space amenity</td>
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<td>management</td>
<td>access and rambling rights</td>
<td>Use of land as food plans</td>
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<td>Planning and</td>
<td>Provision of local labour, development of local skills through training</td>
<td>Minimise energy demand, renewable energy supply,</td>
<td>Local economic generation, responsible and profitable growth. Attracting investment and build local capital</td>
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<td>procurement</td>
<td>initiatives, quality urban design and public realm, planning</td>
<td>minimise environmental impact, increase use of</td>
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<td>sustainable communities, community involvement at the design stage</td>
<td>recycled materials, ethically sourced products and</td>
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<td>services, enhanced public transport and walkability</td>
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<td>Construction</td>
<td>Better Design, Respect for people, Minimisation of disruption, noise,</td>
<td>Carbon amelioration, waste minimisation, maximise</td>
<td>Use of local suppliers and labour. Quality of design and materials as an agency tool or selling point</td>
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<td>dust light, considerate contractors scheme</td>
<td>recycling, Construction Environmental Management</td>
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<td></td>
<td>Plans</td>
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<tr>
<td>Occupation and use</td>
<td>A better quality of life, built to last, clean, working and friendly</td>
<td>Energy efficient operation, effective maintenance,</td>
<td>Use of local suppliers and contractors. Increase in occupier productivity through sustainable facility management</td>
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<tr>
<td>(including refurbishment)</td>
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<td>occupier recycling schemes, greywater etc.</td>
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<tr>
<td>Demolition and</td>
<td>Minimisation of disruption, noise, dust light, considerate contractors</td>
<td>Maximise recycling, minimise waste to landfill. On</td>
<td>Improved spatial use, improved land value and economic uplift from urban infill. Presumption in favour of development on</td>
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<tr>
<td>remediation</td>
<td>scheme, improved amenity</td>
<td>site remediation, creative use of demolition waste</td>
<td>brownfield sites leading to a shorter planning period</td>
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TS 4E- The Surveyors Role in Promoting Sustainability and the Use of Sustainable Resources
Philip E Wilbourn
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Integrating Generations
FIG Working Week 2008
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REFERENCES

RICS International Valuation Standards
RICS Surveying sustainability: a short guide for the property professional

BIOGRAPHICAL NOTES

1988 – 1998 Member of The Royal Institution of Chartered Surveyors Regeneration Policy Panel
1991 - 1994 Chairman of Assessors (Yorkshire Region) RICS Awards
1992 - 1995 Member of The RICS Contaminated Land Working Party
1993 - 1995 Member of The RICS Infrastructure Market Panel
1994 - 1998 Member of the RICS Environmental Research Programme
1994 - 2000 Member of the Forum on Contamination in Land (FOCIL)
1995 - 2000 Chairman of The Regeneration Forum on behalf of The RICS
1995 - 1999 Chairman Environmental Appraisal Practice Panel
1995 - Member United Kingdom Environmental Law Association
1998 - 2001 Member of RICS General Council
1999 - 2000 Member of Environmental Appraisal Practice Panel
2001 - Member of The Professional and Technical Panel of The SiLC Scheme
2000 - 2003 Vice Chairman Environment Faculty of the RICS
2003 – 2006 Chairman of The Environment Faculty
2006 - Member of the Valuations Standards Board
2007 - Member of the RICS Research Trust

Philip Wilbourn is a Chartered Surveyor and a Chartered Environmentalist. He one of the leading experts on the relationship between the value of all forms of property, contaminated land and the development / investment markets. He is the immediate past Chairman of the Environment Faculty of the RICS.

In 1996, Philip gave evidence on behalf of the Royal Institution of Chartered Surveyors to the House of Commons Select Committee on the Environment in response to the Government's Statutory Guidance on implementing Part IIA of the Environmental Protection Act 1990. He has also been an expert witness in significant contamination cases where value has been
affected, notably Blue Circle Industries -v- Ministry of Defence. More recently, Philip was the first chartered surveyor to be awarded the distinction "Chartered Environmentalist" by the Society for the Environment. In 2001 he passed the pilot multi-disciplinary examination carrying the accreditation Specialist in Land Condition (SiLC) and has been invited to be an assessor. He is the only surveyor to have achieved this.

In 1997 Philip contributed to the RICS guidance note 'Contamination and its Implications for Chartered Surveyors' which he helped revise in March 2000. Philip has also written the RICS Guidance Note 'Contamination and Environmental Matters - their Implications for Property Professionals' which was published in December 2003. Philip has spoken at numerous conferences and CPD events across the UK on the effect on development and investment values from environmental risk. In 2001 Philip has published a CPD Study Pack with The College of Estate Management, entitled 'The Contaminated Land Regime - Impacts on the Property Industry and Estate Management Issues'. This was revised by him in 2001 and 2003. He has also published in October 2002 'Brownfields - managing the development of previously developed land' which was funded by the DTI and CIRIA. In 2003, Philip published a guidance note for the Construction Industry Council 'Brownfield - Building on Previously Development Land' funded by the DTI and CIRIA.

His business background which is extremely broad includes Midland Bank PLC (1977 - 1983), English Estates (1983 - 1988), Grosvenor Laing Urban Enterprise (1988 - 1993). Since 1993 he has established his own practice Wilbourn Associates specialising in Land Quality Statements, Environmental Screenings, Contaminated Land Valuations as well as Economic Regeneration. The practice is based in Sheffield from where it undertakes projects throughout the UK for clients as diverse as multi national companies and pension funds to home owners who want to find out whether their house is at risk from environmental impediments.

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