

Building the Environmental Capacity of the Surveyor

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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.

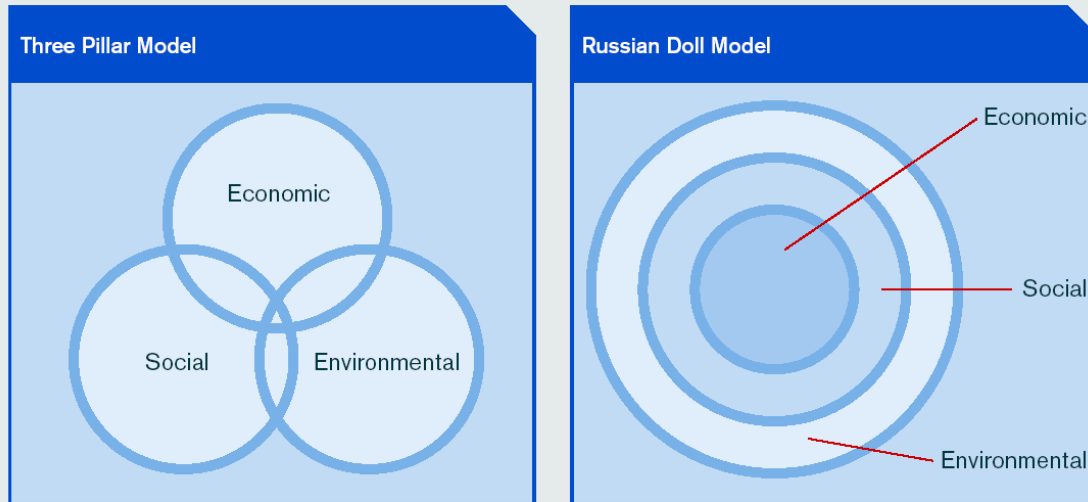
Surveyors are facing a new challenge – that of embracing the practical implications of sustainability. What does this mean for each of the wide variety of disciplines that make up the surveying profession.

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’.

Triple Bottom Line methodology

There are two commonly accepted models of sustainable development based on the 'Triple Bottom Line' methodology. In the 'Three Pillars' model, sustainability is seen as the merging of economic enterprise, social well-being and environmental integrity. In the alternative model, often referred to as the 'Russian Doll' model, economic capital is placed at the centre as the basis of wealth creation, which drives the development engine (O'Riordan et al, 2001), but at the same time is constrained by environmental and social considerations. Increasingly the three dimensions are being underpinned by a fourth dimension, which comprises the institutional and governance structures needed to make sustainability work.

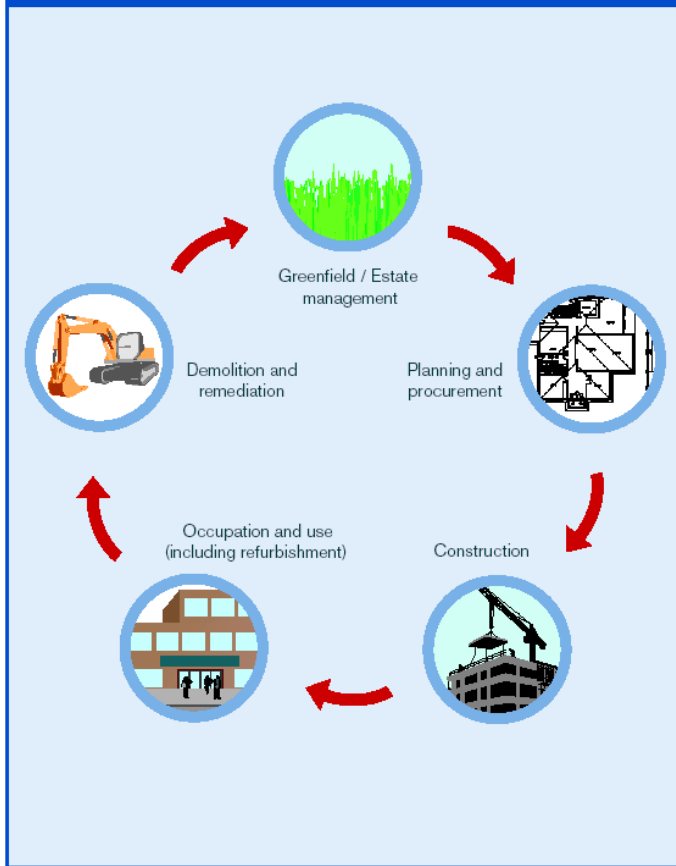
From A Green Profession? RICS Members and the Sustainability Agenda (RICS Research).



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



Impacts of sustainability on the property lifecycle

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

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 of 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 of 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 Developed 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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