



Sustainability meter use in TONDELIER

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Climate Service**

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Sustainability meter for neighbourhoods

Ghent

- > Needed for the Tondelier project
- > No national / regional instrument available
- > BREEAM and LEED as inspiration
- > Sustainability meter °2008, update in 2011

Flanders

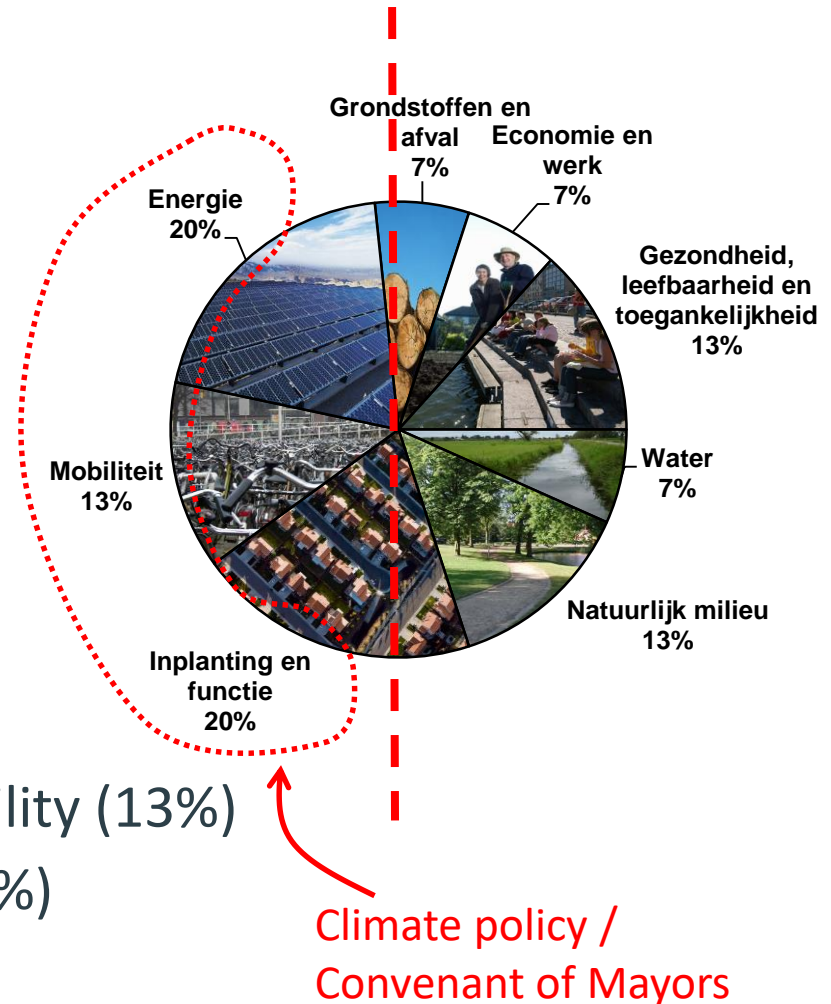
- > Sustainability meter °2016, update in 2017
- > Now also used by City of Ghent

Principles

- > For new neighbourhoods or deep renovation
- > Site level, compatible with building level
- > Objective and transparant
- > Integral approach
- > A step further than regulations
- > Focus on results, not on specific solutions
- > Follow-up throughout the entire process
- > No certificate

Themes and weights

- > Project process
- > Urban planning (20%)
- > Mobility (13%)
- > Natural environment (13%)
- > Water (7%)
- > Materials and waste (7%)
- > Energy (20%)
- > Health, livability and accessibility (13%)
- > Economy and employment (7%)
- > Innovation
- > Management



Criteria and scores

- > Criteria with scores vs mandatory criteria
- > Project phases
- > Theme scores
- > Overall score

fase	fase	fase	fase	fase	fase	maximale score	3. Natuurlijk milie
1	2	3	4	5	6		
0	0	0	0	0	0	20	
0	8	10	16	20	20		
						1	3.1.c Behoud en integratie va
							Kleine landschapselementen : resultaat zijn van menselijk ha
							wegen, hoogstam - boomgaar
							criteria:
							<input type="checkbox"/> behoud de waardevolle kle
							<input type="checkbox"/> integreer deze elementen

VERPLICHT	0.	Geïntegreerd projectproces
0 0 0 0 0 0 14 27 30 30 30 30 0% 0% 0% 0% 0% 0%	1.	Inplanting en functie
0 0 0 0 0 0 0 7 16 17 19 20 0% 0% 0% 0% 0% 0%	2.	Mobiliteit
0 0 0 0 0 0 0 8 10 16 20 20 0% 0% 0% 0% 0% 0%	3.	Natuurlijk milieu
0 0 0 0 0 0 0 8 8 10 10 10 0% 0% 0% 0% 0% 0%	4.	Water
0 0 0 0 0 0 0 0 2 2 10 10 0% 0% 0% 0% 0% 0%	5.	Grondstoffen en afval
0 0 0 0 0 0 0 0 30 30 30 30 0% 0% 0% 0% 0% 0%	6.	Energie
0 0 0 0 0 0 6 9 16 19 19 20 0% 0% 0% 0% 0% 0%	7.	Gezondheid, leefbaarheid en toegankelijkheid
0 0 0 0 0 0 0 2 6 6 8 10 0% 0% 0% 0% 0% 0%	8.	Economie en werk
0 0 0 0 0 0 0 0 5 5 5 10 0% 0% 0% 0% 0% 0%	9.	Innovatie
VERPLICHT	10.	Beheer
0 0 0 0 0 0 20 61 123 135 151 160 0% 0% 0% 0% 0% 0%	TOTALE SCORE	

Use in Tondelier

Preliminary analysis by the City of Ghent

- > Analysis of site qualities and decisions
- > Some criteria are already fulfilled
- > Some criteria cannot be fulfilled / are not applicable
- > Some extra criteria are made mandatory
- > Tender: award criterion on sustainability (20%)
 - Overall score must be $\geq 65\%$
 - Extra requirements on energy, water, materials

Use in Tondelier

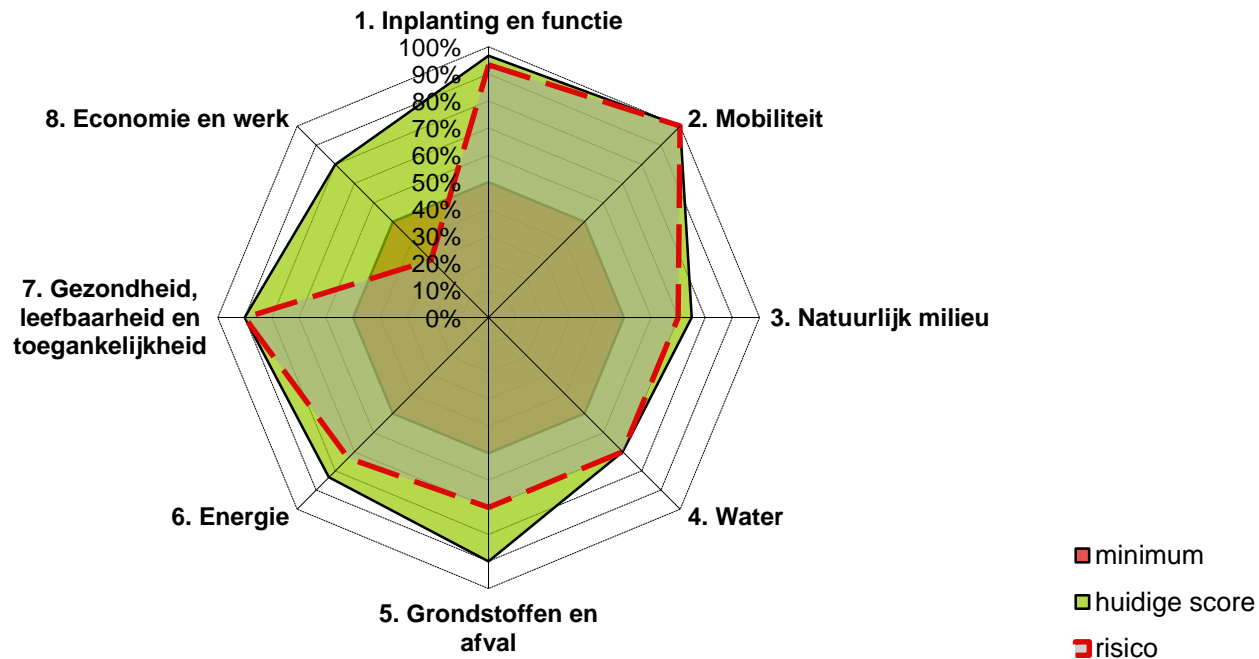
Public-private partnership agreement

- > Ghent sustainability meter v2008
- > Overall score $\geq 85\%$ in final stage
- > Shift in criteria scores: OK, as long as overall score is $\geq 85\%$
- > Updates and proof at process milestones, e.g. permit application

Use in Tondelier

Follow-up

> Update by private partner +/- once a year



Use in Tondelier

Follow-up

- > Assessment by the City of Ghent:
 - Can an overall score of 85% still be obtained?
 - × Criteria fulfilled or easy to fulfill (about 76%)
 - × Criteria at risk (about 8%)
 - × Criteria with potential (about 2% - innovation)
 - Discussion of problems and compensation: e.g.
 - × Asphalt vs concrete
 - × Sustainable wood

Use in Tondelier

Lessons learned

- > Use as a base for discussion, no need for certification
- > Long duration of projects vs fixed instrument: how to take new regulations or insights into account?
 - E.g. passive buildings vs NZE buildings
- > Integration within private partner's team → who is responsible?
- > Less enthusiasm of private partner after the tender phase → enforcement?

Download

Flemish sustainability meter for neighbourhoods (in Dutch):

<https://do.vlaanderen.be/duurzaamheidsmeter-wijken>



Questions?

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Sustainability meter