



PRIME

PRIME | SUSTAINABILITY JOURNEY

Prime's sustainability journey

We have been developing public sector property for 25 years, and are devoted to creating sustainable buildings with the lowest ecological impact over time.

We are committed to open and transparent engagement with local communities where we are building, constantly driving down our environmental impact as we set targets that require our supply chain to commit to investment in local people and businesses.

How we're helping to look after the planet



Hodge Hill Primary Care Centre

Sustainability isn't a new concept for us - over the past 25 years Prime has built a reputation for creating high-quality developments that leave a lasting impact. From the outset, we've been conscious of the legacy our organisation and its activities have on the environment and the communities who use them. During this time, we've invested in several green initiatives of our own too - from generating 40% of our energy needs through solar roof tiles at our HQ to the introduction of electric charging points in our car parks. Here, we take a look at some of the important milestones in our sustainability journey.

Timber solutions

At the turn of the millennium, Prime worked on a number of projects across the north of England and Scotland which involved the use of a laminated, highly engineered timber-framed solution. Our second ever project at Hetton Medical Centre, Hetton Le Hole, Sunderland, was designed and constructed with these attractive frames, plus triple-glazed windows, pre-fabricated panels and an all-electric heating system. Not only did it have relatively low embodied carbon

due to its design and construction methodology, it was a very ecological and highly efficient building. The insulated panel system ensured the building was extremely air-tight and its heating demands were greatly reduced. Due to this lower environmental impact, we partnered with the Swedes' UK distributor to use this system on subsequent projects, as the carbon impact of transport was minor compared to the environmental impact of more traditional materials.



West Heath Primary Care Centre



Nairn primary Care Centre



St Catherine Health Centre

BREEAM (Building Research Establishment Environmental Assessment Method)

First launched in 1990, BREEAM was the world's first environmental assessment method for new building designs and is now the leading sustainability assessment method for masterplanning projects, applied in over 50 countries. Prime was an early adopter of this accreditation as we continued our principles of low-energy through high insulation across our primary care portfolio. It encouraged the re-use of brownfield sites that were easily accessible for public transport and our projects from 2004 to 2010 all met BREEAM 'excellent' standards - many coming from our Birmingham and Solihull LIFT portfolio of projects. Greenridge Primary Care Centre utilised a double height waiting area to encourage natural ventilation with wind catchers to circulate fresh air, while brise soleil on the building's south elevation, coupled with the use of existing mature trees, provided solar shading. At West Heath Primary Care Centre the design ensured original character features were retained, including the wall's brick pillars

and terracotta capping stones. In Coventry, we re-used an existing health centre site and created temporary accommodation for GPs whilst building Tile Hill Primary Care Centre. In Scotland, we retained the character of an original stone-clad listed building and worked around important trees at Nairn Town and County Hospital and Primary Care Centre.

St Catherine's Health Centre

To this day St Cath's is one of our flagship projects. We built the four-storey building on a historic eight-acre site of the original St Catherine's Hospital in Wirral. It replaced a range of former workhouse and sanatorium buildings from the 1800s with modern healthcare buildings to deliver services from a 11,100 sqm site. This visionary building incorporated a biomass boiler, community-run café in the front foyer and an old lodge house in the grounds that was extended and converted into a community centre. Outside, the surrounding landscape was improved drastically with a courtyard, informal seating and a children's play area.

Birmingham Dental Hospital

Following our work at St Cath's we achieved BREEAM 'excellent' at Birmingham Dental Hospital, which focused on creating a building based around the key principle of reduced energy usage. As part of the process we used a level 2 BIM engineering model to calculate the expected energy usage of the new building. We designed the hospital using a concrete frame (as a heat sink), floor-to-ceiling windows with specialised systems to promote night-time heat purging, keeping it warm in the winter and cool in the summer. The thermal model set out the target expectations and we have been analysing the energy usage of the building ever since. Not only did we meet our client's expectations, but benchmarks have been exceeded.

Belong Care Village

The Belong project was important in our journey as it was the first time we had taken on - and preserved - a listed building. It brought new care services, accommodation, community amenities and jobs to Newcastle-under-Lyme whilst providing much-needed regeneration to land which had been derelict for a decade. At its heart was the redevelopment of a Grade II Listed building on one of the main medieval roads within the town. A landscape designer was brought on board during the design process to develop an external scheme which featured a stunning sensory garden that benefits both residents and the local habitat.

Station Road Medical Centre, Hereford

Our business strategy requires all development projects to achieve a minimum 10% 'biodiversity net gain' and

our project at Station Road was no different, improving biodiversity through numerous positive ecological actions, including the introduction of swift boxes, the planting of 28 new trees and native hedging.

Yeovil Residential

Our key-worker accommodation in Yeovil was built on an abandoned industrial site dominated by areas of concrete and scrubland. As part of the scheme we added a bank of semi-mature trees, a single-species hedgerow and areas of communal-amenity grass, swathes of ornamental shrub planting and ground cover planting - all of these aspects coming together to improve the external space for residents while also increasing the site's biodiversity.

Car parks and EV charging points

Land is a finite resource and so to prevent the blight of urban expansion onto the countryside, we need to use our brownfield sites more intensively, such as by building multi-storey car parks - an elegant way of sustainably using land. Whilst more challenging to receive BREEAM accreditation on car parks, in 2021 all our projects on site - including five car parks - were biodiversity net gain. Going forwards, there will be certain sustainable principles taken from BREEAM that we'll adopt on car parks which form part of our longer-term objectives. Within these schemes electric vehicle charging points are incorporated, with the necessary infrastructure to extend capacity in the future. More recently we have included between 5% and 10% active charging, as well as further passive infrastructure that can be activated at a later date.

Birmingham Dental Hospital





Appleby Health Centre



Belong Care Village



Temple Sowerby Medical Centre



Audley Health Centre

The future

With ambitious goals in mind, we created a set of targets in our 2021 Implementation Plan that are the foundation of our sustainability commitment going forward. These are:

- To be carbon neutral, Scope 1 and 2 emissions, by the end of 2022.
- To deliver our first net-zero carbon development project on-site in 2023.
- For all of our development projects to have a biodiversity net gain of 10% by the end of 2022, rising to 15% for projects starting in 2024..
- To offset the carbon footprint we've already made in our 25 years of operating.

As well as adapting our head office operations to reduce energy consumption, travel, waste and water, we're investing more into renewable energy and have pledged

to offset not just our current carbon emissions, but all of our historical emissions too . However, our commitment to the environment goes well beyond the walls of our office.

We formed a working group to formulate our future sustainability strategy. Becoming net zero carbon and accounting our historical emissions isn't a straightforward task, but by connecting with respected experts in the industry we have been able to get the resources and keep our goals focus-led. We want them to resonate with our stakeholders and create wider accountability and action throughout our supply chains, so that sustainability is built in from the very beginning of every project.

While we know it's a working strategy that will evolve with the climate change agenda and global targets, Prime is wholly committed to meeting the targets we devised - because the seriousness of the subject matter remains both a motivating and focusing force for us all.

Sustainability in focus: Ireland – one project, 14 communities

Prime's Ireland Primary Care Centres PPP project involved 14 developments for the Health Service Executive (HSE) under one contract. BREEAM was not a requirement, but we agreed the sustainability objectives for each project which are frequently expressed in BREEAM ratings.

Our approach to every building was based on designing a high performance thermal envelope, which reduced energy demand, helping to achieve the Authority's required energy and environmental performance targets. All 14 buildings achieved an A3 Building Energy Rating, with passive and active energy efficient strategies integrated throughout the design of all the developments.

Key features in each building includes:

- Enhanced fabric U-values, ensuring less energy is required to maintain comfortable conditions inside
- Natural ventilation which informed the architectural design development
- Average Daylight Factor analysis informed the architectural design development, with natural daylight maximised with glass throughout the buildings to reduce the lighting load
- LED lighting and daylight dimming control system with absence detection
- High efficiency mechanical systems including condensing boiler plant and variable speed pumps and fans
- Low maintenance materials chosen for their low embodied energy, durability, robustness and longevity, with particular emphasis on responsible sourcing, ease of demolition and removal for reuse or recycling
- Photovoltaic panels to supplement the energy requirements where required
- A location was identified on each site plan for a future energy centre which could house renewable heat sources such as biomass or heat pumps



Wexford Primary Care Centre



Kilcock Primary Care Centre



Carrick on Sulr Primary Care Centre



Dungarvan Primary Care Centre

Prime's sustainability strategies in Ireland

Procurement

- Procured from ethical and legal sources
- Included sustainability criteria when appointing the services of sub-contractors
- Encouraged the reuse of materials as a first priority in preference to the purchase of new materials
- Used local suppliers and sub-contractors where possible to minimise the environmental impact associated with transportation and to support the local economy
- Collaborated on sustainable procurement opportunities throughout the supply chain and through membership of trade associations, sharing best practice

Construction and Waste Disposal

- The buildings were designed and constructed in a sustainable way which minimises the use of water, raw materials, energy and landfill over the whole life cycle of the building process.

Water Conservation

- System optimisation (efficient water systems, leak detection and repair)

Energy Conservation

- All site compounds on mains power metered supply
- Energy-saving lightbulbs with sensors in all cabins
- Energy saving mode set on all computers and printers

Raw material Conservation

- Topsoil stockpiled in designated storage piles during the clearing and grading phase of construction, and reused for landscaping of the project upon completion
- CJV crushed any rock on site and reused on site where appropriate



Tuam Primary Care Centre



Ballymore Primary Care Centre



Westport Care Centre



Waterford Primary Care Centre

Developing space for change in health and care.

Talk to the Prime team to spot
and unlock new opportunities.

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