

Invest in Happiness **PLACEMAKING SUMMIT**

Wednesday 26 February 2025 | The Haymarket Theatre, Basingstoke

Basingstoke
#InvestInHappiness

southcoastcps
property investment & development



Basingstoke
and Deane

Meet...



Abby Foster

Partner

Ridge and Partners LLP

“Integrating Sustainable Development”



Healthy Places & ESG Connecting Wellbeing to Performance

DEFINING HEALTH

"Health is a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity."

Constitution - The World Health Organisation

WHY MEASURE?

You cannot manage what you don't measure



90%

Of our lives are spent indoors

6 Million

Residential air purifiers sold in 2015

Top 10

Insufficient fruit and vegetables is a top risk factor for global mortality

8 Million

Deaths attributed to mental disorders worldwide annually

60%

Of all people do not get recommended 30 minutes of exercise a day

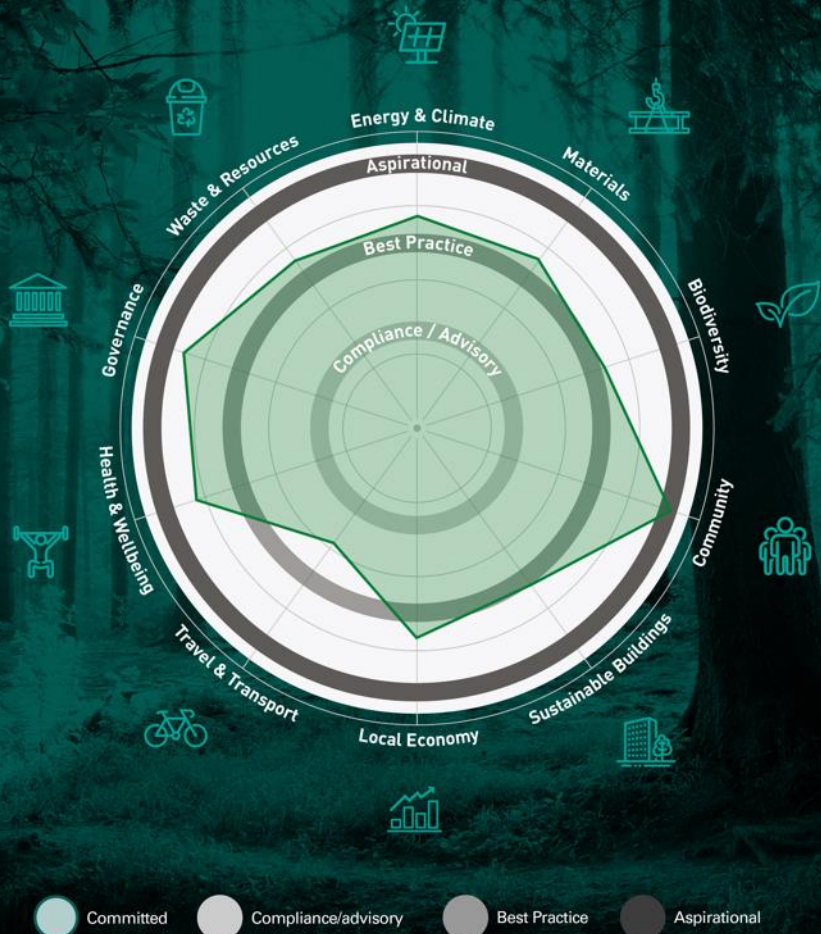
70%

More than 70% of Millennials use ESG factors to guide investment decisions

SUSTAINABILITY & ESG



“
We’re proud
to walk the
sustainability
talk, in
every corner
of our own
business.”





Health & Wellbeing

- Visual Comfort
- Indoor Air Quality
- Safe Containment in Labs
- Thermal Comfort
- Acoustic Performance
- Security
- Safe & Healthy Surroundings

WELL BUILDING STANDARD



AIR



WATER



NOURISHMENT



LIGHT



MOVEMENT



THERMAL
COMFORT



SOUND



MATERIALS



MIND



COMMUNITY

WHY SEEK ACCREDITATION?

- **Health & Wellbeing** is a key feature of today's society
- A mechanism for **attracting** and **retaining** high quality staff
- Maximise **performance** and promote **improved health** for everyone
- Increasingly competitive markets means its essential to **stand out** from the crowd
- Demonstrates **performance beyond** compliance
- Third party accreditation – **robust approach** based on industry data



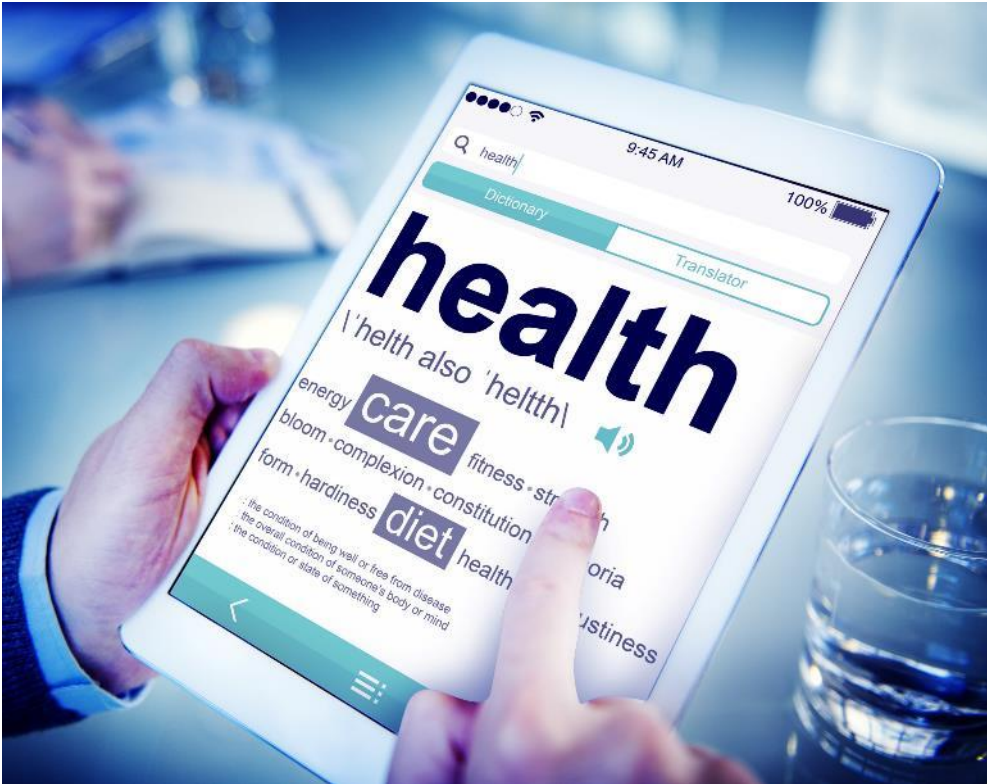
KEY PERFORMANCE INDICATORS

Table 3: Parameters and Features/Parts that Incorporate Continuous Monitoring Pathways

Parameter		WELL v2 Feature/Part	WELL Performance Rating Feature
Particulate Matter 2.5	PM _{2.5}	A01 Part 1; A01 Part 5; A05 Part 1; A07 Part 2; A08 Part 1	PA1, PA2, PM1, PM2
Particulate Matter 10	PM ₁₀	A01 Part 1; A01 Part 5; A05 Part 1; A07 Part 2; A08 Part 1	PA1, PA2, PM1, PM2
Total Volatile Organic Compounds	TVOC	A01 Part 2; A01 Part 5; A08 Part 1	PA3, PM1, PM2
Carbon Monoxide	CO	A01 Part 3; A01 Part 5; A05 Part 3; A08 Part 1	PA5, PA6, PM1, PM2
Ozone	O ₃	A01 Part 3; A01 Part 5; A08 Part 1	PA5, PA6, PM1, PM2
Radon	Rn	A01 Part 4; A01 Part 5	PA9
Carbon Dioxide	CO ₂	A03 Part 1; A06 Part 1; A08 Part 1	PA7, PA8, PM2
Formaldehyde	HCOH	A01 Part 5; A08 Part 1	PM1, PM2
Nitrogen Dioxide	NO ₂	A05 Part 3; A08 Part 1	PA6, PM2
Temperature (dry-bulb)	T _{db}	A07 Part 2; T01 Part 1; T01 Part 2; T06 Part 1	PT1, PM4, PM5
Relative Humidity	RH	A07 Part 2; T01 Part 1; T01 Part 2; T06 Part 1; T07 Part 1	PT1, PT2, PM4, PM5



KEY PERFORMANCE INDICATORS



Light - Daylight Factor (%), illuminance level (lux)



Thermal Comfort - Predicted Percentage Dissatisfied (PPD), Predicted Mean Vote (PMV), dry bulb temperature, relative humidity



Air quality – formaldehyde ($\mu\text{g}/\text{m}^3$ averaged over 30 mins) volatile organic compounds ($\mu\text{g}/\text{m}^3$ over 8 hours)



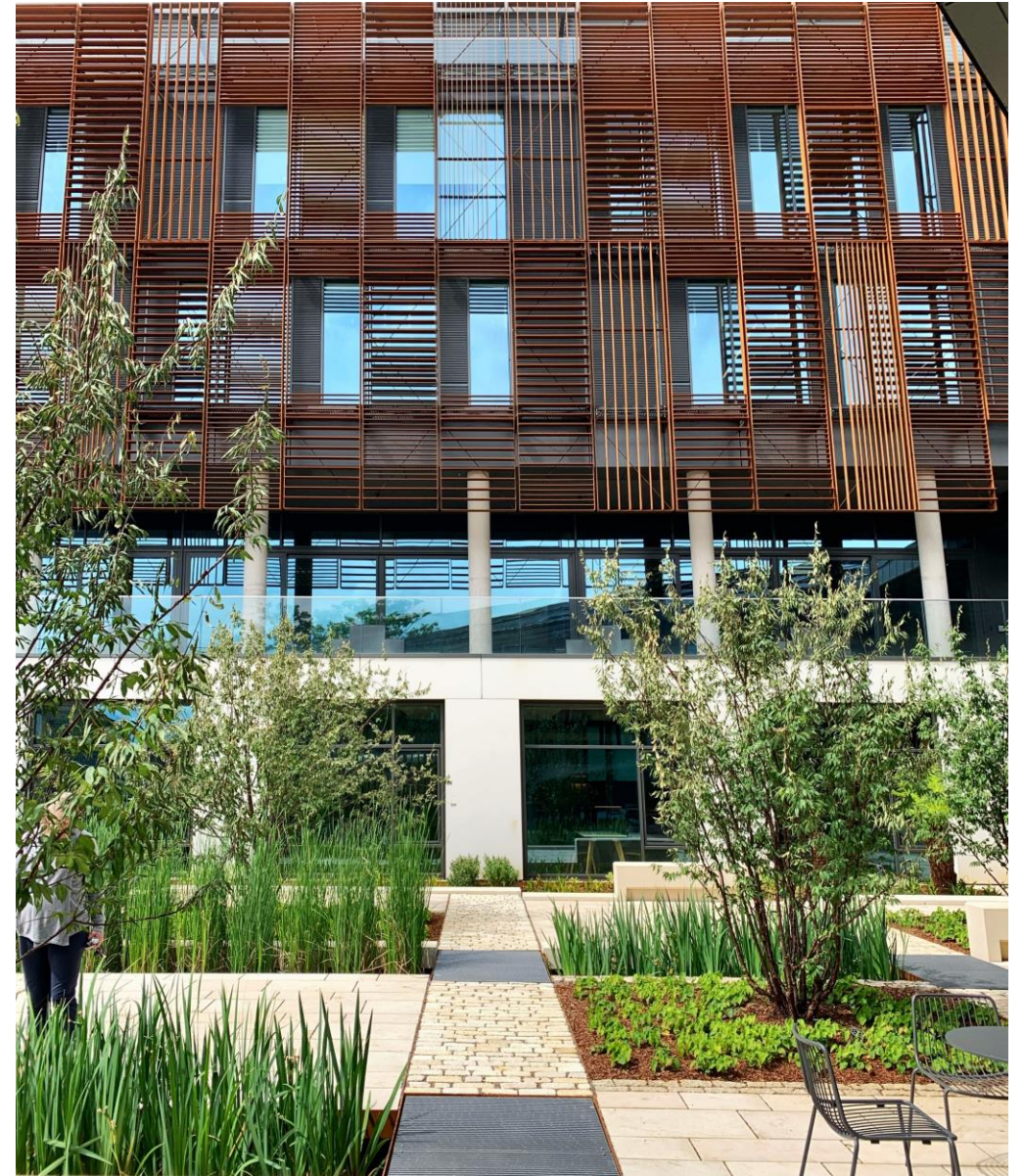
Sound – exterior noise intrusion (dBA), ambient noise level (NC or NR) and room acoustics (reverberation)



Water Quality – coliforms, turbidity, disinfectants, lead

Design Elements

- Visible stairs to promote use over lifts.
- Views out from all occupied spaces & biophilic design.
- Design for workstation flexibility
- Inclusion of areas for relaxation, quiet working and collaborative working.
- Careful specification of all major internal building materials, finishes & furniture



Design Elements

- Internal lighting designed to reduce glare.
- Sound reducing doors and ceilings
- Filtration on incoming air supply to the building to remove fine particulate matter
- Indoor air quality monitors
- Drinking water supplies filtered

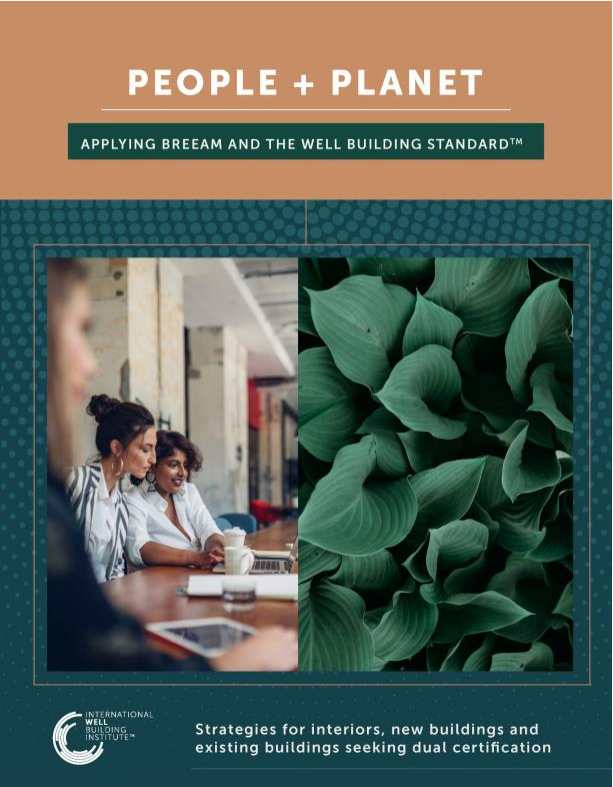


Operational Elements

- Provision of nutritional education
- Access to physical activity options
- Cleaning protocols including regular “deep cleans” and use of non-toxic cleaning products
- Encourage healthy work/life balance through enforced breaks and holiday entitlement
- Development of a stress management plan and education for employees and managers
- Regular occupant surveys



CROSS OVERS



- WELL have released various crosswalk documents with a range of other standards including;
 - BREEAM
 - NABERS
 - LEED
 - GRESB
 - Living Building Standard

RIDGE

BUILT
ENVIRONMENT
CONSULTANCY

ANY QUESTIONS?
RIDGE.CO.UK



Abby Foster
Partner
afoster@ridge.co.uk