

APPENDIX THIRTEEN: ASSESSMENT TOOL PRINCIPLES ANALYSIS OF SUSTAINABLE BUILDING ASSESSMENT TOOL

Principle	SBAT Compliance	Comments
Sustainable Development Principles		
Participatory: The process of development should involve local people and reflect their priorities and needs	Partially	The suggested process for using the SBAT is participatory. However it does not suggest that there is extensive involvement of local people or analysis of local needs.
Social exclusion: Development should take care not to exclude any groups such as women and disabled people from being fully involved.	Partially	The SBAT has a strong a set of inclusive environment criteria, however it does not indicate that the process of using the SBAT should be inclusive.
Transparent: The process for reaching decisions and carrying out actions should be as transparent as possible	Yes	The target setting process and reporting interface of the SBAT help ensure that the process and decision are easily and clearly understood.
Local resources: where possible development should draw on existing local skills, knowledge and resources	Partially	SBAT suggests drawing on local resources but does not place a heavy emphasis on local knowledge.
Precautionary principle: Development action and intervention should be guided by the precautionary principle and should not wait until there is a comprehensive understanding of an area.	Yes	Many aspects of the SBAT require action that are considered important for sustainable development, even though there may not be a full understanding of the area.
Top down and bottoms up: The structure of the tool should as far as possible ensure that users maintain a picture of the overall tool and building process while they work through the tool.	Yes	The reporting interface of the SBAT allows for holistic reports to be generated easily of all aspects being investigated.
Sustainability Assessment System Principles		
Hierarchical structure: Assessment frameworks should have a hierarchical structure consisting of the following elements: - Overarching goal - Objectives - Sub objective - Indicators	Yes	The SBAT has a hierarchical structure with objectives and sub objectives. However it does not provide an overarching goal.
Involve key stakeholders: The assessment process should involve the major stakeholders.	Yes	This occurs through the target setting workshops
Awareness: The assessment process should increase awareness about sustainable development amongst those affected or concerned by the development. This encourages a shared understanding to be developed, which in turn, enables sustainable development to be addressed more effectively	Yes	This should occur through the target setting workshops
Agreement: The assessment process should ensure that all those affected or concerned by the development are not only are involved, but also actively participate in designing and agreeing objectives and indicators.	Yes	This should occur through the target setting workshops
Monitor progress towards achievement of objectives: Indicators should be used as part of the assessment framework to monitor and evaluate progress towards the achievement of sustainable development objectives.	Yes	This should occur through the design development stages when the SBAT is used for decision support.
Support decision-making: The assessment frameworks should be used to inform decision-making. In order to check that appropriate decisions are being made, limited modelling may be necessary to check the performance of different options in order to ensure the most appropriate one is selected. The tool should support an iterative process where options can be tried and tested in order to develop, and evolve, the most appropriate solutions.	Yes	During design development stages.
Responsive: The tool should be able to respond to the local context, the users and the function of the building. It is therefore important that the tool is flexible enough to be used in different situations and care should be taken that the tool is not too prescriptive. In many situations, solutions and approaches may have to 'emerge' from an iterative design process.	Yes	The target setting stage should take into account and reflect the local context.
Tool development: A description of how and why the tool was developed should be provided.	No	

Logical: The tool must be structured in way that enables users to easily understand how the tool works and how this relates to buildings and sustainability.	Partially	
Linkages: The assessment process should encourage investigation into understanding of linkages and interdependencies in and between systems.	No	
Direction: The tool should provide a clear indication on the direction that the development of building should take.	Partially	A direction is indicated through the objectives, however this could be made more explicit through a description of an overarching goal those buildings and construction processes should aim for.
Justifiable: As far as possible the content and emphasis in the tool should be justifiable though reference to research and other information	No	
Strong and weak science: The tool should make distinguish in areas of where there is a strong knowledge and information base from where this does not exist. In order to address it may be appropriate to have a system of primary indicators and secondary indicators, where primary indicators are used to monitor progress in well developed areas, while secondary indicators are used to where areas may become more important in the future.	No	
Assumptions: where important assumptions are made these assumptions should be described.	No	
Reference materials: Where reference information has been material to the development of the tool this should be referred to.	No	
Definitions: Key definitions should be included in the tool	No	