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CASE STUDY

Synergies between Sonae Sierra Safety, Health and Environmental Management System and BREEM In-Use Certification

Case Study | Executive Summary

SYNERGIES BETWEEN SONAE SIERRA SAFETY, HEALTH AND ENVIRONMENTAL MANAGEMENT SYSTEM AND BREEAM IN-USE CERTIFICATION

Sonae Sierra started in 1998 to develop the basis of its current Safety, Health and Environmental management system (SHEMS), that is implemented in the entire organization and business cycle, including its certification, according to international recognized standards (ISO 14001 and OHSAS 18001/ISO 45001).

In 2009 BRE Global developed BREEAM In-Use. This is an assessment and certification scheme designed to help building owners, facility managers, investment managers and building occupiers to measure and reduce environmental impacts and improve the performance of existing non-domestic buildings in a cost effective and low risk way.

Challenge

Having analogous objectives, it is common for building Owners and Managers to question if they should implement a Safety, Health and Environmental Management System or a BREEAM In-Use Certification. The key challenge is to understand the differences and synergies between Sonae Sierra SHEMS and a BREEAM In-Use Certification.

Solution

Sonae Sierra SHEMS aims to build and implement a Sustainable culture in the company, in the day-to-day operations, with an important focus on continuous improvement of Safety, Health and Environmental performance.

BREEAM In-Use captures data across nine key sustainability categories and translates them into a robust and authoritative sustainability rating based on the BREEAM standards.

This holistic approach provides the opportunity to assess and benchmark assets across a large range of environmental issues collectively.

Having BREEAM In-Use Standard been developed in compatibility with ISO 14001, the touching points between this certification and SHEMS are very expressive, with a significant number of questions being answered by Sonae Sierra SHEMS.

The main difference between these two tools is that a SHEMS is a system that supports teams on the management of Safety, Health and Environment areas and its implementation, while a BREEAM Certification is an assessment that provides an evaluation/score of the building and its management, at a certain time.

Case Study | Executive Summary

SYNERGIES BETWEEN SONAE SIERRA SAFETY, HEALTH AND ENVIRONMENTAL MANAGEMENT SYSTEM AND BREEAM IN-USE CERTIFICATION

Outcome

Both BREEAM In-Use Standard and Safety, Health and Environmental Management System contribute for similar goals and have significant synergies.

Having a good Safety, Health and Environmental Management System in place, is a great starting point to achieve a Very Good rating in BREEAM in-Use, without additional measures.

Although different, when combined these two tools work perfectly together to drive buildings to achieve greater results in terms of sustainable performance, efficiency and recognition.

Highlights

- Shopping Centre 1 benefits from the continuous guidance provided by Sonae Sierra Safety, Health and Environmental Management System.
- Designed to constantly increase eco-efficiency and prevent environmental impacts, SHEMS guaranteed to Shopping Centre 1 the achievement of BREEAM In-Use Very Good rating in Part 1 and Part 2, without any additional measures implemented.

Key Results

32%

Of BREEAM In-Use
Part 1 questions are
covered by SHEMS

45%

Of BREEAM In-Use
Part 2 questions are
covered by SHEMS

Introduction

Management systems are recognized by organizations on a worldwide basis as an important set of processes and practices that facilitate an improved performance, increase global operating efficiency, in order to gain competitive advantages, and help organizations to ensure that compliance obligations are met (including applicable legal requirements).

Sonae Sierra started in 1998 to develop the basis of its current Safety, Health and Environmental management system (SHEMS), that is implemented in the entire organization and business cycle, including its certification, according to international recognized standards (ISO 14001 and OHSAS 18001/ISO 45001).

Within the context of SHEMS, corporate SHE objectives and related actions are established on an annual basis for all sites to ensure continuous improvement of performance and processes. For this purpose, the shopping centres are continuously monitored against a range of key indicators (e.g. water, energy, waste collection and incidents). SHEMS implementation ensures the enhancement of the performance of these key indicators.

The environmental sustainability strategy, implemented through Sonae Sierra SHEMS, certified by both ISO 14001 and OHSAS 18001/ISO 45001 for its Safety, Health and Environmental management, has enabled Sonae Sierra to avoid costs of over €16.7 million in 2019, as a result of energy, water and waste efficiency measures implemented at owned sites.



Introduction

BREEAM emerged in 1990, in the United Kingdom, and was developed by BRE (The Building Research Establishment). It corresponds to the first independent assessment and certification method related to a building's operational performance, taking into consideration its environmental impact and its sustainability. Recognised as one of the world leaders, thanks to its sustainability assessment method, it boasts more than 2,280,000 registered assets in 83 countries, with over 569,000 certificates issued.

In 2009 BRE Global developed BREEAM In-Use. This is an assessment and certification scheme designed to help building owners, facility managers, investment managers and building occupiers to measure and reduce environmental impacts and improve the performance of existing non-domestic buildings in a cost effective and low risk way.

The BREEAM In-Use addresses several categories, such as: Management, Health and Well-Being, Energy, Transport, Water, Materials, Resources, Waste, Resilience, Ecology and Land Use and Pollution.

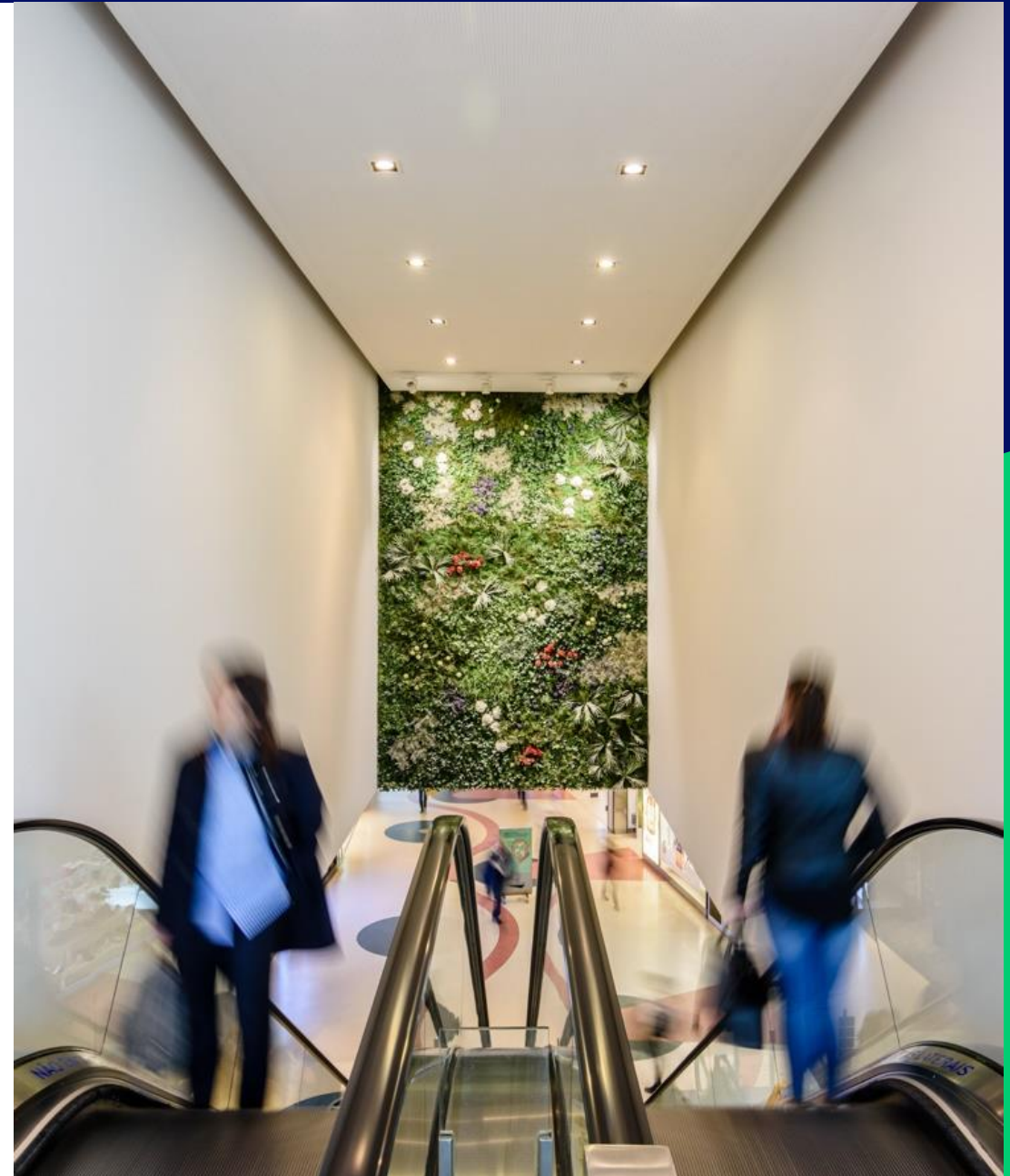


Challenge

Although different, the purpose of both standards/systems, is common: to improve the operational performance, increase global operating efficiency, reduce environmental impacts and improve risks control.

Having similar objectives, it is common for building Owners and Managers to question if they should implement a Safety, Health and Environmental Management System or a BREEAM In-Use Certification. Or even, if both work better together.

The key challenge is to understand the similarities and the differences of Sonae Sierra Safety, Health and Environmental Management System and a BREEAM In-Use Certification and, most importantly, the synergies between both systems.



Solution

To start our analysis, it is important to understand how both systems works.

The **Sonae Sierra Safety, Health and Environmental Management System** is composed by a Policy and a set of procedures, that allow sites that implement it, to comply with the International Standards ISO 14001, OHSAS 18001/ISO 45001, as well as with the legal and other requirements subscribed by the organization. Those procedures are established at Corporate level, and then implemented at each site.

This system aims to build and implement a Sustainable culture in the company, in the day-to-day operations, with an important focus on continuous improvement of Safety, Health and Environmental performance. For that, every process and procedures were developed based on the PDCA (Plan-Do-Check-Act) methodology, supported by a strong Leadership.

The results in the SHEMS implementation are evaluated by the compliance with the procedures and requirements (e.g. legal requirements) and by the performance results.

BREEAM In-Use covers major environmental issues that affect buildings throughout their operational life. It captures data across nine key sustainability categories and translates them into a robust and authoritative sustainability rating based on the BREEAM standards. **This holistic approach provides the opportunity to assess and benchmark assets across a large range of environmental issues collectively.**

The BREEAM In-Use Standard has been produced to enable the assessment of the environmental performance of the building, the operations of the building, how clients are managing their activities within the building; or a combination of the three. It was also developed to ensure compatibility with major regulatory and corporate reporting systems, including ISO 14001.

The BREEAM In-Use system operates entirely online allowing assessments to be conducted anywhere in the world. BREEAM In-Use scores are produced instantaneously, allowing users to see the impact of each answer option selected. Dynamic functionality within the system enables users to complete the BREEAM In-Use questionnaire section by section, with the capability to view the scoring effect of all entries.

The main difference between these two tools is that a SHEMS is a system that supports teams on the management of Safety, Health and Environment areas and its implementation, looking for the continuous improvement of the building and management performance, while a BREEAM Certification is an assessment that provides an evaluation/score of the building and its management, at a certain time, allowing the benchmark of buildings and management performances.



Solution

Having BREEAM In-Use Standard been developed in compatibility with ISO 14001, the touching points between this Standard and SHEMS are very expressive.

In the analysis below, it is possible to see that many BREEAM questions are fully or partially answered by Sonae Sierra SHEMS, confirming the synergies between both systems.

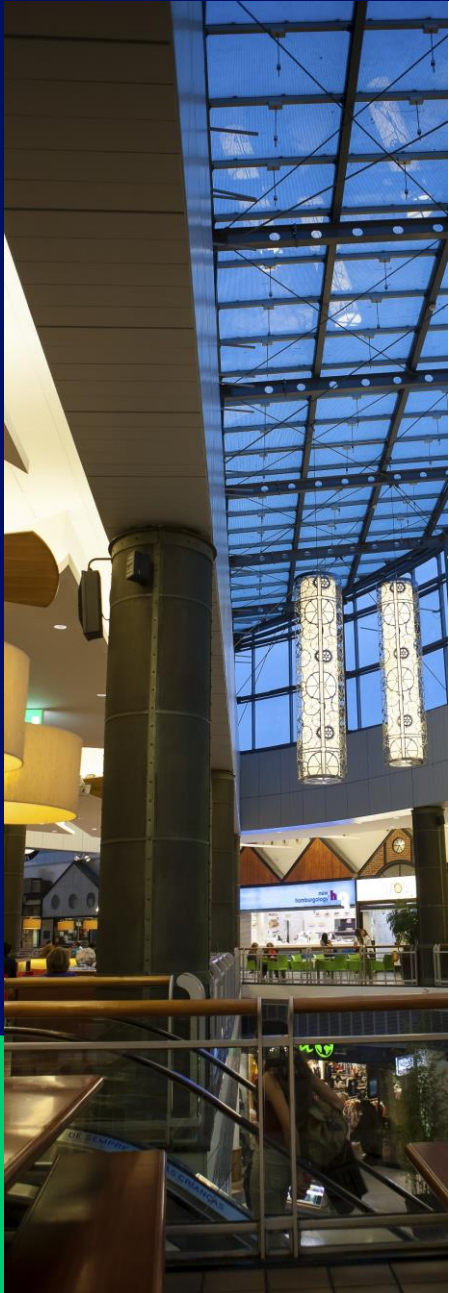
How many BREEAM questions are answered by SHEMS?

PART 1 – ASSET PERFORMANCE

- 32% of the questions are fully or partially covered by SHEMS.
- **Examples of topics covered by SHEMS:**
 - Legionella control;
 - Ergonomic conditions of workplaces;
 - Water quality and efficient use;
 - Risk assessment and control;
 - Waste management;
 - Pollution prevention.

PART 2 – BUILDING MANAGEMENT

- 45% of the questions are fully or partially covered by SHEMS.
- **Examples of topics covered by SHEMS:**
 - Management - Policies, procedures, objectives and targets, meetings, communication;
 - Indoor Air Quality control;
 - Stakeholder engagement;
 - Energy efficient programs;
 - Water efficient programs;
 - Emergency preparedness and response.



Solution

In 2020, there were two practical cases that illustrated clearly the impact that a good Safety, Health and Environmental Management System, can have in the rate achieved in BREEAM In-Use.

Shopping Centre 1, in Portugal, was already implementing Sonae Sierra SHEMS and, without extra measures or investment, was able to achieve a Very Good rate at BREEAM In-Use Certification.

On the other side was Shopping Centre 2, in Italy, with no SHEMS in place, that was rated as Good.

	Shopping Centre 1	Shopping Centre 2
Open Date	2003	2017
Sonae Sierra SHEMS implemented	✓	✗
ISO 14001 Certification	✓	✗
OHSAS 18001/ISO 45001 Certification	✓	✗
BREEAM In-Use Classification Part 1 – Asset Performance	Very Good 67.7%	Very Good 59%
BREEAM In-Use Classification Part 2 – Building Management	Very Good 64.7%	Good 45.2%



Conclusion

Both BREEAM In-Use Standard and Safety, Health and Environmental Management System contribute for similar goals and significant synergies.

Having a good Safety, Health and Environmental Management System in place, is a great starting point to achieve a Very Good rating in BREEAM in-Use, without additional measures.

Although different, when combined these two tools work perfectly together to drive buildings to achieve greater results in terms of sustainable performance, efficiency and recognition.





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