

SEEDA Sustainable Business Awards aim to encourage and promote a sustainable approach to business in the South East region through celebrating excellence, significant achievement and through the dissemination of best practice.

STRAND HARBOUR DEVELOPMENTS LTD.

COMPANY BACKGROUND

Strand Harbour Developments Ltd. (SHDL), the Fareham based property development company, aims to be at the forefront of environmental issues in the design, construction and management of business premises and estates in Hampshire. In association with the Heaton Holdings Group of Companies, SHDL is committed to a comprehensive environmental policy that encourages all business activities to be conducted in a manner that balances cost efficiency with principles of sustainable development. This commitment to best practice extends from the company's own premises to those properties let to others and those developed for onward sale.

SHDL is based at Cams Estate, a prestigious 220 acre peninsula at the northern end of Portsmouth Harbour. Employing only five people, the company draws on an extensive network of specialists to optimise the balance between commercial forces, enhancement of the local economy and sustainability. The Cams Estate Business Park has transformed derelict land in Fareham into a unique working and leisure environment. With high quality, technologically advanced office facilities surrounded by parkland and golf courses, the Estate's phoenix logo is apt indeed. The project included the refurbishment of listed buildings, in particular Cams Hall with its ornate cameo finishes, and the Home Farm Office Village comprising former barns, farmhouses and stables, all retaining many original features.

SHDL is now focusing on brownfield redevelopment, both in its own right and as development manager on behalf of clients.

SUSTAINABILITY INITIATIVES

Waste Management

SHDL has a number of initiatives to reduce the amount of waste that goes to landfill.

- *CD-Rom technology is being used to pioneer a system of reducing the vast quantities of paper used in land conveyance. Instead of sending hard copies (which can amount to two large files) of documents to members of the legal profession each time a unit is let, these documents are issued on a CD, reducing stationery and copying costs by at least £1,000 each year. Gaining the trust of solicitors and other consultants has not proved easy, but SHDL is trying to change working conventions and make this the norm in the future.*
- *SHDL has been active in lobbying Fareham Borough Council to extend its domestic recycling collection service to small businesses to help to reduce the landfill burden.*
- *A double-sided printing facility is used extensively on printers and photocopiers and any one-sided scrap paper is used as notepaper before recycling.*
- *The Dovecote Sandwich and Wine Bar is a facility provided to all users of Cams Estate to minimise the need to drive off-site at lunchtimes.*
- *Packaging for the take-away refreshments in the Dovecote Sandwich and Wine Bar is minimised.*
- *A centrally managed waste processing facility at The Gardens development in Fareham provides small businesses with the opportunity to recycle where it may not be cost effective for them to do so on their own.*

KEY ACHIEVEMENTS

- ❖ Development of almost 50 acres of brownfield land over 10 years - £8 million has been invested in the refurbishment of existing buildings.
- ❖ Substantial re-use of building materials to avoid sending them to landfill and to retain authenticity.
- ❖ Installation of low energy lighting on roadways, reducing cost by more than 25% - a saving passed on to the Estate users.
- ❖ Provision of high quality working environments and on-site facilities designed to support all of the principles of sustainable development.
- ❖ Sympathetic management of woodlands and mudlands for the protection of wildlife.
- ❖ Stationery savings of at least £1,000 annually from using CD-Rom technology to replace paper and printing in the legal process of selling or leasing units.

- *Building materials are re-used in construction, e.g. original bricks, tiles and timber have been re-used in the development of the Home Farm Office Village development and Cams Hall on the Cams Estate. The Gardens development utilised brownfield land, where existing concrete was crushed and used in the foundations of the new development.*



Construction and Design

The SHDL copyrighted process for managing the construction mechanism of new developments dictates that no deleterious materials are used. For example, it is a requirement that processes and materials are in accordance with the Montreal Protocol to reduce ozone depletion. Wherever possible, the materials used come from renewable sources and the buildings are designed to balance the need to minimise heating/cooling requirements with creation of a high quality working environment. All contractors and consultants are required to conduct their activities in accordance with this deleterious materials clause.

Energy

- *Brise Soleil - gazebos planted with climbing vegetation (clematis, vines and passion fruit) provide shade to offices and significantly reduce the need for air-conditioning in the summer.*
- *High specification, solar reflective blinds on south facing windows also help to reduce solar heat gain.*

- *Low energy lighting is installed in new developments and energy saving bulbs are used where SHDL control electrical fittings.*
- *Where appropriate, office design allows for natural light to be utilised.*
- *Enhancement of roadway lighting for pedestrians and cyclists was coupled with a change to low energy lighting on Cams Estate roads. Despite the increased number of lights, the electricity consumption cost has dropped by over a quarter, saving more than £600 annually.*

Transport

SHDL aims to minimise the use of cars for business travel and supports the government's policy of reducing the environmental impact of corporate transport. A Sustainable Transport Plan was voluntarily introduced for occupiers of Cams Office Park. It is based on the maxim:

"A small change by a large number of people can have a major impact on transport behaviour and promote sustainable development."

Although not compulsory, senior executives are encouraged to sign up to the Plan and it has been widely adopted. All information relating to the Plan is easily accessible to visitors and staff on the website. Among other things, the guidelines encourage the use of public transport, walking, cycling and car sharing.

- *The website provides updated information on public transport.*
- *The use of local taxis to connect with other forms of transport is encouraged to reduce the length of car journeys.*
- *SHDL provides an online co-ordination service for employees of different companies on the Estate wanting to car share.*
- *Cams is connected to the borough-wide cycle network providing safe and recognised routes to the Estate.*
- *Low energy non-intrusive walkway lighting has been employed to encourage staff and visitors to walk when possible.*

The Dovecote Sandwich and Wine Bar reduce the need for workers to drive off-site at lunchtime.

Economic Development

- *In association with Fareham Borough Council, flexible leases are available for starter and early phase companies at the Faretec centre at Cams, thus providing opportunities for new employment and to help those with an entrepreneurial zest. Move-on units are also available nearby at The Gardens development.*
- *Guaranteed global connectivity through advanced Satellite Communications, broadband access and onsite Internet Service Providers has made Cams Estate an excellent communications centre. These facilities attract businesses into the area.*

CONTACT

Mr David Hosier
Director
Strand Harbour Developments Ltd
Heaton House, Cams Estate
Fareham, Hampshire PO16 8AA
T: 01329 230230
E: enquiries@strandharbour.com

For further information about the SEEDA Sustainable Business Awards please contact Tanya Mennie
Tel: 01483 484278, Email: tanyamennie@seeda.co.uk
or visit SEEDA's website: www.seeda.co.uk

New Technology

Until May 2002, the SHDL team managed the UK rights to the "Sanipor" process, which is an environmentally sound system of repairing leaking sewers, thus preventing contamination of fresh water flows, as well as saving energy by minimising water ingress into pumping stations and water treatment facilities. This "no-dig" technology seals leaks from inside the pipe, preventing the massive disruption and environmental damage normally associated with sewer repairs. The SHDL team were instrumental in developing the concept into a product and were responsible for treating more than 80 km of sewers before divesting its interests to a national contractor who will take the system's application to the next generation in partnership with the water industry.

Community/ Other

- *By refurbishing and maintaining historical and listed buildings, SHDL plays an important role in protection of local history.*
- *Provision of best practice examples that demonstrate principles of sustainable development and urban regeneration in property development.*
- *Significant attention is given to creating a high quality natural environment on the Cams Estate through initiatives such as planting trees and hedges to hide car parks.*
- *The Cams Estate provides significant biodiversity to the area. There is natural woodland, meadowland and a designated Site of Special Scientific Interest and Special Protection along the water's edge, which is home to protected species of shore birds. The management of these areas is considered important to SHDL. There is a family of owls in one of the nesting boxes and moorhens are nesting on the pond.*
- *The commitment to creating a high quality environment extends to ongoing support to the "Fareham and Portsmouth in Bloom" initiative. Cams Estate won the "Best Commercial Landscape" category in 2002.*
- *The Solent Way footpath runs along the water's edge on the Cams Estate, providing a recreational resource as well as public access to Portchester and beyond. SHDL have maintained the footpath, gravelling muddy and steep areas to make it more accessible. This area is now in the process of dedication to Hampshire County Council and certified wheelchair access is being promoted in liaison with local access groups.*



PLANNED INITIATIVES

- *SHDL have been appointed to advise on the high profile Rodney Road development in Portsmouth in association with The Portsmouth and South East Hampshire Partnership Ltd who recently acquired the 3.2 acre brownfield site for its development potential. The Portsmouth Partnership follow SEEDA's fundamental principles of sustainable development. Social inclusion will be at the forefront of thinking when planning the mix of units for construction.*
- *SHDL are promoting a "Bike to Work Week" for user of Cams Estate by taking advantage of new tax breaks allowing businesses to provide free breakfasts to cyclists.*

AWARDS

- *"Best Commercial Landscape" in the Southern England in Bloom Awards – 2002*
- *Millennium Design Award for outstanding restoration of Cams Hall, presented by Fareham Society – 2000*
- *Downland Prize for Innovation in Office Design for its head office sited inside a 200 year old walled garden – 2000*
- *Solent Protection Society Conservation Award – Cams Estate 1997*