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Greener Buildings

Environmental impact of property

Stuart Johnson

with contributions from

Brian Carter

Colin Ferguson

Jagjit Singh

Edward Sutherland

Andrew Wilkes



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Jagjit Singh, Edward Sutherland, Andrew Wilkes 1993

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Foreword

Heightened concern about the threat of environmental catastrophe has coincided with a downturn in the fortunes of those involved in the property market and the construction industry. There is no doubt that the present over-supply in the market is enabling occupiers to exercise their preferences by choosing the buildings that are both environmentally friendly and cheaper to run. Stuart Johnson's book is therefore not only valuable, pulling together the many environmental threads that relate to property and construction, but timely.

The agents of change are often described as the carrot and the stick but, in its ability to change course, the construction industry is more like a super-tanker than a donkey; its enormous size will make it slow to change direction even when the helm is hard over. Many believe that we will not see environmental concerns leading to action unless a legislative stick is applied to the construction industry. Statutory regulation is important but at the moment it tends to apply only to new buildings. On the other hand, information and a will to take action can affect choices in respect of both new and existing buildings. I hope that this book will provide those who feel like nibbling at the carrot of a better environment with the information they need.

It is a similar wish that has motivated The Royal Institution of Chartered Surveyors to take a keen interest in the subject of the environment by exposing members to issues of current concern and by talking to government on environmental issues affecting property and construction. The aim is to raise interest in the subject and point the direction in which the property profession can meet existing and expected demand for practical and unbiased advice.

There has been much research into the way in which buildings affect our environment. This book lists many of the current references. In bringing together contributions from a wide variety of experts it is my hope that it will enable enlightened self-interest to grow among property professionals.

This book will help those who wish to respond to market requirements, develop their understanding of environmental issues and adapt their services to provide us with, and help us occupy, greener buildings.

Ted Watts
President, The Royal Institution
of Chartered Surveyors, 1991–2
and Chairman, Watts & Partners