

# SKA RATING

The environmental assessment tool  
for sustainable fit outs

Knight Frank has in-house qualified SKA rating assessors. We assist our clients to achieve more sustainable fit-outs. The SKA rating uses a bronze, silver and gold level assessment system.

## What is SKA?

The SKA rating tool is a Royal Institution of Chartered Surveyors (RICS) environmental rating system designed to assess and compare the environmental performance of fit-out projects for office buildings in the UK.

SKA rating was a result of a project initiated by Skansen with AECOM and RICS in 2005 to establish whether it was possible to measure the environmental impact of fit out projects on the environment and assess good environmental practice.

The RICS oversees and monitors the rating system that has been in operation since 2009.

SKA is a dynamic assessment tool designed to allow occupiers to benefit from the highest level of sustainability for the new space they are fitting out. It has been specifically developed to measure the sustainability performance of fit-outs, rather than the base build.

As part of a corporate real estate sustainability strategy, tenants are increasingly using SKA assessments as part of their fit-out projects.



## How it works?

To obtain a SKA rating certificate (three levels of accreditation can be achieved: Gold, Silver or Bronze) good practice measures are ranked depending on their feasibility and impact on the environment, using a scoring range from 1 to 104.

Your Knight Frank assessor will ensure that the correct metrics are used at each of three stages (see below) and that the highest possible rating is achieved.

### Design stage

Good practise measures in scope are identified, the client then has the opportunity to prioritise which measures they wish to achieve and make a decision based on design, cost, programme and benefits assessment, and add these measures into the scope of works for the project. This will also set the environmental performance standards for how the project is delivered, in terms of waste management and energy in use. If the specification demonstrates the proposed measures are likely to be achieved, they will be reflected in an indicative rating.

### Handover stage - SKA certificate provided

Evidence from operation and maintenance manuals and other sources is gathered to prove what has been specified and delivered and that the performance benchmarks have been achieved.

### Optional post-occupancy assessment stage

There is an option to review how well a fit out has performed in use against its original brief one year following completion.

## Benefits of SKA rating

Sustainable fit-outs result in more comfortable, cleaner and more cost-efficient working environments. Improving the sustainability of working environments through the SKA assessment will:

- ♦ Provide a set of standards which can be used to demonstrate environmentally conscious property occupation
- ♦ Improve wellbeing in working environments
- ♦ Reduce the cost of the fit-out through innovative sustainable solutions
- ♦ Reduce the ongoing operational costs related to the occupation of the refurbished space by reducing energy and water usage (fit-outs give the opportunity to install resource efficient equipment)
- ♦ Improve an organisation's reputation as being environmentally aware

For further information on how a qualified Knight Frank assessor can assist you throughout your fit-out project please contact:



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## About Knight Frank

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More than 6,840 professionals handle in excess of US\$755 billion (£521 billion) worth of commercial, agricultural and residential real estate annually, advising clients ranging from individual owners and buyers to major developers, investors and corporate tenants.



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