

LE 05 Long term ecological management

(All buildings)

Aim

To secure ongoing monitoring, management and maintenance of the site and its habitats and ecological features, to ensure intended outcomes are realised for the long term.

Overview

Assessment type	Available credits	Applicable assessment criteria
Fully fitted	2	All
Shell and core	2	All
Shell only	2	All
Residential: Fully fitted	2	All
Residential: Partially fitted	2	All
EU Taxonomy	-	None

Minimum standards

Rating level	Criteria
-	None

Assessment type specific notes

Reference	Assessment type specific note
-	None

Building type specific notes

Reference	Building type specific note
-	None

Assessment criteria

This issue is split into three parts:

- Prerequisite – Ecological change and enhancement
- Handover to building owner or tenant – one credit
- Landscape and ecology management plan – one credit

Prerequisite – Ecological change and enhancement

- 1 At least one credit in LE 04 is achieved.

Handover to building owner or tenant – one credit

- 2 A section on ecology and biodiversity has been included as part of the information supplied to the tenant or building owner. This information must be in a separate document from the landscape and ecology management plan (which is covered by criterion 3) and:

2.a Inform the building owner or tenant about local ecological features and biodiversity associated with the site (see M1) including an 'as-built' biodiversity metric calculation (where relevant).

2.b Include detailed management and maintenance plans and relevant handover information to minimize loss of planting during establishment phase (see M1).

Landscape and ecology management plan – one credit

- 3 A landscape and ecology management plan, or equivalent, has been developed by an ecologist. This will cover detailed plans for an initial 5-year establishment period and maintenance of the scheme, as well as future management strategy. The plan includes:

3.a Actions and responsibilities of relevant individuals before handover

3.b The ecological value and condition of the site at handover and how this is expected to develop and change over time

3.c Procedures to monitor and review the on-going implementation and effectiveness of measures, incorporating an adaptive management approach.

3.d Risk register, including trigger for action and remedial measures with consideration on how this feed into monitoring requirements (see M2.4).

3.e Maintenance and management plans for the retained, enhanced and created habitats, as well as any features for protected species. This should include a detailed work schedule outlining relevant maintenance on a monthly basis for the first five years after completion.

3.f Identifying opportunities for ongoing alignment with activities external to the asset.

3.g Clearly defined responsibilities and competencies of those delivering the plan.

Checklists and tables

None

Methodology

M1: Handover information

For criterion 2, the handover information includes, as appropriate:

- 1 Details of the ecological value within the property boundary (e.g. public and private gardens, green roofs), common areas (e.g. communal garden), and the surrounding area (e.g. public recreational space).
- 2 The benefits of the ecological value to the occupants and the broader community.
- 3 Guidance on:
 - 3.a How the occupants can make the most of the local ecology and contribute to its management (e.g. planting ecologically appropriate species in their property).
 - 3.b Harmful actions (e.g. disrupting wildlife corridors, planting invasive species, or allowing invasive species to colonize and spread, pesticide and herbicide use, and the impacts of using peat products, the extraction of which releases carbon dioxide in the atmosphere and destroys important habitats).
 - 3.c Highlight relevant actions that can enhance ecological value.
- 4 Contact details for:
 - 4.a Responsible individuals for the management and maintenance of the local ecology.
 - 4.b Sources of local information on biodiversity and ecological management (including management companies and local wildlife trusts).

M2: Landscape and ecology management plan

M2.1: Coordination with other operational and management tasks

Wherever possible, management of biodiversity features should be coordinated with other site management requirements, particularly the management of landscape features where there is often considerable overlap of aims, objectives and necessary management actions. This may be achieved through the preparation of an integrated landscape and ecological management plan.

M2.2: Level of detail

The level of detail required for any given site should be whatever is necessary to ensure the effective management of the biodiversity features that are present. The approach to management planning should remain flexible so that time, money, and energy are not expended on the implementation of non-essential or inappropriate management works.

For some large and complex sites containing a variety of biodiversity and landscape features, a comprehensive management plan covering a broad range of management works should be prepared.

However, on smaller sites, the preparation and implementation of full-scale management might be beyond the resources available or simply be unnecessary. In such circumstances, an outline management document may be prepared.

M2.3: Monitoring and reporting biodiversity outcomes

Monitoring should be undertaken to:

- 1 Ensure compliance with planning conditions/obligations and/or regulations regarding any protected species imposed by statutory bodies.
- 2 Establish the success and effectiveness of measures undertaken to avoid, mitigate, restore, or compensate for impacts and/or to achieve biodiversity enhancement.

Where monitoring identifies non-compliance with planning conditions or regulatory requirements, the management plan describes procedures and responsibility. This should be used where appropriate by the relevant decision maker to rectify noncompliance and implement preventive measures to ensure that this does not happen again.

M2.4: Risk register

Provide a site-wide risk register associated with managing each habitat type outlined in the biodiversity metric calculation. Consider what risks might impact any net gain targets being achieved and how these can be remediated. The list of potential risks should be as comprehensive as possible to provide confidence that the management plan objectives will be met.

Compliance notes

Ref	Terms	Description
CN1	Reducing water use	Ensure that the landscaping and planting that relies solely on precipitation, during all seasons of the year once planting has been established according to Wat 04.

Evidence

Criteria	Interim design stage	Post construction stage
Handover to building owner or tenant		
2	Draft copy of the ecology and biodiversity handover information.	Copy of the final ecology and biodiversity handover information. Evidence to confirm it has been issued to the building owner or tenant.
Landscape and ecology management plan		
3	Draft copy of the landscape and ecology management plan. OR The relevant section or clauses of the building specification or contract confirming its development and scope.	Copy of the final landscape and ecology management plan.

Definitions

Adaptive management

An approach that involves monitoring and evaluating the effectiveness of actions then adjusting as necessary to improve outcomes over time.

Additional information

None