

Using the SIT



SIT

Sustainable
Investment
Tool



Contents

Introduction	3
How-to Guide	4
Using the SIT	5
Principles	7
SIT	8
Test Project Overview	9
Test Project Example	10
Test Project Overview Example	11
Suggested Definitions & Measurables	12
Glossary for SIT & Principles	14
Our Place in Time Diagram	20
Our Place in Time Detail	22

Introduction



This Sustainable Investment Tool (SIT) for built heritage was created through an iterative process of consultation and discussion. It aims to enable visualisation around decision making for projects and investment in built heritage. It will help organisations as well as community and interest groups with heritage assets to explore sustainability, enabling greater resilience.

Economic and climatic impacts mean there are difficult decisions to be made for our existing built environment. Using the SIT will help support the decision making process by demonstrating the Economic, Cultural, Environmental and Social outcomes of potential investment in built heritage across a range of fifteen categories, tested by the sector. Using the SIT can also help to clarify where to target applications for external funding.

The SIT shows where investment can contribute to national outcomes and key government priorities. The four quadrants represent the four pillars of sustainability and reflect Scotland's National Performance Indicators, as shown in the 'Delivering Value through the Built Heritage' diagram (page 20).

The SIT is intended to be flexible and can be tailored to suit specific needs - whether for a single smaller project, or a national organisation with many assets.

The SIT is not intended to be a definitive solution to prioritisation and investment decisions. However, the structure it provides can aid communication on the value heritage assets, and the related projects, can bring across a wide range of indicators, ultimately broadening the understanding of heritage value and heritage potential.

The SIT is intended to be useful across a wide range of users, including: community groups, asset holders, funders and practitioners - adaptable to all. It will help start conversations about wider value, advocating for the benefits heritage assets deliver, and demonstrating how built heritage contributes to positive outcomes for people across wellbeing, net-zero and the economy.



How-to Guide



The SIT is designed to be as simple as possible to start using.

How you use it will depend on:

- ▶ who you are (individually and collectively as an organisation/group);
- ▶ what your built environment asset is;
- ▶ your intended outcomes.



Who might use the SIT?

You could be from any of the following groups or organisations:

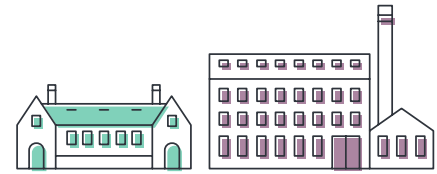
- Community groups
- Private sector organisations
- Funding organisations / Grant Givers / Trusts
- Local authorities
- Heritage organisations
- Asset holders
- Professional bodies
- Civic society groups
- Government agencies
- Any other groups with an asset or project



Purpose for using the SIT?

- To understand more about your asset/project
- Discussion tool - for any group, organisation, or community
- Internal advocacy to your group or organisation - enabling people within your group or organisation to understand what a project can achieve across a range of areas
- External advocacy - enabling people outwith your group or organisation to understand what a project can achieve across a range of areas
- Fundraising bid (heritage specific funding - or funding from other areas)
- Investment decision making (if you're an organisation owning many assets, you may use the SIT to consider asset management across a range of factors)
- Other - As the SIT develops, we'd love to hear how you've used it. (See page 22 for how to contact us).

Using the SIT



You could use the SIT in many ways – the below is a practical set of steps to consider.

Before you start - define both your asset and the purpose of the project.

First

If you're not familiar with the historic built environment have a look at the Principles, these give context to how the historic environment sector considers sustainable investment. You may already be familiar with these aspects, or with [Historic Environment Policy for Scotland \(HEPS\)](#). Documents such as these (and many others) were the starting point for forming the SIT.

Next

Look at the SIT, together with the Project Sheet. Read through these - ask questions in relation to how your project might meet some/any/all of the category descriptions; and at what level they might meet them - low/medium/high.



HIGH

We've included a fictional example of a *completed SIT* and a *completed SIT project sheet* - some users may find this helpful when considering their own project.

MEDIUM

LOW

If you're reading through any part of the SIT and have questions about any words or terminology used - please look at the *Glossary*.

Initially you might want to consider the individual categories quite broadly; if you're doing a detailed analysis of a project, or gaining greater insight into a project, please check the *Potential Measures* table.

The SIT aims to encourage common language and understanding of the benefits of heritage assets and aims to enable users to articulate the reality or potential of a project.

When using the SIT we'd suggest you bear the following in mind:

- Manage expectations - don't expect any project to meet all categories.
- Be proportionate in your approach - if you have a small repair project consider that the data and information you may need may be less complex than if you're considering seeking funding from multiple sources for a complex, large-scale regeneration and development project.
- Professional advice and knowledge could be necessary to accurately answer some of the questions that may arise.
- When using the SIT differences of opinion may occur. We can acknowledge those differences, explore well-informed considerations, and know that understanding the benefits will enable better long-term outcomes for people and place.





Using the SIT (continued)

More experienced users may consider:

- **Two Stage Approach** - The SIT can be used to explore a before/after approach. For example: the situation an asset is in can be assessed, and then compared to the intended outcomes of any intervention in relation to that asset (the project).
- **Weighting** - Putting emphasis on a particular quadrant or category and giving this more importance would be considered 'weighting'. Weighting can be applied to the SIT, but that is at the discretion of the user.
For example: a Community Funder may require areas within Society to be considered as HIGH; whereas a Heritage Funder could require categories within Culture to be considered as HIGH. A Community Group when considering their own project could judge that without HIGH impact in the Economy section their project may not be sustainable in the longer term.

- **Multiple Iterations** - Should you have several potential projects for an asset the SIT could be run multiple times and comparisons made across the range of potential outcomes.
- **Multiple Asset Approach** - The SIT can be used by a multiple asset holder to consider their full estate, building by building, and aid management decisions.
- **Scoring** - Numerical scores could be attached to the low/medium/high values, producing a 'scoring mechanism' for projects. This may be suitable in some instances. However, the SIT was not designed with this in mind.



Principles



The Categories are:

- Not in any order of importance
- Capable of being weighted, dependant on decision-maker values or funder outcomes
- Applied to both an Asset-led approach and a Benefits-led approach
- Relatable to projects as well as to assets
- Designed to contribute to wider UN Sustainable Development Goals and the National Performance Framework

During assessment please note:

Deliverability/feasibility, legal/statutory duties, organisational financial need, organisational governance, succession planning, and ownership constraints/onuses, may all be potential requirements for receiving some avenues of additional resource.

Well-managed condition, where assets have been appropriately maintained and cared for - alongside ongoing active management schemes - are to be positively considered.

Relevant policy information can be found in:

[Our Past Our Future](#)

[Historic Environment Policy for Scotland](#)

National Planning:

[NPF4](#)

[The Place Standard](#)

Also consider:

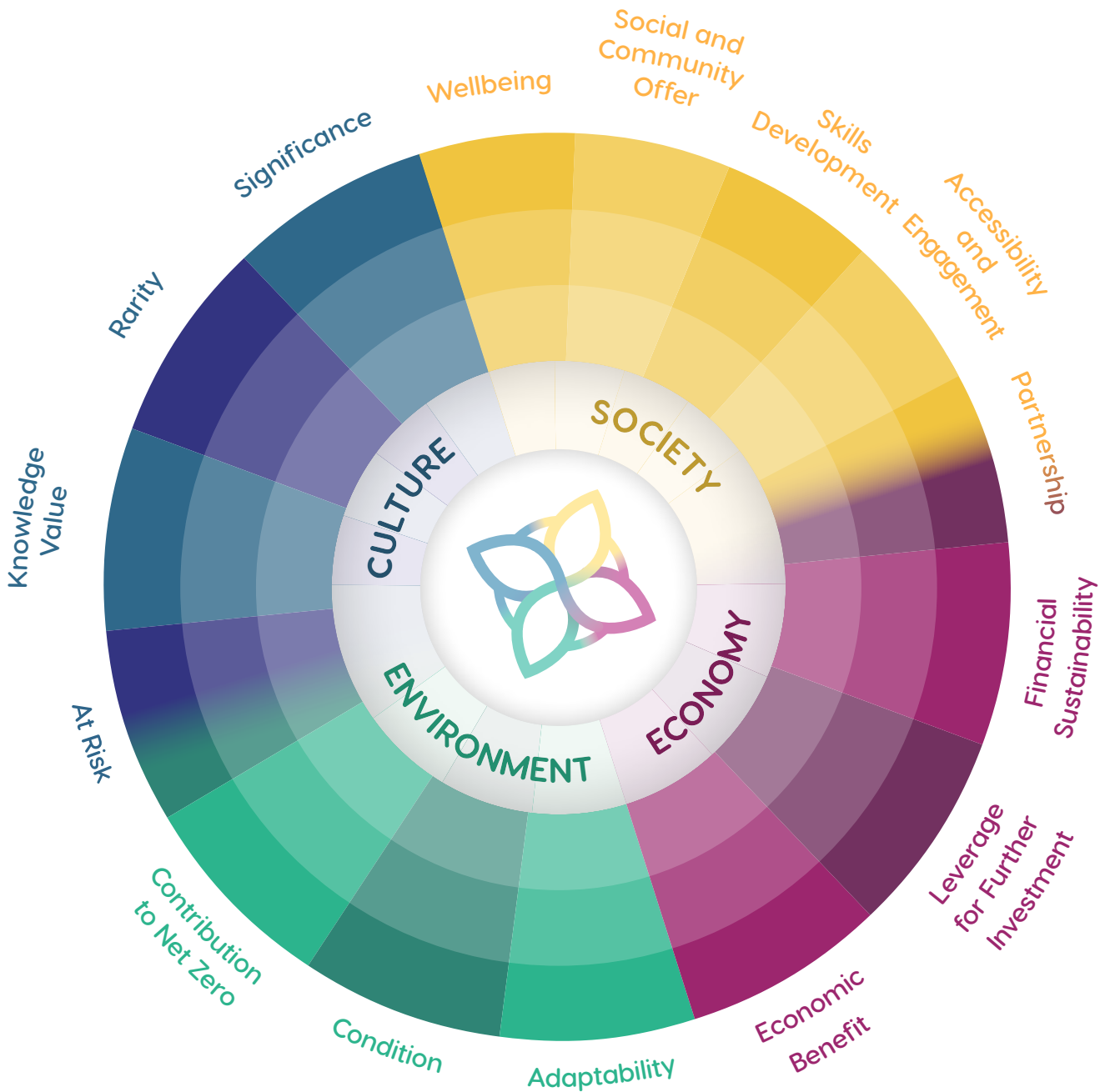
Local & Planning Authorities' own guidance

The SIT is designed to highlight the possible range and depth of benefits through:

- ▶ **Understanding and valuing the cultural significance** of the historic environment. Taking into account the knowledge value, rarity and significance of any asset (or asset as part of a wider project). This should also be mindful of any current risk.
- ▶ **Optimising the potential for the benefits for society** of the historic environment; through enhanced wellbeing, with consideration of the social and community offer as well as the accessibility and engagement of an asset, and the possible skills development within a presented project. These actions are often in partnership.
- ▶ **Ensuring that environmental sustainability is always enhanced**, so contribution to net-zero is maximised now and for the future; risk is assessed, and condition is improved with adaptability borne in mind.
- ▶ **Encouraging wider economic benefit realised through financing and resourcing of the historic environment**; recognising the importance of project/asset financial sustainability, partnership approaches, and acknowledging the potential for leveraging further investment.



SIT



Test Project Overview

TEST PROJECT - FICTIONAL OR FAMILIAR

PROJECT TITLE

PROJECT LOCAL CONTEXT - (rural/ urban/ etc)

SHORT PROJECT DESCRIPTION / REASON FOR SIT BEING USED

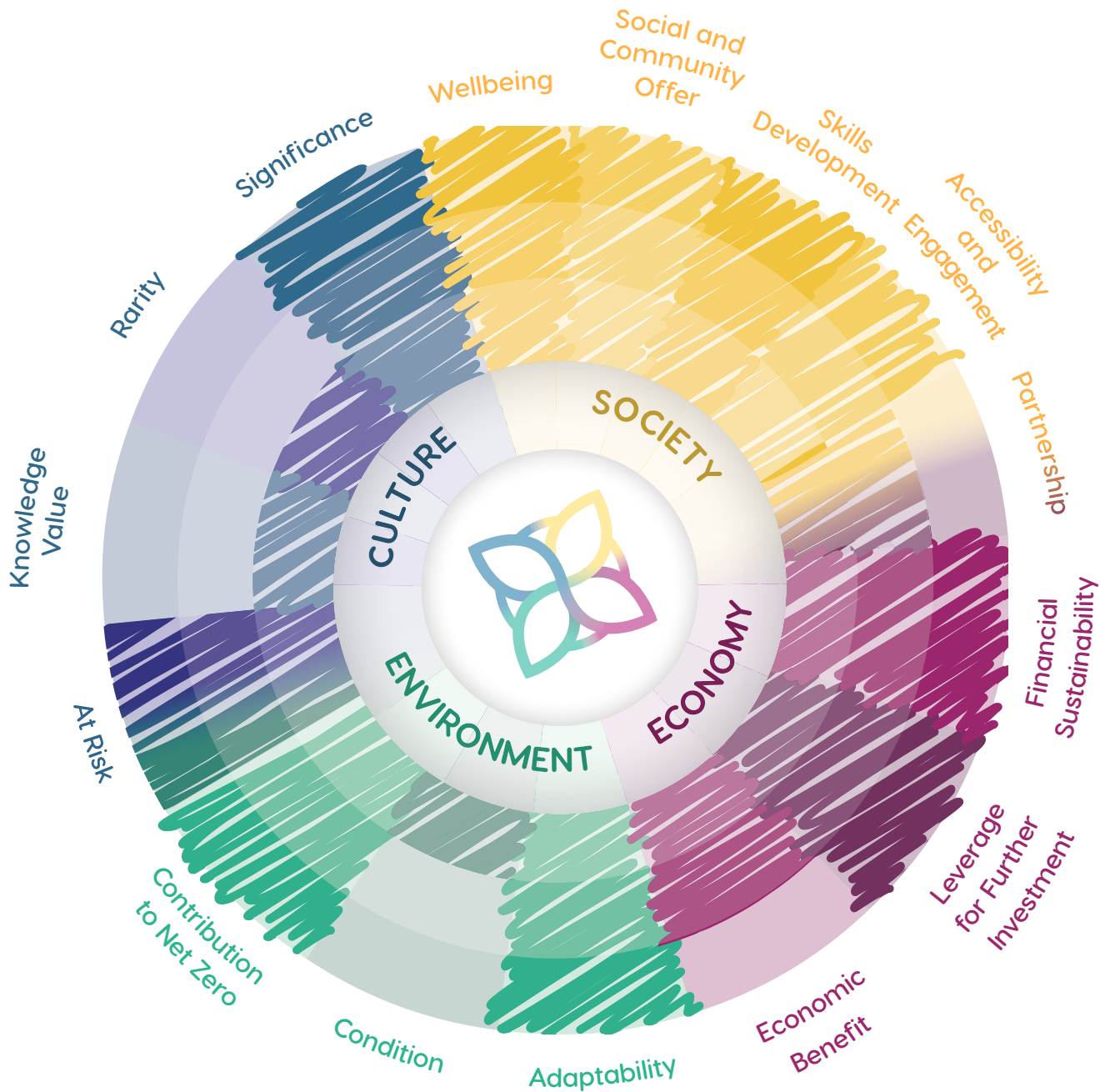
To be used with the Sustainable Investment Tool

Sustainable Development	Segment Descriptors	Potential for scale: High/Medium/Low on wheel	
(Four Pillars)	SIT Category	positive descriptors HIGH value on the wheel	negative descriptors LOW or not receiving a rating on the wheel
Society	Wellbeing	provides social benefits - increased wellbeing, loneliness prevention, work within SIMD areas/ populace, inclusivity, inequalities reduced	no social benefits identified or currently understood social value
	Social and community offer	many facilities, well used	no facilities or ability to include facilities / active negative impact
	Skills development	enables development of skills and training	no additional skills benefit to citizens or staff
	Accessibility and engagement	can be easily accessed / engaged with - in some form	cannot be accessed /engaged with and digital access would either provide no benefit or not be possible
	Partnership	appropriate collaborators in place - if necessary	collaboration necessary but not possible
Economy	Financial sustainability	fully sustainable - no need to subsidise	no known method to increase sustainability - high need for subsidy
	Leverage for further investment	central to locality gaining additional funding and regeneration - will leverage further investment	peripheral/ unimportant to any local projects, regeneration or improvement plans
	Economic benefit	adds to economy through employment, tourism, venue, etc	needs extensive financial support - does not provide economic benefit
Environment	Adaptability	can be adapted to suit current and future needs without compromising the asset - and in high-demand	for future use adaptation must occur, but cannot (or zero demand due to location / asset type)
	Condition	ability to reward good practice and active maintenance procedures	poor active management and condition care
	Contribution to net-zero	positive contribution to net-zero	severely damaging to environment
	At risk	at severe and immediate risk, vulnerable	no specific risk or immediate conservation need identified
Culture	Knowledge value	adds significantly to canon of knowledge and research	little new information to be gained from further exploration
	Rarity	rare, complete example, (typology under threat)	ubiquitous, multiple changes/ additions
	Significance	of international importance and/or national importance/ significant local & community importance	of no importance at international, national and/or negligible local & community interest

Any decision is likely to consider a construct which includes: ownership / legal requirements / capacity / deliverability / feasibility.



Test Project Example



Test Project Overview Example

TEST PROJECT - FICTIONAL OR FAMILIAR

PROJECT TITLE Industrial Mill Development

PROJECT LOCATION - RURAL/URBAN TOWN/CITY ETC / SIMD etc Urban

SHORT PROJECT DESCRIPTION (MAX 200 WORDS) Develop a partially A-Listed Mill complex into a mix of social housing & affordable housing as well as an arts venue with cafe.

To be used with the Sustainable Investment Tool

Sustainable Development	Segment Descriptors	Potential for scale: High/Medium/Low on Wheel
(Four Pillars)	SIT Category	positive descriptors HIGH value on the wheel negative descriptors LOW or not receiving a rating on the wheel
Society	Wellbeing	HIGH - Community housing need identified
	Social and community offer	HIGH - Community facilities needed
	Skills development	HIGH - Trade skill dev, as part of project
	Accessibility and engagement	HIGH - Local community already engaged - good access available
	Partnership	MED - Two partners agreed but more are necessary
Economy	Financial sustainability	HIGH - Good business plan in place for sustainable financial model
	Leverage for further investment	HIGH - More of the area could be utilised
	Economic benefit	MED - Good employment opportunities but cost to development
Environment	Adaptability	HIGH - Suitable many uses and can be adapted
	Condition	LOW - Currently in poor condition - additional cost
	Contribution to net-zero	HIGH - Positive impact on building and area
	At risk	HIGH on building at risk register BARR
Culture	Knowledge value	LOW - Plenty of these exist
	Rarity	LOW - Not Rare
	Significance	High - A listed

Any decision is likely to consider a construct which includes: ownership / legal requirements / capacity / deliverability / feasibility.



Suggested Definitions and Measurables

Sustainable Development (Four Pillars)	Segment Descriptors	Potential for scale (for matrix deliverable)	
		positive descriptors	negative descriptors
Society	Wellbeing	provides social benefits - increased wellbeing, loneliness prevention, work within SIMD areas/populace, inclusivity, inequalities reduced	no social benefits identified or currently understood social value
	Social & community offer	many facilities, well used	no facilities or ability to include facilities / active negative impact
	Skill development	enables development of skills and training	no additional skills benefit to citizens or staff
	Accessibility and engagement	can be easily accessed / engaged with - in some form	cannot be accessed /engaged with and digital access would either provide no benefit or not be possible
	Partnership	appropriate collaborators in place - if necessary	collaboration necessary but not possible
Economy	Financial sustainability	fully sustainable - no need to subsidise	no known method to increase sustainability - high need for subsidy
	Leverage for further investment	central to locality gaining additional funding and regeneration - will leverage further investment	peripheral/ unimportant to any local projects, regeneration or improvement plans
	Economic benefit	can be easily accessed / engaged with - in some form	adds to economy through employment, tourism, venue,etc
Environment	Adaptability	can be adapted to suit current and future needs without compromising the asset - and in high-demand	for future use adaptation must occur, but cannot (or zero demand due to location/asset type)
	Condition	ability to reward good practice and active maintenance procedures	poor active management and condition care
	Contribution to net-zero	positive contribution to net-zero	severely damaging to environment
	At risk	at severe and immediate risk, vulnerable	no specific risk or immediate conservation need identified
Culture	Knowledge value	adds significantly to canon of knowledge and research	little new information to be gained from further exploration
	Rarity	rare, complete example, (typology under threat)	ubiquitous, multiple changes/ additions
	Significance	of international importance and/or national importance/ significant local & community importance	of no importance at international, national and/or negligible local & community interest

Definition	Suggested Measurables
Provides wider societal benefits - such as increased wellbeing, loneliness prevention, work within SIMD areas, inclusivity, inequalities reduction, etc	Rapid Evaluation Research Project Tool for measuring social aspiration
Providing a service; services could be church/canal, etc. use could be a home, also functional use such as cinema, office	Provides a service to the community
The process of (1) identifying your skill gaps, and (2) developing skills and training opportunities	Human Capital Indicator Tool
The quality of being able to be reached or entered; the quality of being easy to obtain or use; the quality of being easily understood or appreciated	Scotland's Urban Past, ScARF Understanding and Knowledge Tool (Scotland Archaeological Research Framework)
In which two or more individuals/organisations pool money, skills, and other resources, and share profit and loss in accordance with terms of the partnership agreement. In absence of such agreement, a partnership is assumed to exist where the participants in an enterprise agree to work collectively for the same aims	Number and variety of partners involved
The assessment that a project [or asset] will have sufficient funds to meet all of its resource and financial obligations [in the longer-term], whether the funding continues or not	Conservation Management Strategy; Funding Plan
To use something that you already have in order to achieve something new or better	GIS Tool (SIMD + Vacant and Derelict Land Data)
Benefits that can be quantified in terms of money generated, such as net income, revenues, etc.; it can also be money saved when discussing a policy to reduce costs	Human Capital Indicator Tool (Scottish Index of Multiple Deprivation; Empty Homes Data)
Changing a place to suit the existing use or a proposed use	GIS Tool (Opportunity Zone in National Planning Framework)
The state of something with regard to its appearance, quality, or working order	Buildings at Risk Register; Scottish House Condition Survey; Energy Performance Indicators
A zero emission building means that no greenhouse gases are emitted by it. Therefore reductions in the carbon footprint help to meet net-zero targets.	Carbon Footprint Calculator
Exposed (someone or something valued) to danger, harm, or loss	Informed by: local and community appreciation of significance, designation status, interest from academic perspectives, place perspectives and Buildings at Risk Register
Adding to the canon of knowledge and research, increasing understanding	
Not found in large numbers and so of interest or value	Informed by: local and community appreciation of significance, designation status, interest from academic perspectives, place perspectives
Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects	



Glossary for SIT and Principles

Term	Definitions - for the purposes of the document	Notes	Source
Academic Value	Adding to the canon of knowledge and research, increasing understanding.		
Accessibility	The quality of being able to be reached or entered. The quality of being easy to obtain or use. The quality of being easily understood or appreciated.	Access here can be physical where possible, but also digital if applicable	Dictionary
Adaptation	Adaptation means changing a place to suit the existing use or a proposed use.		BURRA Charter
Advocacy	The act of pleading for, supporting, or recommending. Additionally: An advocacy campaign is a set of activities designed to garner support for a cause or idea. The activities associated with an advocacy campaign may include holding rallies, contacting public officials, circulating petitions, fundraising, marketing, lobbying, outreach and more.	Within the SIT advocacy can be internal within an organisation/ group as well as external (to funders, wider communities, partners etc).	Dictionary Charitable description.
Asset	An item of property owned by a person or company, regarded as having value.	Value here could be financial, academic, social, cultural. An asset is a building, monument, site, place, area or landscape identified as having cultural significance.	Dictionary HES
Climate Change	Means a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is in addition to natural climate variability observed over comparable time periods.		UN Framework Convention on Climate Change
Collaborative	Produced by or involving two or more parties working together.		Dictionary

Term	Definitions - for the purposes of the document	Notes	Source
Community	A group of people living in the same place or having a particular characteristic in common. A particular area or place considered together with its inhabitants. The people of a district or country considered collectively, especially in the context of social values and responsibilities. The condition of sharing or having certain attitudes and interests in common.	<p>HES - A community is a group of people connected by location or by a common interest.</p> <p>Community of place A community of place, or place-based community, is a group of people connected because of where they live, work, visit or otherwise spend a large amount of time. It can also refer to a group of people related to a particular geographic location.</p> <p>Communities of practice and interest Communities of practice are groups of people who share a concern or a passion for something they do, such as members of a club, professional bodies, associations and institutes. A community of interest is a group of people who identify with or share a similar interest or experience - for instance, young people leaving care, vulnerable adults, the local business community, those with protected characteristics such as disabled people, or people from Black and minoritised ethnic communities.</p>	Dictionary & HES
Condition	The state of something with regard to its appearance, quality, or working order.		Dictionary
Cultural Significance / Significance	Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.	The term cultural significance is synonymous with cultural heritage significance and cultural heritage value. Cultural significance may change over time and with use. Understanding of cultural significance may change as a result of new information.	BURRA Charter & HES
Deliverability	Something that can be done, especially something that is a realistic expectation.		Dictionary
Decision Makers	A decision-maker for the historic environment is anyone who has a role or interest in making decisions that might affect it. Decision-makers in this context could refer to individuals, public and private sector organisations, communities, local authorities, owners or developers.		HES
Economic Benefit	Economic benefits are benefits that can be quantified in terms of money generated, such as net income, revenues, etc. It can also be money saved when discussing a policy to reduce costs.	These benefits can be specific to a project or asset, but can also be wider economic benefits for a place or community.	

Term	Definitions - for the purposes of the document	Notes	Source
Financial Sustainability	The assessment that a project [or asset] will have sufficient funds to meet all its resource and financial obligations [in the longer-term], whether the funding continues or not.	More broadly: Economic sustainability refers to practices that support long-term economic growth without negatively impacting social, environmental, and cultural aspects of the community	Cultural & Economic Impacts on the Information Society
Engage	Occupy or attract (someone's interest or attention). Involve someone (in a conversation or discussion). Participate or become involved in. Establish a meaningful contact or connection with.		Dictionary
Environmental Impacts / Effects	An environmental effect is the result of environmental impacts on human health and welfare. The term is also used synonymously with environmental impact.	This could also include consideration of 'resource use', 'waste' and carbon footprint calculations.	OECD
Feasibility	The state or degree of being easily or conveniently done.		Dictionary
Fundamental	A central or primary rule or principle on which something is based.		Dictionary
Heritage	Heritage can mean different things to different people. It can be anything from the past that you value and want to pass on to future generations.		NL-HF definition
Historic Environment	Scotland's historic environment is the physical evidence for human activity that connects people with place, linked with associations we can see, feel and understand.		HES definition OPiT
Implement	Put (a decision, plan, agreement, etc.) into effect.		Dictionary
Inclusivity	The practice or policy of including people who might otherwise be excluded or marginalised, such as those who have physical or mental disabilities and members of minoritised groups.		Dictionary
Impact	The effect of changes on the historic environment is often referred to as the impact. This can be positive or negative. There can be an impact on the physical elements of a place as well as on the setting of a place, changing its surroundings so that our understanding and appreciation is altered.		HES
Interconnected	The linking of constituent parts.	In this case both a spatial and cultural understanding can be applied.	Dictionary
Investment	An act of devoting time, effort, or energy to a particular undertaking with the expectation of a worthwhile result.	Also: A thing that is worth buying because it may be profitable or useful in the future.	Dictionary
Leveraging	To use something that you already have in order to achieve something new or better.	Used here financially, but could equally apply to skills and capacity.	Dictionary
Methodology	A system of methods used in a particular area of study or activity.	Method: a particular procedure for accomplishing or approaching something, especially a systematic or established one.	Dictionary
Net-Zero	The Climate Change Act 2019 commits Scotland to net-zero emissions of all greenhouse gases by 2045. This is tougher than a net-zero carbon target, which commits only to balancing carbon dioxide emissions. A zero emission building means that no greenhouse gases are emitted by it.	See also Environmental Impacts.	Climate Change (Emissions Reduction Targets) (Scotland) Act 2019

Term	Definitions - for the purposes of the document	Notes	Source
Ownership	The act, state, or right of possessing something.		Dictionary
Partnership	Partnership - in which two or more individuals/ organisations pool money, skills, and other resources, and share profit and loss in accordance with terms of the partnership agreement. In absence of such agreement, a partnership is assumed to exist where the participants in an enterprise agree to share the associated risks and rewards proportionately.	The less formal definition is a more likely scenario: partnership is assumed to exist where the participants in an enterprise agree to share the associated risks and rewards proportionately.	Business Dictionary
Place	Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.	Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of a historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.	BURRA Charter
Principle	A fundamental truth or proposition that serves as the foundation for a system of belief or behaviour or for a chain of reasoning.		Dictionary
Prioritisation	The action or process of deciding the relative importance or urgency of a thing or things.		Dictionary
Project	An individual or collaborative enterprise that is carefully planned to achieve a particular aim. A proposed or planned undertaking.	This could be anything from a multimillion pound project over several years, to a building repair. Within these documents it is used to mean all related actions and activities that take place to achieve a desired outcome.	Dictionary
Protection	The act of protecting, or the state of being protected; preservation from injury or harm.		Dictionary
Service Provision	Here used to mean ‘providing a service’.	Service could be widely defined from local shop to canal depending on the asset in question.	
Skills Development	Skills development is the process of (1) identifying your skill gaps, and (2) developing and honing these skills.	These could be skills for the heritage workforce or individuals and groups involved with a project or asset. The skills may/ may not be heritage focused depending on the need.	
Social Benefit	Provides wider societal benefits such as increased wellbeing, loneliness prevention, work within low-scoring SIMD areas, inclusivity, inequalities reduction etc.	Other definitions include: what contribution to society do community projects, investments and mainstream businesses make?	
Social Value	Refers to the significance of the historic environment to contemporary communities, including people’s sense of identity, belonging, attachment and place.	More research by University of Stirling may inform this definition.	Historic England’s definition

Term	Definitions - for the purposes of the document	Notes	Source
Stakeholder	A person with an interest or concern in something.	The interest often implies a financial or resource involvement.	Dictionary
Strategy	A plan of action designed to achieve a long-term or overall aim.		Dictionary
Sustainable	Able to be maintained at a certain rate or level.		Dictionary
Sustainable Development	Meets the needs of the present without compromising the ability of future generations to meet their own needs.		World Commission on Environment and Development (WCED), Brundtland Commission
Transparent	Easy to perceive or detect.		Dictionary
Use	Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place. Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.	Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfilment of traditional obligations. Exercising a right of access may be a use.	BURRA Charter
Vulnerability/risk	Exposed (someone or something valued) to danger, harm, or loss.	Implication here of imminent risk.	Dictionary
Wellbeing	The indicators for wellbeing are: safe, healthy, active, nurtured, achieving, respected, responsible and included. Acronym: SHANARRI		Scottish Government

Demonstrating the Value and Contribution of Scotland's Existing Built and Historic Environment Across the National Performance Framework

- Adapting existing properties
- Reuse resources
- Reduce carbon
- Promote sustainable tourism
- Contribute to circular economy
- Improve biodiversity and ecosystems
- Improve condition of existing properties

- Provide additional greenspace
- Reduce energy demand
- Sustainable materials and buildings through maintenance and repair
- Existing buildings and infrastructure contribute positively towards net zero

- Provision of spaces that bring joy, connection and identity
- Improved mental health and wellbeing
- Social prescribing E.g. traditional crafts, outdoor activities
- Provide good indoor air quality by use of traditional construction principles eg natural ventilation
- Reduce toxicity levels and off-gassing by use of traditional materials

- Adaptation/managing loss
- Biodiversity reservoirs
- Embodied energy
- Reuse and regeneration of existing buildings
- Stewardship of resources and assets
- Positive contributions towards net zero

- Wellbeing
- Social prescribing
- Identity and belonging
- Greenspace
- Healthy Buildings
- Air quality and toxicity

We value, enjoy, protect and enhance our environment

We are healthy and active

- Contribute positively to national identity
- Contribute cultural diplomacy
- Retain cultural significance
- Potential to reduce the risk of loss of culturally significant assets
- Improve knowledge and understanding
- Potential to improve physical or digital access

- History, stories and folklore
- Culturally significant assets
- Crafts and skills
- Places and belonging
- Venues and events

We are creative and our vibrant and diverse cultures are expressed and enjoyed widely

We have a globally competitive, entrepreneurial, inclusive and sustainable economy

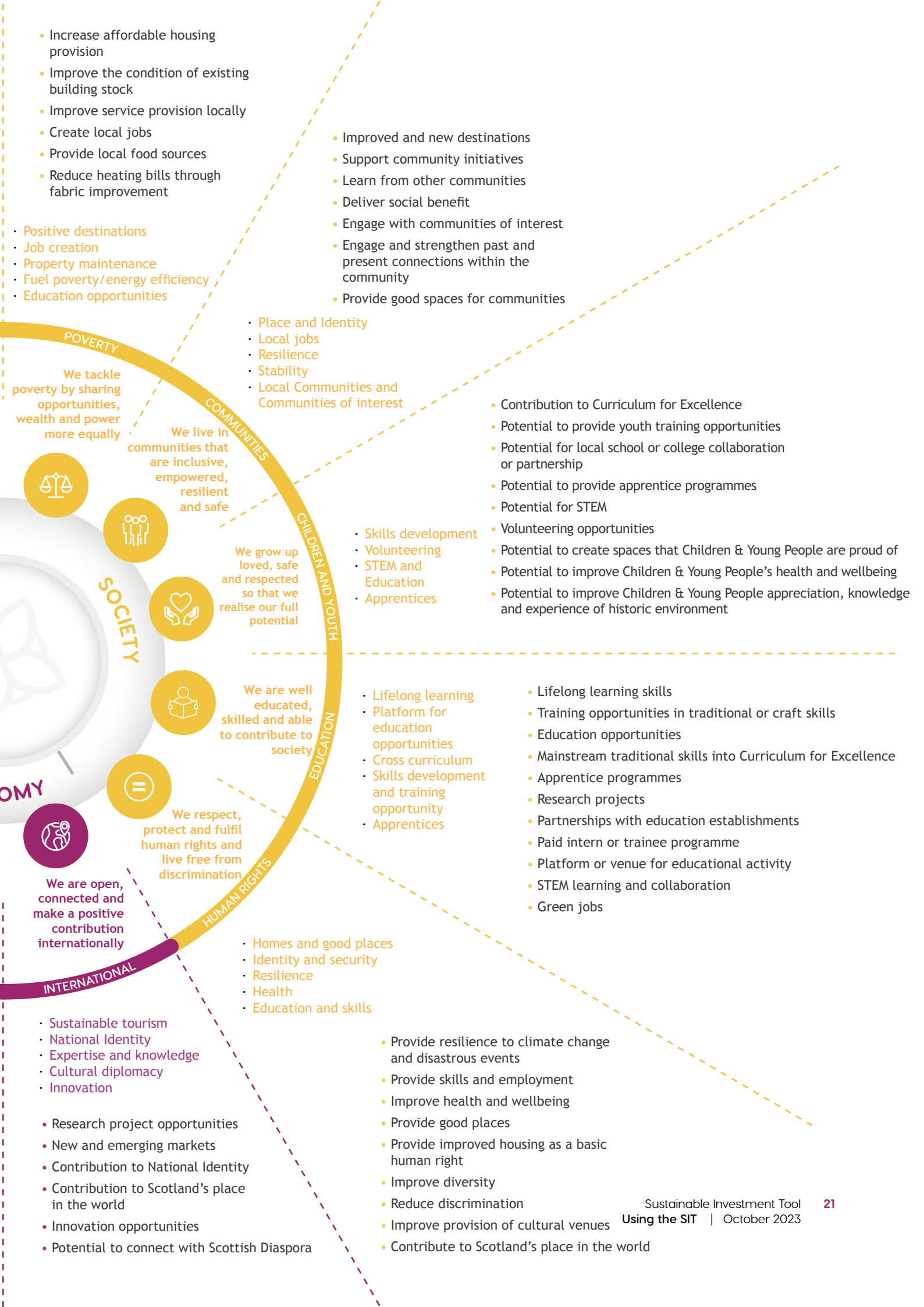
We have thriving and innovative businesses with quality jobs and fair work for everyone

- Sustainable tourism
- Construction sector spend and jobs
- Cultural assets and brands
- Regeneration

- Direct and indirect economic benefit
- Leverage for further investment
- Opportunity for partnerships and collaboration
- Job creation
- Contribution to tourism spend
- Contribution to construction sector spend

- Sustainable procurement
- Local delivery models
- Local supply chains
- Social enterprise opportunities
- Microbusiness networks

- Procure sustainable materials ethically
- Use of local model and skills
- Support local micro-business networks
- Societal contribution
- Social enterprise opportunities



Acknowledgements

Thank you to all those involved with the process of developing the SIT – discussions around difficult decisions were the starting point, and we appreciate all those who engaged and brought their expertise, knowledge and enthusiasm to the many conversations and consultations.

This guide was commissioned and developed by the Our Place in Time Built Heritage Investment Group. BHIG members represented over twenty organisations, including:

Built Environment Forum Scotland, Church of Scotland General Trustees, Community Ownership Support Service, Convention of Scottish Local Authorities, Federation of Scottish Theatre, Forestry and Land Scotland, National Lottery Heritage Fund, Historic Environment Scotland, Historic Houses, Museums Galleries Scotland, National Trust for Scotland, Network Rail, NHS Scotland, Registers of Scotland, Royal Incorporation of Architects in Scotland, Royal Town Planning Institute, Scottish Canals, Scottish Futures Trust, Scottish Land and Estates, NatureScot, Scottish Property Federation.

Primary Authors: Ailsa Macfarlane and Hazel Johnson (BEFS) and Emily Tracey (Historic Environment Scotland).

Contact: hello@sitool.co.uk
V1.0 Published October 2023

Disclaimer

While every care has been taken in the preparation of this guide, BEFS specifically excludes any liability for errors, omissions or otherwise arising from its contents and readers must satisfy themselves as to the principles and practices described.

This guide is published by BEFS - Built Environment Forum Scotland, the third sector intermediary for the existing built environment, on behalf of the Our Place in Time - Built Heritage Investment Group, and supporting the strategy for Scotland's historic environment - Our Past, Our Future.

This publication is available digitally and free to download from the Sustainable Investment Tool website: www.sitool.co.uk



To access the Sustainable Investment Tool
visit sitool.co.uk

Developed through the *Our Place in Time*, Built Heritage Investment Group and supporting
the strategy for Scotland's historic environment - *Our Past, Our Future*