ASSESSMENT REPORT

ACCOMMODATION - VACATION HOTEL BENCHMARKING

OLD HARBOUR HOTEL
Cochin, India

Report Date: **10 August 2009**

Benchmarking Data Collection Period: 1 January 2008 – 31 December 2008

OVERVIEW

This annual assessment of **OLD HARBOUR HOTEL** was undertaken against Green Globe Lite Health Check and Earthcheck benchmarking indicators listed below. They have been carefully selected to track performance in key areas of environmental and social performance impact. Their outcomes which are presented in this report are used by Earthcheck to evaluate whether the operation has reached the standards necessary to pass the initial benchmarking requirements.

	earthcheck science inside	**Indicator Measure (Benchmark)**
1	Sustainability Policy	Policy is produced and in place
2	Health Check	Health Check completed
3	Energy	Energy Consumption (MJ / Guest Night) Total CO_2-e Produced (t / Guest Night)
4	Water	Potable Water Consumption (kL / Guest Night)
5	Waste	Waste Sent to Landfill (m^3 / Guest Night)

ACCOMMODATION - VACATION HOTEL PERFORMANCE BENCHMARKS

Current performance: *Below Baseline ✖ At or above Baseline ✓ At or above Best Practice ★*

1. Sustainability Policy ★

Policy is produced and in place.

2. Health Check ★

Sustainability

Do you have a staff member who can lead the sustainability process?	Yes
Does your operation carry out an annual environmental risk assessment?	No
Are your staff and customers made aware of your sustainability goals and actions?	No
Are your suppliers and contractors made aware of your sustainability goals and actions?	No
Do you provide environmental training and awareness programs for your staff?	Yes
Do you seek to use local contractors where possible?	Yes
Do you seek to purchase from local suppliers where possible?	Yes
Do you employ local staff where possible?	Yes
Do you have a legal compliance register?	Yes
Have you operated without any environmental complaints or non-compliance issues in the past year?	Yes
Do you promote public/shared transport to your staff and customers?	Yes

Energy

Do you have an energy management program in place to ensure energy efficiency as far as practical?	Yes
Do you have a list of all energy sources used within the operation?	Yes
Can you quantify the amount of each energy source used?	Yes
Can you divide these sources and quantities into the scopes (1,2 and 3) used for calculating emissions?	Yes
Can you allocate energy source use to individual departments or key areas of your operation?	Yes
Does your on-site energy come from renewable sources where possible? (e.g., solar; hydroelectric; wind; certain biofuels)	Yes
Where available, is "green" electricity purchased from grid suppliers?	N/A
Are Energy efficient appliances in use?(e.g., refrigerators; freezers; heaters; A/C)	Yes

Do you use energy efficient lighting? (many new types are now available)?	Yes
Do you avoid over lighting areas and only provide lighting where it is necessary?	Yes
Do you use natural lighting wherever possible?	Yes
Do you use photo sensory detectors of outdoor security lighting or movement detectors for infrequently used areas?	No
Do you use passive solar design and in hot climates natural ventilation?	Yes
Do you use energy efficient heating and cooling systems and operate the systems efficiently e.g. only heat/cool areas as required (not walkways, open areas, seldom used areas) and use smart control so unoccupied rooms are not heated/cooled and temperatures are set with appropriate bands?	Yes
In areas that are heated or cooled, have you installed adequate insulation within the roof, wall and possibly floor and on windows such curtains, blinds, or tinting, and in extremely cold areas double glazing?	Yes
Do you use energy efficient vehicles and vessels, considering group sizes, the terrain and road conditions, select vehicle style and engine type for maximum efficiency (as a guide select ethanol based fuels (e10), bio diesel, natural gas or LPG before diesel or petrol powered vehicles (and consider the fuel/electric hybrid drive vehicles)?	No
Do you use energy efficient plant and machinery?	Yes

CO_2

Does your operation have a commitment to the reduction of greenhouse gas emissions?	Yes
Can you calculate your operation's CO_2 emissions?	Yes
Do you calculate your operation's CO_2 emissions?	No
Does your operation offset CO_2 emissions?	No

Water

Do you have a water management plan in place?	Yes
Have you implemented a regular maintenance schedule?	Yes
Do you read and record your water meter readings regularly to better understand normal consumption patterns?	Yes
Are your organisation’s water savings recorded?	No
Are water efficient appliances in use? e.g. washing machines, dishwashers	Yes
Have you installed low/dual flush toilets?	Yes
Have you installed low flow tap/faucet flow restrictors or fittings?	No
Have you implemented low flow shower fittings?	No
Do you sweep outside areas instead of washing them down?	Yes
Have you installed water less urinals or low flow urinals with time delay or movement sensors?	No
Do you collect, store and or use rainwater?	Yes
Do you recycle grey water or treated wastewater?	Yes
Does your operation have minimal irrigation landscaping?	Yes
Do staff, and in particular kitchen and cleaning staff, practice water efficient practices such as not defrosting or preparing food under running water and using the dishwasher	Yes

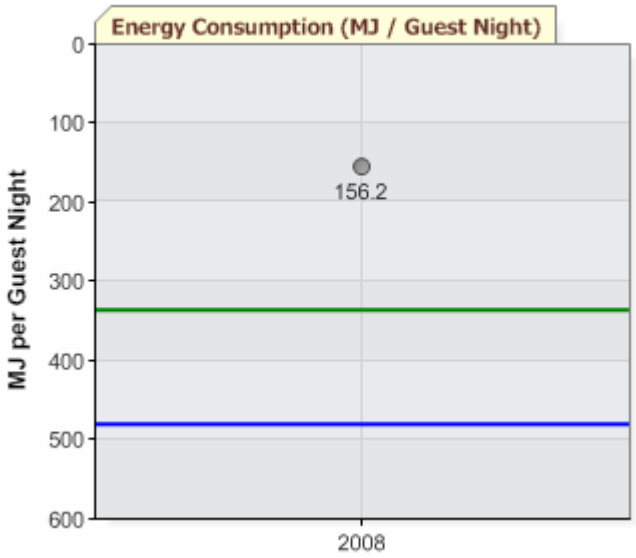
only when fully loaded?

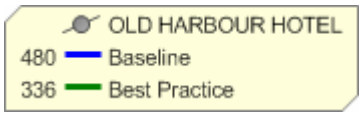
Waste

Are waste minimisation strategies in place e.g. purchasing products with minimal and recyclable packaging or packaging that can be reused?	Yes
Are recycling strategies in place e.g. waste segregated at collection points?	Yes
Do you record the amount of waste you send to landfill?	No
Is your organisation's waste recycling recorded?	No
Do you compost your organic waste?	Yes

3. Energy

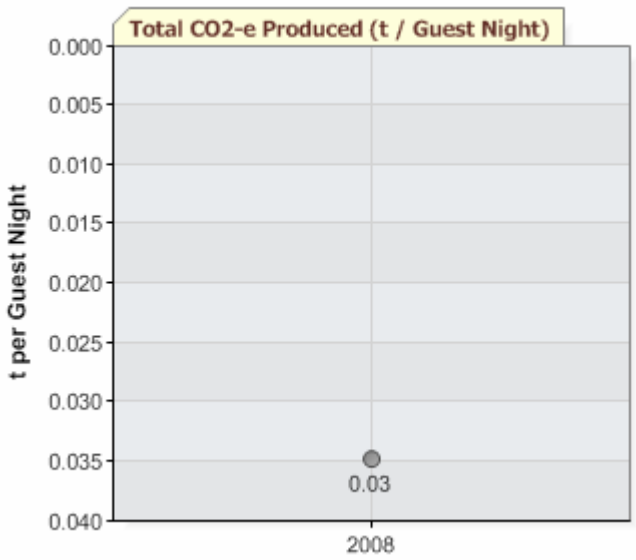
Energy Consumption (MJ / Guest Night) ★





Energy Consumption (MJ / Guest Night) for the year 2008 (1 January 2008– 31 December 2008) was 156.2 MJ / Guest Night, which was 53.5% better than the Best Practice level.

Total CO_2-e Produced (t / Guest Night)

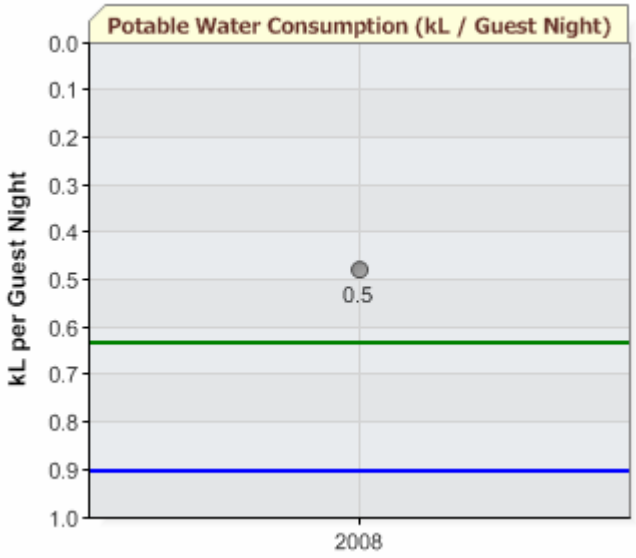


OLD HARBOUR HOTEL

Total CO_2-e Produced (t / Guest Night) for the year 2008 (1 January 2008– 31 December 2008) was 0.03 t / Guest Night.

4. Water

Potable Water Consumption (kL / Guest Night) ★

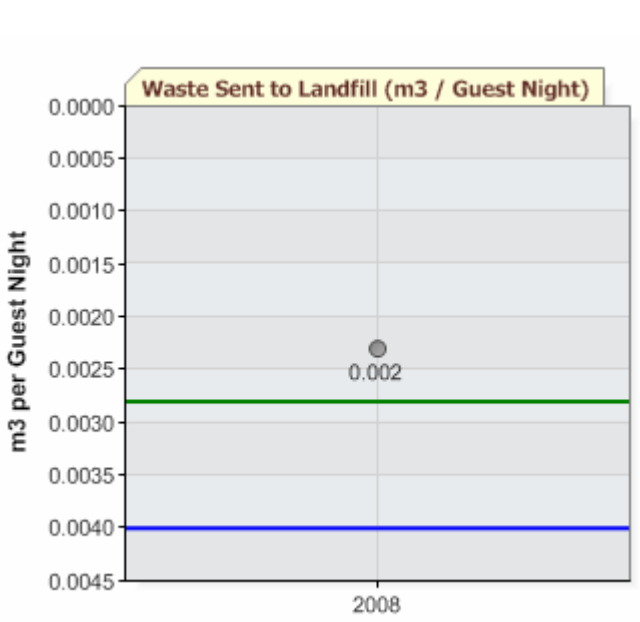


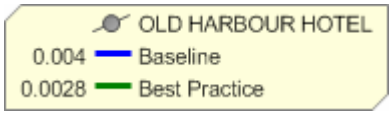
OLD HARBOUR HOTEL
0.9 Baseline
0.63 Best Practice

Potable Water Consumption (kL / Guest Night) for the year 2008 (1 January 2008– 31 December 2008) was 0.5 kL / Guest Night, which was 23.8% better than the Best Practice level.

5. Waste

Waste Sent to Landfill (m^3 / Guest Night) ★





Waste Sent to Landfill (m^3 / Guest Night) for the year 2008 (1 January 2008– 31 December 2008) was 0.002 m^3 / Guest Night, which was 17.9% better than the Best Practice level.

*The supplied data has been compiled by **OLD HARBOUR HOTEL** in the prescribed manner, authorised by a senior executive of the company and submitted for an annual assessment.*

CONCLUSION AND RECOMMENDATIONS

Congratulations, **OLD HARBOUR HOTEL** has passed the requirements to be recognised as a Green Globe Lite Operator.

In addition to having a Sustainability Policy in place, three assessed Earthcheck indicator(s), *Energy Consumption, Potable Water Consumption, Waste Sent to Landfill*, are at or above the Baseline level.

From the benchmarking data provided, three indicator(s), *Energy Consumption, Potable Water Consumption, Waste Sent to Landfill,* are at or above the Best Practice level, which is an achievement to be highly commended.

Improvements in all the Earthcheck indicators will not only help the environment, but can also help reduce operational costs. Due to the positive commitment that **OLD HARBOUR HOTEL** has demonstrated to the environment, the assessors are confident that they can maintain or improve performance, where appropriate and practical, in all indicators.

Benchmarks assessed by Earthcheck

Earthcheck is managed by EC3 Global, a wholly owned subsidiary of the Sustainable Tourism Cooperative Research Centre (STCRC), which is the largest sustainable tourism research organisation in the world. The CRC is an Australian Government Initiative.

An Australian Government Initiative

SUMMARY OF SUPPLIED BENCHMARKING DATA

ACTIVITY MEASURES

Guest Nights	3348

SUPPLIED BENCHMARKING DATA

Energy

Energy Consumption (MJ / Guest Night)

Supplied	523101.6 MJ
Calculated	156.2 MJ / Guest Night
Baseline	480 MJ / Guest Night
Best Practice	336 MJ / Guest Night
Difference	53.5% better than the Best Practice level

Total CO_2-e Produced (t / Guest Night)

Supplied	116.7 t
Calculated	0.03 t / Guest Night

Water

Potable Water Consumption (kL / Guest Night)

Supplied	1607.0 kL
Calculated	0.5 kL / Guest Night
Baseline	0.9 kL / Guest Night
Best Practice	0.63 kL / Guest Night
Difference	23.8% better than the Best Practice level

Waste

Waste Sent to Landfill (m^3 / Guest Night)

Supplied	7.7 m^3
Calculated	0.002 m^3 / Guest Night
Baseline	0.004 m^3 / Guest Night
Best Practice	0.0028 m^3 / Guest Night
Difference	17.9% better than the Best Practice level

DETERMINATION OF BASELINE AND BEST PRACTICE LEVELS

General
The values for the Baseline and Best Practice levels for each indicator are derived from extensive worldwide research into available and appropriate case studies, industry surveys, engineering design handbooks, energy, water and waste audits, and climatic and geographic conditions.

National and regional data for per capita energy use, greenhouse gas and other emissions, wastes to landfill and water consumption, where available provide background data for normalisation of the expected performance values for per customer or employee, and/or overall performance of an enterprise being benchmarked. They are used to gauge the regional or national situation and environmental performances that an enterprise is based in, and hence what are reasonable levels to expect the enterprise to achieve.

A benchmarking result at, or above, the Baseline level demonstrates to all stakeholders that the enterprise is achieving above average performance. A result below the Baseline level indicates that an enterprise can and should carry out actions that will make beneficial improvements in performance.

Consideration of Climate
A major determinant of energy consumption in some sectors, primarily those centred on buildings such as accommodation, visitor centres and administration offices will be the dominant climatic conditions in which the enterprise is located. In general, to maintain the same level of indoor comfort, enterprises operating in hot or cold climates will consume more energy than those in temperate climates.

Similarly, it is recognised that in certain sectors a major determinant of potable water consumption will be the climate in which an enterprise is located, in particular those with large grounds and/or significant water-based facilities or activities. That is, enterprises located in hot climates are more likely to consume more potable water than equivalent ones located in cooler climates. Factors that are likely to lead to a higher level of potable water consumption, for example in the accommodation sector, include increased evaporation rates of swimming pools, personal bathing and irrigation demands of grounds. In consideration of this factor, Baseline and Best Practice levels can vary in relation to country location.

Waste Sent to Landfill
The benchmark indicator used for solid waste production (sent to landfill) is given in litres as waste bins are usually calibrated by volume, and it has been found that the majority of operations do not have access to the weight of material disposed of. However, if a weight is supplied, standard factors are used to convert from weight (e.g., kilograms (kg)) to volume (e.g., litres (L)). These are 300 kg/m^3 for uncompacted waste or 650 kg/m^3 for lightly compacted waste.

Operations should make note of the level of compaction when submitting data for assessment by Earthcheck.

Review of Performance Levels
The Baseline and Best Practice performance levels for Earthcheck indicators are continuously reviewed and are likely to change over time. This review by a team of international experts, takes into account “business-as-usual” changes in practices, equipment and facilities, as well as regulations and general improvement trends in performance and procedures. This review is used to update the levels of Baseline and Best Practice, and provides useful feedback to the user of the indicators.

The list below summarises the basic generic rules used to determine Baseline and Best Practice levels for Earthcheck indicators.

- If relevant enterprise sector specific case studies are not available for a type of activity in a designated region, then national averages will be used to ascertain the Baseline level. In this case, the Best Practice level will be set at a minimum of 30% better performance than the Baseline.

- If case study or national data are not available for a specific indicator, then the first enterprise that benchmarks will have its results set as 15% better than Baseline (i.e., half way between Baseline and Best Practice).