WORKING MATERIAL 1.12 · CHAPTER 1 — THE VISION OF OWNERSHIP (SECTION A) · SETTING: MATERA, ITALY

Site, Buildings and the Weight of a Renovation

Source: Francesco Dore, The Helm and the Lens, Volume 7a — GSTC Hotel Standard v4.0, subchapter 1.12 (book page 147)

GUIDING QUESTION

A renovation can be fully licensed and still leave a heavier mark on a place than it needed to. The permits answer whether the work is allowed; the standard asks what the work will do to the landscape, the water, the heritage and the people who could have built it. Who in the hotel asks the second question, and when?

1 · Verification Pact: market claims against the standard

Copied from the book. The last column is for your property: what holds here, and how you know it.

What is claimed	Binding?	What actually holds	In our property
If the authorities approved the project, A11 is satisfied	No	Approvals satisfy A11.1 only; A11.2 to A11.4 ask for a risk assessment, protective planning and, near sensitive areas, connectivity measures	
A sustainability risk assessment can be written once the works are finished	No	A11.2 requires it as an integral part of the planning process	
The hotel must use only local labour	No	A12.1 asks for preference, where feasible, for qualified local labour defined by residency and legal work status	
A12 applies only while there is a building site	Only partially true	Most indicators apply during construction, but A12.5 on native plants and invasive species applies to landscaping at any time	
Only large greenfield resorts are concerned	No	The criteria cover additions, alterations, upgrades and refurbishments of existing facilities	
The standard prescribes a formal environmental impact study	Only partially true	It asks for assessment of sustainability-related risks; for threatened or protected species, the guidelines mention environmental assessments or due diligence	

2 · Common mistakes — a self-check

Tick each mistake you recognise in your own property, and note where it shows.

☐ Treating planning approvals as the whole of A11, rather than its first indicator.

☐ Commissioning the sustainability risk assessment after the design, the contract or the opening.

☐ Excluding renovations and refurbishments of existing buildings from the scope of the sustainability system.

- ☐ Tendering on price and completion date alone, leaving the contractor no reason to prefer local labour or materials.
- ☐ Reading the preference for local labour as an obligation to use only local workers, regardless of qualification or feasibility.
- ☐ Allowing runoff from the site to reach drains, watercourses or historic water systems without capture and filtering.
- ☐ Choosing plants from a catalogue for their flowers without checking whether they are invasive.
- ☐ Filling skips with mixed construction waste instead of applying the waste hierarchy.

3 · A Checklist for an Owner Before the Next Renovation

The book's checklist, with a column for your own answer.

Question	Why it matters	Our answer
Is there a dated sustainability risk assessment that precedes the design?	A11.2 requires assessment as an integral part of planning, not afterwards	
Who outside the hotel should be consulted, and were they?	A11.3 asks for consultation with authorities and communities when necessary	
Does the contract state preferences for local labour, materials and low-impact options?	A12.1 and A12.2 cannot be met by a contractor who was never told	
How will runoff be captured and nearby water protected during works?	A12.3 and A12.4 address contamination of soil, watercourses and catchments	
What will be planted, and has it been checked against the invasive list?	A12.5 applies to landscaping at any time	
How much construction waste will be reduced, reused and recycled?	A12.6 follows the waste hierarchy	

4 · What would show this is working

Questions drawn from the subchapter's reading of the standard and its practical application. Indicator references point to the GSTC Hotel Standard v4.0; where the evidence lives is this book's practice, not a requirement of the standard.

Question	Where the evidence lives	Seen?
For new developments, expansions or major renovations, are all permits held (A11.1)?	Approvals linked to the legal register	☐
Is a sustainability risk assessment part of planning, dated before design decisions (A11.2)?	Dated assessment in the project file	☐
Were landscape and heritage sites protected, with consultation when necessary (A11.3)?	Consultation notes and safeguards agreed	☐
Is preference given to qualified local labour and to local or certified materials (A12.1, A12.2)?	Tender documents and contractor statements	☐
Are runoff and construction waste managed during works (A12.3, A12.6)?	Site records of silt barriers, filtering and waste	☐
Are native or endemic plants preferred and invasive species avoided in landscaping (A12.5)?	Planting records and plant list	☐

> *What this sheet is not: the GSTC Hotel Standard does not prescribe this form. It is a working aid drawn from the book; the standard's criteria, indicators and guidelines govern the real case. Independent material; not affiliated with or endorsed by the GSTC. The standard's own text at www.gstc.org prevails.*