

ECO certification - Farmhouse accommodation

Requirements:

Mandatory criteria - 37

Voluntary criteria - 30 (minimum compliance - 10 criteria)

Minimum compliance - 47 criteria

Section 1: Management system

Code	Criterion	Type
101	The management and employees received training on environmental good practice.	Mandatory
102	The management implements a long-term environmental management system that is suitable to the scope of its operations. This includes having in place a written policy with specific goals and a programme for the monitoring of these goals so that measures to reduce the impact on the environment are implemented.	Mandatory
103	The property has a designated person for the environmental management system.	Mandatory
104	The organisation has participated in or organised environmental initiatives or initiatives for social and infrastructure community development during the last two years (where applicable).	Mandatory

Section 2: Waste management

Code	Criterion	Type
201	The property has quantitative goals to minimise waste that is not re-used or recycled.	Mandatory
202	The property provides appropriate bins or bags for the recycling of waste and proper instructions on waste separation for the following: glass, plastic, paper and metal.	Mandatory
203	The property recycles batteries in accordance with current environmental legislation.	Mandatory
204	The property is guaranteeing the final destination of goods with CFC or similar in accordance with current environmental legislation.	Mandatory
205	The property is disposing of hazardous waste correctly.	Mandatory
206	The property provides appropriate bins or bags for the recycling of organic waste.	Voluntary
207	The property is using soap and shampoo dispenser containers in bathrooms.	Voluntary
208	The property buys products in bulk to reduce packaging waste.	Voluntary
209	A system is in place to reuse discarded bed sheets and towels for alternate purposes.	Voluntary

Section 3: Purchasing

Code	Criterion	Type
301	A purchasing policy is in place which favours eco-friendly products for building materials, capital goods, food and consumables.	Mandatory
302	The property is reducing or eliminating corrosive cleaning products, phosphate and bleaching detergents.	Mandatory
303	The property is reducing or replacing pesticides and other harmful substances (e.g. solvent based paints).	Mandatory
304	The management is using white goods with clean technology and has a target that 50% of all white goods will be A-rated by end 2015 and that 100% will be A-rated by end 2017.	Mandatory
305	CFC products and similar are being replaced by more ecological ones.	Mandatory
306	The property is using local goods and services.	Mandatory
307	The property is using biodegradable cleaning products.	Voluntary
308	The property is using fair-trade goods and services.	Voluntary
309	Recycled or ecological paper is used for promotional material (brochures).	Voluntary
310	The property is using recycled or ecological paper for toilet rolls and/or hand towels.	Voluntary

Section 4: Control of chemicals

Code	Criterion	Type
401	The property is storing hazardous chemicals and cleaning products correctly (where applicable).	Mandatory
402	Chlorine levels in swimming pools are monitored regularly (approximately twice weekly).	Mandatory
403	The air-conditioning system is monitored regularly for effective control of leaks (where applicable).	Mandatory
404	Records are kept on the chemical products used in pest control.	Mandatory
405	A system is in place to reduce or eliminate Chlorine in swimming pools (e.g. ionizers, salt water chlorination, etc).	Voluntary

Section 5: Energy

Code	Criterion	Type
501	Energy efficient lighting products are in place (at least 50% of lights in each property).	Mandatory
502	Automatic controls are used for internal illumination. (If the lighting is not switched off automatically, guests must have highly visible information reminding them to switch off all lights before leaving the property).	Mandatory
503	Automatic controls are used for the air-conditioning system in room windows and doors. (If the A/C is not switched off automatically, guests must have highly visible information reminding them to switch off the air conditioning before opening the windows/doors).	Mandatory
504	The management is using only A-rated white goods in the property.	Voluntary

505	Power factor correction is installed and operational.	Voluntary
506	Voltage optimisation is installed and operational.	Voluntary
507	Automatic controls for external illumination are installed and operational.	Voluntary
508	Presence sensors (PIR) are installed and working.	Voluntary
509	A Building Management System (BMS) is installed and working.	Voluntary
510	Thermal insulation is installed in the building.	Voluntary
511	Alternative energy is used for lighting, heating or other purposes.	Voluntary
512	A preventative maintenance programme is in place for all electrical equipment.	Voluntary

Section 6: Water

Code	Criterion	Type
601	A preventative maintenance programme is in place for all water systems and equipment.	Mandatory
602	Rain water harvesting and use is practised at the property.	Mandatory
603	Waste water and RO reject are treated effectively before discharging into the environment (applicable to direct discharges only).	Mandatory
604	The property is using water saving devices in at least 1 of the following: all wash hand basins, all showers, all water cisterns.	Mandatory
605	The property is using water saving devices in the following: all wash hand basins, all showers, all water cisterns.	Voluntary
606	Swimming pool water levels are monitored frequently (identifying leakages, etc).	Voluntary
607	The property is reusing waste water for irrigation and/or other purposes.	Voluntary

Section 7: Air quality

Code	Criterion	Type
701	The property implements practices to reduce or offset its greenhouse gas emissions.	Mandatory
702	The property encourages guests not to smoke indoors. A 'no smoking' sign or similar must be visible.	Voluntary
703	The management is informing and encouraging guests to use public transport, bicycles and other sustainable modes of transport.	Voluntary

Section 8: Noise

Code	Criterion	Type
801	The property implements practices to reduce noise pollution.	Voluntary
802	Double-glazed windows or other insulating systems are used to reduce impacts of external noise.	Voluntary

Section 9: Buildings and green areas

Code	Criterion	Type
901	The management implements practices to reduce light pollution.	Mandatory
902	The management implements practices to reduce the effects of water runoff and erosion.	Mandatory
903	Mainly native plants are used in external areas and preventive measures are taken against the introduction of invasive alien species.	Mandatory
904	Irrigation is carried out early in the morning and/or in the late evening.	Mandatory
905	Automatic irrigation is used to save water in external gardens.	Voluntary
906	The landscaped areas are predominantly planted with low water consumption plants.	Voluntary
907	The property is producing its own compost.	Voluntary

Section 10: Local culture & natural surroundings

Code	Criterion	Type
1001	The property is using elements of local art, architecture or cultural heritage in its design or decoration.	Mandatory
1002	The property offers a means for small businesses to develop and sell local sustainable products (e.g. paintings, crafts, food & drink).	Mandatory
1003	Any disturbance of natural ecosystems is minimised and compensated for through rehabilitation / conservation management where applicable.	Mandatory

Section 11: Guest communication

Code	Criterion	Type
1101	Information about the natural surroundings and local cultural heritage (including cultural events) as well as information on appropriate visitor behaviour (where appropriate) are provided by the property.	Mandatory
1102	The property is informing guests about local environmental initiatives and activities in which they can participate.	Mandatory
1103	Customer satisfaction, including on sustainability aspects, is measured and corrective action is taken as appropriate.	Mandatory
1104	The property is informing and encouraging guests to participate in its environmental management programme.	Voluntary
1105	The property is informing guests on its environmental management system results.	Voluntary