

ACCELERATING THE GLOBAL TRANSITION TO SUSTAINABLE TRANSPORT IN REAL ESTATE.

ModeScore Certification Guide

A high-level guide for developers and landlords to future-proof sustainable transport facilities within real estate.



ModeScore's Approach: Connecting Buildings and Transport

Buildings and transport are intimately connected.

Isolated Islands? – Buildings don't exist in isolation. Everyone uses a mode of transport to get to and from a building, whether it's walking, cycling, bus, metro or private car. ModeScore assesses how well connected your building is.

Building Developers – Building developers and owners can encourage tenants to use sustainable transport to get to and from their building by introducing the right infrastructure and services. ModeScore's framework helps guide you through this process.

Sustainability Leadership – The link between buildings and transport is often overlooked. Prioritising how people travel to and from your building —and ensuring it's done sustainably —will position you as a sustainability leader and a next-generation real estate developer.

How do people travel to and from your building?



Why Do We Need Sustainable Transport?



The shift to sustainable modes of transport is accelerating worldwide. There are multiple benefits to this transition:

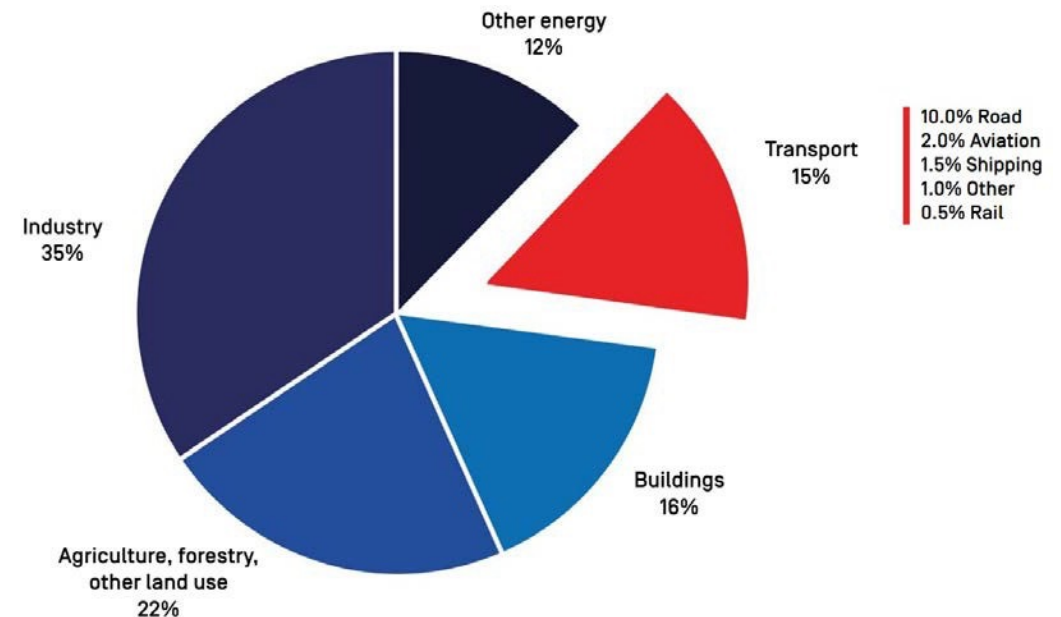
Climate Change - Switching from fossil fuel-powered transport to clean alternatives reduces CO₂ emissions.

Energy Consumption - Switching from personal vehicles to shared mobility like buses and metros, as well as encouraging walking and cycling, significantly reduces energy usage.

Air Quality - Switching from internal combustion engine (ICE) vehicles to electric vehicles (EVs) decreases harmful air pollution in urban areas.

Wellbeing - Using public transport reduces traffic-related stress. Walking and cycling boosts your physical activity. Walking can enhance your social interactions and sense of community, while cycling can be an enjoyable and joyful mode of travel.

Transport is responsible for 15% of global greenhouse gas emissions



Global Greenhouse Gas Emissions in 2019 (IPCC)

Introducing ModeScore

A green building certification, focused on sustainable transport.

Certification – ModeScore is a green building certification that looks at how well connected your building is to different modes of sustainable transport. ModeScore certifies buildings, real estate developments, mega projects and cities.

Assessment – ModeScore will assess, and then certify, the sustainable transport infrastructure and services in your building or real estate development. The process is quick and done remotely.

Knowledge Partner – ModeScore will serve as your knowledge partner, providing detailed guidance and educational insights to help you continuously integrate sustainable transport solutions. This is based on international best practice, combined with local solutions.

Aligned with Other Certifications – ModeScore aligns with other green building certifications.



Mode + Score

ModeScore looks at the *mode* of transport people use to travel to and from your building and how well your buildings scores.

What score will your building achieve?



Introducing ActiveScore

ModeScore's sister certification.

ActiveScore – ActiveScore is ModeScore's sister certification. It looks specifically at active travel infrastructure, such as walking and cycling, in buildings and real estate developments.

Origins – ActiveScore was launched in 2017 by entrepreneurs in the UK passionate about promoting cycling and walking. ModeScore launched in 2024 in response to client demand for a broader approach that looks at all forms of sustainable transport.

ModeScore – ModeScore extends the scope of ActiveScore by assessing all forms of sustainable transport used to move between buildings. ModeScore incorporates ActiveScore within its assessment criteria.



"Our vision is a world where sustainable transport is seamlessly integrated into the fabric of every building and community."

James Nash, Co-founder



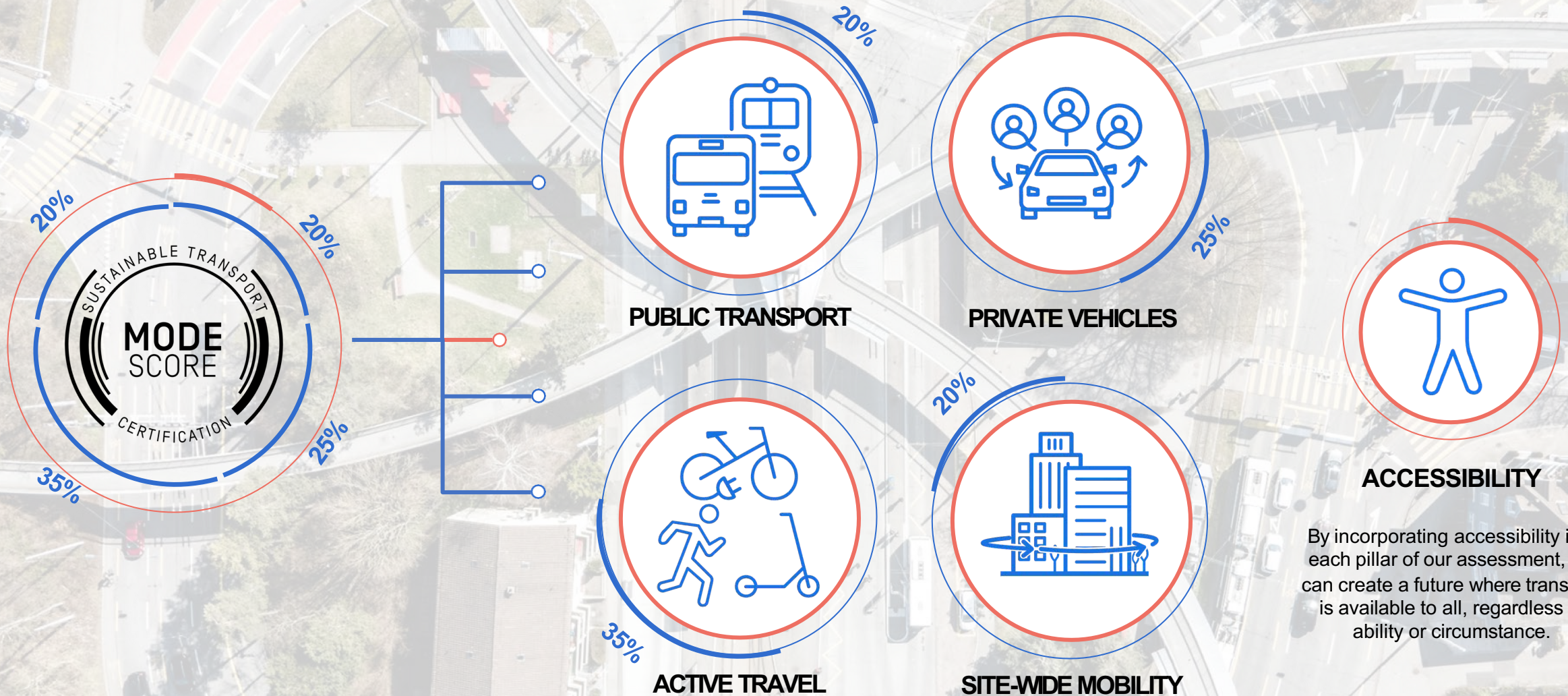
Active + Score

Active looks at the *active* modes of transport people use to travel to and from your building and how well your buildings *scores*.

What score will your building achieve?



The four pillars of ModeScore



By incorporating accessibility into each pillar of our assessment, we can create a future where transport is available to all, regardless of ability or circumstance.

ModeScore Communities

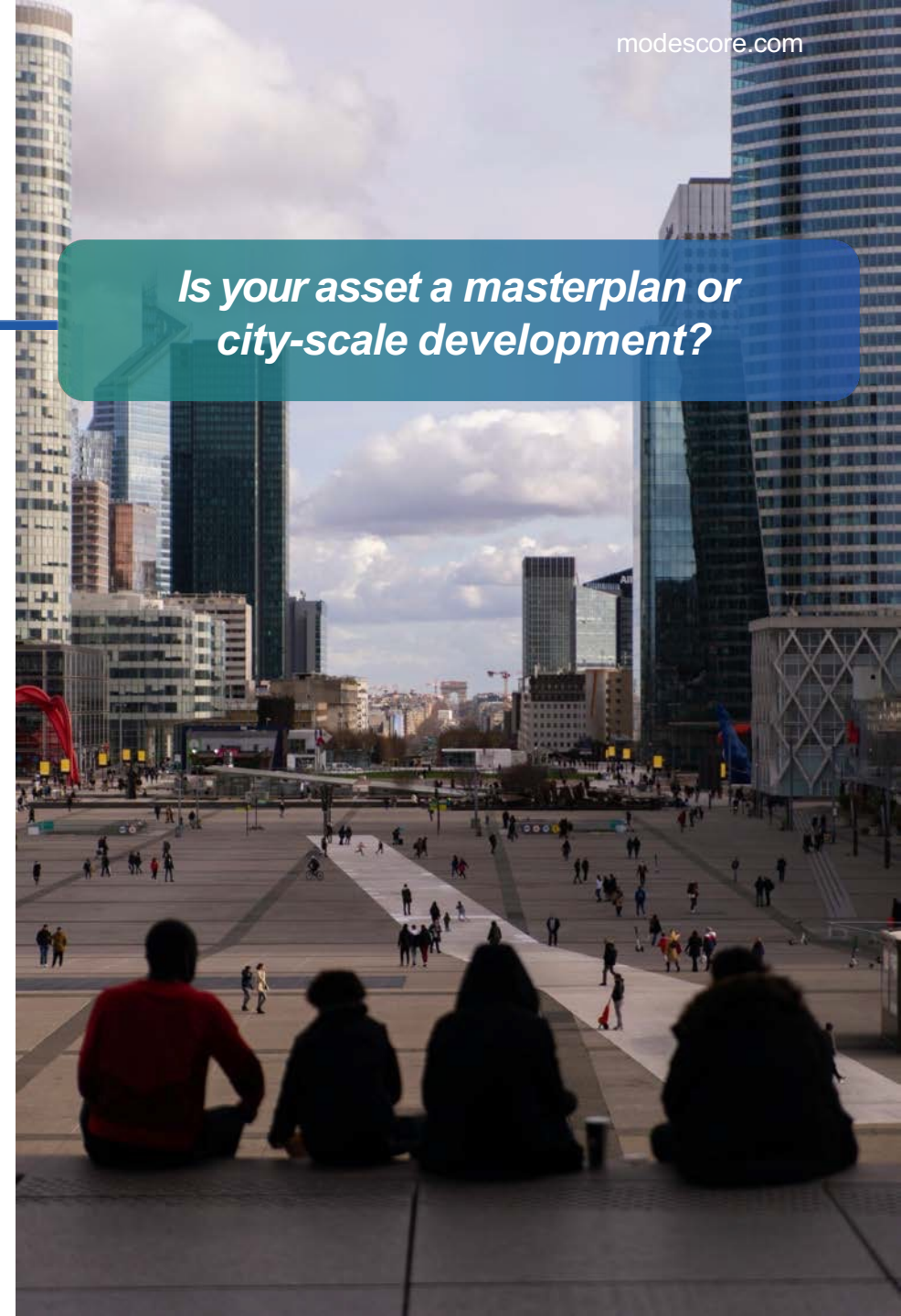
ModeScore can certify entire districts and masterplans. Our Communities certifications apply to large-scale developments at any stage of design:

ModeScore Communities – assesses all types of sustainable transport infrastructure and services within an urban community. It evaluates on-street active travel infrastructure, local public transport, strategies for private vehicle usage, and delivery procedures.

ActiveScore Communities – specifically assesses active travel infrastructure and services within an urban community. It evaluates on-street active travel infrastructure.



Is your asset a masterplan or city-scale development?



MODESCORE & ACTIVESCORE COMMUNITIES

Comparing assessment topics

MODESCORE COMMUNITIES Assessment Topics		
Public Transport	01	Availability of stops/stations <i>How much of the development is accessible?</i>
	02	Variety of transport modes <i>What is available within 800m?</i>
	03	Quality of public transport <i>Frequency Green energy Easy to follow and safe route</i>
	04	Accessibility <i>Design for people with mobility challenges Design for people with sensory challenges Design for people with cognitive challenges</i>
Private Vehicles	05	Future proofing <i>Local improvement proposals</i>
	06	Information, Promotion, and Services <i>Information points Visitors informed about access</i>
	01	Quantity of car parking spaces <i>A target in-line with max. regional standards</i>
	02	Electric car parking spaces <i>Designated and compliant charging spaces</i>
Private Vehicles	03	Accessible car parking spaces <i>Designated and compliant accessible spaces</i>
	04	Electric accessible car parking spaces <i>Designated and compliant spaces</i>
	05	Management <i>Systems in place Reviewing and evaluating usage</i>
MODESCORE COMMUNITIES Assessment Topics		
Private Vehicles	06	Car-share location <i>Spread of stations/docks/zones</i>
	07	Car-share quality <i>Signage and wayfinding Electric Well publicised Discounts/incentives</i>
	08	Disincentivising private vehicles <i>Additional EV Repurpose car parking Car parking fees and restrictions Incentives to use sustainable transport</i>
Active Travel	ActiveScore Communities <i>ActiveScore Communities assessment total</i>	
Site-wide Mobility	01	Deliveries <i>Outside peak hours Signage Dedicated zoning Discourage engine idling Segregation from other traffic Personal delivery management Pedal courier parking</i>
	02	Travel Plan <i>Public transport Private vehicles (including EVs) Active travel Delivery procedures</i>
	03	Community Engagement & Performance <i>Community events Travel surveys Travel plan coordinator</i>
	04	Innovation
ACTIVESCORE COMMUNITIES Assessment Topics		
Availability of pedestrian/wheeling routes	01	Availability of pedestrian/wheeling routes <i>How much of the development is accessible?</i>
	02	Quality of pedestrian/wheeling routes <i>Smooth and level Signage and wayfinding Physical segregation from traffic Width Lighting Climate protection Places for rest Safe pedestrian crossings</i>
	03	Availability of active travel routes <i>How much of the development is accessible?</i>
	04	Quality of active travel routes <i>Smooth and level Signage and wayfinding Physical segregation from traffic Width Lighting Climate protection Places for rest Bicycle/scooter parking infrastructure</i>
Accessibility	05	Accessibility <i>Design for people with mobility challenges Design for people with sensory challenges Design for people with cognitive challenges</i>
	06	Active travel sharing location <i>Spread of stations/docks/zones</i>
	07	Active travel sharing quantity <i>Quantity of bicycles/scooters available</i>
	08	Active travel sharing quality <i>Signage, variety, promotion, and incentives</i>
Information, Promotion, and Services	09	Information, Promotion, and Services <i>Information points Visitors informed about access Travel plan</i>
	10	Community engagement <i>Community events Active lifestyle community team Travel surveys Travel plan coordinator</i>
	11	Innovation

Please note -
None of the topics
are mandatory.

Buildings we certify

ModeScore can certify any type of building, anywhere. Examples include:

Office



Examples:
Office block

Retail



Examples:
Mall

Hospitality



Examples:
Hotel

Residential



Examples:
Apartment block
Individual homes

Sports



Examples:
Stadium

Education



Examples:
Campus

Industry



Examples:
Factory

MODESCORE & ACTIVESCORE

Comparing assessment topics

	 MODESCORE Assessment Topics ModeScore assesses the availability and quality of sustainable mobility and connectivity of a development, it considers four primary modes of transport: Public Transport, Private Vehicles, Active Travel, and Site-wide Mobility.
Public Transport	01 Proximity to stops/stations <i>What is available within 800m?</i>
	02 Variety of transport modes <i>What is available within 800m?</i>
	03 Quality of public transport <i>Frequency Green energy Accessibility Easy to follow and safe route</i>
	04 Future proofing <i>Local improvement proposals</i>
	05 Information, Promotion, and Services <i>Live public transport updates Incentivise public transport use Travel plan Information on how to travel to the building</i>
	06 Innovation
Private Vehicles	01 Quantity of car parking spaces <i>A target in-line with max. regional standards</i>
	02 Electric car parking spaces <i>Designated and compliant charging spaces</i>
	03 Accessible car parking spaces <i>Designated and compliant accessible spaces</i>
	04 Security and Lighting <i>CCTV, lighting, layers of security, and signage</i>
	05 Management <i>Reviewing and evaluating usage</i>
	06 Car-sharing availability <i>Quantity of occupants with access to sharing</i>
	07 Car-sharing quality <i>Signage, green energy, and promotion</i>
	08 Future proofing <i>Plans to electrify or repurpose car parking</i>
	09 Information, Promotion, and Services <i>Live traffic updates Travel plan</i>

	Active Travel
Active Travel	01 Proximity to pedestrian/wheeling routes <i>What is available within 800m?</i>
	02 Quality of pedestrian/wheeling routes <i>Smooth and level Signage and wayfinding Physical segregation from traffic Width Lighting</i>
	03 Proximity to active travel routes <i>What is available within 800m?</i>
	04 Quality of active travel routes <i>Smooth and level Signage and wayfinding Physical segregation from traffic Width Lighting</i>
	05 Vehicle-free perimeter zones <i>Buffer zone for safe active travel users</i>
	06 Accessibility <i>Design for people with mobility challenges Design for people with sensory challenges Design for people with cognitive challenges</i>
	07 Active travel sharing availability <i>Quantity of occupants with access to sharing</i>
	08 Active travel sharing quality <i>Signage, variety, and promotion</i>
	09 On-site active travel facilities <i>ActiveScore assessment total</i>
	10 Innovation
Site-wide Mobility	01 Electric deliveries <i>Building management deliveries by EVs</i>
	02 Pedal deliveries <i>Building management deliveries by pedal</i>
	03 Delivery quality <i>Outside peak hours Signage and dedicated zoning Discourage engine idling Segregation from other traffic Sufficient space Personal delivery management Pedal courier parking</i>
	04 Performance <i>Satisfaction surveys Travel surveys Reviewing the outcome of the surveys Travel plan coordinator</i>
	05 Innovation

	 ACTIVESCORE Assessment Topics ActiveScore assesses the active travel friendliness of a development - it only considers what the landlords/building owners have control over.
Active Travel	01 Occupant active travel parking location <i>Covered, secure, and in the building</i>
	02 Visitor bicycle parking location <i>Visibly located next to the main entrance</i>
	03 Occupant bicycle parking quantity <i>A target in-line with regional standards</i>
	04 Visitor bicycle parking quantity <i>A target in-line with regional standards</i>
	05 Active travel parking variety <i>For bicycles, e-bikes, scooters, cargo bikes etc.</i>
	06 Accessibility <i>Of the route and active travel storage</i>
	07 Security and lighting <i>Of the route and active travel storage</i>
	08 Look and feel <i>A consideration of design and aesthetic</i>
	09 Lockers <i>Facilities for all genders and users</i>
	10 Showers <i>Facilities for all genders and users</i>
	11 Changing rooms <i>Facilities for all genders and users</i>
	12 Drying/Airing provision <i>A well-ventilated and heated provision</i>
	13 Maintenance and Repair Station <i>Pump, tools, stand, and puncture repair kit</i>
	14 Hire and Pool Bicycle/Scooter Schemes <i>Sharing scheme in the local area or on-site</i>
	15 Occupier Engagement Services <i>Events on-site (maintenance, discounts, etc.)</i>
	16 Information and Communication <i>Promote the adoption of active travel</i>
Site-wide Mobility	17 Active Travel Community <i>Dedicated community for active users</i>
	18 Future proofing <i>The approach to expansion and development</i>

Please note -
None of the topics
are mandatory.

What is the standard assessment process?

Information Gathering

After a client is engaged, we issue a digital questionnaire

The client inputs data into an online form detailing all the existing or proposed sustainable transport infrastructure and services of their building. The client also uploads evidence such as building specifications, floor plans, and photographs.

Preliminary Assessment

We review the information and provide a report that includes:

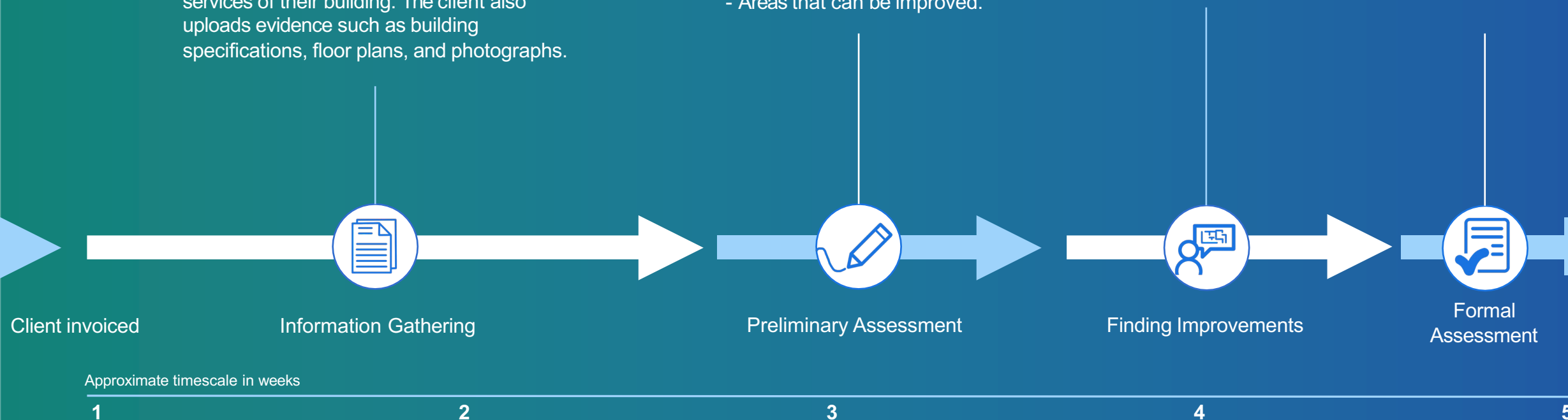
- The initial ModeScore rating.
- Any gaps in the information provided.
- Areas that can be improved.

Finding Improvements

The client actions any potential improvements, as outlined in the Preliminary Assessment. Evidence of the improvement needs to be provided.

Formal Assessment

ModeScore issues a formal assessment certificate and relevant marketing material.



Case study: Sports Boulevard, Riyadh, Saudi Arabia



Mohammed Bin Salman Road (masterplan)
ActiveScore Communities
Platinum Rating

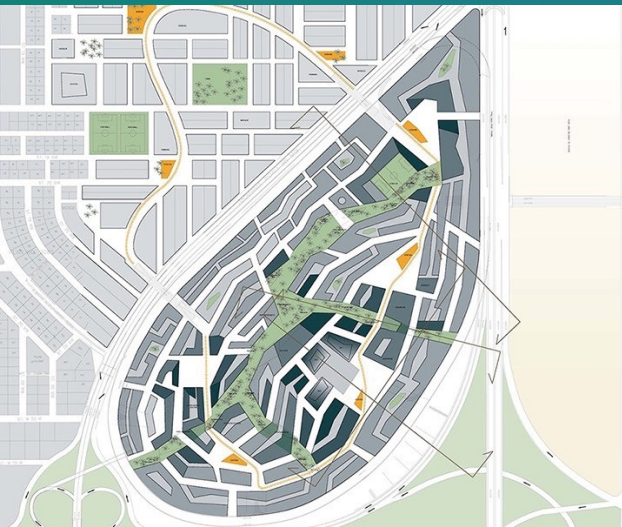
Linear park running through Riyadh with pedestrian and cycle paths, green spaces, and modern real estate.



Global Sports Tower
ActiveScore
Platinum Rating

130-metre-high iconic building with courts for different indoor sports, including a velodrome.

Case study: King Abdullah Financial District (KAFD), Riyadh, Saudi Arabia



The Leaf (masterplan)
ModeScore Communities
Targeting - Platinum Rating

1.6 km2 mixed-use office and residential district in the centre of northern Riyadh.

Commonly asked questions around sustainability in real estate

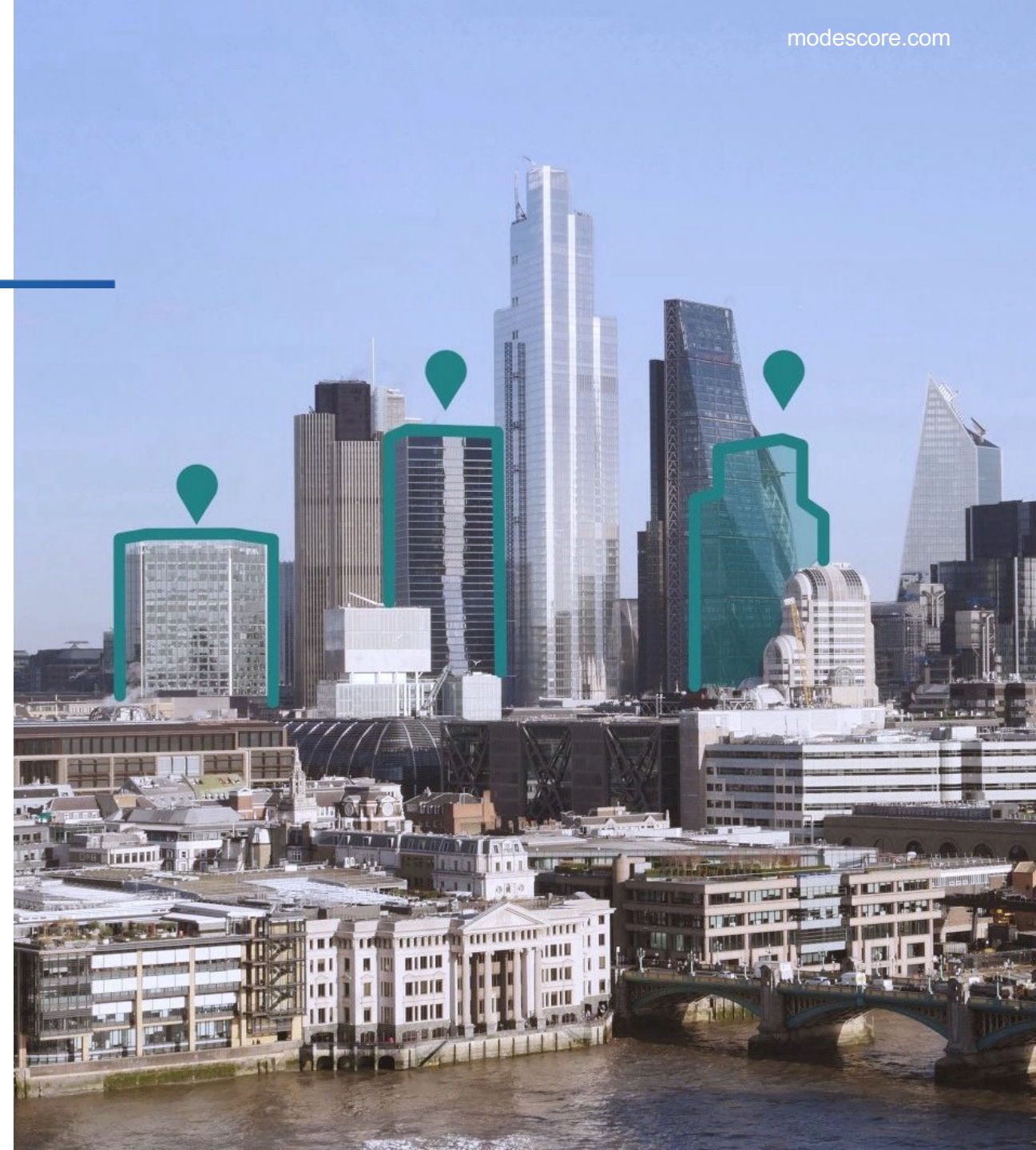
Are the requirements set out by traditional green building certifications attainable for the majority of real estate?

If not, how else can real estate strive towards a collective global transition towards a more sustainable future?

It is widely accepted that only around 3% of real estate has a Green Building Certification.

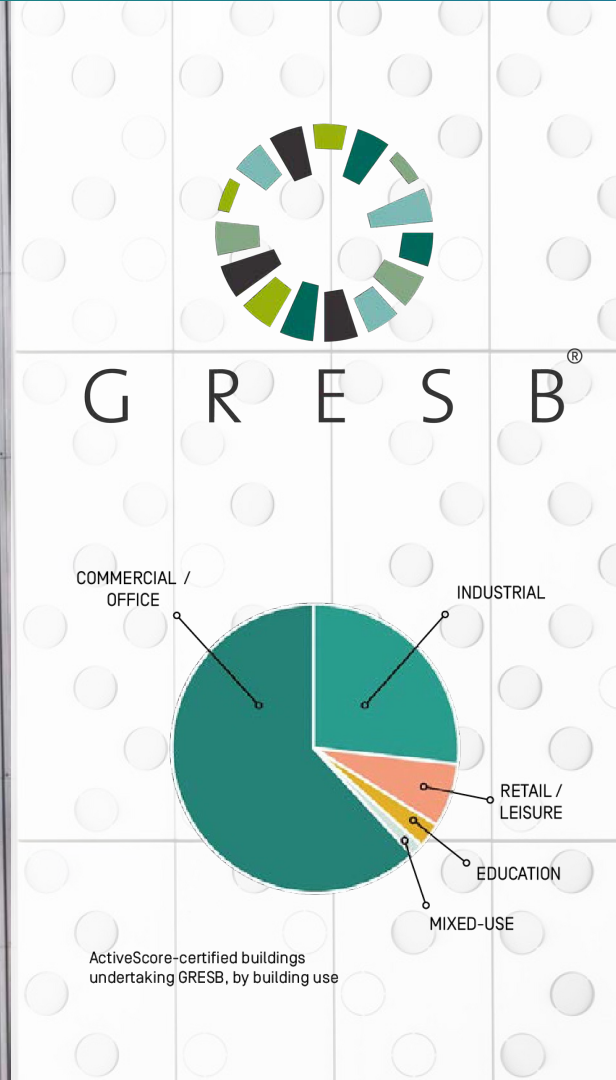
The common perspective is that traditional green certifications tend to focus on new, centrally located buildings that make up a tiny fraction of our built environment.

We believe that every building can be better, and if improvements are made across entire portfolios - then the collective impact will outweigh that of any single outstanding building.



How is ModeScore (*and ActiveScore*) aligned with other certifications?

All ModeScore certifications will also achieve ActiveScore certification and so the alignments currently in place will be maintained.



GRESB:

ActiveScore and ModeScore are both individually recognised as partial minus design and/or construction green building certification and an operational green building certification scheme under GRESB.

As ActiveScore forms an element of ModeScore, this means when undertaking ModeScore certification you achieve two partial minus certifications (the equivalent of a partial plus).

Find out more [here](#).



How is ModeScore (*and ActiveScore*) aligned with other certifications?

All ModeScore certifications will also achieve ActiveScore certification and so the alignments currently in place will be maintained.



BREEAM:

Achieving ModeScore Gold or Platinum certification can be submitted as part of the supporting documentation to award credits for implementing sustainable transport options, provided the BREEAM criteria were targeted.

Find out more [here](#) and [here](#).

WELL:

ActiveScore Certification (part of ModeScore) at the gold level supports the WELL Movement concept. WELL projects that achieve an ActiveScore Gold award in their certification are awarded full marks (3 points) for Feature V04: Facilities for Active Occupants:

Part 1: Provide Cycling Infrastructure at Tier 2

Part 2: Provide Showers, Lockers And Changing Facilities

Find out more [here](#).

LEED, FITWEL, GREEN GLOBES... and more:

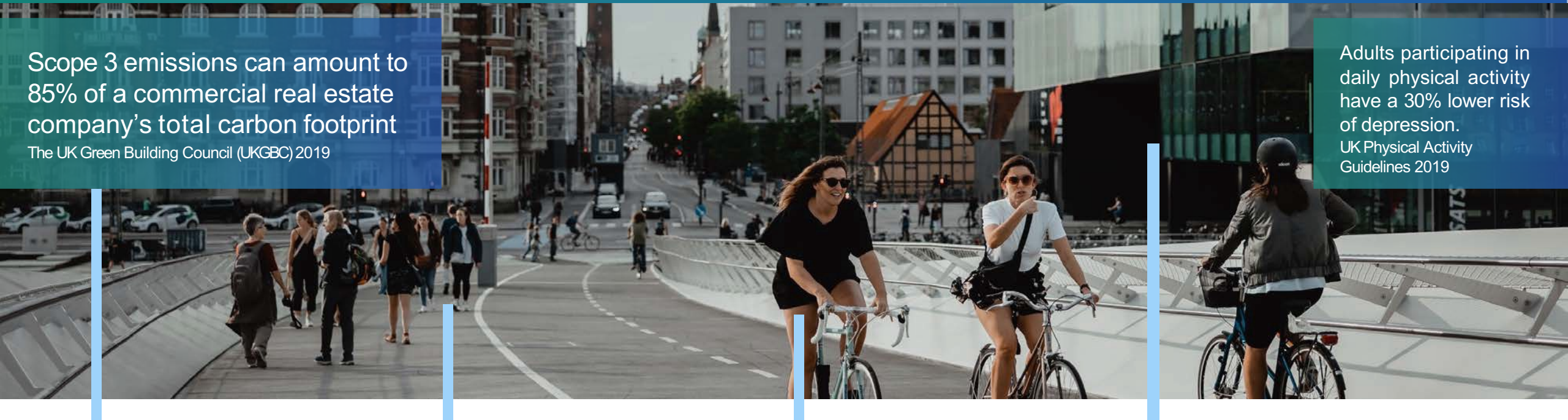
We align our standards with, and benchmark against, all other primary green building certifications to ensure the certification process is streamlined.

Social and Environmental benefits of ModeScore

Scope 3 emissions can amount to 85% of a commercial real estate company's total carbon footprint

The UK Green Building Council (UKGBC) 2019

Adults participating in daily physical activity have a 30% lower risk of depression.
UK Physical Activity Guidelines 2019



Building Owners

- Place-making + growing workplace and residential communities
- Contributing to ESG reporting
- Encourage tenants back to the workplace

Local Community

- Enhancing the public realm
- Reduce CO₂ and PM_{2.5} emissions
- Improve air quality

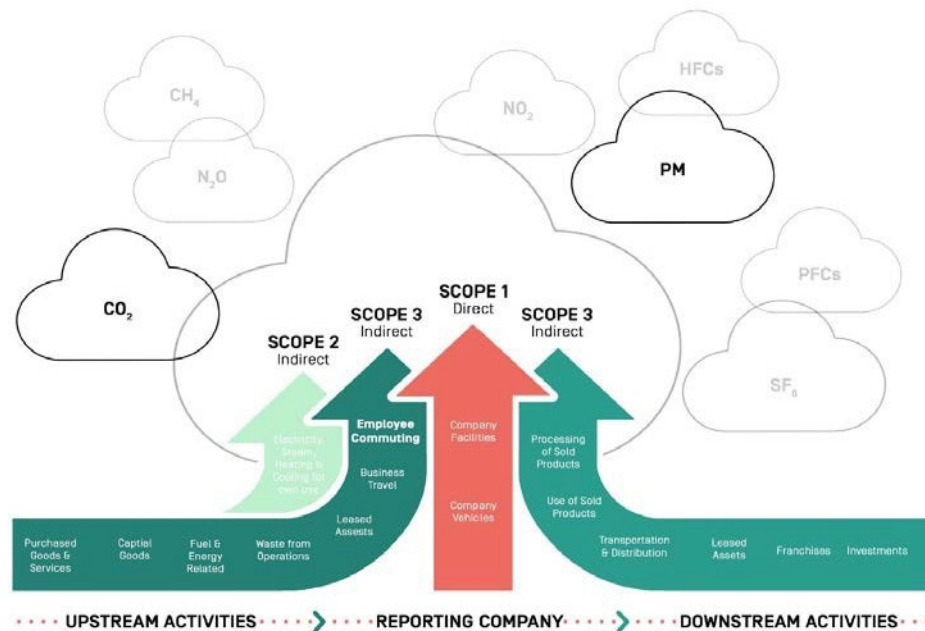
End user

- Living more active and sustainable lifestyles
- Improving health & wellness
- Save money

Employers

- Attracting and retaining talent
- Positive promotion of health & well-being in the workplace
- Encouraging employees back to the workplace

Clean air calculator



A project specific emission saving is calculated by using local regional commuting trends and occupancy figures. In our Clean Air Calculator, we look at the average quantity of CO₂ and PM_{2.5} emitted while commuting with each mode of transport. This will provide us with a baseline from which we can project the total emissions saved by incentivising behavioural change to more sustainable modes of transport.

This data is excellent for marketing, travel plans, and ESG reporting.

ACTIVESCORE

ActiveScore Clean Air Calculator for No.1 Sample

This is a clean air calculator to help assets calculate the Scope 3 emissions (carbon and particulates) of their occupants' journey to and from the development.

Total occupancy 2200
Total trips 4400

REGIONAL AVERAGE JOURNEY CONSUMPTION

Mode	%*	Journeys	Avg. distance km	CO ₂ e Emission factor	kg CO ₂ e	PM _{2.5} Emission factor	g PM _{2.5}	Notes
Walk	12.84	565	1.4	0	0	0	0	
Bicycle Total	4.23	186	4.5	0	0	0	0	
Push Bike	4.01	177	4.5	0	0	0	0	
E-Bike	0.21	9	4.5	0	0	0	0	
Car Driver Total	29.29	1289	7.5	0.268551317	2595	0.018	174	
Petrol	17.13	754	7.5	0.263786972	1491	0.018	102	
Diesel	10.57	465	7.5	0.273315663	954	0.018	63	
Battery	0.38	17	7.5	0	0	0.018	2	
Hybrid	0.88	39	7.5	0.1896	55	0.018	5	
Plug-In Hybrid	0.26	12	7.5	0.106014534	9	0.018	2	
Car Passenger Total	17.23	758	9.3	0.134275659	947	0.018	127	
Petrol	10.08	443	9.3	0.131893486	544	0.018	74	
Diesel	6.22	274	9.3	0.136657832	348	0.018	46	
Battery	0.22	10	9.3	0	0	0.018	2	
Hybrid	0.52	23	9.3	0.0948	20	0.018	4	
Plug-In Hybrid	0.16	7	9.3	0.053007267	3	0.018	1	
Motorcycle	0.48	21	7.6	0.113674	18	0.013	2	
Bus	17.26	760	8.3	0.07832	494	0.088	555	
Tram/lightrail/metro	8.25	363	8.8	0.0278	89	0.01316	42	
National train	8.07	355	22.6	0.03546	285	0.015464	124	
Other	2.45	108	8.8	0.134275659	126	0.018	17	
Daily Total	100	4400	36,939		4436 kg CO ₂ e		1040 g PM _{2.5}	
Annual		1,025,200	8,606,724		1,033.65 t CO ₂ e		242 t PM _{2.5}	

YOUR BUILDING'S TARGET JOURNEY CONSUMPTION

Mode	%*	Journeys	Avg. distance km	CO ₂ e Emission factor	kg CO ₂ e	PM _{2.5} Emission factor	g PM _{2.5}	Notes
Walk	12.00	528	1.4	0	0	0	0	
Bicycle Total	10.45	460	4.5	0	0	0	0	An increase to 10% cycle parking
Push Bike	9.93	437	4.5	0	0	0	0	
E-Bike	0.52	23	4.5	0	0	0	0	
Car Driver Total	27.38	1205	7.5	0.268551317	2427	0.018	163	
Petrol	16.02	705	7.5	0.263786972	1394	0.018	95	
Diesel	9.88	435	7.5	0.273315663	892	0.018	59	
Battery	0.36	16	7.5	0	0	0.018	2	
Hybrid	0.82	36	7.5	0.1896	51	0.018	5	
Plug-In Hybrid	0.25	11	7.5	0.106014534	9	0.018	1	
Car Passenger Total	16.11	709	9.3	0.134275659	885	0.018	119	
Petrol	9.42	415	9.3	0.131893486	509	0.018	69	
Diesel	5.82	256	9.3	0.136657832	325	0.018	43	
Battery	0.21	9	9.3	0	0	0.018	2	
Hybrid	0.48	21	9.3	0.0948	19	0.018	4	
Plug-In Hybrid	0.14	6	9.3	0.053007267	3	0.018	1	
Motorcycle	0.45	20	7.6	0.113674	17	0.013	2	
Bus	16.14	710	8.3	0.07832	462	0.088	519	
Tram/lightrail/metro	7.71	339	8.8	0.0278	83.0	0.01316	39	
National train	7.55	332	22.6	0.03546	266	0.015464	116	
Other	2.29	101	8.8	0.134275659	118	0.018	16	
Daily Total	100	4400	35824		4148 kg CO ₂ e		973 g PM _{2.5}	
Annual		1,025,200	8,346,997		966.42 t CO ₂ e		227 t PM _{2.5}	

Tonnes of CO₂e emissions saved 67.2
% of CO₂e emissions saved 7.0

15.8 Tonnes of PM_{2.5} emissions saved
7.0 % of PM_{2.5} emissions saved

The aim for an asset is to increase the modal share of walking and cycling. This clean air calculator helps calculate the carbon and particulate savings that result from this. If an asset grows in size (number of occupants), then it is possible the transport emissions will also increase, even if more people are walking and cycling. The saving totals are calculated with the assumption bicycle parking is fully utilised. We encourage clients to do their own travel survey to fully utilise this tool.

Data limitations: The clean air calculator focuses on primary modes of transport. 'Other' encompasses transport such as taxi/ride share or ferry - for this the CO₂ Emission Factor is for a taxi (average of car passenger petrol and diesel emissions) as this is the most common 'Other' mode.

Based on all trips data excluding walks of under a mile.

Available data is regional and not specific to individual cities. As data is based on all trips, data on metro/tram includes London Underground trips.

ModeScore and ESG

Environmental –

We want to help create a world where emissions are significantly reduced through offering people a wider choice of sustainable transport solutions. Reducing the number of people relying on privately owned ICE (internal combustion engine) vehicles, is the key to reducing any building's yearly CO₂ and PM_{2.5} emissions

Social –

ModeScore empowers property owners and developers to transform their buildings into sustainable mobility hubs for all. By seamlessly integrating sustainable transport options, you can enhance connectivity, and create vibrant, inclusive, sustainable communities.

Governance –

Our data-driven assessments provide comprehensive insights and actionable recommendations. ModeScore encourages the performance tracking of sustainable transport through surveys and travel plans, highlighting the connectivity potential of any building, anywhere.

Research by Urbanite Advisors states that:

“On average, more than 60% of the carbon impact of a building in Brussels is created by commuting.”



The need for behavioural change

Behavioural change on mass relies on the appropriate infrastructure and services being readily available for all.



Alexi Chomyszyn,
Head of Sustainability
and Standards

“Investing in collective behavioural change will have a far greater impact than concentrating solely on any single outstanding building.”

THE POTENTIAL IMPACT:

Replacing car journeys with public transport can help reduce CO2 emissions by 42% if using the bus and 73% if travelling by train.

Net Zero Scotland, Scottish Government, 2023

According to the European Environment Agency (EEA), GHG emissions of electric vehicles were 17-30% lower than the emissions of petrol and diesel cars.

European Environment Agency (EEA), 2018



ModeScore Early Adopters

Over 50 developments in 9 countries



VORNADO
REALTY TRUST

Revantage

 **EVORA**

 **Peel L&P**
REALISING POSSIBILITY

TMP 
CONSULT

 **savills**

 **lendlease**

CBRE

 **CUSHMAN &
WAKEFIELD**

 **Knight
Frank**

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